City Council Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
May 28, 2026
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. - Recognition of City Council by the Salvation Army of Denton County regarding the Red Kettle Mayoral Challenge
   - Police Department Swearing In Ceremony — Caleb Wiliams
   - New Public Works Employee Introductions:
     - Patrick Dukes (Parks)
     - Cody Lowe (Streets)

- Tanner Petway (Streets)
- Brent Blake (Wastewater)
- Ethan Keith (Engineering)

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:
   - Council Place 1 - Jeff Perry
   - Council Place 4 - Randy Jones

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 Resolution No. 1046-26, designating authorized signatories for the City's banking and financial accounts.

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

New Business: New items requested for consideration.

7. Consideration and action on accepting the resignation of City Council Member Place 2 Matt Jones, discuss and provide direction for filling the vacancy in Place 2.

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:

8. Approve minutes of the April 23, 2026 meeting.

9. Approve Resolution No. 1047-26 approving the Aubrey Municipal Development District's participation in an Economic Development Agreement between the City of Aubrey, Aubrey Municipal Development District, and Wal-Mart Real Estate Business Trust.

10. Accept the resignation of Marc Hendricks from the Planning and Zoning Commission.

11. Consideration and Action on Resolution No. 1048-26 amending and restating Resolution No. 922-23 adopting a policy to provide general authority to the City Manager relative to purchases, expenditures, and signature authority; and providing an effective date.

12. Approve an Interlocal Agreement for Retail Water and Sewer Service between the City of Aubrey and Mustang Special Utility District, and authorize the City Manager to execute necessary documents.

13. Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.

Recess into Tax Increment Reinvestment Zone No 1 Board Meeting

14. Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, (the “Zone”), a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code, and to submit the Final Plan to the City Council (MuniCap).

Reconvene into Regular Session

New Business: New items requested for consideration.

15. Consideration and action on Ordinance No. 954-26 approving the Project and Financing Plan for the Tax increment Reinvestment Zone No.3, City of Aubrey, Texas, a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan pursuant to Chapter 311, of the Texas Tax Code; making findings regarding feasibility and related matters as required by State law; and providing an effective date. (High Pointe Development) (Municap)

16. Receive a presentation, consider and act on Resolution No. 1049-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

17. Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres

out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC) (Preliminary Plat was conditionally approved at the April 23rd, 2026 meeting.)

18. Hold a public hearing, consider and take action on Ordinance No. 955-26, repealing Section 27, “Sign Regulations” of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and adopting a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, recodifying the Sign Regulations as Chapter 17 of the general ordinances of the City; providing amendments; providing a penalty of a fine not to exceed $500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)

19. Hold a public hearing, consider and take action on Ordinance No. 957-26 amending Section 14.03.01, “Comprehensive Plan” of Article 14.03, “Comprehensive Plan” of Chapter 14, “Zoning” of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, and amending Map 3, “Future Land Use Plan” of the Comprehensive Plan, from the general land use designation for the Property from "Rural Life" to "Public/Institutional". (DCAD Parcel ID No. 52432 - Aubrey Fire Station No. 4)

20. Hold a public hearing, consider, and take action on Ordinance No. 958-26 amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone an approximate 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, from Unzoned to General Retail (GR). (DCAD Parcel ID No. 52732 - Aubrey Fire Station No. 4)

21. Consider and take action regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

22. Consider and take action regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

23. Consider and take action regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase

16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

24. Consider and take action regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

25. Consideration and action on a Regional Treated Water Supply Contract with Upper Trinity Regional Water District (UTRWD), and authorize the City Manager to finalize and execute necessary documents.

26. Consideration and action on Resolution No 1039-26 nominating a candidate for the DENCO Area 9-1-1 District Board of Managers.

27. Consideration and action on Resolution No. 1050-26 approving the Aubrey Municipal Development District Bylaws (Third Amendment); and providing an effective date.

28. Consideration and action on appointing and reappointing member(s) to the Aubrey Board of Adjustment.

29. Consideration and action on appointing member(s) to the Aubrey Planning & Zoning Commission.

30. Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

Discussion on Department Reports and Updates:

31. Administration:
    - City Manager
    - Finance - Monthly Financials
    - Court - April 2026 Monthly Report
    - Human Resources
    - MDD - April 2026 Monthly Report

32. Public Safety:
    - Police Department - April 2026 Monthly Report
    - Fire Department - April 2026 Monthly Report
    - Code Enforcement - April 2026 Monthly Report

33. Operations:

- Public Works
  - April 2026 Monthly Staff Report
  - Wastewater Plant Construction Update
  - Water Supply Update
  - Drainage Improvements Update
- Parks & Recreation Update
- Library - April 2026 Monthly Staff Report
- Development Services - April 2026 Monthly Staff Report

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:

34. **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.
    - 500 Main Street
    - Coffey Road Development
    - Contract Services — Fire Department and Police Department

35. **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.
    - Downtown Property Acquisition.
    - 500 Dane Street Property Acquisition
    - McNatt ROW Acquisition

36. **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:
    - Purchase of Downtown Property for Economic Development
    - Aubrey 165 - Bridleridge Development
    - Coffey Road Tract Development
    - Coffey Road and Bonar Development
    - Nash 160 Development
    - The Vibe & Elite Developments
    - Hwy 377 & Friendship Commercial
    - 7118 FM 2931 Commercial Development

- Project Cherry Wood

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 S. Main St, Aubrey, Texas on the _____day of _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

City Council Meeting
Staff Report
May 28, 2026

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 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
N/A

Staff Recommended Action

Staff Recommended Motion
I make a motion to appoint ____ as Mayor Pro-Tem for a one-year term.

City Council Meeting
Staff Report
May 28, 2026

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
N/A

Staff Recommended Action

Staff Recommended Motion
I make a motion to appoint ____ as Deputy Mayor Pro-Tem for a one-year term.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on Resolution No. 1046-26, designating authorized signatories for the City's banking and financial accounts.

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

Summary
A Resolution is required by our banking and financial institutions, and for auditing purposes.

Financial Summary
N/A

Staff Recommended Action
Approve

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

CITY OF AUBREY, TEXAS

RESOLUTION NO 1046-26

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 28th day of May, 2026.

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

City Council Meeting
Staff Report
May 28, 2026

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

Staff Recommended Motion
I make a motion to appoint ___ as City Council liaison for the Parks and Recreation Board Meeting.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Approve minutes of the April 23, 2026 meeting.

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

Summary
Minutes from the April, 23, 2026 City Council meeting are presented for approval.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, approve with changes, deny) the minutes.

City Council Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 23, 2026
6:00 PM

The meeting was called to order at 6:01 PM.

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

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, Assistant City Manager Leanne Wilson, Public Works Director Dean Rylant, HR Director Shaena Williams, Municipal Development Director Christine Gossett, Assistant to the City Manager Kacey Hagen, Communications Manager Bailey Thompson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

Council Member Mike Browning offered the Invocation and led the Pledge of Allegiance.

Community Announcements:

1. Police Chief Richard Brooks announced Rachal Pineda as the new Crime Victim Advocate.

   Chief Brooks also spoke regarding the commitment from the departments and resources during the recent hostage situation.

   Mayor Rich announced the following upcoming events in downtown Aubrey:
   - May 2nd – Fruit Jar Junction Market
   - May 16th – Summer Music Series #1 featuring David Adam Byrnes, with Jon Jon Perry opening

Citizen Input:

Chris Skinner, 2621 Maverick Ln, Aubrey, spoke regarding item number 12 having inaccuracies in the preliminary plat and regarding concerns of property use.
Katheryn Skinner, 2729 Maverick Ln, Aubrey, spoke regarding concerns of item

number 12 including concerns of use of private shared road, and type of property use.

Ted Lewis, 2348 Liberty Cr, spoke of concerns regarding the state of the road related to item 12, and spoke of concerns of accidents at intersection of Liberty at FM 2931 that would be worse with this use.

Dustin Clay, 1619 Goodwin Dr, spoke regarding Aubrey ISD concerns.

Consent Items:

2. Approve minutes of the March 26, 2026 meeting.
3. Approve Monthly Staff Reports
4. Approve Monthly Financial Report.
5. Approve Quarterly Investment Report.
6. Approve the request from Council Member(s) identified in the Staff report as an excused absence from the March 26, 2026 regular meeting.
7. Approve Resolutions 1040-26, 1041-26, 1042-26, and 1043-26, temporarily closing Main Street for Summer Music Series, Main Street Motorfest, Peanut Festival, and Holiday Tree Lighting.
8. Approve an Amended and Restated Interlocal Agreement for Billing Services between the City of Aubrey and Mustang Special Utility District.
9. Approve Change Order No. 1 for F.M. 428 18-Inch Parallel Force Main in the amount not to exceed $212,220.00.
10. Approve Resolution 1044-26, authorizing the Aubrey Municipal Development District to enter an Economic Development Agreement and Performance Agreement between the City of Aubrey, Aubrey Municipal Development District, and Walmart Real Estate Business Trust.
11. Approve the final acceptance of Highpointe Ranch, Phase 3, Public Improvements.

City Manager Charles Kreidler requested to remove item number 4 and 5 to discuss during Executive Session, Section 551.07, consultation with attorney.

Council Member Jeff Perry made a motion to approve the consent items, not including number 4 and 5. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

After discussion in executive session, Council Member Chuck Fikes made a motion to approve consent items 4 and 5. Council Member Jeff Perry seconded. Motion passed (5:0).

New Business: New items requested for consideration.

12. Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC)

Senior Planner Muzaib Riaz provided information.

Christopher and Katheryn Skinner spoke regarding concerns of private road

and use of property.

Gary Pilant, property owner, spoke regarding the operation he will have on the property.

The item was discussed in executive session, Section 551.07, 1consultation with attorney.

After executive session, City Council Member Mike Browning made a motion to approve the Preliminary Plat for Solid Rock, approximately 10.407 generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas subject to the following conditions:

The Civil plans submitted prior to final plat application must include an offsite access roadway:

i. that complies with Subdivision Ordinance, Article I, General Provisions, Section 4.03, "Adequacy of Facilities, Generally" Subsection (C) "Streets", requiring that new development provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall be properly related to the applicable master. New developments shall be supported by a Thoroughfare network having adequate capacity, and safe and efficient traffic circulation and have adequate access to the Thoroughfare network. The offsite improvement must be approved by the City Engineer as in compliance with the Subdivision Regulations; and

ii. that complies with Subdivision Regulations, Subdivision Design Standards, Article 3, Section 1.03, "Adequacy of Streets and Thoroughfares", by providing a street network that provides adequate capacity, ingress/egress, and safe and efficient traffic circulation and approved by the City Engineer in compliance with the Design Standards.

Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Jeff Perry opposed.

13. Consideration and action on Ordinance 946-26 amending Chapter 3 "Building Regulations", Article 3.04.062 "Nuisances on Exterior of Property", adopting a new Section 3.04.062 (i) "Exterior Property Maintenance", adopting a new Article 3.04.070 "Fence Maintenance", and amending Article 3.10 "Streets and Sidewalks" by adopting a new Article 3.10.001 "Encroachment on Public Property"; providing a penalty of a fine for violations; and providing an effective date.

Code Compliance Officer Daniel Salazar provided information.

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

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

Fire Chief Eric Schlotter provided information.

No action taken. Will revisit at May meeting.

15. Consideration and action on an Ordinance amending Chapter 1, "General Provisions", Article 10, "Parks and Recreation", Division 3, "Park and Community Center Rules" Section 1.10.073, "Prohibitions and Standards of Conduct", Subsections 19 and 26 regulating park hours and other standards; providing a penalty, and providing for publication and an effective date.

    Assistant Public Works Director Kurt Karnowski provided information.

    None made a motion to approve the ordinance with the amendment to section 19. Council Member Jeff Perry seconded. Motion Passed (5:0). None opposed. (Ordinance No 953-26)

16. Consideration and action on the final acceptance of Winn Ridge First Responders Park Public Improvements and authorize the final payment in the amount of $62,318.92 to Perfect Finish Landscaping.

    Assistant Public Works Director Kurt Karnowski provided information.

    Council Member Matt Jones made a motion to approve acceptance of the Winn Ridge First Responders Park. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.

17. Consideration and action on an agreement with Fransen Pittman for Construction Manager At-Risk services and General Construction on the Aubrey MDD Development Project at 204-208 S. Main Street, and authorize the City Manager to sign necessary documents.

    MDD Director Christine Gossett provided information.

    Council Member Randy Jones made a motion to approve the contract at the Gross Maximum Price recommended by the MDD ($337,651). City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

18. Consideration and action on approving Ordinance 951-26 amending the Fiscal Year 2025-2026 budget.**

****Taxpayer Impact Statement**
Property Tax Due on Median Valued Homestead
2024 Rate vs 2025 Adopted Rate vs 2025 No New Revenue Rate

	Rate per $100 of Value	Median Valued Homestead Property	Tax Due
2024 Adopted Rate	0.464000	$339,000	$1,573
2025 Adopted Rate (Effective October 1, 2026)	0.450000	$339,000	$1,526

2025 No New Revenue Rate	0.450674	$339,000	$1,528

Finance Director Mike English provided information.

City Council Member Mike Browning made a motion to approve the ordinance amending the Fiscal Year 2026 budget. Council Member Randy Jones seconded. Motion Passed (5:0). None opposed.

19. Consideration and action on Ordinance 952-26, amending Chapter 12, “Traffic and Vehicles”, Section 12.03, “Operation of Vehicles” to establish prima facie maximum Speed Limits on identified portions of FM 1385 within City limits; providing for a fine amount not to exceed $200 for each violation; and providing an effective date.

    City Manager Charles Kreidler provided information.

    Council Member Matt Jones made a motion to approve the ordinance reducing the speed limit on FM 1385 to 45 MPH. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

20. Consideration and action on a Resolution establishing an approximate population of the City and the ETJ of the City and certifying and attesting to the combined population exceeds the population threshold required by Texas Transportation Code Section 644.101 for eligibility and participation in the Commercial Vehicle Enforcement program operated by the Texas Department of Public Safety; and providing an effective date.

    Police Chief Richard Brooks provided information.

    Council Member Jeff Perry made a motion to approve the Resolution. Council Member Chuck Fikes seconded. Motion (5:0). None opposed. (Resolution No 1045-26)

21. Consideration and action on approving a mural concept that will be located at 200 W Sycamore and authorize City Manager to execute necessary documents.

    Assistant to the City Manager Kacey Hagen and Communications Manager Bailey Thompson presented information.

    Council Member Jeff Perry made a motion to approve the mural concept from Odessa Helm in an amount not to exceed $25,000. City Council Member Mike Browning seconded. Motion Passed (5:0). None opposed.

Department Updates and Discussion:

22. Administration & Finance:
23. Library:
24. Fire Department: Fire Chief Eric Schlotter spoke regarding the new fire department reporting system. He also spoke regarding the completion of Fire Station 2.
25. Police Department:
26. Public Works:
27. Human Resources:
28. Municipal Development:

Future Agenda Requests:

City Manager Charles Kreidler requested a few meeting dates for budget discussion. Discussion was held for possible meeting dates on June 13 or June 27 at 8 AM.

*****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:

29. **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.
    -500 Main Street
    -Coffee Road Development

30. **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.
    - Downtown Property Acquisition

31. **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:
    -Purchase of Downtown Property for Economic Development
    -Aubrey 165 - Bridleridge Development
    -Coffey Road Tract Development
    -Coffey Road and Bonar Development
    -Nash 160 Development
    -The Vibe & Elite Developments
    -Hwy 377 & Friendship Commercial
    -7118 FM 2931 Commercial Development

Council Member Jeff Perry made a motion to recess into executive session at 7:36 PM including consultation with attorney on items 4, 5 and 12. Council Member Matt Jones seconded. Motion Passed (5:0). None opposed.

City Council reconvened into Open Session at 10:04 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.

1. **Council Member Chuck Fikes made a motion to approve consent items 4 and 5. Council Member Jeff Perry seconded. Motion passed (5:0).**

2. **City Council Member Mike Browning made a motion to approve the**

Preliminary Plat for Solid Rock, approximately 10.407 generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas subject to the following conditions:

The Civil plans submitted prior to final plat application must include an offsite access roadway:

i. **that complies with Subdivision Ordinance, Article I, General Provisions, Section 4.03, "Adequacy of Facilities, Generally" Subsection (C) "Streets", requiring that new development provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall be properly related to the applicable master. New developments shall be supported by a Thoroughfare network having adequate capacity, and safe and efficient traffic circulation and have adequate access to the Thoroughfare network. The offsite improvement must be approved by the City Engineer as in compliance with the Subdivision Regulations; and**

ii. **that complies with Subdivision Regulations, Subdivision Design Standards, Article 3, Section 1.03, "Adequacy of Streets and Thoroughfares", by providing a street network that provides adequate capacity, ingress/egress, and safe and efficient traffic circulation and approved by the City Engineer in compliance with the Design Standards.**

Council Member Chuck Fikes seconded. Motion Passed (4:1). Council Member Jeff Perry opposed.

3. **Council Member Jeff Perry made a motion to authorize the City Manager to purchase downtown properties for an amount up to the maximum amount as discussed in closed session and execute required documents. Council Member Chuck Fikes seconded. Motion Passed (5:0). None opposed.**

The meeting was adjourned at 10:08 PM.

PASSED and APPROVED by the City Council of the City of Aubrey, Texas this 28th day of May, 2026.

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Approve Resolution No. 1047-26 approving the Aubrey Municipal Development District's participation in an Economic Development Agreement between the City of Aubrey, Aubrey Municipal Development District, and Wal-Mart Real Estate Business Trust.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The MDD bylaws require City Council to approve a Resolution approving the participation of AMDD in the Economic Development Project.

As part of the agreement, in partnership with the City of Aubrey, the Aubrey Municipal Development District (AMDD) will provide performance-based financial incentives to support the project. The AMDD's portion of the agreement includes a rebate of a portion of the city's sales and use tax revenues generated by the Walmart store up to $2.5 million from the AMDD's portion of its sales tax collections from the same development. Only a portion of the total sales tax generated will be committed to these incentives, ensuring that both the City and AMDD retain new revenue to support essential services and future growth.

Financial Summary
The incentive is a rebate of a portion of the AMDD's sales and use tax revenues generated by the Walmart store totaling up to and not exceeding $2.5 million over a period of 10-years if performance-based standards are met.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, deny, table) the Resolution.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, APPROVING THE AUBREY MUNICIPAL DEVELOPMENT DISTRICTS' PARTICIPATION IN AN ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT BETWEEN THE CITY OF AUBREY, AUBREY MUNICIPAL DEVELOPMENT DISTRICT AND WAL-MART REAL ESTATE BUSINESS TRUST; PROVIDING FOR THE INCORPORATION OF PREMISES; APPROVING THE PARTICIPATION OF THE AMDD IN THE PROJECT AND IN THE ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Aubrey Municipal Development District ("AMDD") is a political subdivision of the State of Texas and the City of Aubrey, Texas (the "City"), created in accordance with Chapter 377 of the Texas Local Government Code, as amended (the "Act"); and

WHEREAS, under the Act, the AMDD may contract with a public or private person for development projects, and defines a development project as the term is defined by Sections 505.151 to 505.158 of the Texas Local Government Code; and

WHEREAS, the City and AMDD have entered into an Economic Development Agreement and Performance Agreement with Wal-Mart Real Estate Business Trust ("Wal- Mart") to provide economic development incentives for the construction and operation of a Wal-Mart located at the northeastern corner of HWY 377 and Spring Hill Road intersection, City of Aubrey, Denton County, Texas (the "Project"); and

WHEREAS, AMDD has agreed to participate in the Project by providing sales tax rebates to Wal-Mart in consideration for Wal-Mart's compliance with performance obligations set forth in the Economic Development Agreement and Performance Agreement with Wal-Mart and the City (the "Agreement"); and

WHEREAS, the AMDD Board has published required notices and held a public hearing on the Project and has approved the terms of the Agreement and pursuant to the terms of the Agreement, the AMDD has requested that the City Council approve this Resolution approving AMDD's participation in the Project; and

WHEREAS, the AMDD Board has complied with all procedures required by law for approval of the Project, and by majority vote of the Board approved participation in

the Agreement and has found and determined that the Project will promote new or expanded business enterprises in the City; and

WHEREAS, Section 4.02 of the Bylaws of the AMDD provides that the District may participate in a Development Project, as defined therein and by State law, subject to official vote of the Board and approval of the City Council; and

WHEREAS, the City Council has complied with all procedures required by law and finds it appropriate to adopt this Resolution approving the participation of the AMDD in the Agreement and Project as requested by AMDD.

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

SECTION 1.
INCORPORATION OF PREMISES

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct legislative findings of the Council, and the Council hereby incorporates such recitals as a part of this Resolution.

SECTION 2.
AMDD PARTICIPATION APPROVED

The City Council hereby approves the AMDD's participation in the Project and in the Economic Development Agreement and Performance Agreement with the City of Aubrey and Wal-Mart Real Estate Business Trust, attached hereto and incorporated herein as **Exhibit A**.

SECTION 3.
SEVERABILITY

Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City Council hereby declares that it would have passed this Resolution, 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.
EFFECTIVE DATE

This Resolution shall take effect upon its passage and approval.

PASSED AND APPROVED this 28th day of May 2026.

_____
Chris Rich, Mayor

Attest:

_____
Jenny Hicks, City Secretary

Approved as to Form:

_____
Patricia Adams, City Attorney

EXHIBIT A
ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT

ECONOMIC DEVELOPMENT AGREEMENT
AND PERFORMANCE AGREEMENT

This **Economic Development Agreement and Performance Agreement** by and between the **CITY OF AUBREY, TEXAS,** a Texas home-rule municipality (hereinafter referred to as the "City"); the **AUBREY MUNICIPAL DEVELOPMENT DISTRICT,** a Texas non-profit corporation (hereinafter referred to as the "AMDD"), and **WAL-MART REAL ESTATE BUSINESS TRUST,** a Delaware statutory trust (hereinafter referred to as "Developer"), is made and executed on the following recitals, terms and conditions.

WHEREAS, the City desires to provide, pursuant to Chapter 380 of the Texas Local Government Code an incentive to Developer to develop the Property as defined below; and

WHEREAS, the City possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Aubrey, Texas; and

WHEREAS, the City has determined that a grant of funds to the Developer will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the State and City, will stimulate business and commercial activity within the City, and that the grant of funds provided herein are made pursuant and constitutes a program that promotes state and local economic development as authorized by Chapter 380 of the Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Aubrey, Texas, and, as such, meets the requisites under Chapter 380, and further, is in the best interests of the City and the Developer; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Aubrey, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State; and

WHEREAS, the Aubrey Municipal Development District (hereinafter referred to as the "AMDD") is a municipal development district, created pursuant to Chapter 377 of the Texas Local Government Code, as amended; and

WHEREAS, Section 377.0252 establishes the AMDD as a political subdivision of the State of Texas and Section 377.003 of the Texas Local Government Code establishes that this Chapter 377 creates a program under Section 52-a, Article III, Texas Constitution, which allows political subdivisions to make loans and grants of public money for the purpose of economic development; and

WHEREAS, Section 377.072(c) of the Texas Local Government Code, in pertinent part, provides that the AMDD may use money in the development project fund to "pay the

costs of planning, acquiring, establishing, developing, constructing, or renovating one or more development projects located in the district"; and

WHEREAS, Section 377.071 of the Texas Local Government Code authorizes the AMDD to contract with a public entity or private party to plan, acquire establish, develop, construct or renovate a development project; and

WHEREAS, Developer has applied to the City and AMDD for financial assistance necessary to construct a Walmart-branded retail facility containing at least 150,000 gross square feet (hereinafter referred to as the "Facility" or "Project") to be generally located on approximately 18 acres of land situated at the northeast corner of the Hwy 377 and Spring Hill Road intersection, City of Aubrey, Denton County, Texas, more specifically described in **Exhibit A** hereto (hereinafter referred to as the "Property" or the "Project Site"); and

WHEREAS, Developer proposes the construction of a minimum 150,000 square foot Walmart-branded retail facility, as generally depicted in **Exhibit B** of this Agreement, on the Project Site at an estimated minimum cost of $40,000,000 that will generate City Sales and Use Tax revenue in addition to increased ad valorem taxes; and

WHEREAS, in consideration for the benefits generated by Developer, the City Council has determined it feasible and beneficial to enter into this Agreement to incentivize the location of the Facility on the Project Site; and

WHEREAS, the AMDD's Board of Directors has determined the financial assistance to be provided to Developer pursuant to this Agreement for the Facility qualifies as a "Development Project" for which the AMDD is authorized to expend revenues from its project development fund as that term is defined in Sections 377.001(3)(A) and 505.158 of the Texas Local Government Code, as amended; and

WHEREAS, Developer agrees and understands that the Bylaws of the AMDD and Section 377.072 of the Texas Local Government Code requires the City Council of the City of Aubrey, Texas, to approve all projects and expenditures of the AMDD, and accordingly this Agreement is not effective until City Council has adopted a resolution approving the participation by AMDD in the Project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, AMDD, and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, as defined herein, and shall

continue thereafter until the sooner of the following: (1) the aggregate total payments to Developer pursuant to Section 5.1 and Section 6.1 of this Agreement equals Eight Million and No/100 Dollars ($8,000,000); or (2) December 31, 2039, unless terminated sooner under the provisions hereof. Any Project Grant Payment and/or Program Grant Payment due Developer for the year 2039 shall survive the Term of this Agreement for one year to December 31, 2040.

The term during which Developer shall be eligible to receive and during which City and/or AMDD, as applicable, shall be obligated to pay sales tax rebates pursuant to the terms of this Agreement in consideration for Developer's performance of its obligations of this Agreement, including those described in Section 4 of this Agreement shall be for a period of ten (10) years (the "Rebate Term"). The Rebate Term shall commence on the earlier of January 1, 2030 or the twelve (12) month anniversary from the date of the issuance of a Certificate of Occupancy for the Project Site (the "Rebate Commencement Date") and shall terminate on December 31st of the tenth year after Rebate Commencement Date, provided however that any payment due Developer for the year 2039 shall survive the Rebate Term of this Agreement for one year to December 31, 2040.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

Act means Chapter 377 of the Texas Local Government Code, as amended.

Agreement means this Economic Development Agreement and Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.

AMDD means the Aubrey Municipal Development District, a Texas non-profit corporation, its successors and assigns.

AMDD Sales and Use Tax(es) *or* **AMDD Sales Tax** means the economic development sales and use tax revenue, at the rate of one-half of one percent (0.50%), generated for use by the AMDD.

Chapter 380 means Chapter 380 of the Texas Local Government Code, as amended.

City means the City of Aubrey, Texas, a Texas home rule municipality.

City Regulation means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Property and development of the Facility.

City Sales and Use Tax(es) *or* **City Sales Tax** means the City's municipal sales and use tax, at the rate of one percent (1.0%), pursuant to section 321.103(a) of the Texas Tax Code, as amended.

Developer means Wal-Mart Real Estate Business Trust, a Delaware statutory trust, and any of its related entities that may operate at the Project Site (including, but not limited to Wal-Mart Stores Texas, LLC), its successors and assigns.

Effective Date means the date of the latter to execute this Agreement by and between the Developer, City, and the AMDD.

Event of Default means and includes any of the Events of Default set forth below in the section entitled "Events of Default."

Facility *or* **Project** means the Walmart-branded retail facility containing at least 150,000 gross square feet, as generally depicted in **Exhibit B,** "Facility Depiction" of this Agreement, attached hereto and is incorporated herein for all purposes, and including all associated uses of Developer as authorized by City Regulations and located upon the Project Site.

Full-Time Equivalent Employment Position(s) means and includes a job requiring a minimum of One Thousand Nine Hundred Twenty (1,920) hours of work averaged over a twelve (12) month period.

Local Government Code means the Texas Local Government Code, as amended.

Payment Request means a complete written request from the Developer to the City and/or AMDD, as applicable, for payment of the applicable Program Grant Payment(s) or Project Grant Payment(s) accompanied by a completed Annual Compliance Verification, Sales Tax Report, and all necessary supporting documentation, including documentation of Qualified Expenditures, as applicable.

Program Grant means the grant of City Sales and Use Tax(es) revenues generated from sales at the Project Site and paid by City to Developer up to a maximum amount of $5,500,000.00 pursuant to the terms of this Agreement.

Program Grant Payment means the grant paid by City to Developer pursuant to Section 5.1 of this Agreement.

Project and Finance Plan means the approved Project and Financing Plan for Tax Increment Reinvestment Zone No. 3, City of Aubrey, Texas.

Project Grant means the grant of AMDD Sales and Use Tax(es) revenues generated from sales at the Project Site and paid by AMDD to Developer up to a maximum amount of $2,500,000 pursuant to the terms of this Agreement.

Project Grant Payment means the grant paid by AMDD to Developer pursuant to Section 6.1 of this Agreement.

Project Site means the approximate 18 acres of land situated at the northeast corner of Highway 377 and Spring Hill Road, City of Aubrey, Denton County, Texas, as described and generally depicted in **Exhibit B** of this Agreement, which is attached hereto and is incorporated herein for all purposes, upon which the Facility will be located.

Qualified Expenditures means those costs associated construction of the Facility located on the Project Site as well as those expenditures required or suitable for infrastructure necessary to plan

or develop the Project Site, including without limitation those costs authorized by Section 377.072 (c) of the Local Government Code.

Rebate Term means the ten (10) year period identified in Section 2 of this Agreement during which the City and/or AMDD are obligated to pay to Developer the Program Grant Payment(s) and /or Project Grant Payments, as applicable, pursuant to the terms of this Agreement.

Sales Tax Report means the financial report that Developer is required to and does annually submit to the State Comptroller relating to the remission of all local sales and use taxes collected at the Project Site as a result of the operation of the Facility and the total annual sales occurring at or attributable to the Project Site as further described in Section 4.6 "Reporting of City Sales Tax and AMDD Sales Tax" of this Agreement

State Comptroller means the Office of the Texas Comptroller of Public Accounts, or any successor agency.

Tax Increment Reinvestment Zone No. 3 *or* **TIRZ** means Tax Increment Reinvestment Zone No. 3, City of Aubrey, Texas.

Term means the term of this Agreement as specified in Section 2, "Term" of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

As a condition precedent to Developer's receipt of Program Grant Payment(s) by City pursuant to Section 5, "Affirmative Covenants of City" and receipt of Project Grant Payment(s) by AMDD pursuant to Section 6, "Affirmative Covenants of AMDD", Developer covenants and agrees with the City and AMDD that, while this Agreement is in effect, Developer shall comply with the following terms and conditions:

4.1 Closing. The Developer has entered into a contract to purchase an approximate 18 acres of land situated at the northeast corner of Highway 377 and Spring Hill Road in the City of Aubrey, Denton County, Texas, (the "Project Site"). Developer intends to finalize the purchase of the Project Site (the "Closing") on or before December 31, **2026** (the "Closing Date"); provided however, if the Closing does not occur on or before the Closing Date, the Parties agree to consider an amendment to this Agreement to extend the Closing Date for an additional period of six (6) months and to address timing for Developer compliance with other Developer obligations under this Agreement. If Developer does not purchase the Project Site by the Closing Date, as it may be extended, then this Agreement shall automatically terminate and be of no further force or effect.

4.2 Facility and Qualified Expenditures. Developer covenants and agrees to submit to the City and AMDD contracts, invoices, receipts, all bills paid affidavits, and other documentation related to the Developer's expenditures for the construction of the Facility and evidencing Qualified Expenditures by Developer for the construction of the Facility on the Project Site in a minimum amount of **Forty Million and No/100 Dollars ($40,000,000.00)** (collectively, "Documentation"). Developer shall provide the Documentation in form acceptable to the City and AMDD. If Developer shall fail to provide all such Documentation by **December 31, 2029**, then the Rebate Term shall start, but the City and AMDD will not be required to make any Program

Grant Payments/Project Grant Payments until the Documentation is provided, subject to and in accordance with this Agreement, including **Section 4.3.** If such Documentation is incomplete or insufficient such that City and/or AMDD is unable to verify the Qualified Expenditures, City and/or AMDD shall notify Developer in writing, and Developer shall promptly, no later than the time period set forth in such notice, supply any missing or necessary additional Documentation or information requested.

4.3 Certificate of Occupancy. Developer currently intends, after complying with all City Regulations, to obtain or cause to be obtained **by December 31, 2029,** a certificate of occupancy from the City of Aubrey, Texas, for the Facility located on the Project Site. If Developer does not obtain a certificate of occupancy by such date, the Rebate Term shall start to run, despite no payments from the City or AMDD being due. For clarification and example only, if Developer obtains a certificate of occupancy for the Facility in May of 2031, then this Agreement will still be effective, but the ten years of the Rebate Term will have already started to run as of January 1, 2030, shortening the length of time that Developer could receive Program Grant Payments and Project Grant Payments.

4.4 Development Plans. In consideration of the incentives provided hereunder by City and AMDD, Developer has agreed to construct and maintain the façade of the Facility in a manner consistent with, or substantially similar in design, quality, and materials to, the architectural elevations depicted in **Exhibit B,** the Plans for the Facility and Project Site, and applicable City Regulations. Developer agrees to construct and maintain the Facility in compliance with all applicable City regulations. The development and use of the Project Site shall comply with all applicable City Regulations, including but not limited to the Aubrey Zoning and Subdivision Ordinances, as amended.

4.5 Operate Facility. Developer agrees to maintain and operate the Facility located on the Property during the Term of this Agreement. Further, upon receipt of a certificate of occupancy from the City of Aubrey, Texas, and during the Term of this Agreement, Developer covenants and agrees to operate and keep the Facility open on the same number of days and during normal operating hours for other Walmart-branded retail facilities and similar retail establishments.

4.6 Reporting of City Sales Tax and AMDD Sales Tax and Payment Request. Developer covenants and agrees to provide to the City and AMDD, on an annual basis, a copy of the financial report that Developer is required to and does submit to the State Comptroller relating to the remission of all local sales and use taxes collected at the Project Site as a result of the operation of the Facility and the total annual sales occurring at or attributable to the Project Site (the "Sales Tax Report"). The sales and use taxes to be included within the Sales Tax Report include the City Sales and Use Tax revenues collected for sales collected at and from the operation of the Facility at the Project Site, and the AMDD Sales and Use Tax revenues collected at and from the operation of the Facility at the Project Site, at the current collective rate of one and one-half percent (1.5%) for both City and AMDD, for remittance by the State Comptroller to the City and AMDD. Additionally, Developer covenants and agrees to obtain any third party's consent for the State Comptroller's office to release the annual reported figures along with any State audit adjustments to the City and AMDD. A form of Waiver of Sales Tax Confidentiality" is attached as **Exhibit C** (the "Waiver"). The City and AMDD hereby agrees to keep this information "Confidential" consistent with the Section 321.3022(f) of the Texas Tax Code, and to the extent allowed by law. The first Sales Tax

Report from the Developer shall be due to City and AMDD by the end of the first calendar year after the date of issuance of the certificate of occupancy for the Facility and shall be provided by Developer annually thereafter.

The Developer shall submit a Payment Request within thirty (30) days following the conclusion of each year of the Rebate Term accompanied by the Annual Compliance Verification and other records as the City and AMDD may reasonably request to verify Developer compliance with the terms of this Agreement and City and/or AMDD obligations to pay Developer its respective Program Grant Payment(s) and Project Grant Payment(s) pursuant to **Section 5.1** and **Section 6.1** of this Agreement.

4.7 Job Creation and Retention. Developer covenants and agrees by the date it opens a business to the public, and during the Term of this Agreement, to employ and maintain a minimum of **Two Hundred (200)** Full-Time Equivalent Employment Positions working at the Project Site. Developer covenants and agrees beginning on each **April 30,** of the year after it first opens for business and thereafter during the Term of this Agreement, Developer shall deliver to the City and AMDD an annual compliance verification signed by a duly authorized representative of Developer certifying the number of Full-Time Equivalent Employment Positions, and disclosing and certifying the average wage for all Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). The Developer covenants and agrees that beginning on **April 30,** of the year after it first opens for business and annually thereafter during the Term of this Agreement, there will be a maximum of **ten (10)** Annual Compliance Verifications due and submitted to the City and AMDD covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications may include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports.

4.8 Development Agreement – Collector Road Reimbursement. The Developer understands and agrees that the Property is subject to a Development Agreement between City and multiple property owners which is recorded in the Denton County Land Records as Instrument No. 131889 for the High Pointe Ranch Development (the "City Development Agreement") and is also subject to a Development Agreement between various private landowners and recorded in the Denton County Land Records as Instrument No. 43209 (the "Private Party Development Agreement"). The City Development Agreement and Private Party Development Agreement shall be collectively referred to as the "Development Agreements." Pursuant to the Development Agreements, the construction of a Regional Collector Road (the "Regional Collector") is required to accommodate traffic generated by the commercial and residential users of the High Pointe Ranch Development (hereinafter "High Pointe Ranch"). The City Development Agreement for the High Pointe Ranch provides for City's creation of a TIRZ, and along with that TIRZ, an approved Project and Finance Plan which identifies public infrastructure that is reimbursable from TIRZ revenues. Pursuant to the City Development Agreement, City created Tax Reinvestment Zone No. 3, City of Aubrey, Texas (the "TIRZ"), and has approved a preliminary Project and Finance Plan which includes reimbursement for a Regional Collector Road identified therein.

Developer desires reimbursement for certain costs that will be incurred by Developer for the construction of the Regional Collector Road pursuant to Section 5.2 below (the "Road Reimbursement"). In order to be eligible for such Road Reimbursement from TIRZ revenues, Developer will obtain a partial assignment of the Highpointe Ranch Development Agreement for

the Property from Aubrey Land JV, LLC which will also include an assignment of any and all entitlements to reimbursement to the Developer for the construction of the Collector Road. Developer's receipt of a fully executed assignment to Developer of the City Development Agreement shall be a condition precedent to Developer's collection of any portion of the TIRZ revenues for the Road Reimbursement pursuant to the City Development Agreement.

4.9 Construction of Regional Collector Road. Eighteen (18) months after Developer has purchased the Property, Developer shall commence construction or cause the commencement of construction of the Collector Road in accordance with the City Development Agreement. The Collector Road shall be subject to City approval and acceptance per City Regulations. Developer understands that pursuant to the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, a portion of the cost of construction of the Collector Road is reimbursable as a TIRZ project, and has agreed to construct the Collector Road in consideration for City's performance of its obligations under this Agreement.

4.10 Platting. After Closing Date, , Developer shall diligently and continuously work with necessary landowners to obtain required approvals in order to file a complete application with the City to plat the Project Site, and such plat application shall include the Project Site, the Regional Collector and the Municipal Park and shall be executed by all landowner parties as required by City Regulations. Developer shall coordinate with all required property owners for submission of a properly executed plat application for the Project Site, the Collector Road and the Municipal Park as required by City Regulations. Developer shall take all actions necessary and required by City Regulations for City to review and approve the plat application required by this Section. It shall be the responsibility of Developer to obtain a final plat approved by the City for the Project Site in accordance with this Agreement and City Regulations. Developer compliance with this requirement shall be a condition precedent to issuance of a building permit for the Project Site. City agrees to consider authorization of limited early construction to allow Developer to perform work other than vertical construction work for which a building permit is required. Such work may include early grading and flatwork which shall be performed at Developer's risk if inconsistent with requirements of the Final Plat and conditioned upon Developer providing emergency services access to the Project Site. Developer's proposed access is subject to approval by the City's Fire Chief, which approval shall not be unreasonably withheld. Notwithstanding the foregoing, if the Developer is required to file and obtain a LOMR and the FEMA approved LOMR is the only outstanding Final Plat requirement that has not been satisfied by Developer, City agrees to issue such construction permits as necessary for Developer to commence construction of the Project and remain in compliance with Developer's timeline obligations provided in this Agreement.

4.11 Municipal Park. The City Development Agreement requires the design and construction of a Municipal Park by Lennar Homes of Texas Land and Construct, Ltd., as assignee of the City Development Agreement ("Lennar"), the residential developer of the High Pointe Ranch Development (the "Municipal Park"). Developer has entered into or will enter into a separate agreement with Lennar to pay the cost of the redesign of the Municipal Park by Lennar as necessary to accommodate the location of the Facility on the Project Site. Within ten (10) days of the Effective Date of this Agreement, Developer shall provide City with a fully executed copy of its agreement with Lennar to pay for the redesign of the Municipal Park in order to accommodate Project Site and Collector Road.

4.12 Performance. Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer, City, and/or AMDD in addition to compliance with applicable City Regulations. Developer's performance of its obligations under this Agreement shall be a condition precedent to City and AMDD performance of their respective obligations under this Agreement.

4.13 Prohibited Uses. Developer covenants and agrees during the Term of this Agreement, unless otherwise approved by the City and the AMDD and only in the event that the zoning on the Project Site allows such uses, that the following uses shall not be allowed in any portion of the Facility or upon the Project Site: alternative financial services (although Developer may allow for its customary check cashing and money transfers as services provided within its store), sexually oriented business, body art facilities, smoke shops, drug or vice paraphernalia, gaming or slot machines (excluding arcades and lottery tickets), lewd merchandise sales and pawn shops (the "Prohibited Uses"). Outdoor storage/display within the parking lot is allowed if it is in conformance with City Regulations, including without limitation, the City's zoning ordinance. Allowance of one or more of the Prohibited Uses by Developer shall constitute a breach of this Agreement and an Event of Default pursuant to Section 8, including without limitation section 8.1, "General Event of Default".

4.14 Groundbreaking and Opening Ceremonies. Developer agrees to provide for participation of the governing bodies of the City and AMDD in the ceremonial groundbreaking, if any, and the opening (*e.g.*, ribbon-cutting) of the Facility, and to allow City and AMDD to market such ceremonies.

4.15 Aubrey Chamber of Commerce. Developer shall obtain and maintain a membership in the Aubrey Area Chamber of Commerce during the term of this Agreement. The City and the AMDD shall have the right to utilize renderings, photographs and other descriptive information regarding the Facility to market and advertise the Facility as part of its respective reports and updates to the community regarding economic development of the City.

SECTION 5. AFFIRMATIVE COVENANTS OF CITY.

Subject to Developer compliance with each of its performance obligations under Section 4, "Affirmative Covenants of Developer" of this Agreement as conditions precedent to City's obligations hereunder, City covenants that, while this Agreement is in effect, City shall comply with the following terms and conditions:

5.1. Program Grant Payments.

5.1.1 City Sales and Use Tax. The City covenants and agrees to pay Developer the Program Grant Payment(s) as provided in the Sales Tax Rebate Schedule below based upon the City Sales Tax revenues reported in the Sales Tax Report provided by Developer to the City pursuant to Section 4.6, "Reporting of City Sales Tax and AMDD Sales Tax" of this Agreement. The Grant Payments made hereunder shall be paid solely from lawful available funds. Under no circumstances shall the City's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provisions. Therefore, such payments shall be made solely from the City Sales Tax revenues reported in the Sales Tax Report, and such payments shall be made annually. to Developer: (i) upon City

reviewing the Sales Tax Report described in Section 4.6 and confirming the accuracy of the Sales Tax Report with the State Comptroller, including any audit adjustments; (ii) provided that the applicable City Sales Tax funds are actually received by the City from the State Comptroller's office, less the State Comptroller's administrative fee; and (iii) City determining that Developer has complied with all of its obligations hereunder to be eligible for receipt of the Program Grant Payment(s). The Program Grant Payments shall be based upon the following percentages and shall be made annually based upon Developer's performance for the Compliance Year:

Sales Tax Rebate Schedule	
Compliance Year: January through December	**Percentage of Sales and Use Tax Revenue Reimbursed**
2030	66.67%
2031	66.67%
2032	66.67%
2033	66.67%
2034	66.67%
2035	66.67%
2036	66.67%
2037	66.67%
2038	66.67%
2039	66.67%

Upon receipt of a Payment Request by Developer and confirmation of Developer compliance with its obligations under this Agreement , City covenants and agrees to make the payment to Developer within thirty (30) days following the latter of: (1) the Sales Tax Report specified in Section 4.6 of this Agreement for each year; and (2) the Sales and Use Tax revenue from the State Comptroller's office for the applicable year. Nothing in this Agreement shall require the City to make payment from revenue sources other than from the Sales and Use Tax revenue. The aggregate total of Program Grant Payments provided to Developer by the City pursuant to this Agreement shall not exceed **Five Million Five Hundred Thousand and No/Dollars ($5,500,000).** The Parties agree and understand that the amount of the Program Grant Payment is an annual payment and that each such payment will be based upon the amount due for the Compliance Year only. The Parties further agree that the Program Grant Payment will fluctuate from year to year and that upon payment of $5,500,000 in Program Grant Payments to Developer, City's obligation to remit Program Grant Payments shall terminate and City shall have no further obligation to pay Program Grant Payments regardless of the number of years remaining in the Term or in the Rebate Term of this Agreement and regardless of the amount of Project Grant Payments to Developer from AMDD.

5.2 Regional Collector Road. Subject to Developer's compliance with Section 4.8 "Development Agreement – Collector Road Reimbursement" above, City agrees to consider amending the Project and Finance Plan to provide for Developer reimbursement from the TIRZ and to enter into a TIRZ reimbursement agreement with Developer for reimbursement to Developer in an amount not to exceed **Four Million One Hundred Thousand and No/100 Dollars ($4,100,000)** to reimburse Developer for actual costs incurred for the construction of the Regional Collector. City Council and TIRZ Board of Directors approval of a Project and Finance

Plan, amendments thereto, and a subsequent TIRZ reimbursement agreement with Developer to provide Developer with the reimbursement provided by this Section shall lie within the legislative discretion of the TIRZ Board and the City Council.

5.3 Platting. Developer understands and agrees that processes for plat approval and other development approvals are subject to approval pursuant to standard City Regulations. City agrees to work with Developer and other involved landowners to assist Developer with expeditiously performing its obligations pursuant to Section 4.9, "Platting" of this Agreement

5.4 Performance. City agrees to perform and comply with all terms and conditions. and provisions set forth in this Agreement during its Term.

SECTION 6. AFFIRMATIVE COVENANTS OF AMDD.

Subject to Developer compliance with each of its performance obligations under Section 4, "Affirmative Covenants of Developer" of this Agreement as conditions precedent to AMDD's obligations hereunder, AMDD covenants that while this Agreement is in effect, AMDD shall comply with the following terms and conditions:

6.1 Project Grant Payments.

6.1.1 AMDD Sales and Use Tax. The AMDD covenants and agrees to pay Developer the Project Grant Payment(s) as provided in the Sales Tax Rebate Schedule below based upon the AMDD Sales Tax revenues reported in the Sales Tax Report provided by Developer to the AMDD pursuant to Section 4.6, "Reporting of City Sales Tax and AMDD Sales Tax" of this Agreement. . The Grant Payments made hereunder shall be paid solely from lawful available funds. Under no circumstances shall AMDD's obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provisions. Therefore, such payments shall be made solely from the AMDD Sales Tax revenues reported in the Sales Tax Report, and such payments shall be made annually to Developer: (i) upon AMDD reviewing the Sales Tax Report described in Section 4.6 "Reporting of City Sales Tax and AMDD Sales Tax" and confirming the accuracy of the Sales Tax Report with the State Comptroller, including any audit adjustments, (ii) provided that the applicable AMDD Sales Tax funds are actually received by the AMDD from the State Comptroller's office, less the State Comptroller's administrative fee; and (iii) AMDD determining that Developer has complied with all of its obligations hereunder to be eligible for receipt of the Project Grant Payment(s). The Project Grant Payments shall be based upon the following percentages and shall be made annually based upon Developer's performance for the Compliance Year:

Sales Tax Rebate Schedule	
Compliance Year: January through December	**Percentage of Sales and Use Tax Revenue Reimbursed**
2030	66.67%
2031	66.67%
2032	66.67%
2033	66.67%
2034	66.67%

2035	66.67%
2036	66.67%
2037	66.67%
2038	66.67%
2039	66.67%

Upon receipt of a Payment Request by Developer, AMDD covenants and agrees to make the payment to Developer within thirty (30) days following the receipt of the latter of: (1) the Sales Tax Report specified in **Section 4.6** of this Agreement for each year; and (2) the Sales and Use Tax revenue from the State Comptroller's office for the applicable year. Nothing in this Agreement shall require the AMDD to make payment from revenue sources other than from the Sales and Use Tax revenue. The aggregate total of Program Grant Payments provided to Developer by the AMDD pursuant to this Agreement shall not exceed **Two Million Five Hundred Thousand and No/Dollars ($2,500,000).** The Parties agree and understand that the amount of the Program Grant Payment is an annual payment and that each such payment will be based upon the amount due for the Compliance Year only. The Parties further agree and understand that the amount of the Project Grant Payment will fluctuate from year to year and that upon payment of $2,500,000 in Project Grant Payments to Developer, AMDD's obligation to remit Project Grant Payments shall terminate and AMDD shall have no further obligation to pay Project Grant Payments regardless of the number of years remaining in the Term or in the Rebate Term of this Agreement and regardless of the amount of Program Grant Payments to Developer from City.

6.2 Performance. AMDD agrees to perform and comply with all terms. conditions, and provisions set forth in this Agreement during its Term.

SECTION 7. CESSATION OF ADVANCES.

If the City or AMDD has made any commitment to provide any financial assistance to Developer, whether under this Agreement or under any other agreement, the City or AMDD shall have no obligation to advance or disburse the financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default by Developer occurs.

SECTION 8. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

8.1 General Event of Default. Failure of Developer, City or AMDD to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement is an Event of Default.

8.2 False Statements. Any warranty, representation, or statement made or furnished to the City and/or AMDD by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

8.3 Insolvency. Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws

by or against Developer is an Event of Default.

8.4 Ad Valorem Taxes and Impositions. Developer allows its ad valorem taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, or other charges owed to the City or the State of Texas for any property or business owned by Developer, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such imposition and to cure such failure within thirty (30) days after written notice thereof from the City or AMDD and/or Denton County Central Appraisal District is an Event of Default.

8.5 Building Permit Revoked. If any applicable building permits required for the Facility and issued by the City are revoked or expire pursuant to City Regulations, and Developer fails to make reasonable efforts to obtain new permits, as determined by the City or AMDD, and such default is not cured by Developer within thirty (30) days after written notice thereof.

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under **Section 8** of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the event(s) of default. Notwithstanding the foregoing, in the event Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the sole remedy is that no amounts or no further amounts, whichever the case may be, will be due from the City or AMDD to Developer

SECTION 10. INDEMNIFICATION.

TO THE EXTENT ALLOWED BY LAW, DEVELOPER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND AMDD (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT.

Except for the City and AMDD's obligations to provide the financial assistance as set forth in this Agreement, the City and AMDD, and its past, present, and future officers, employees, contractors, and agents assume no responsibilities or liabilities to Developer, or any third parties in connection with the Facility and/or the Property, and Developer hereby waives any and all claims against the City and AMDD for any injury to persons or damage to property in connection therewith, unless caused by the negligence or intentional actions of the City or AMDD. Developer acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees, or agents of the City or AMDD, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Developer, in satisfying the conditions of this Agreement, has acted independently, and the City and AMDD

assume no responsibilities or liabilities to third parties in connection with these actions.

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

11.1 Amendments. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

11.2 Applicable Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Denton County, Texas.

11.3 Assignment. This Agreement may not be assigned without the express written consent of the other parties.

11.4 Binding Obligation. This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. City warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same. AMDD warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

11.5 Caption Headings. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

11.6 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

11.7 Notices. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows

If to City:
City of Aubrey, Texas
Attn: Charles Kreidler, City Manager
107 S. Main Street
Aubrey, Texas 76227

With a copy to:
Messer Fort, PLLC
Attn: Patricia Adams, City Attorney
6371 Preston Road, Suite 200

Frisco, Texas 75034

If to AMDD: Aubrey Municipal Development District
Attn: Executive Director
205 S. Main Street
Aubrey, Texas 76227

If to Walmart: Wal-Mart Real Estate Business Trust
Attn: Portfolio Management, TX
814 Respect Drive – Always Building
Bentonville, AR 72716-5515

11.8 Revenue Sharing Agreement. The Parties designate this Agreement as a revenue sharing agreement, thereby entitling the City and AMDD to request Sales and Use Tax information and Sales and Use Tax Revenue information from the State Comptroller, pursuant to section 321.3022 of the Texas Tax Code, as amended.

11.9 Severability. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

11.10 Time is of the Essence. Time is of the essence in the performance of this Agreement.

11.11 Undocumented Workers. Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the City and/or AMDD notifies Developer of the violation.

11.12 Form 1295 Certificate. The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

11.13 Non-Boycott of Israel Provision. In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2271 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time

employees; or (3) the contract has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless Developer is not subject to Chapter 2271 of the Texas Government Code for the reasons stated herein. the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

11.14 Prohibition on Contracts with Certain Companies Provision. In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

11.15 Report Agreement to Comptroller's Office. City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87* Tex. Reg. Session (2021) (effective September 1, 2021).

11.16 Verification Against Discrimination of Firearm or Ammunition Industries. Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87* Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

11.17 Verification Against Discrimination Developer Does Not Boycott Energy Companies. Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87* Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

[signature pages follow]

CITY:
CITY OF AUBREY, TEXAS,
A Texas home-rule municipality

By: _____
Chris Rich, Mayor
Date: March 26, 2026

ATTEST:

_____
Jenny Hicks, City Secretary

AMDD:
AUBREY MUNICIPAL DEVELOPMENT DISTRICT,
a Texas political subdivision

By: _____
Holly Drew, President
Date: April 1, 2026

DEVELOPER:

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

By: _____

Brian Hooper, VP

Date: March 17, 2026

Exhibit A

PROPERTY DESCRIPTION

BEING a tract of land situated in the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County, Texas being a portion of a called 27.243 acre tract of land conveyed to Aubrey Land JV, LLC by deed recorded in Instrument No. 2024-116209, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), being a portion of a remainder of a called 357.561 acre tract of land conveyed to Blackjack Partners LLC by deed recorded in Instrument No. 2021-213816, O.P.R.D.C.T., being a portion of a 20 foot southerly right-of-way dedication and of Lot 46, Block A (Municipal Park Lot) of Highpointe Ranch Phase 1A recorded in Instrument No. 2024-387, Plat Records of Denton County, Texas (P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found capped (stamped "TxDOT") in the north line of said 27.243 acre tract, from which a 5/8-inch iron rod found capped (stamped "KHA") for the northwest corner of said 27.243 acre tract and in the east right-of-way line of U.S. Highway 77, a 120 foot right-of-way) bears, North 64°41'08" West, 46.32 feet;

THENCE South 64°41'08" East, with said north line, 275.25 feet to a 5/8-inch iron rod found capped (stamped "KHA") for an angle point in said north line;

THENCE over said 27.243 acre tract the following courses:

South 25°18'52" West, 191.26 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 64°41'08" East, 42.08 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a tangent curve to the left with a radius of 72.00 feet, a central angle of 48°36'53", and a chord bearing and distance of South 88°59'34" East, 59.28 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 61.09 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 66°41'59" East, 90.03 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a non-tangent curve to the right with a radius of 128.60 feet, a central angle of 24°23'36", and a chord bearing and distance of North 78°55'25" East, 54.34 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 54.75 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 89°59'57" East, 132.24 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 00°20'31" West, 150.63 feet to a 5/8-inch iron rod set capped (stamped "KHA") in said north line;

THENCE North 89°02'19" East, with said north line, 362.94 feet to a 5/8-inch iron rod found capped (stamped "KHA") for the northeast corner of said 27.243 acre tract and for the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 13°11'57", and a chord bearing and distance of South 09°41'32" West, 108.03 feet;

THENCE over said 27.243 acre tract, said remainder tract, said Lot 46, and said right-of-way the following courses:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 108.27 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 16°28'57", and a chord bearing and distance of South 08°02'55" West, 151.94 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 152.47 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 00°11'34" East, 385.29 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a tangent curve to the right with a radius of 470.00 feet, a central angle of 08°09'42", and a chord bearing and distance of South 03°53'18" West, 66.89 feet;

In a southerly direction, with said tangent curve to the right, an arc distance of 66.95 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 07°58'09" West, 177.38 feet to a 5/8-inch iron rod set capped (stamped "KHA") for the beginning of a tangent curve to the left with a radius of 530.00 feet, a central angle of 08°09'42", and a chord bearing and distance of South 03°53'18" West, 75.43 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 75.50 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 00°11'34" East, 71.22 feet to a 5/8-inch iron rod set capped (stamped "KHA"), from which a 5/8-inch iron rod found capped (stamped "KHA") for an angle point in the north line of said 20 foot right-of-way dedication bears, North 89°48'26" East, 3.26 feet;

South 89°48'26" West, 908.42 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 00°10'46" West, 261.39 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 08°32'07" East, 77.52 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 25°18'52" East, 509.56 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 64°41'08" West, 250.60 feet to a 5/8-inch iron rod set capped (stamped "KHA");

South 30°50'23" West, 10.05 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 64°41'08" West, 40.19 feet to a 5/8-inch iron rod set capped (stamped "KHA"), from which a 5/8-inch iron rod found capped (stamped "TxDOT") bears, South 30°50'23" West, 88.27 feet;

North 30°50'23" East, 67.52 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 25°18'52" East, 166.87 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 70°18'52" East, 14.14 feet to a 5/8-inch iron rod set capped (stamped "KHA");

North 25°18'52" East, 14.43 feet to a **POINT OF BEGINNING** and containing 860,881 square feet or 19.76 acres of land.

Exhibit B
[Depiction of the Facility]

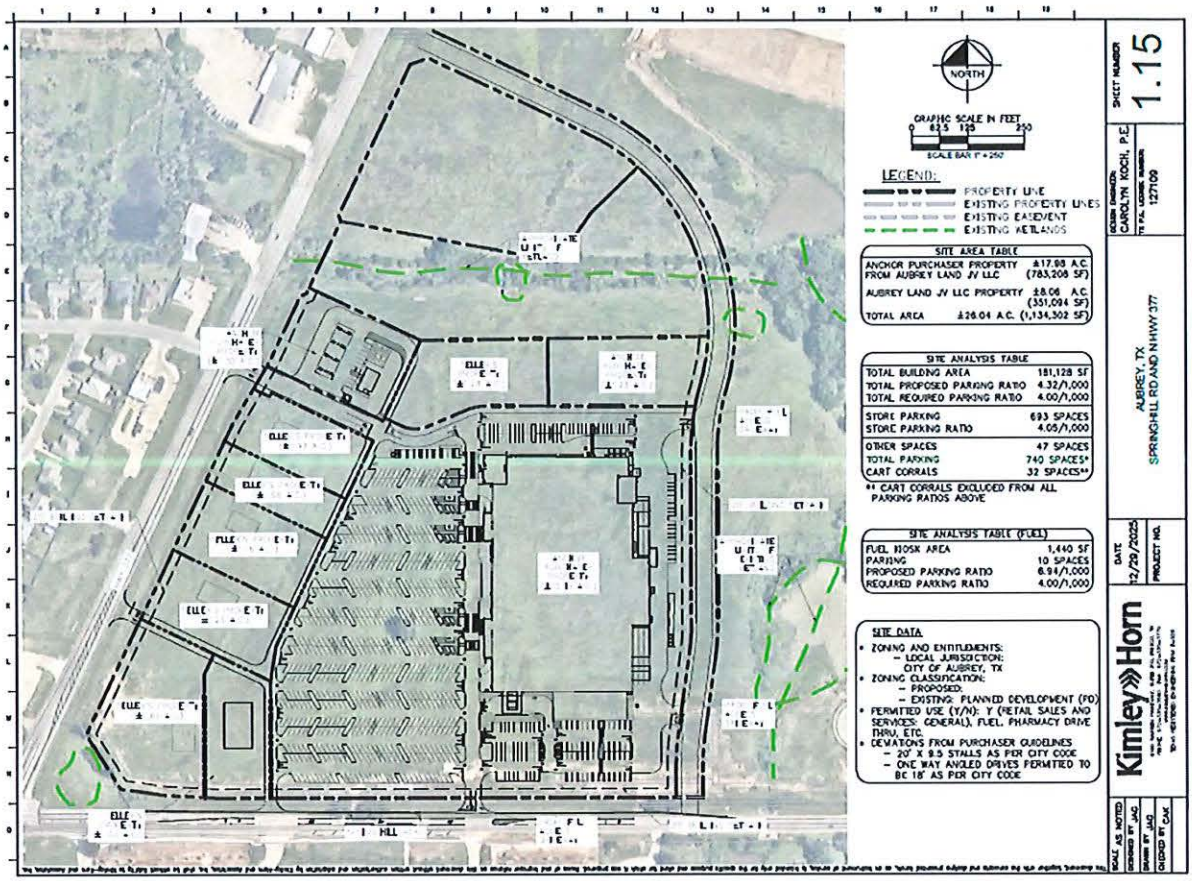
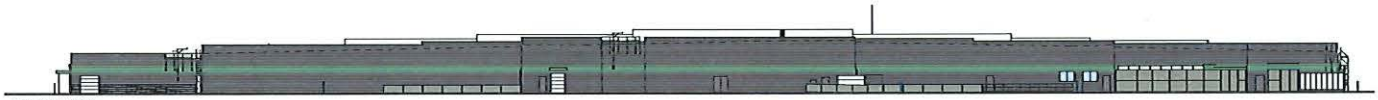


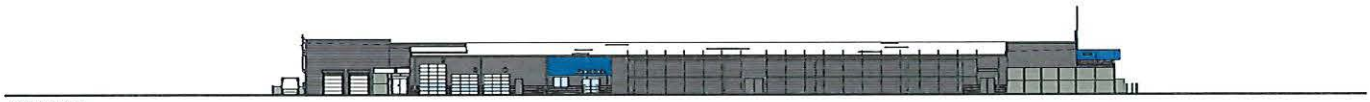
Exhibit B - Elevations



Front Elevation

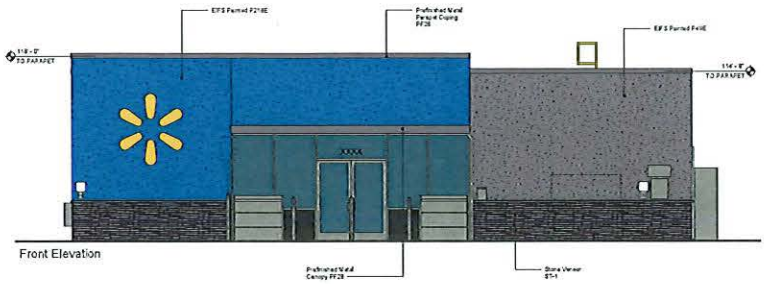

Rear Elevation


Side Elevation

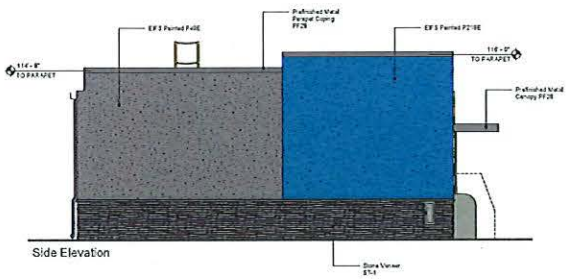

Side Elevation

Paint P49E Dark Gray	Paint P218E True Blue	PF28 Pre-Finished Metal	PF27 Pre-Finished Metal True Blue	ST-1 Pro-Fit Ledgestone Shale

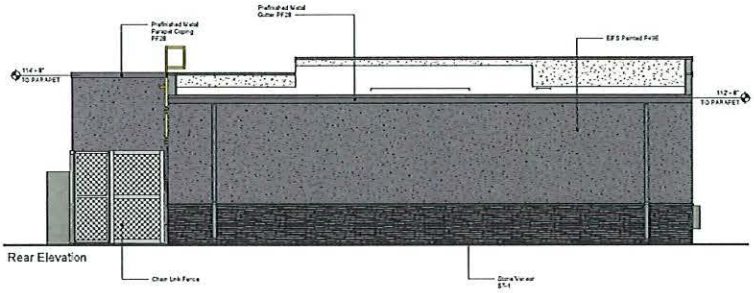
CORE STATES GROUP	02/04/2026	Walmart	# 90110	Aubrey, TX	Presentation Elevations	BD6



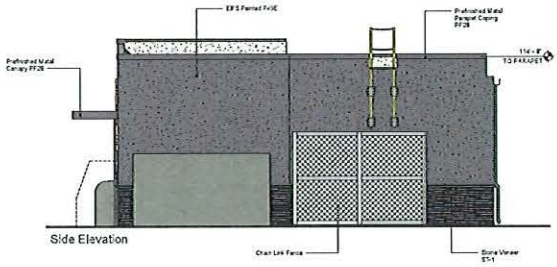
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Proto Elevation Ordinace Comparison			
City of Aubrey, TX	Deficient	Meets	Additional
Glazing		X	
Facade Materials	X		Add Stone Veener Wainscot
Facade Massing		X	
Articulation Options		X	
Colors		X	
Roof Planes		X	
Cornice Treatments		X	
Rooftop Equipment Screening		X	
Entrance Articulation		X	
Entrance Landscaping		X	
Outdoor Storage Screening		X	

Material Square Footage Breakdown	Proposed Quantity (Approximate)
Proposed Material Beyond Proto	
Pro-Fit Ledgestone Shale	565 SF
* Square footages dependent upon final elevation design as agreed upon with AHJ throughout Entitlement process	



ST-1
Pro-Fit Ledgestone
Shale



Paint P49E
Dark Gray



PF28
Pre-Finished
Dark Gray



Paint P218E
True Blue



Paint P219E
Everyday Blue



Paint P220E
Sky Blue

CORE STATES GROUP

02/04/2026

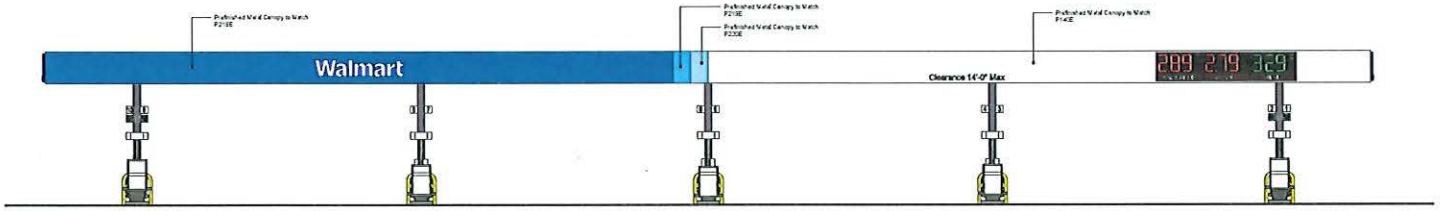
Walmart

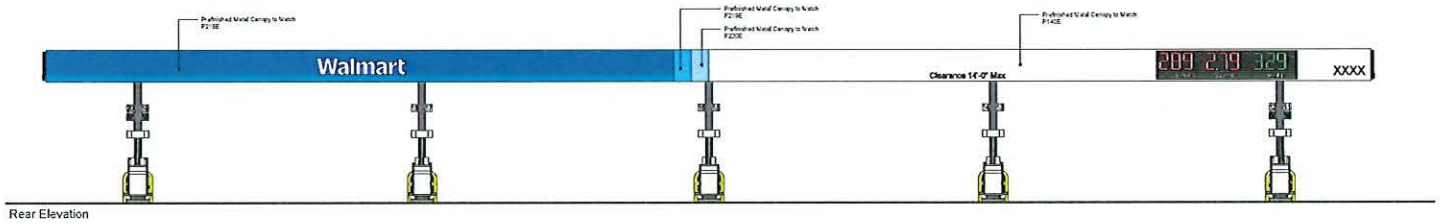
90110

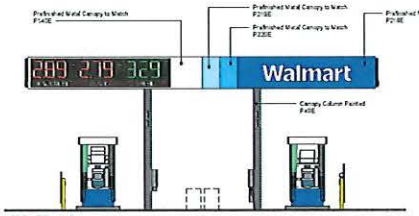
Aubrey, TX

Walk In Fuel Station
Elevations

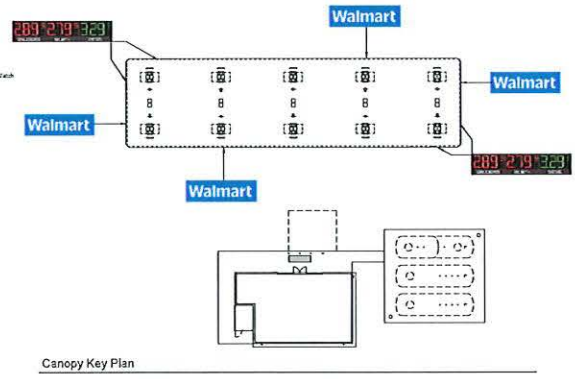
BD10











CORE STATES GROUP	02/04/2026	Walmart	# 90110	Aubrey, TX	Walk In Fuel Station Canopy	BD11

Exhibit C

Waiver of Sales Tax Confidentiality

Date: _____

I authorize the Comptroller of Public Accounts to release sales tax information pertaining to the tax payer indicated below to the City of Aubrey, Texas. I understand that this waiver applies only to our retail store located at _____, Aubrey, Texas _____.

Please print or type the following information as shown on your Texas Sales and Use Tax permit:

_____

Name of Taxpayer Listed on Texas Sales Tax Permit
Name Under Which Taxpayer is Doing Business (d/b/a or Outlet Name) Taxpayer Mailing Address

_____

_____

Physical Location of Business Permitted for Sales Tax in Aubrey, Texas

_____

_____ _____

Texas Taxpayer ID Number
(As Shown on Texas Sales Tax Permit)

Tax Outlet Number

_____

Authorized Signature **

_____

Print Name of Authorized Signature
Position of Authorized Signature
Phone Number of Authorized Signature

_____

** The Authorized Signature must be an owner, officer, director, partner, or agent authorized to sign a Texas Sales Tax Return. If you have any questions concerning this waiver of confidentiality, please contact the Texas Comptroller of Public Accounts at (800) 531-5441.

Exhibit D
[ANNUAL COMPLIANCE CERTIFICATE]

ANNUAL CERTIFICATE OF COMPLIANCE FOR 20XX

WAL-MART REAL ESTATE BUSINESS TRUST

In accordance with the Economic Development Agreement and Performance Agreement approved on _____, 2025: the obligations of the Developer shall include as outlined in Section ____:

- A minimum of $$ invested in Total Development Costs during the first year of the Rebate Term.
- Adherence to the Sales Tax Rebate Schedule as depicted in Exhibit "E" of the Agreement.

Please select one of the options below before signing and returning the certification:

_____ a. I hereby certify that Wal-Mart Real Estate Business Trust is in compliance with each applicable term as set forth in the Economic Development and Performance Agreement (the "Agreement") as outlined in Section ___ as illustrated above.

_____ b. I hereby certify that Wal-Mart Real Estate Business Trust is not entitled to receive payment in accordance with Section ___ of that Agreement at this time.

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

ATTEST:

_____

_____
By: _____
Its: _____

Date: _____

This Certificate of Compliance should be mailed to:

City of Aubrey
Attn: _____
107 S. Main Street
Aubrey, Texas 76227

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Accept the resignation of Marc Hendricks from the Planning and Zoning Commission.

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

Summary
Marc Hendricks submitted his resignation from the Planning and Zoning Commission on May 7th.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to accept the resignation of Marc Hendricks.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and Action on Resolution No. 1048-26 amending and restating Resolution No. 922-23 adopting a policy to provide general authority to the City Manager relative to purchases, expenditures, and signature authority; and providing an effective date.

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

Summary
This Resolution restates and amends Resolution No. 922-23 to authorize the City Manager to contract for expenditures and execute certain documents without further City Council approval, in line with the Aubrey Home Rule Charter (Article VII, Section 7.16) and the City's Procurement Policies, provided funds are budgeted and allow for:

Minor claims authority: Authorizes the City Manager to settle and execute documents for minor claims up to $10,000 per claim, subject to budgeted funds.

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, deny or table) the amended resolution.

RESOLUTION NO. 1048-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS AMENDING AND RESTATING RESOLUTION NO. 922-23 ADOPTING A POLICY TO PROVIDE GENERAL AUTHORITY TO THE CITY MANAGER TO CONTRACT FOR EXPENDITURES AND EXECUTE CONTRACTS WITHOUT FURTHER APPROVAL OF THE CITY COUNCIL IN ACCORDANCE WITH THE PROVISIONS OF THE AUBREY HOME RULE CHARTER, INCLUDING SECTION 7.16, "PURCHASING AND CONTRACTS" OF ARTICLE VII, "FINANCIAL PROCEDURES" OF THE CHARTER IN ACCORDANCE WITH THE PARAMETERS SET FORTH HEREIN AND THE PROCUREMENT POLICY OF THE CITY ADOPTED VIA RESOLUTION OF THE CITY COUNCIL, INCLUDING AMENDMENTS THERETO; AND AUTHORIZING THE CITY MANAGER TO APPROVE AND EXECUTE DOCUMENTS FOR SETTLEMENT OF MINOR CLAIMS UP TO $10,000 SUBJECT TO AVAILABILITY OF FUNDS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR ADOPTION OF THE "CITY MANAGER SIGNATURE AUTHORITY POLICY" AS SET FORTH HEREIN; PROVIDING FOR RATIFICATION OF PRIOR ACTIONS; PROVIDING A CUMULATIVE/REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas is a home rule municipality organized under the Constitution and the laws of the State of Texas; and

WHEREAS, Section 4.01, "City Manager", of Article IV, "City Administration", of the City's Home Rule Charter, ("Charter"), provides that the City Manager shall be responsible to the City Council for the administration of all affairs of the City, except as expressly provided in the Charter: and

WHEREAS, Section 7.16, "Purchasing and Contracts" of Article VII, "Financial Procedures" of the Charter provides that the City Council, by ordinance or resolution may adopt a policy under which the City Manager may expend funds and enter into contracts for the expenditure of funds for City purposes without further approval of the City Council; and

WHEREAS, the City Council has adopted, and as needed amends, the City of Aubrey Procurement Policies and Procedures via Resolution, and that policy delegates to the City Manager the authority to approve and execute certain documents without City Council action, provided funds are budgeted therefore in the approved City budget; and

WHEREAS, the City Manager is responsible for administration of the business of the City and the performance of duties required by the City Council; and

WHEREAS, the City Council has determined that the City Manager should be provided authority for the resolution of minor claims against the City when such claim against the City is a small claim requiring payment of less that $10,000 and funds are budgeted and available for the resolution of those claims administratively; and

WHEREAS, the City Council finds that authorizing the City Manager to resolve such minor claims and execute related documents on behalf of the City within the parameters set forth below increases administrative efficiency and allows the City to resolve minor disputes more expeditiously thereby also reducing administrative costs; and

WHEREAS, the City Council has determined it necessary and appropriate to adopt this Resolution to provide authority to the City Manager in accordance with the Charter, this Resolution, and the City's Purchasing Policy, as amended from time to time; and

WHEREAS, in order to facilitate the efficient operation of the City and the implementation of the budget, the City Council has determined it necessary and appropriate to adopt this Resolution to authorize the City Manager to execute certain documents to ensure proper administration of City affairs and the adopted City budget; and

WHEREAS, the City Council has determined that pursuant to the Charter and this Resolution, the City Manager should be authorized to execute documents in accordance with the guidelines set forth below.

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

SECTION 1. Incorporation of Premises. That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. City Manager Signature Authority Policy. This Resolution amending Resolution No. 922-23 adopted on February 23, 2023 is hereby adopted, and the City Manager Signature Authority Policy adopted therein is hereby amended and restated to be and read in its entirety as follows:

CITY MANAGER SIGNATURE AUTHORITY POLICY

In accordance with City policies, including without limitation the Home Rule Charter of the City, this Resolution and the City of Aubrey Procurement Policies and Procedures, as amended from time to time, federal and state law including all bidding requirements, the following matters may be addressed and contracts may be entered into and executed on behalf of the City by the City Manager or a designated Acting or Interim City Manager (hereinafter "City Manager"), without further Council authorization, provided funds are budgeted therefore:

A. Contracts for the purchase of goods or services for which funds have been adopted by budget or amended budget in the fiscal year during which payment is due;

B. Contracts for the purchase of goods or services which do not require an expenditure of funds, and which are determined necessary for the efficient operation of the City and the implementation of the budget or any amended budget;

C. Contracts for use of bond proceeds, including professional services, which have been included in the budget or any amended budget approved by City Council;

D. Contracts for expenditures of TIF funds made in accordance with an approved Project and Financing Plan;

E. Contracts for the use of City owned facilities by a third party when such facilities have been designated by the City Council as a facility available for public use;

F. Contracts for which the City Council has otherwise expressly provided authorization for execution by the City Manager, including the City of Aubrey Procurement Policies and Procedures adopted via Resolution, including all subsequent amendments thereto, on file with the office of the City Secretary; and

G. Documents related to the settlement and compromise of a claim, dispute, or demand against the City provided that the total settlement payment amount does not exceed $10,000 per claim and funds are budgeted and available.

SECTION 3. Ratification of Prior Actions. The adoption of this Resolution ratifies prior actions of the City Manager for the execution of documents that were taken pursuant to existing policies as well as Council directives, authorizations, and budgetary authorizations.

SECTION 4. **Cumulative/Repealer Clause.** This Resolution shall be cumulative of all other Resolutions of the City of Aubrey, including Resolution No. 922-23, and shall not repeal any of the provisions of such Resolutions except for those instances where there are direct conflicts with the provisions of this Resolution. Resolutions or parts thereof in force at the time this Resolution shall take effect and that are inconsistent with this Resolution are hereby repealed to the extent that they are inconsistent with this Resolution.

SECTION 5. Severability Clause. If any section, article, paragraph, sentence, clause, phrase or word in this Resolution or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution, and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. Effective Date. This Resolution shall take effect immediately from and after its passage.

PASSED AND APPROVED this 28th day of May, 2026.

Chris Rich, Mayor

ATTEST:

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Approve an Interlocal Agreement for Retail Water and Sewer Service between the City of Aubrey and Mustang Special Utility District, and authorize the City Manager to execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
This agreement is specific to approximately 200 acres of land north of Blackjack Road, east of Hwy 377, and south of Cole Road. A proposed single-family development is located within a dual Certificate of Convenience and Necessity (CCN) held by Aubrey and the Mustang Special Utility District. This agreement demonstrates Mustang's consent to serve and satisfies documentation for the Public Utility Commission.

The Interlocal Agreement between the City of Aubrey, Texas, and the Mustang Special Utility District outlines the provision of retail water and sewer services within designated areas. The agreement specifies that the City of Aubrey will provide water services to areas within the Mustang Service Area and Dual Service Area, as well as sewer services to a portion of the Mustang Service Area, encompassing approximately 200 acres. The City will construct the necessary infrastructure for these services, and Mustang agrees to cease service to specific areas once the City's infrastructure is operational.

The agreement is effective for 20 years, with automatic renewals for additional five-year terms unless terminated with a 24-month notice. It includes provisions on how the agreement may be modified, the responsibilities of each party, and various legal considerations, such as payment obligations and the non-waiver of immunity. The document also references service area maps (Exhibit A and B) for water and sewer services.

Financial Summary
None

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, or deny) the Interlocal Agreement with Mustang Special Utility District.

INTERLOCAL AGREEMENT
FOR PROVISION OF RETAIL WATER AND RETAIL SEWER SERVICE
BETWEEN THE CITY OF AUBREY, TEXAS AND MUSTANG SPECIAL UTILITY DISTRICT

This Interlocal Agreement (the "Agreement") is entered into this ___ day of _____ 2026 between the City of Aubrey, Texas ("City"), a Texas home rule municipality, and Mustang Special Utility District ("Mustang"), a Texas special utility district operating under the authority Chapters 49 and 65 of the Texas Water Code, as amended (each a "Party" and collectively the "Parties")

RECITALS

WHEREAS, the City is a home rule municipality that provides a full range of governmental services to its citizens, and the City holds a Certificate of Convenience and Necessity ("City CCN") pursuant to which the City provides water and wastewater service within its certificated service area (the "City Service Area"); and

WHEREAS, Mustang was created, organized, and exists for the purpose of furnishing potable water and wastewater service as retail public utility under its Certificates of Convenience and Necessity ("Mustang CCN") within its certificated service area (the "Mustang Service Area"); and

WHEREAS, the Parties have identified an approximate 200 acres of land which land includes City Service Area, Mustang Service Area, and areas of dual certification by City and Mustang (the "Dual Service Area") identified in **Exhibit A** and **Exhibit B**, "Combined Service Area Maps", and

WHEREAS, the City desires to provide retail water services to designated portions of the Combined Service Area which are included within the Mustang Service Area and/or the Dual Service Area comprised of an approximate 200 acres of land identified as **Areas A** and **B** on **Exhibit A**; and

WHEREAS, Mustang agrees that City may provide retail water services to **Areas** and **B** shown on **Exhibit A**; and

WHEREAS, the City desires to provide retail sewer services to designated portions of the Mustang Service Area comprised of an approximate 130 acres of land identified as **Areas C and D** on **Exhibit B**; and

WHEREAS, Mustang agrees that City may provide retail sewer services to **Area C** shown on **Exhibit B**; and

WHEREAS, the City is currently negotiating a development agreement with the owners of **Areas A, B, C** and **D** and pursuant to that development agreement, it is contemplated that the City and Developer will construct water infrastructure which will serve **Areas A, B, C** and **D**; and

WHEREAS, the Parties recognize the inherent difficulties and obstacles to development presented as a result of a portion of **Areas A, B,** and **C** being located both City CCN and within Mustang CCN and have determined that this Agreement allows an efficient and cost effective method for providing retail water services to **Areas A, B,** and **C** and provides retail water services necessary for the development of **Areas A, B,** and **C;** and

WHEREAS, Chapter 791 of the Texas Government Code authorizes local government entities to enter into an interlocal contract to provide a governmental function or service in which the contracting parties are mutually interested and that each Party is authorized to perform individually; and

WHEREAS, both Parties desire to enter into this Agreement for the purpose of providing retail water and sewer service, operation, and maintenance to **Areas A, B,** and **C** in a manner that is most beneficial to the residents of **Areas A, B,** and **C**; and

NOW THEREFORE in consideration of the foregoing recitals, each of which are incorporated herein, the mutual agreements and covenants hereinafter contained and other and valuable consideration, the receipt and adequacy of which is hereby mutually acknowledged, the Parties hereby agree as follows:

ARTICLE 1
PARTY OBLIGATIONS

1.1. Water - Temporary Services by Mustang. Mustang agrees to continue to provide retail water services to existing customers in **Areas A** and **B** on **Exhibit A** from the Effective Date of this Agreement (defined below) until the date that City's governing body provides final acceptance of the water infrastructure required to allow City to serve **Areas A** and **B** on **Exhibit A** exclusively as authorized by this Agreement ("City Acceptance Date"). **Mustang agrees that it** will cease to provide retail water service to **Areas A** and **B** on **Exhibit A** commencing upon City Acceptance Date and that such cessation of service to **Areas A** and **B** on **Exhibit A** by Mustang shall continue through the Initial Term and all Renewal Terms of this Agreement.

1.2. Water - City Services. City agrees to construct or cause the construction of all water infrastructure necessary to provide retail water service to **Areas A** and **B** on **Exhibit A**, to take ownership and maintenance responsibility for such infrastructure, and to provide continuous water service to **Areas A** and **B** on **Exhibit A** during the Initial Term and all Renewal Terms of this Agreement. City shall not issue any building permits prior to City Acceptance Date**.**

1.3. Water - City Services. City agrees to construct or cause the construction of all sewer infrastructure necessary to provide retail sewer service to **Area C** on **Exhibit B**, to take ownership and maintenance responsibility for such infrastructure, and to provide continuous sewer service to **Area C** on **Exhibit B** during the Initial Term and all Renewal Terms of this Agreement. City shall not issue any building permits prior to City Acceptance Date**.**

ARTICLE 2
TERM/ TERMINATION OF AGREEMENT

2.1 **Term.** This Agreement shall be effective on the date of last approval by the respective governing body of each of the Parties hereto (the "Effective Date") and shall continue in effect for a period of twenty (20) years from the Effective Date (the "Initial Term") unless terminated pursuant to Section 2.2. Upon the expiration of the Initial Term, this Agreement shall be automatically renewed thereafter for four (4) successive five (5) year terms unless terminated pursuant to Section 2.2 (the "Renewal Term(s)").

2.2 **Termination.** This Agreement may be terminated by either Party by providing written notice the other at least twenty-four (24) months prior to the end of the Initial Term or any applicable Renewal Term.

ARTICLE 3
MISCELLANEOUS PROVISIONS

3.1 **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. Except as expressly provided herein, this Agreement shall not be modified or amended except in writing signed by the Parties.

3.2 **Representations.** By execution of this Agreement, each Party represents to the other that:

(1) In performing its duties and obligations hereunder, it will be carrying out one or more governmental functions or services which it is authorized to perform;

(2) The undersigned officer or agent of the Party has been properly authorized by that Party's respective governing body to execute this Agreement and that any actions or resolutions necessary to extend such authority have been duly passed and are now in effect;

(3) All payments required or permitted to be made by a Party will be made from current revenues available to the paying Party; and

(4) All payments provided to be made hereunder by one Party to the other are intended to and do fairly compensate the other Party for the services or functions performed hereunder.

3.3 **Notices.** Any notice and/or statement required and permitted to be delivered under this Agreement shall be sent by depositing same in the United States Mail, certified, return receipt requested, postage prepaid, or sent by overnight courier, or hand-delivered, addressed to the appropriate Party at the addresses set forth in the preamble to this Agreement. Notice shall be

effective five (5) days after deposit in the United States Mail or effective immediately upon personal delivery via courier or hand delivery.

3.4 No Waiver of Immunity. The City and Mustang agree that neither Party waives any sovereign or governmental immunity available to either the City or Mustang under Texas law and neither waives any available defenses under Texas law. Nothing in this Agreement shall be construed to create or grant any rights, contractual or otherwise, in or to any third persons or entities. This Agreement is not intended to extend the liability of the Parties beyond that provided by law. Neither the Mustang nor City waives any immunity or defense that would otherwise be available to it against claims by third parties.

3.5 Assignment; Third-Party Beneficiaries. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, and assigns as allowed herein, as of the Effective Date, even if later executed. This Agreement may not be assigned by either Party without the other's consent, which consent shall not be unreasonably denied, withheld or conditioned. This Agreement only inures to the benefit of and may only be enforced by the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

3.6 Applicable Law/Venue. This Agreement is made and shall be construed in accordance with the laws of the State of Texas. The Parties agree that Denton County, Texas, is the place of performance of this Agreement. Exclusive venue for any legal proceeding related to this Agreement shall lie in a court of competent jurisdiction in Denton County, Texas.

3.7 Independent Parties. The City and Mustang agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees, except as expressly set forth to the contrary in this Agreement. This Agreement does not and shall not be construed to entitle either Party or any of their respective employees, if applicable, to any benefit, privilege or other amenities of employment applicable to the other Party. The City understands and agrees that the City, its employees, servants, agents, and representatives shall not represent themselves to be employees, servants, agents, and/or representatives of Mustang. Mustang understands and agrees that the Mustang, its employees, servants, agents, and representatives shall not represent themselves to be employees, servants, agents, and/or representatives of the City.

3.8 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure, the party claiming the right to suspend its performance shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of the Party whose performance is suspended, and that could not have been avoided by

such Party with the exercise of good faith, due diligence and reasonable care.

3.9 Severability. If any provision of this Agreement is determined by a Court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

3.10 Nonwaiver. No course of conduct on the part of the City or Mustang nor any failure or delay by the City or Mustang with respect to exercising any right, power or privilege pursuant to this Agreement will operate to be construed as a waiver thereof.

3.11 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

City of Aubrey, Texas

_____
Chris Rich, Mayor
Date: _____

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia Adams, City Attorney

Mustang Special Utility District

By: _____
_____, President
Date: _____

ATTEST:

By: _____
_____,Secretary

APPROVED AS TO FORM:

_____
_____, Attorney for Mustang

Exhibit A
Service Area Map – Water

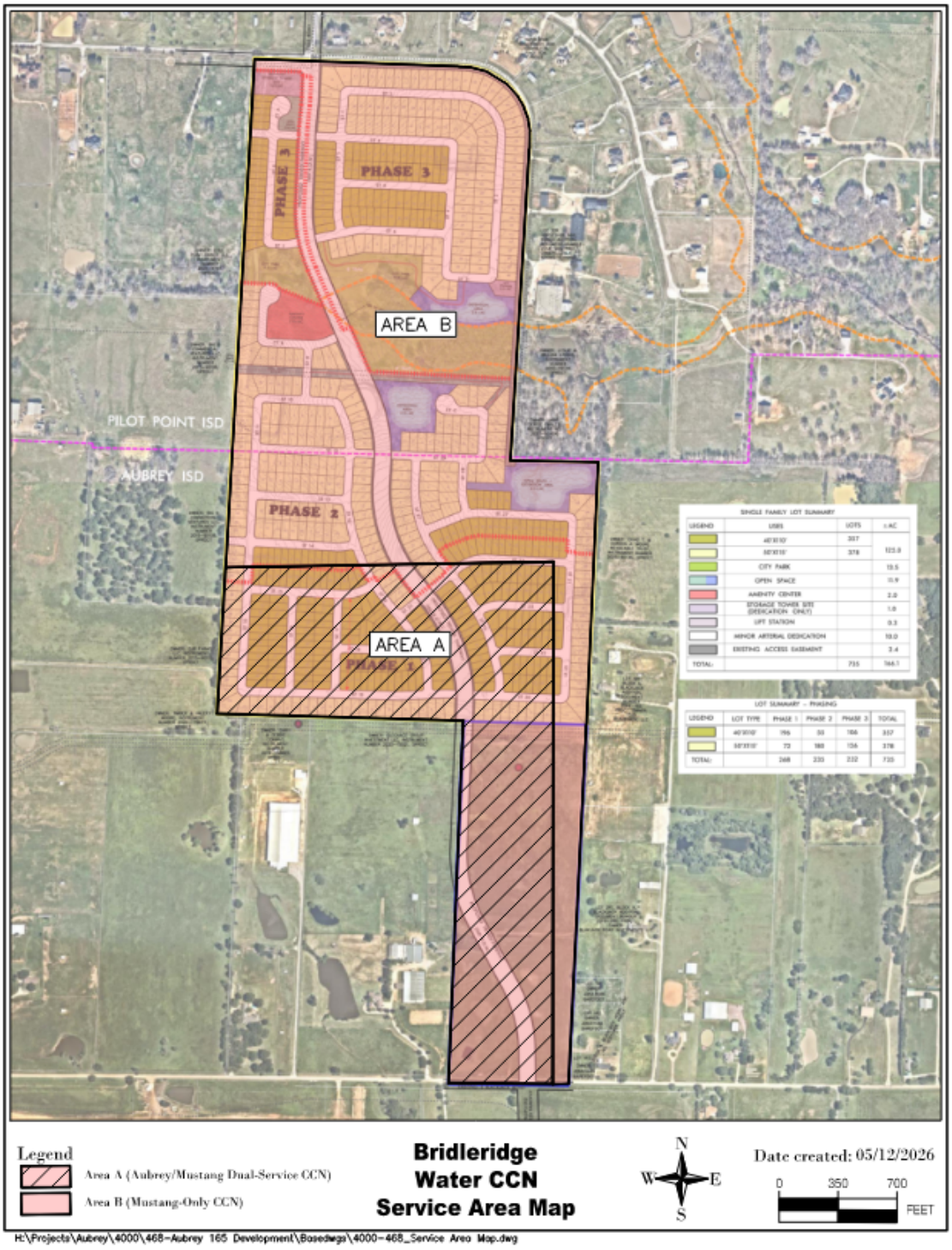
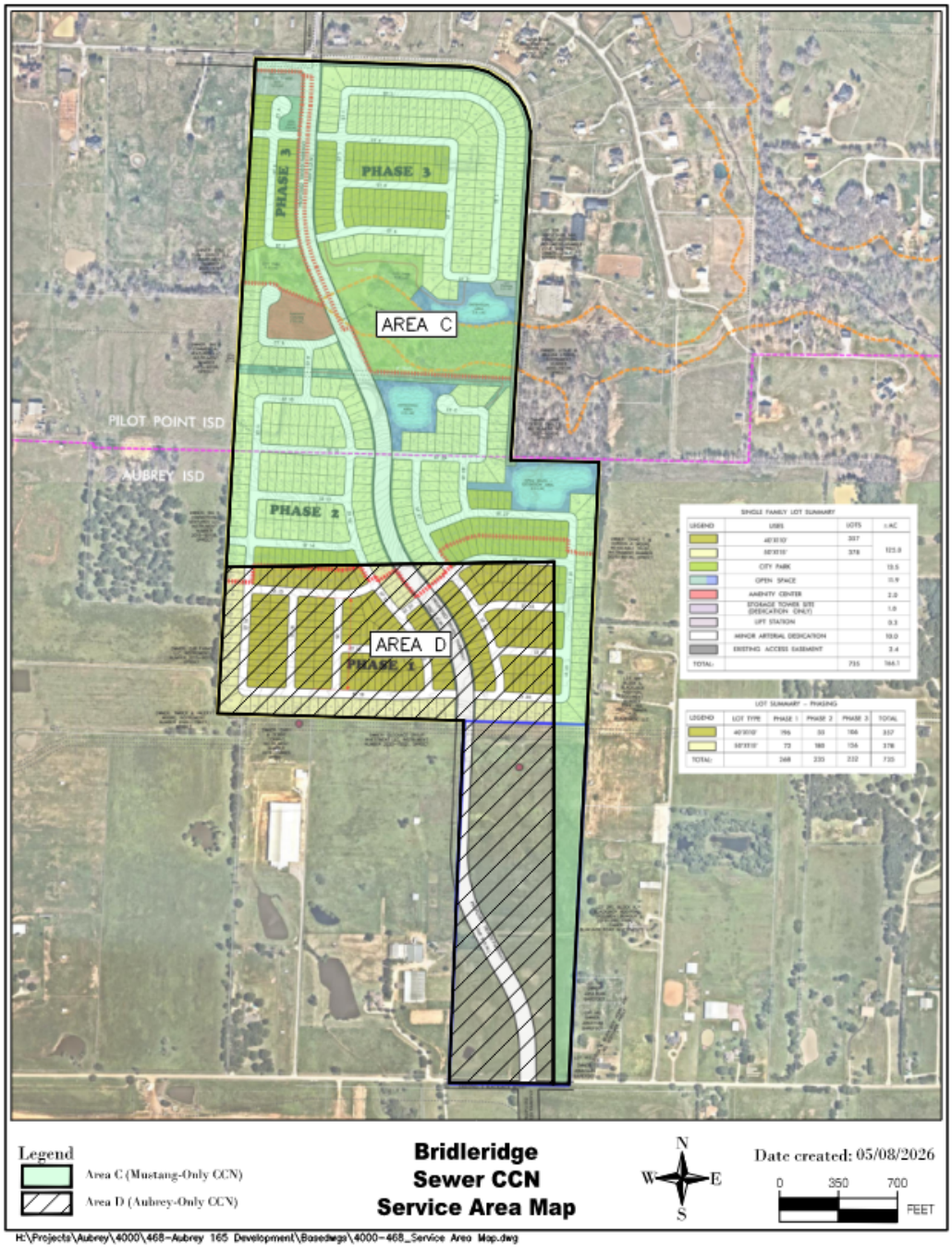


Exhibit B
Service Area Map - Sewer



City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Approve a request for a twelve-month extension of the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary
The Ribbonwood MUD #1 Preliminary Plat, is approximately 90 acres out of the F.H. Pollard Survey, Abstract 995, Denton County, Texas, located East of FM 2931, South of Springhill Rd, and East of Coffey Road, in the Aubrey Extraterritorial Jurisdiction was approved by the Planning and Zoning Commission on July 14, 2022, and by the City Council on July 26, 2022. City Council last approved a twelve-month extension of the preliminary plat expiration on June 26, 2025.

A Final Plat of Phase 1 of the Ribbonwood Development was approved, but a final plat has not been approved for Phase 2. Ribbonwood MUD #1 has submitted a written request to extend the expiration of the Preliminary Plat to allow additional time for the Phase 2 Final Plat processing.

Significant efforts and expenditures are being made toward permitting and developing the project. Phase I utilities and paving construction are complete, and the Final Plat was recorded in December 2025. The development is continuing to progress.

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, approve with conditions, or deny) the extension of the expiration date for the Ribbonwood MUD No. 1 Preliminary Plat.

Kimley»Horn

Memorandum

To: *Ms. Leanne Wilson, City of Aubrey*

From: *Kirby Logan, P.E., Kimley-Horn*

Date: *May 19, 2026*

Subject: *Ribbonwood MUD No. 1 – Preliminary Plat Extension Request*

Dear Ms. Wilson,

I respectfully request the expiration date of the Ribbonwood MUD No. 1 Preliminary Plat be extended for an additional one (1) year past its current expiration date of July 26, 2026. At this time, multiple designs, studies, plans and construction to develop the property are well underway.

Major items that have been coordinated with the City of Aubrey, Denton County and/or Mustang S.U.D. include the following:

- Letter of Map Amendment (LOMA) Request – Approved by FEMA in December 2023
- Traffic Impact Analysis – Approved by City in February 2024
- Flood Study – Approved by City in May 2024
- TxDOT Driveway Permit – Approved by TxDOT in July 2024
- TxDOT Utility Installation Request – Approved by TxDOT in October 2024
- Denton County Subdivision Permit Phase 1 – Approved by Denton County in May 2024
- Denton Excavation & Fill Permit Phase 1 – Approved by Denton County in May 2024
- **Final Plat Phase 1** – Approved by City of Aubrey in April 2024. **Recorded in December 2025.**
- Phase 1 Earthwork, Utilities & Paving – Final Accepted by Mustang S.U.D. and the MUD in November 2025
- Lift Station & Force Main – Final Accepted by Mustang S.U.D. in May 2026
- Denton County Subdivision Permit Phase 1 – Approved by Denton County in March 2026
- Denton Excavation & Fill Permit Phase 1 – Approved by Denton County in January 2026
- Construction Plans Phase 2 (Streets, Drainage) – In review by the City of Aubrey.

- Construction Plans Phase 2 (Water, On-site Sewer) – Approved by Mustang S.U.D. in January 2026

As you can see, significant efforts and expenditures are being made toward permitting and developing the project. Earthwork, Utilities and Paving are complete for Phase 1 of the Project and the Lift Station / Force Main. Current efforts generally involve Phase 2 permitting items. It is not expected that the Phase 2 Final Plat will be approved by July 26, 2026 (the current Preliminary Plat expiration date). Therefore, we would request that the Preliminary Plat expiration be extended as mentioned above, given the ongoing progress towards completion.

Don't hesitate to call with questions or for additional information. I can be reached at 972-731-3808.

Sincerely,



Kirby Logan, P.E.
Project Engineer

City Council Meeting
Staff Report
May 28, 2026

Agenda Item

Consider and take appropriate action regarding the Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, (the "Zone"), a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan, pursuant to Chapter 311, of the Texas Tax Code, and to submit the Final Plan to the City Council (MuniCap).

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

Summary

Municap, the City's PID and TIRZ Administrator, has prepared the Final Project and Finance Plan for the Tax Increment Reinvestment Zone No. 3, City of Aubrey, Texas. Chapter 311 of the Texas Tax Code requires the Final Project and Finance Plan be approved by Council by City ordinance. The Final Project and Finance Plan provides for the City of Aubrey to participate with thirty-eight (38%) of the tax increments generated by the ad valorem taxes of the City of Aubrey.

Financial Summary

Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2033	Base Value[1]	Total Projected Incremental Appraised Value at Buildout as of January 1, 2033	Total Projected Incremental Tax Revenue as of January 31, 2034
City of Aubrey	$615,835,186	$334,784	$615,500,402	$2,855,922

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value generating City ad valorem taxes shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

Staff Recommended Action
Approve

Staff Recommended Motion

Motion to recommend (approval/denial/tabling) of the Project and Finance Plan.

TAX INCREMENT REINVESTMENT ZONE NO. 3

CITY OF AUBREY, TEXAS

FINAL PROJECT PLAN
AND
FINANCING PLAN

MAY, 28, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

TAX INCREMENT REINVESTMENT ZONE NO. 3

CITY OF AUBREY, TEXAS

FINAL PROJECT PLAN AND FINANCING PLAN

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1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Aubrey, Texas, a Texas home rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City and within the extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the tax increment reinvestment zone is feasible, and that creation of the tax increment reinvestment zone is in the best interest of the City and the property in the tax increment reinvestment zone. The purpose of a tax increment reinvestment zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the tax increment reinvestment zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Council action on February 22, 2022, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 3, City of Aubrey" (the "Zone" or "TIRZ") that includes approximately 460.706 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on February 22, 2022, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this preliminary plan dated February 22, 2022 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed will be determined by the Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted Ordinance No. 741-22 on February 22, 2022 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Council found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

After the creation of the Zone, the Board, during its May 28, 2026, meeting, is anticipated to review the *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, City of Aubrey* (the "Final Plan"), approve and recommend to the City Council the Final Plan, pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider and approve the Final Plan on May 28, 2026.

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1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following:

- The development is completed as proposed by ALW 377 LLC, a Texas limited liability company, and FM Land Investments I, LLC, a Texas limited liability company, its successors or assignees (collectively, the "Developers");
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this Final Plan;
- The real property tax rate remains static at the fiscal year 2026 level in future years;
- The Zone includes 460.706 acres comprising the Property; and
- The City has committed to use **38.00%** of the incremental revenue generated from the Property.

In summary, the TIRZ financing analysis indicates that, assuming one and a half percent (1.5%) annual inflation through 2051 (and after completion of all phases), the Zone is estimated to have an incremental value of $823,004,086 as of January 2052.

Table 1-A below provides the projected total and incremental assessed value for the Zone in 2052. Refer to **Exhibit C**, attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value[1]	Incremental Value
2052	$823,004,086	$334,784	$822,669,302

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

The assessed values displayed in Table 1-A above are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B on the following page. The Property is anticipated to be fully built out by December 2033, and such fully built-out values are anticipated to be reflected in the 2034 property appraisal, and the related incremental taxes will become fully available on taxes due as of January 2031. The new proposed development could not occur without the Public Improvements (as defined herein) required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2033, is $615,835,186 with an incremental value of $615,500,402. Table 1-B illustrates the projected assessed value for taxes due as of January 2031, one and a half percent (1.5%) annual inflation.

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Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2033	Base Value[1]	Total Projected Incremental Appraised Value at Buildout as of January 1, 2033	Total Projected Incremental Tax Revenue as of January 31, 2034
City of Aubrey	$615,835,186	$334,784	$615,500,402	$2,855,922

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value generating City ad valorem taxes shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

Refer to **Exhibit C** for projected tax increment revenues for each year.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: https://comptroller.texas.gov/taxes/property-tax/valuing-property.php

2.3 APPEALS

According to the Denton County Appraisal District ("DCAD"), property owners may utilize the DCAD appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, DCAD or Appraisal Review Board ("ARB") that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the DCAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the DCAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB's order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the DCAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB's order by filing with the chief appraiser of the DCAD a notice of appeal.

2.4 Taxation Procedures

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 Penalties and Interest

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 Tax Sale

According to the Denton County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2026, the real property tax rate in the City is $0.464 per $100 of assessed value.

The City tax rates have fluctuated in past years. It is likely that the tax rate will continue to change over time; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C below provides historical tax rates from fiscal years 2016 to 2026.

Table 2-C
Historical Tax Rates 2016-2026

Fiscal Year	City Tax Rate Per $100 Assessed Value (M&O)	City Tax Rate Per $100 Assessed Value (I&S)	City Tax Rate Per $100 Assessed Value (Total)
2016-17	$0.223350	$0.338606	$0.561956
2017-18	$0.212981	$0.329158	$0.542049
2018-19	$0.220300	$0.321700	$0.542000
2019-20	$0.268600	$0.273000	$0.541600
2020-21	$0.291800	$0.249600	$0.54140
2021-22	$0.389190	$0.135810	$0.525000
2022-23			$0.525000
2023-24			$0.464928
2024-25			$0.464000
2025-26			$0.464000

Source: DCAD and City of Aubrey website.

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is located within the City's corporate limits at the time this TIRZ is created. The Property is comprised of 460.706 acres inclusive of property zoned as single family residential and commercial and more fully described in the City of Aubrey Zoning Ordinance (the "Zoning Ordinance") attached hereto as **Exhibit H**.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on **Exhibit A**.

Proposed Uses. The Property is zoned consistent with the Zoning Ordinance, and the uses permitted by development standards included in the development agreement dated as of June 30, 2021, by and between the Developer and the City (the "Development Standards") attached hereto as **Exhibit I**. A map of the Property is shown on **Exhibit D** and description of the proposed uses within the Property are shown on Table 3-A below.

Table 3-A
Description of Proposed Uses

Property Type	Estimated Completion	Quantity	Gross Square Feet (GSF)
Residential			
Single-Family – Lot Type 1	2030	850	-
Single-Family – Lot Type 2	2027	600	-
Commercial			
Retail	2029	-	85,000
Office	2033	-	200,000
Total		**1450**	**285,000**

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on **Exhibit B**. The list of Parcels in the Zone is shown in **Exhibit E.**

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Zoning Ordinances and Development Standards.

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3.3. Estimated Non-Project Costs

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. There are significant Non-project costs which are estimated at approximately $50,269,527 (to be updated with actual costs) for the total property within the Zone.

3.4. Relocation of Displaced Persons

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

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4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs defined below and the costs of the initial Public Improvements as well as related interest expense are estimated not to exceed $36,000,000 the "Maximum TIRZ Contribution Amount"), as set forth in **Exhibit F**, and such amount is subject to change based on actual costs and/or the expected TIRZ contribution amount contemplated in the Final Project and Financing Plan. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer of the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The Public Improvements that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, and landscape and irrigation improvements. All Public Improvements shall be designed and constructed in accordance with the applicable City and/or Mustang Special Utility District (the "District") standards and shall be reviewed, inspected, approved, and accepted by the City and/or the District, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City and/or the District, but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit E**, the current aggregate taxable assessed value of the property in the development based on the proportional acreage of the applicable parcels is $334,784 (shown as assessed value in the DCAD records). The development is projected to be fully built out by December 2033 based on the proposed absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only

on ‘direct’ financial benefits (i.e., projected tax revenues from new development in the Zone) of the Public Improvements to be constructed within the Zone and does not take into consideration the potential ‘multiplier effect’ of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at termination of the Zone as of January 1, 2052, is $823,004,086 with an incremental value of $822,669,302. The new development is projected to generate approximately $1,450,531 in annual projected incremental real property taxes at expiration of the Zone and approximately $79,876,355 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value as of January 1, 2052	Total Projected Annual Incremental Tax Revenue (Due by January 31, 2053)	Total Projected Incremental Tax Revenue during the Term of the TIRZ
City of Aubrey	$822,669,302	$1,450,531	$79,876,355

Approximately 62.00% of the new tax revenue generated from the new development within the Zone will be retained by the City. The remaining approximately 38.00% of the new tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the earlier of (i) Maximum TIRZ Contribution Amount is paid, or (ii) the term of the Zone expires in 2052. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the City.

These projections assume a one and a half percent (1.5%) annual property value inflation factor. As shown in **Exhibit C-3**, the total incremental tax revenue is projected to be $79,876,355. The Maximum TIRZ Contribution Amount towards the Public Improvements is estimated to be $36,000,000, and such amount is subject to change based on actual costs and/or the expected TIRZ contribution amount contemplated in this Final Plan. As a result, the TIRZ is anticipated to generate $49,523,340 (i.e., $79,876,355 - $30,353,015) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B shows the projected Maximum TIRZ contribution by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ[(a)]	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Maximum TIRZ Contribution Amount) [(b)]	Total Projected Incremental Tax Revenue Retained by the City[(c)]
City of Aubrey	$79,876,355	$30,353,015	$49,523,340

[(a)] Represents the projected incremental tax revenues generated from the Property.
[(b)] Pursuant to the development agreement, the Maximum TIRZ Contribution Amount is set to $36,000,000 and is subject to change based on actual costs and/ or the expected TIRZ contribution amount contemplated.
[(c)] Represents the total projected incremental tax revenue available to the City.

4.4. TIRZ Participation Level

For properties within the TIRZ, 38.00% of the total City incremental real property tax revenue will be pledged to the TIRZ Fund as shown in Table 4-C below.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation level
City of Aubrey	38.00%

4.5. Estimated Bonded Indebtedness

The Zone consists of approximately 460.706 acres. It is anticipated that TIRZ bonds or other similar debt obligations may be issued by the City in the future, in which a credit in the amount equal to 38% of the City total incremental real property tax revenue for properties within the Zone will be made available to pay debt service on such obligations, if any.

4.6. Estimated Time for Costs or Obligations

The Project Costs are estimated to be incurred within 36-48 months. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. Method of Financing

The City, in the future, will pay (using the TIRZ funds) the Project Costs as annual TIRZ contributions paid to the Developer via High Pointe Ranch MUD No. 1 which will utilize the TIRZ contributions to pay debt service on bonds issued to reimburse or directly reimburse the Developer. The Final Plan shall obligate the City to pay from the TIRZ Fund annual TIRZ contributions related to the Project Costs, which shall be reviewed and approved by the City. Funds deposited into the

TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per $100 of taxable assessed value in the Zone that equals 38.00% of taxable assessed value in the Zone from the City incremental property taxes collected in the Zone for years 2023 through 2053.

4.8. Total Appraised Value

The current total taxable assessed value of taxable real property in the Zone is $334,784 as shown in **Exhibit E**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be $823,004,086.

4.9. Estimated Captured Appraised Value Taxable by the City

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2022, the tax increment base of the Property will be $334,784 as shown in **Exhibit E**.

4.10. Duration of the Zone; Termination

The term of the TIRZ shall commence with the base year being 2022 (term beginning January 1, 2022) and the initial year being 2023. The TIRZ shall terminate in tax year 2052, with final payments made to the District no later than 2053, unless otherwise terminated in accordance with this section and the Act. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the DCAD. This plan attempts to estimate how the DCAD may estimate the value of the subject properties in the future. The values estimated by the DCAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The DCAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2026 as shown in Table 2-C. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on one and a half percent (1.5%) annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2026. Values in any future year may be less than values in 2026.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.

2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.

3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.

4. The subject properties will be served by adequate transportation, utilities and governmental facilities.

5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.

6. The subject properties will be developed, marketed, and operated in a highly professional manner.

7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.

8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

6. LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds Description of Property in the Zone
Exhibit C-1	Projected Absorption
Exhibit C-2	Projected Assessed Value
Exhibit C-3	Projected Incremental Assessed Values and Incremental Real Property Taxes available for Debt Service
Exhibit C-4	Projected Incremental Assessed Value & Incremental Real Property Taxes available to the City
Exhibit D	Map and Description of the Proposed Uses of the Property (Current Concept Plan)
Exhibit E	List of Parcels in the Zone and Current Appraised Value of the Zone (Base Year)
Exhibit F	Project Costs
Exhibit G	Map of Public Improvements
Exhibit H	Zoning Ordinance
Exhibit I	Development Standards

EXHIBIT A
MAP OF THE PROPERTY AND TIRZ ZONE

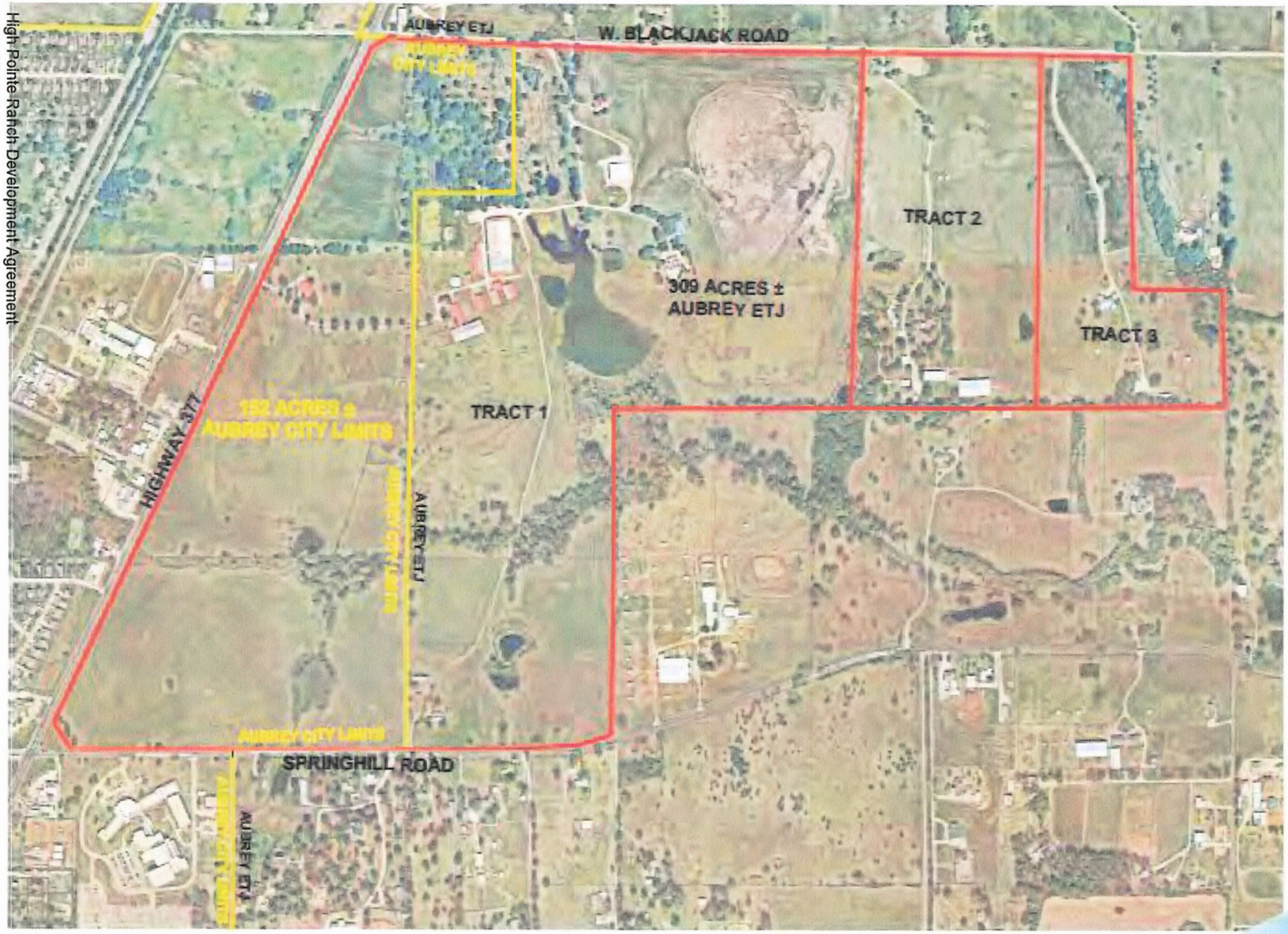

EXHIBIT "B"
High Pointe Ranch

Aubrey, Texas
April 2021

Kimley»Horn

EXHIBIT B
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 1

OF a 357.445 acres tract of land out of the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, being all of a certain 229.479 acres tract (Tract 1), a 32.8 acres tract (Tract 2) and a 29.885 acres tract (Tract 3), all described in Volume 4257, Page 1101, Document No. 99-0004597 of the Deed Records of Denton County, Texas; also being all of a certain 6.874 acres tract described in Volume 4574, Page 1528, Document No. 00-000036697 and all of a certain 57.6071 acres tract described in Volume 4483, Page 133, Document No. 99-000123273, both in the Deed Records of Denton County, Texas; and being further described by metes and bounds as follows

BEGINNING at a set "PK" nail in Blackjack Road (paved) and in the southeast right of way line of U.S. Highway No. 377 and in the recognized north line of said Francisco Trevino Survey and at the northwest corner of said 32.8 acres tract for the most northerly northwest and beginning corner of this tract. Whence the recognized southwest corner of the Thomas Chambers Survey, Abstract No. 223 bears South 87°12'41" East 60.40 feet.

THENCE South 87°12'41" East at 60.40 feet pass a "PK" nail at the southwest corner of a certain 6.164 acres tract (Tract 5) described in said Volume 4257, Page 1101 and in all 1160.06 feet along said Blackjack Road to a found "PK" nail at the southeast corner of said 6.164 acres tract for a corner of this tract.

THENCE South 88°09'42" East 505.03 feet to a set "PK" nail in said Blackjack Road for a corner of this tract.

THENCE South 89°21'04" East 1356.90 feet to a set "PK" nail in said Blackjack Road for the northeast corner of this tract.

THENCE South 01°40'27" West at 20.69 feet pass a 4" steel post in the south line of said Blackjack Road and in all 2322.77 feet to a set capped ½" iron rod for the most easterly southeast corner of this tract.

THENCE South 89°35'01" West at 250.28 feet pass a found capped ½" iron rod at the northeast corner of a certain 27.104 acres tract described in Document No. 96-000070599 and in all 1539.46 feet to a found ½" iron pipe at the northwest corner of a certain 27.600 acres tract described in Document No. 96-000070600 for an ell corner of this tract.

THENCE South 00°10'39" East 956.88 feet to a set capped ½" iron rod in the west line of said 27.600 acres tract for a corner of this tract.

THENCE South 00°56'07" West 1132.15 feet to a set capped ½" iron rod in the north right of way line of F.M. Highway No. 428 and at the southwest corner of said 27.600 acres tract for the most southerly southeast corner of this tract.

THENCE along the north right of way line of said F.M. Highway No. 428 the following courses and distances:

- South 71°34'50" West 144.40 feet to a set capped ½" iron rod;
- Westerly along the arc of a 07 deg. 21 min. 35 sec. non-tangent curve to the right having a radius of 778.51 feet, a central angle of 18 deg. 46 min. 14 sec., a chord of South 82°46'29" West 253.91 feet and an arc length of 255.05 feet to a set capped ½" iron rod;
- South 88°45'46" West 378.48 feet to a set capped ½" iron rod;
- South 89°36'06" West 1349.02 feet to a set capped ½" iron rod;
- And South 89°52'21" West 1364.91 feet to a set capped ½" iron rod in the southeast right of way line of said U.S. Highway No. 377 for the most southerly southwest corner of this tract;

THENCE North 32°23'53" West 213.57 feet along the southeast right of way line of said U.S. Highway 377 to a wood right of way marker for the most westerly southwest corner of this tract.

THENCE North 25°19'53" East 4804.08 feet along the southeast right of way line of said U.S. Highway No. 377 to a set capped ½" iron rod for the most westerly northwest corner of this tract.

THENCE North 59°03'36" East at 101.21 feet pass a set ½" iron rod and in all 166.34 feet to the POINT OF BEGINNING and containing 357.445 acres of land, more or less.

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 2

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

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

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

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

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

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158825 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the POINT OF BEGINNING and containing 61.611 acres (2,683,778 square feet) of land, more or less.

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 3

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

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

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

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

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

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

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet

to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

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

EXHIBIT C
PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND INCREMENTAL REAL PROPERTY TAXES

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-1.1: Projected Absorption - Residential [1]

Development Year Ending	Assessed As Of[2]	Lot Type 1		Lot Type 2		Total Residential	
		Units	Cumulative	Units	Cumulative	Units	Cumulative
31-Dec-22	1-Jan-23	0	0	0	0	0	0
31-Dec-23	1-Jan-24	0	0	0	0	0	0
31-Dec-24	1-Jan-25	0	0	0	0	0	0
31-Dec-25	1-Jan-26	12	12	96	96	108	108
31-Dec-26	1-Jan-27	73	85	290	386	363	471
31-Dec-27	1-Jan-28	199	284	214	600	413	884
31-Dec-28	1-Jan-29	392	676	0	600	392	1,276
31-Dec-29	1-Jan-30	126	802	0	600	126	1,402
31-Dec-30	1-Jan-31	48	850	0	600	48	1,450
31-Dec-31	1-Jan-32	0	850	0	600	0	1,450
31-Dec-32	1-Jan-33	0	850	0	600	0	1,450
31-Dec-33	1-Jan-34	0	850	0	600	0	1,450
31-Dec-34	1-Jan-35	0	850	0	600	0	1,450
31-Dec-35	1-Jan-36	0	850	0	600	0	1,450
31-Dec-36	1-Jan-37	0	850	0	600	0	1,450
31-Dec-37	1-Jan-38	0	850	0	600	0	1,450
31-Dec-38	1-Jan-39	0	850	0	600	0	1,450
31-Dec-39	1-Jan-40	0	850	0	600	0	1,450
31-Dec-40	1-Jan-41	0	850	0	600	0	1,450
31-Dec-41	1-Jan-42	0	850	0	600	0	1,450
31-Dec-42	1-Jan-43	0	850	0	600	0	1,450
31-Dec-43	1-Jan-44	0	850	0	600	0	1,450
31-Dec-44	1-Jan-45	0	850	0	600	0	1,450
31-Dec-45	1-Jan-46	0	850	0	600	0	1,450
31-Dec-46	1-Jan-47	0	850	0	600	0	1,450
31-Dec-47	1-Jan-48	0	850	0	600	0	1,450
31-Dec-48	1-Jan-49	0	850	0	600	0	1,450
31-Dec-49	1-Jan-50	0	850	0	600	0	1,450
31-Dec-50	1-Jan-51	0	850	0	600	0	1,450
31-Dec-51	1-Jan-52	0	850	0	600	0	1,450
Total		850		600		1,450	

MuniCap, Inc. es/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-1.1
20-May-26

[1]Provided by Developer.

[2]According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.2: Projected Absorption - Commercial[1]

Development Year Ending	Assessed As Of[2]	Retail		Office		Total Commercial	
		Units	Cumulative	Units	Cumulative	Units	Cumulative
31-Dec-22	1-Jan-23	0	0	0	0	0	0
31-Dec-23	1-Jan-24	0	0	0	0	0	0
31-Dec-24	1-Jan-25	0	0	0	0	0	0
31-Dec-25	1-Jan-26	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0
31-Dec-27	1-Jan-28	30,000	30,000	30,000	30,000	60,000	60,000
31-Dec-28	1-Jan-29	30,000	60,000	30,000	60,000	60,000	120,000
31-Dec-29	1-Jan-30	25,000	85,000	30,000	90,000	55,000	175,000
31-Dec-30	1-Jan-31	0	85,000	30,000	120,000	30,000	205,000
31-Dec-31	1-Jan-32	0	85,000	30,000	150,000	30,000	235,000
31-Dec-32	1-Jan-33	0	85,000	30,000	180,000	30,000	265,000
31-Dec-33	1-Jan-34	0	85,000	20,000	200,000	20,000	285,000
31-Dec-34	1-Jan-35	0	85,000	0	200,000	0	285,000
31-Dec-35	1-Jan-36	0	85,000	0	200,000	0	285,000
31-Dec-36	1-Jan-37	0	85,000	0	200,000	0	285,000
31-Dec-37	1-Jan-38	0	85,000	0	200,000	0	285,000
31-Dec-38	1-Jan-39	0	85,000	0	200,000	0	285,000
31-Dec-39	1-Jan-40	0	85,000	0	200,000	0	285,000
31-Dec-40	1-Jan-41	0	85,000	0	200,000	0	285,000
31-Dec-41	1-Jan-42	0	85,000	0	200,000	0	285,000
31-Dec-42	1-Jan-43	0	85,000	0	200,000	0	285,000
31-Dec-43	1-Jan-44	0	85,000	0	200,000	0	285,000
31-Dec-44	1-Jan-45	0	85,000	0	200,000	0	285,000
31-Dec-45	1-Jan-46	0	85,000	0	200,000	0	285,000
31-Dec-46	1-Jan-47	0	85,000	0	200,000	0	285,000
31-Dec-47	1-Jan-48	0	85,000	0	200,000	0	285,000
31-Dec-48	1-Jan-49	0	85,000	0	200,000	0	285,000
31-Dec-49	1-Jan-50	0	85,000	0	200,000	0	285,000
31-Dec-50	1-Jan-51	0	85,000	0	200,000	0	285,000
31-Dec-51	1-Jan-52	0	85,000	0	200,000	0	285,000
Total		85,000		200,000		285,000	

MuniCap, Inc. epoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-1.2
20-May-26

[1]Provided by Developer.

[2]According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.1: Projected Assessed Value - Residential

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Lot Type 1 Units[3]	Lot Type 1 Value Per Unit[4]	Lot Type 1 Projected Assessed Value	Lot Type 2 Units[3]	Lot Type 2 Value Per Unit[4]	Lot Type 2 Projected Assessed Value	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	0	$350,000	$0	0	$300,000	$0	$0
1-Jan-24	31-Jan-25	102%	0	$355,250	$0	0	$304,500	$0	$0
1-Jan-25	31-Jan-26	103%	0	$360,579	$0	0	$309,068	$0	$0
1-Jan-26	31-Jan-27	105%	12	$365,987	$4,391,849	96	$313,704	$30,115,537	$34,507,386
1-Jan-27	31-Jan-28	106%	85	$371,477	$31,575,566	386	$318,409	$122,905,899	$154,481,465
1-Jan-28	31-Jan-29	108%	284	$377,049	$107,082,030	600	$323,185	$193,911,121	$300,993,151
1-Jan-29	31-Jan-30	109%	676	$382,705	$258,708,676	600	$328,033	$196,819,788	$455,528,464
1-Jan-30	31-Jan-31	111%	802	$388,446	$311,533,467	600	$332,953	$199,772,084	$511,305,551
1-Jan-31	31-Jan-32	113%	850	$394,272	$335,131,545	600	$337,948	$202,768,666	$537,900,210
1-Jan-32	31-Jan-33	114%	850	$400,186	$340,158,518	600	$343,017	$205,810,196	$545,968,713
1-Jan-33	31-Jan-34	116%	850	$406,189	$345,260,895	600	$348,162	$208,897,349	$554,158,244
1-Jan-34	31-Jan-35	118%	850	$412,282	$350,439,809	600	$353,385	$212,030,809	$562,470,618
1-Jan-35	31-Jan-36	120%	850	$418,466	$355,696,406	600	$358,685	$215,211,271	$570,907,677
1-Jan-36	31-Jan-37	121%	850	$424,743	$361,031,852	600	$364,066	$218,439,440	$579,471,292
1-Jan-37	31-Jan-38	123%	850	$431,115	$366,447,330	600	$369,527	$221,716,032	$588,163,361
1-Jan-38	31-Jan-39	125%	850	$437,581	$371,944,040	600	$375,070	$225,041,772	$596,985,812
1-Jan-39	31-Jan-40	127%	850	$444,145	$377,523,200	600	$380,696	$228,417,399	$605,940,599
1-Jan-40	31-Jan-41	129%	850	$450,807	$383,186,048	600	$386,406	$231,843,660	$615,029,708
1-Jan-41	31-Jan-42	131%	850	$457,569	$388,933,839	600	$392,202	$235,321,314	$624,255,154
1-Jan-42	31-Jan-43	133%	850	$464,433	$394,767,847	600	$398,085	$238,851,134	$633,618,981
1-Jan-43	31-Jan-44	135%	850	$471,399	$400,689,364	600	$404,057	$242,433,901	$643,123,266
1-Jan-44	31-Jan-45	137%	850	$478,470	$406,699,705	600	$410,117	$246,070,410	$652,770,115
1-Jan-45	31-Jan-46	139%	850	$485,647	$412,800,200	600	$416,269	$249,761,466	$662,561,666
1-Jan-46	31-Jan-47	141%	850	$492,932	$418,992,203	600	$422,513	$253,507,888	$672,500,091
1-Jan-47	31-Jan-48	143%	850	$500,326	$425,277,087	600	$428,851	$257,310,506	$682,587,593
1-Jan-48	31-Jan-49	145%	850	$507,831	$431,656,243	600	$435,284	$261,170,164	$692,826,407
1-Jan-49	31-Jan-50	147%	850	$515,448	$438,131,086	600	$441,813	$265,087,716	$703,218,803
1-Jan-50	31-Jan-51	149%	850	$523,180	$444,703,053	600	$448,440	$269,064,032	$713,767,085
1-Jan-51	31-Jan-52	152%	850	$531,028	$451,373,599	600	$455,167	$273,099,992	$724,473,591
1-Jan-52	31-Jan-53	154%	850	$538,993	$458,144,203	600	$461,994	$277,196,492	$735,340,695

MuniCap, Inc. https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-2.1
20-May-26

[1]According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

[2]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.

[3]See Exhibit C-1.1.

[4]Provided by the Developer.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.2: Projected Assessed Value - Commercial

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Retail GSF[3]	Retail Value Per GSF[4]	Retail Projected Assessed Value	Office GSF[3]	Office Value Per GSF[4]	Office Projected Assessed Value	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	0	$225	$0	0	$189	$0	$0
1-Jan-24	31-Jan-25	102%	0	$228	$0	0	$192	$0	$0
1-Jan-25	31-Jan-26	103%	0	$232	$0	0	$195	$0	$0
1-Jan-26	31-Jan-27	105%	0	$235	$0	0	$198	$0	$0
1-Jan-27	31-Jan-28	106%	0	$239	$0	0	$201	$0	$0
1-Jan-28	31-Jan-29	108%	30,000	$242	$7,271,667	30,000	$204	$6,108,200	$13,379,867
1-Jan-29	31-Jan-30	109%	60,000	$246	$14,761,484	60,000	$207	$12,399,647	$27,161,131
1-Jan-30	31-Jan-31	111%	85,000	$250	$21,225,784	90,000	$210	$18,878,462	$40,104,246
1-Jan-31	31-Jan-32	113%	85,000	$253	$21,544,171	120,000	$213	$25,548,852	$47,093,023
1-Jan-32	31-Jan-33	114%	85,000	$257	$21,867,333	150,000	$216	$32,415,106	$54,282,439
1-Jan-33	31-Jan-34	116%	85,000	$261	$22,195,343	180,000	$219	$39,481,599	$61,676,942
1-Jan-34	31-Jan-35	118%	85,000	$265	$22,528,273	200,000	$223	$44,526,470	$67,054,743
1-Jan-35	31-Jan-36	120%	85,000	$269	$22,866,198	200,000	$226	$45,194,367	$68,060,564
1-Jan-36	31-Jan-37	121%	85,000	$273	$23,209,190	200,000	$229	$45,872,282	$69,081,473
1-Jan-37	31-Jan-38	123%	85,000	$277	$23,557,328	200,000	$233	$46,560,367	$70,117,695
1-Jan-38	31-Jan-39	125%	85,000	$281	$23,910,688	200,000	$236	$47,258,772	$71,169,460
1-Jan-39	31-Jan-40	127%	85,000	$286	$24,269,349	200,000	$240	$47,967,654	$72,237,002
1-Jan-40	31-Jan-41	129%	85,000	$290	$24,633,389	200,000	$243	$48,687,169	$73,320,557
1-Jan-41	31-Jan-42	131%	85,000	$294	$25,002,890	200,000	$247	$49,417,476	$74,420,366
1-Jan-42	31-Jan-43	133%	85,000	$299	$25,377,933	200,000	$251	$50,158,738	$75,536,671
1-Jan-43	31-Jan-44	135%	85,000	$303	$25,758,602	200,000	$255	$50,911,119	$76,669,721
1-Jan-44	31-Jan-45	137%	85,000	$308	$26,144,981	200,000	$258	$51,674,786	$77,819,767
1-Jan-45	31-Jan-46	139%	85,000	$312	$26,537,156	200,000	$262	$52,449,908	$78,987,064
1-Jan-46	31-Jan-47	141%	85,000	$317	$26,935,213	200,000	$266	$53,236,656	$80,171,870
1-Jan-47	31-Jan-48	143%	85,000	$322	$27,339,241	200,000	$270	$54,035,206	$81,374,448
1-Jan-48	31-Jan-49	145%	85,000	$326	$27,749,330	200,000	$274	$54,845,734	$82,595,064
1-Jan-49	31-Jan-50	147%	85,000	$331	$28,165,570	200,000	$278	$55,668,420	$83,833,990
1-Jan-50	31-Jan-51	149%	85,000	$336	$28,588,053	200,000	$283	$56,503,447	$85,091,500
1-Jan-51	31-Jan-52	152%	85,000	$341	$29,016,874	200,000	$287	$57,350,998	$86,367,873
1-Jan-52	31-Jan-53	154%	85,000	$346	$29,452,127	200,000	$291	$58,211,263	$87,663,391

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[1]According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

[2]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.

[3]See Exhibit C-1.2.

[4]Provided by the Developer.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.3: Projected Assessed Value - Total

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Residential Projected Assessed Value[1]	Commercial Projected Assessed Value[2]	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	$0	$0	$0
1-Jan-24	31-Jan-25	102%	$0	$0	$0
1-Jan-25	31-Jan-26	103%	$0	$0	$0
1-Jan-26	31-Jan-27	105%	$34,507,386	$0	$34,507,386
1-Jan-27	31-Jan-28	106%	$154,481,465	$0	$154,481,465
1-Jan-28	31-Jan-29	108%	$300,993,151	$13,379,867	$314,373,018
1-Jan-29	31-Jan-30	109%	$455,528,464	$27,161,131	$482,689,594
1-Jan-30	31-Jan-31	111%	$511,305,551	$40,104,246	$551,409,797
1-Jan-31	31-Jan-32	113%	$537,900,210	$47,093,023	$584,993,233
1-Jan-32	31-Jan-33	114%	$545,968,713	$54,282,439	$600,251,152
1-Jan-33	31-Jan-34	116%	$554,158,244	$61,676,942	$615,835,186
1-Jan-34	31-Jan-35	118%	$562,470,618	$67,054,743	$629,525,361
1-Jan-35	31-Jan-36	120%	$570,907,677	$68,060,564	$638,968,241
1-Jan-36	31-Jan-37	121%	$579,471,292	$69,081,473	$648,552,765
1-Jan-37	31-Jan-38	123%	$588,163,361	$70,117,695	$658,281,056
1-Jan-38	31-Jan-39	125%	$596,985,812	$71,169,460	$668,155,272
1-Jan-39	31-Jan-40	127%	$605,940,599	$72,237,002	$678,177,601
1-Jan-40	31-Jan-41	129%	$615,029,708	$73,320,557	$688,350,265
1-Jan-41	31-Jan-42	131%	$624,255,154	$74,420,366	$698,675,519
1-Jan-42	31-Jan-43	133%	$633,618,981	$75,536,671	$709,155,652
1-Jan-43	31-Jan-44	135%	$643,123,266	$76,669,721	$719,792,987
1-Jan-44	31-Jan-45	137%	$652,770,115	$77,819,767	$730,589,882
1-Jan-45	31-Jan-46	139%	$662,561,666	$78,987,064	$741,548,730
1-Jan-46	31-Jan-47	141%	$672,500,091	$80,171,870	$752,671,961
1-Jan-47	31-Jan-48	143%	$682,587,593	$81,374,448	$763,962,040
1-Jan-48	31-Jan-49	145%	$692,826,407	$82,595,064	$775,421,471
1-Jan-49	31-Jan-50	147%	$703,218,803	$83,833,990	$787,052,793
1-Jan-50	31-Jan-51	149%	$713,767,085	$85,091,500	$798,858,585
1-Jan-51	31-Jan-52	152%	$724,473,591	$86,367,873	$810,841,464
1-Jan-52	31-Jan-53	154%	$735,340,695	$87,663,391	$823,004,086

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20-May-26

[1]See Exhibit C-2.1.
[2]See Exhibit C-2.2.

Exhibit C-3: Projected Incremental Real Property Taxes Available for Debt Service - City of Aubrey

Tax Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2,3]	Base Value	Estimated Incremental Value	City of Aubrey Property Tax Rate (Per $100 A.V.)[4]	Total Incremental Tax Revenues	Percent Available for Debt Service[5]	Total Available Incremental Tax Revenues
31-Jan-23	100%	$334,784	($334,784)	$0	$0.541400	$0	38%	$0
31-Jan-24	100%	$8,057,268	($334,784)	$7,722,484	$0.525000	$40,543	38%	$15,406
31-Jan-25	100%	$34,840,216	($334,784)	$34,505,432	$0.464928	$160,425	38%	$60,962
31-Jan-26	100%	$39,607,237	($334,784)	$39,272,453	$0.464000	$182,224	38%	$69,245
31-Jan-27	100%	$115,567,140	($334,784)	$115,232,356	$0.464000	$534,678	38%	$203,178
31-Jan-28	106%	$154,481,465	($334,784)	$154,146,681	$0.464000	$715,241	38%	$271,791
31-Jan-29	108%	$314,373,018	($334,784)	$314,038,234	$0.464000	$1,457,137	38%	$553,712
31-Jan-30	109%	$482,689,594	($334,784)	$482,354,810	$0.464000	$2,238,126	38%	$850,488
31-Jan-31	111%	$551,409,797	($334,784)	$551,075,013	$0.464000	$2,556,988	38%	$971,655
31-Jan-32	113%	$584,993,233	($334,784)	$584,658,449	$0.464000	$2,712,815	38%	$1,030,870
31-Jan-33	114%	$600,251,152	($334,784)	$599,916,368	$0.464000	$2,783,612	38%	$1,057,773
31-Jan-34	116%	$615,835,186	($334,784)	$615,500,402	$0.464000	$2,855,922	38%	$1,085,250
31-Jan-35	118%	$629,525,361	($334,784)	$629,190,577	$0.464000	$2,919,444	38%	$1,109,389
31-Jan-36	120%	$638,968,241	($334,784)	$638,633,457	$0.464000	$2,963,259	38%	$1,126,039
31-Jan-37	121%	$648,552,765	($334,784)	$648,217,981	$0.464000	$3,007,731	38%	$1,142,938
31-Jan-38	123%	$658,281,056	($334,784)	$657,946,272	$0.464000	$3,052,871	38%	$1,160,091
31-Jan-39	125%	$668,155,272	($334,784)	$667,820,488	$0.464000	$3,098,687	38%	$1,177,501
31-Jan-40	127%	$678,177,601	($334,784)	$677,842,817	$0.464000	$3,145,191	38%	$1,195,172
31-Jan-41	129%	$688,350,265	($334,784)	$688,015,481	$0.464000	$3,192,392	38%	$1,213,109
31-Jan-42	131%	$698,675,519	($334,784)	$698,340,735	$0.464000	$3,240,301	38%	$1,231,314
31-Jan-43	133%	$709,155,652	($334,784)	$708,820,868	$0.464000	$3,288,929	38%	$1,249,793
31-Jan-44	135%	$719,792,987	($334,784)	$719,458,203	$0.464000	$3,338,286	38%	$1,268,549
31-Jan-45	137%	$730,589,882	($334,784)	$730,255,098	$0.464000	$3,388,384	38%	$1,287,586
31-Jan-46	139%	$741,548,730	($334,784)	$741,213,946	$0.464000	$3,439,233	38%	$1,306,908
31-Jan-47	141%	$752,671,961	($334,784)	$752,337,177	$0.464000	$3,490,845	38%	$1,326,521
31-Jan-48	143%	$763,962,040	($334,784)	$763,627,256	$0.464000	$3,543,230	38%	$1,346,428
31-Jan-49	145%	$775,421,471	($334,784)	$775,086,687	$0.464000	$3,596,402	38%	$1,366,633
31-Jan-50	147%	$787,052,793	($334,784)	$786,718,009	$0.464000	$3,650,372	38%	$1,387,141
31-Jan-51	149%	$798,858,585	($334,784)	$798,523,801	$0.464000	$3,705,150	38%	$1,407,957
31-Jan-52	152%	$810,841,464	($334,784)	$810,506,680	$0.464000	$3,760,751	38%	$1,429,085
31-Jan-53	154%	$823,004,086	($334,784)	$822,669,302	$0.464000	$3,817,186	38%	$1,450,531
Total						$79,876,355		$30,353,015

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20-May-26

[1]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.

[2]Years 2022-2025 are based on actual taxable values as reported by the Denton County Tax Assessor. Year 2026 is based on preliminary taxable values as reported by the Denton County Appraisal Dis

[3]See Exhibit C-2.3.

[4]Represents the City of Aubrey real property tax rate for tax year 2026. Source: Denton County Tax Assessor-Collector.

[5]Assumes 38% of incremental tax revenues are available for the repayment of debt service.

Exhibit C-4: Projected Incremental Real Property Taxes Available to the City - City of Aubrey

Tax Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2,3]	Base Value	Estimated Incremental Value	City of Aubrey Property Tax Rate (Per $100 A.V.)[4]	Total Incremental Tax Revenues	Percent Available to City[5]	Total Available Incremental Tax Revenues
31-Jan-23	100%	$334,784	($334,784)	$0	$0.541400	$0	62%	$0
31-Jan-24	100%	$8,057,268	($334,784)	$7,722,484	$0.525000	$40,543	62%	$25,137
31-Jan-25	100%	$34,840,216	($334,784)	$34,505,432	$0.464928	$160,425	62%	$99,464
31-Jan-26	100%	$39,607,237	($334,784)	$39,272,453	$0.464000	$182,224	62%	$112,979
31-Jan-27	100%	$115,567,140	($334,784)	$115,232,356	$0.464000	$534,678	62%	$331,500
31-Jan-28	106%	$154,481,465	($334,784)	$154,146,681	$0.464000	$715,241	62%	$443,449
31-Jan-29	108%	$314,373,018	($334,784)	$314,038,234	$0.464000	$1,457,137	62%	$903,425
31-Jan-30	109%	$482,689,594	($334,784)	$482,354,810	$0.464000	$2,238,126	62%	$1,387,638
31-Jan-31	111%	$551,409,797	($334,784)	$551,075,013	$0.464000	$2,556,988	62%	$1,585,333
31-Jan-32	113%	$584,993,233	($334,784)	$584,658,449	$0.464000	$2,712,815	62%	$1,681,945
31-Jan-33	114%	$600,251,152	($334,784)	$599,916,368	$0.464000	$2,783,612	62%	$1,725,839
31-Jan-34	116%	$615,835,186	($334,784)	$615,500,402	$0.464000	$2,855,922	62%	$1,770,672
31-Jan-35	118%	$629,525,361	($334,784)	$629,190,577	$0.464000	$2,919,444	62%	$1,810,055
31-Jan-36	120%	$638,968,241	($334,784)	$638,633,457	$0.464000	$2,963,259	62%	$1,837,221
31-Jan-37	121%	$648,552,765	($334,784)	$648,217,981	$0.464000	$3,007,731	62%	$1,864,793
31-Jan-38	123%	$658,281,056	($334,784)	$657,946,272	$0.464000	$3,052,871	62%	$1,892,780
31-Jan-39	125%	$668,155,272	($334,784)	$667,820,488	$0.464000	$3,098,687	62%	$1,921,186
31-Jan-40	127%	$678,177,601	($334,784)	$677,842,817	$0.464000	$3,145,191	62%	$1,950,018
31-Jan-41	129%	$688,350,265	($334,784)	$688,015,481	$0.464000	$3,192,392	62%	$1,979,283
31-Jan-42	131%	$698,675,519	($334,784)	$698,340,735	$0.464000	$3,240,301	62%	$2,008,987
31-Jan-43	133%	$709,155,652	($334,784)	$708,820,868	$0.464000	$3,288,929	62%	$2,039,136
31-Jan-44	135%	$719,792,987	($334,784)	$719,458,203	$0.464000	$3,338,286	62%	$2,069,737
31-Jan-45	137%	$730,589,882	($334,784)	$730,255,098	$0.464000	$3,388,384	62%	$2,100,798
31-Jan-46	139%	$741,548,730	($334,784)	$741,213,946	$0.464000	$3,439,233	62%	$2,132,324
31-Jan-47	141%	$752,671,961	($334,784)	$752,337,177	$0.464000	$3,490,845	62%	$2,164,324
31-Jan-48	143%	$763,962,040	($334,784)	$763,627,256	$0.464000	$3,543,230	62%	$2,196,803
31-Jan-49	145%	$775,421,471	($334,784)	$775,086,687	$0.464000	$3,596,402	62%	$2,229,769
31-Jan-50	147%	$787,052,793	($334,784)	$786,718,009	$0.464000	$3,650,372	62%	$2,263,230
31-Jan-51	149%	$798,858,585	($334,784)	$798,523,801	$0.464000	$3,705,150	62%	$2,297,193
31-Jan-52	152%	$810,841,464	($334,784)	$810,506,680	$0.464000	$3,760,751	62%	$2,331,666
31-Jan-53	154%	$823,004,086	($334,784)	$822,669,302	$0.464000	$3,817,186	62%	$2,366,655
Total						$79,876,355		$49,523,340

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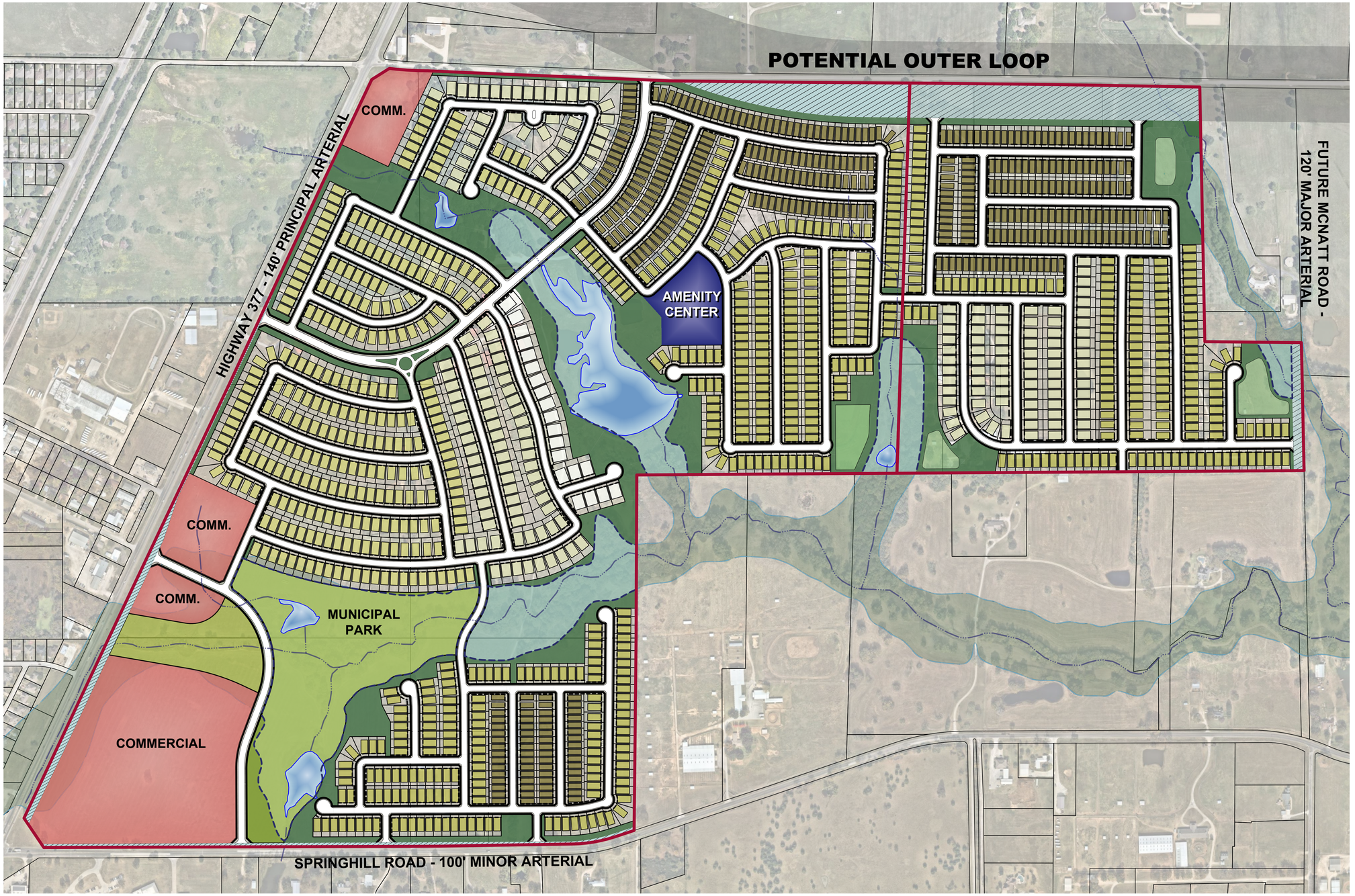
20-May-26

[1]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.
[2]Years 2022-2025 are based on actual taxable values as reported by the Denton County Tax Assessor. Year 2026 is based on preliminary taxable values as reported by the Denton County Appraisal Dis
[3]See Exhibit C-2.3.
[4]Represents the City of Aubrey real property tax rate for tax year 2026. Source: Denton County Tax Assessor-Collector.
[5]Assumes 62% of incremental tax revenues are available to the City.

EXHIBIT D

MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY
(CURRENT CONCEPT PLAN)



GRAPHIC SCALE IN FEET

0 150 300 600

1"=300' @ 22x34

Land Use Acreage Summary

High Pointe Ranch - VS Development, LLC

Residential Lots / Residential Rights of Way	243.3	68.2%
Commercial	36.8	10.3%
Right-of-Way Dedication	9.0	2.8%
Open Space / Floodplain / Detention	33.1	9.3%
Municipal Park	30.8	8.6%
Amenity Center	4.0	1.1%
Total	**357.0**	**100.0%**

Lot Type Summary

40' x 115'	235	22.8%
50' x 120'	376	36.4%
55' x 130'	290	28.1%
65' x 130'	111	10.8%
75' x 130'	20	1.9%
Total	**1,032**	**100.0%**

High Pointe Ranch - FM Land Investments I, LLC

Residential Lots / Residential Rights of Way	78.2	76.1%
Right-of-Way Dedication	9.0	8.8%
Open Space / Floodplain / Detention	15.5	15.1%
Total	**102.7**	**100.0%**

Lot Type Summary

40' x 120'	166	39.5%
50' x 120'	174	41.4%
60' x 130'	80	19.0%
Total	**420**	**100.0%**

Exhibit "C"

High Pointe Ranch

Aubrey, Texas
March 2021

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2020\2020103 - CIRCLE Y RANCH\CAD\EXHIBITS\PLANSHEETS\CONCEPT PLAN CIRCLE Y AND AUBREY WITH TABLES.DWG
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EXHIBIT E

LIST OF PARCELS IN THE ZONE AND CURRENT APPRAISED VALUE OF THE ZONE (BASE YEAR)

Tax Reinvestment Zone Number Three
High Point
Base Year Market Value vs Taxable Value
2022

Property ID[1]	Acreage	Owner	Market Value[2,3]	Taxable Value[2,4]
51952	32.8	Aubrey BlackJack Partners LLC	$2,195,541	$327,513
51960	1.33	FM Land Investors LLC	$46,631	$0
51976	51.433	FM Land Investors LLC	$1,971,632	$0
51979	3.269	FM Land Investors LLC	$114,528	$0
51982	41.64	FM Land Investors LLC	$2,029,072	$0
51988	5	FM Land Investors LLC	$1,134,671	$0
52118	6.84	Aubrey BlackJack Partners LLC	$821,504	$0
52119	29.885	Aubrey BlackJack Partners LLC	$1,757,417	$0
52121	171.66	Aubrey BlackJack Partners LLC	$11,671,163	$0
52141	57.6071	Aubrey BlackJack Partners LLC	$3,387,643	$3,629
52137	57.813	Aubrey BlackJack Partners LLC	$3,399,751	$3,642
Total	**459.28**		**$28,529,553**	**$334,784**

[1]The tax parcels shown above, comprise the Tax Increment Reinvestment Zone.

[2]Base value is based on the certified 2022 values.

[3]According to the Denton County Appraisal District records.

[4]According to the Denton County Tax Assessor Collector records.

EXHIBIT F
PROJECT COSTS

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit F: Project Costs[1]

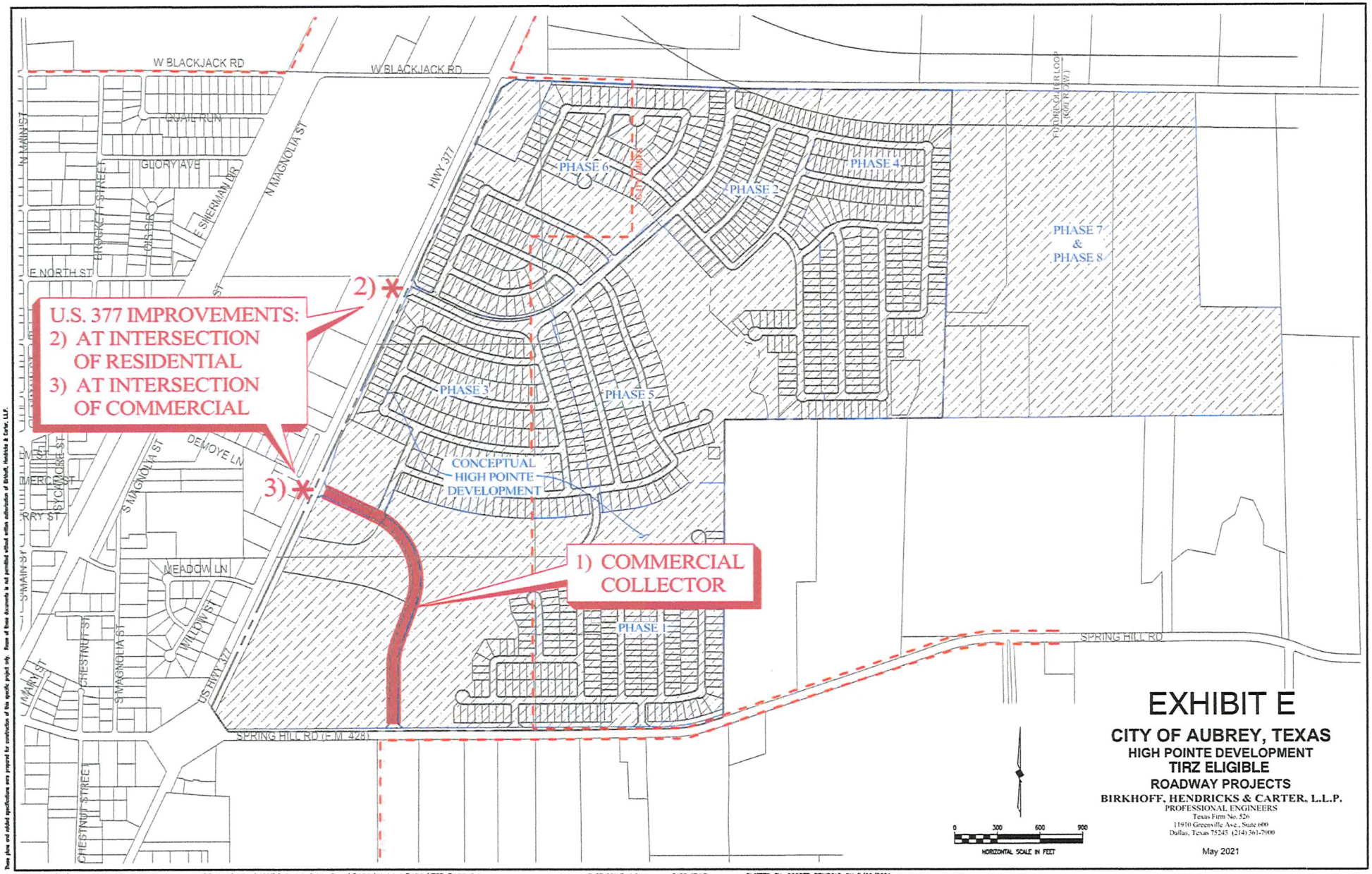
	Total
Hard Costs	
Grading & Site Preparation	$1,605,817
Water System	$3,066,829
Sanitary Sewer System	$3,002,715
Drainage System	$2,240,000
Street Improvements	$6,990,692
Turn Lane Improvements	$350,000
Common Area Amenities	$59,000
Sub-total hard costs	$17,315,053
TIRZ Administration Costs and Other Financing Costs	
TIRZ Administration Costs	$750,000
Other Financing Costs[2]	$7,351,020
Subtotal TIRZ Administration Costs and Other Financing Costs	$8,101,020
Soft Costs	
Other soft and miscellaneous costs	$5,110,730
Sub-total soft costs	$5,110,730
Total project costs financed	$30,526,803

MuniCap, Inc. *ɔejctions 3.0.xlsx]Exhibit F*
20-May-26

[1]Provided by Developer.

[2]Includes all cost of issuance, excluding TIRZ Administration Costs over the duration of the Zone.

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS



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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.

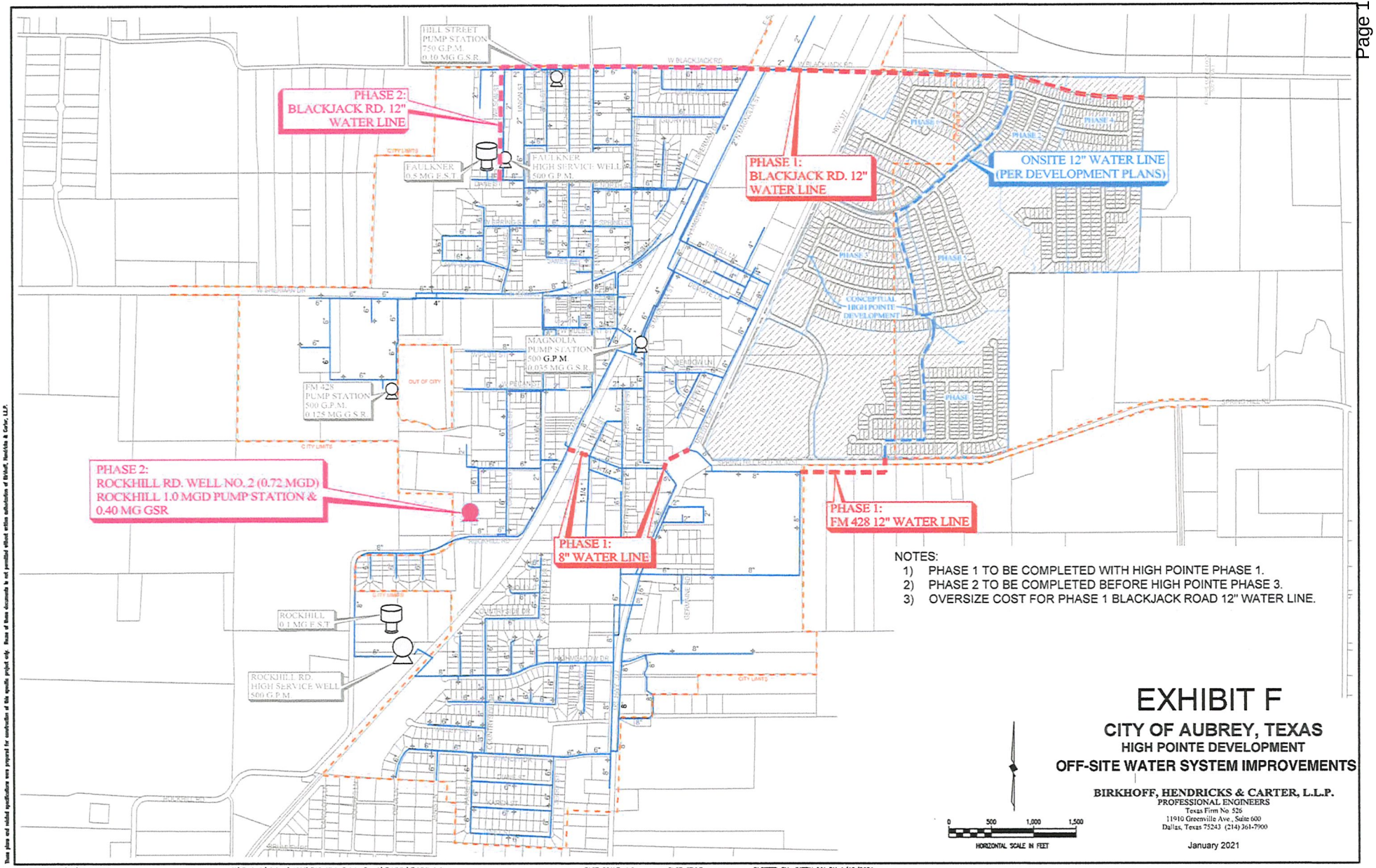

EXHIBIT F

CITY OF AUBREY, TEXAS

HIGH POINTE DEVELOPMENT

OFF-SITE WATER SYSTEM IMPROVEMENTS

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm No. 526
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

January 2021

These plans and related specifications were prepared for construction of this specific project only. None of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P.

REVISED: 1/12/21 - JMY H:\Projects\Aubrey\4000\346-High Pointe Ranch\Exhibits\Exhibit A.dwg PLOT SCALE: 1:2 PLOT STYLE: ---- PLOTTED BY: JUSTIN IVY ON 1/12/2021

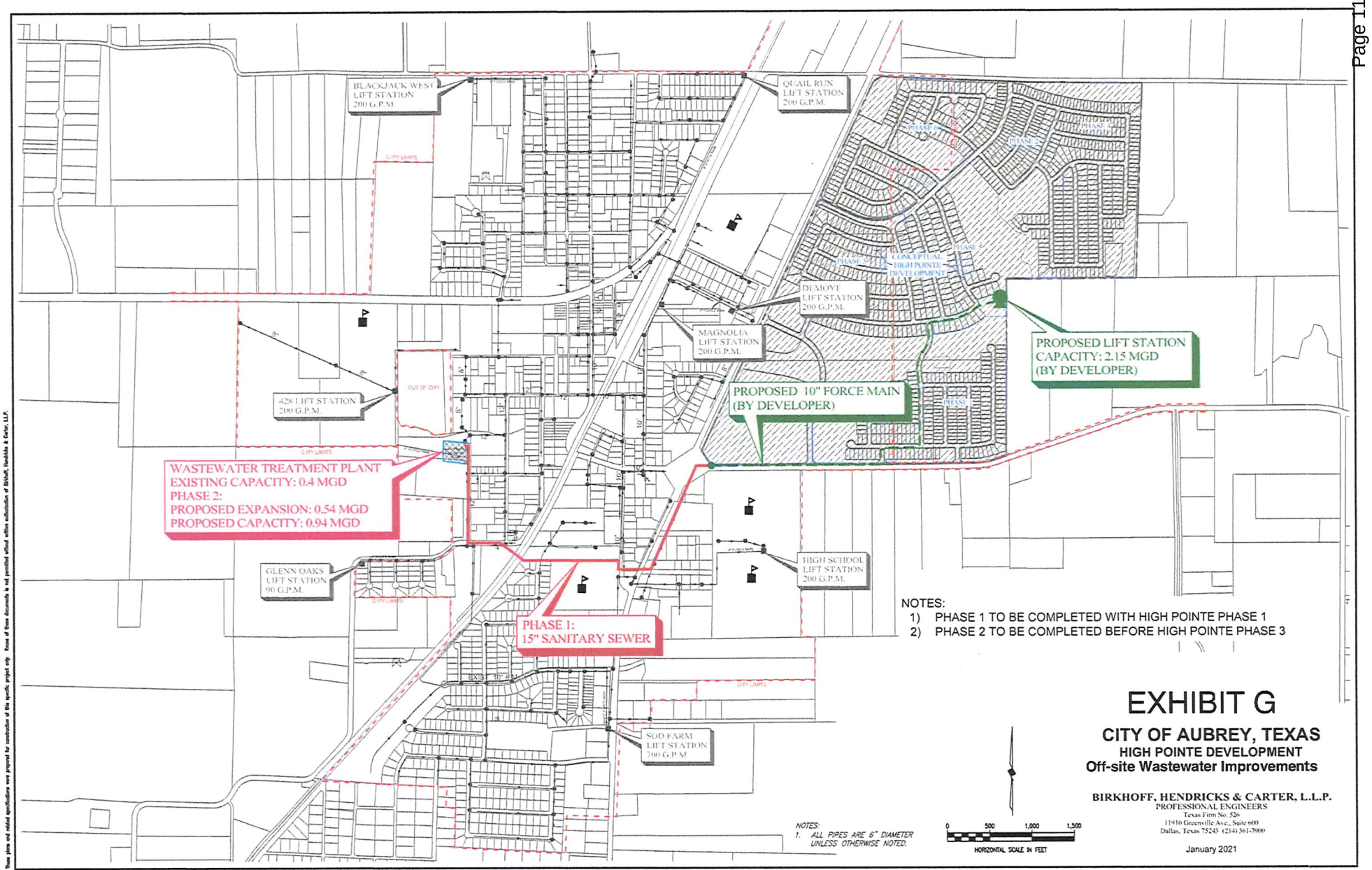

EXHIBIT G

CITY OF AUBREY, TEXAS

HIGH POINTE DEVELOPMENT
Off-site Wastewater Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm No. 526
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

January 2021

These plans and related specifications were prepared for construction of this specific project only. None of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, LLP.

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EXHIBIT H
ZONING ORDINANCE

Exhibit 14A

ZONING ORDINANCE

§ 1.	AUTHORITY.	§ 14.	MF - MULTIPLE-FAMILY RESIDENTIAL.
§ 2.	PURPOSE.		
§ 3.	ADMINISTRATION, ENFORCEMENT AND FEES.	§ 15.	GR - GENERAL RETAIL.
		§ 16.	SC - SHOPPING CENTER.
§ 4.	DEFINITIONS.	§ 17.	C - COMMERCIAL.
§ 5.	GENERAL PROVISIONS.	§ 18.	IND - INDUSTRIAL.
§ 6-A.	CONDITIONAL USE PERMITS.	§ 19.	MH - MOBILE HOME PARK.
§ 6-B.	SPECIFIC USE PERMITS.	§ 20.	PD - PLANNED DEVELOPMENT DISTRICT.
§ 7.	ANNEXED TERRITORY.	§ 21.	FP - FLOODPLAIN DISTRICT.
§ 8.	CLASSIFICATION OF NEW AND UNLISTED USES.	§ 22.	SCHEDULE OF DISTRICT REGULATIONS.
§ 9.	AG-R - AGRICULTURAL RESIDENTIAL DISTRICT.	§ 23.	SUPPLEMENTARY DISTRICT REGULATIONS.
§ 10.	SF1 - SINGLE-FAMILY RESIDENTIAL 1 ACRE LOT.	§ 24.	BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.
§ 11.	SF10 - SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOT.	§ 25.	PARKING SPACE REGULATIONS.
§ 12.	SF75 - SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.	§ 26.	NONCONFORMING USES.
		§ 27.	SIGN REGULATIONS.
§ 13.	SFAC - TWO-FAMILY RESIDENTIAL ATTACHED.	§ 28.	AMENDMENTS.
		§ 29.	SEVERABILITY.

ORDINANCE NO. 135-87

CITY OF AUBREY, TEXAS

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, ADOPTING A COMPREHENSIVE ZONING PLAN AND ZONING MAP AND DIVIDING THE CITY INTO SEVERAL DISTRICTS; ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS AND CREATING ZONING DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; WITHIN SUCH DISTRICTS REGULATING HEIGHT, SIZE AND LOCATIONS OF BUILDINGS; ESTABLISHING DENSITY, OPEN SPACE, SCREENING AND MINIMUM OFF-STREET PARKING REQUIREMENTS; REGULATING THE ERECTION, REPAIR AND ALTERATION OF ALL BUILDINGS AND STRUCTURES; PROVIDING FOR CONDITIONAL USE PERMITS FOR CERTAIN USES; RECOGNIZING NONCONFORMING USES AND STRUCTURES AND PROVIDING RULES FOR THE REGULATION THEREOF; PROVIDING FOR CERTIFICATES OF OCCUPANCY AND COMPLIANCE; DEFINING CERTAIN TERMS; PROVIDING A METHOD OF

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AMENDMENT; PROVIDING A PENALTY FOR VIOLATION OF SUCH ORDINANCE AND FOR INJUNCTIVE RELIEF TO PERSONS AFFECTED BY THE VIOLATION OF SAID ORDINANCE; PROVIDING A SAVING CLAUSE.

§ 1. AUTHORITY.

This Ordinance is prepared under the authority of Section 1, Article 1011a, Vernon's Civil Statutes of the State of Texas, to promote health, safety, and morals, and for the protection and preservation of places and areas of historical and cultural importance and significance, or the general welfare of the community, and the legislative body is empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of the yards, courts and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence or other purpose; and, in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction of [or] razing of buildings and other structures.
(Ordinance 135-87 adopted 4/14/87)

§ 2. PURPOSE.

These zoning regulations are made in accordance with the spirit of the community plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.
(Ordinance 135-87 adopted 4/14/87)

§ 3. ADMINISTRATION, ENFORCEMENT AND FEES.

A. ADMINISTRATION.The building official is hereby designated by the City Council as the administrative official to supervise the administration and enforcement of this Ordinance. The building official may be provided with the assistance of such other persons or consultants as the City Council may direct.

   If the administrative official finds that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures, removal of illegal buildings or structures or of illegal additions, alterations, or structural changes, discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

B. VIOLATION AND PENALTIES.The owner or general agent of a building or premises where a violation of any provision of the regulations of this Ordinance has been committed or shall exist or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable by a fine of not less than Ten Dollars ($10.00) or not

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more than Two Hundred Dollars ($200.00) for each and every day that such violation exists.

C. INTERPRETATION AND APPEALS.It is the intent of this ordinance that the duties of the City Council in connection with this ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in subsection D, below. The, City Council shall have only the duties expressly reserved for it in this ordinance including without limitation considering and allowing or rejecting proposed amendments or the repeal of this ordinance, as provided by law, and, of establishing a schedule of fees and charges as stated in subsection E, below. It is further the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to and decided by the administrative official, and that such questions shall be presented to the board of adjustment only on appeal from the decision of the administrative official, and that recourse from the decisions of the board of adjustment shall be to the courts as provided by law.

D. BOARD OF ADJUSTMENT.

(1) Creation.There is hereby created a board of adjustment which shall be organized, appointed, and function as follows:

The board of adjustment shall consist of five members who are residents of the City of Aubrey, each to be appointed by the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. The City Council shall designate one member as chairman and one member as vice-chairman. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made. Provided, however, that the City Council may appoint a minimum of two alternate members and a maximum of four who shall serve in the absence of one or more of the regular members when requested to do so by the chairman or Mayor, as the case may be.

The terms of three members shall expire in May of each odd-numbered near [year] and the terms of two of the members shall expire in May of each even-numbered year. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first meeting after their appointment. If the City has already appointed persons to serve on the board of adjustment at the time that the ordinance setting forth this subsection as amended is adopted, those persons shall continue to serve on the board of adjustment unless replaced or removed as provided under this ordinance.

The City Council may remove a member of the board of adjustment at any time for cause, as found by the City Council, on a written charge after a public hearing.

(2) Organization.The board of adjustment shall hold an organizational meeting in May of each year and shall meet as necessary. The board of adjustment shall adopt its own rules of procedure and keep a record of its proceedings consistent with applicable law. Meetings shall comply with applicable state law including the Open Meetings Act.

(3) Powers and Duties of Board.

(a) Appeals Based on Error:The board of adjustment shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by an administrative official of the City in the

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enforcement of this ordinance.

(b) Limitation on Resubmittals: When the board of adjustment has denied an application, no resubmittal of the application or new application of a similar nature shall be accepted by the board of adjustment or scheduled for 12 months after the date of denial. Notwithstanding the foregoing, the board of adjustment may, at its discretion, accept resubmittal of an application or a new application of a similar nature relating to an application that is withdrawn during a board of adjustment meeting or hearing. Applications which have been withdrawn before the board of adjustment meeting may be resubmitted at any time for hearing before the board of adjustment.

(c) Vote of Four Members Required: The concurring vote of four members of the board of adjustment is necessary to:

(i) reverse an order, requirement, decision or determination of the administrative official;

(ii) decide in favor of an applicant on a matter on which the board of adjustment is required to pass; or

(iii) authorize a variation from the terms of this ordinance.

(4) Procedure.

(a) Appeals may be taken to and before the board of adjustment by any person aggrieved, or by any officer, department, board or bureau in the City. Such appeal shall be made by filing in the office of the City Secretary a notice of appeal and specifying the grounds thereof. The office or department from which the appeal is taken shall forthwith transmit to the board of adjustment all of the papers constituting the record from which the action appealed was taken.

(b) Stay of Proceedings: An appeal shall stay all proceedings in furtherance of the action appealed from unless the administrative official shall certify to the board of adjustment that, by reason of facts in the certificate, a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order, which may be granted or by [granted by] a court of equity, after notice to the office from whom the appeal originated.

(c) Notice of Hearing on Appeal: The board of adjustment shall fix a reasonable time for the hearing of the appeal or other matter referred to, it. and shall mail notices of such hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the board of adjustment to be affected thereby, such owners and persons being determined according to the current tax rolls of the City. Depositing of such written notice in the mail shall be deemed sufficient compliance therewith.

(d) Decision by board of adjustment: The board of adjustment shall decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. The board of adjustment may reverse or affirm wholly or partly or may modify the order, requirements, decision, or determination as in its opinion ought to be made in the premises, and to that end, shall have all powers of the officer or department from whom the appeal is taken.

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(e) All official actions by the board of adjustment shall be recorded in meeting minutes and all such actions shall further be in the form of a written order of the board of adjustment, which shall be filed in the office of the board of adjustment as soon as is practicable after the order has been duly approved by the board of adjustment. For purpose of filing such orders, the office of the board of adjustment shall be deemed to be the office of the City Secretary of the City of Aubrey.

(5) Variances.

(a) The board of adjustment shall have the power to authorize, upon appeal in specific cases, such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship and so that the spirit of this ordinance shall be observed and substantial justice done, including the following: (i) the full provision of parking or loading facilities; or (ii) when such regulations would impose an unreasonable hardship upon the use of the lot. The board of adjustment shall not waive or reduce such requirements merely for the purpose of granting an advantage or a convenience.

(b) A written application for variance shall be submitted together with the required fee, accompanied by an accurate legal description, maps, site plans, drawings and any necessary data, demonstrating:

(1) that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(2) that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

(3) that the special conditions and circumstances do not result from the actions of the applicant;

(4) that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and

(5) no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(6) Changes

(a) The board of adjustment shall have no authority to change any provisions of this ordinance and its jurisdiction is limited to: (1) hardship and borderline cases which may arise from time to time; and (2) presiding over proceedings and performing other functions as specified in this ordinance or another applicable ordinance. The board may not change the district designation of any land either to a more or less restrictive zone.

(b) It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official, that such questions shall be

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presented to the board of adjustment only on appeal from the decision of the administrative official and that recourse from the decisions of the board of adjustment shall be to the courts as provided by the laws of the State of Texas.

E. FEES.The City Council shall, by resolution, establish a schedule of fees, charges, and expenses and a collection procedure for the administration, permits, certificates of occupancy, zoning change requests, and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the office of the zoning administrative official, and may be altered or amended only by action of the City Council. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.01, adopted 8/21/12; Ordinance 547-14 adopted 12/16/14)

§ 4. DEFINITIONS.

For the purpose of this Ordinance, certain terms and words are defined and shall have the meanings ascribed in this Ordinance unless it is apparent from the context that different meanings are intended:. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. If no such customary usage exists, the definition found in the latest edition of Webster's Dictionary shall be used.

(1) *Accessory Building* -means a subordinate building the use of which is incidental to that of the main building on the same lot.

(2) *Administrative Official* -is the officer or other designated authority charged with the administration and enforcement of this Ordinance, or his duly authorized representative.

(3) *Alley* -is a public minor way which is used primarily for secondary vehicular service access to the back or side of properties otherwise abutting on a street or highway.

(4) *Apartment* -is a room or suite of rooms in an apartment house arranged, designed or occupied as a dwelling unit residence by a single family, individual, or group of individuals living together as a single housekeeping unit.

(5) *Apartment Hotel* -is an apartment house which furnishes services for the use of tenants which are ordinarily furnished by hotels.

(6) *Apartment House* -is any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or dwelling units or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.

(7) *Automobile Repair, Major* -is any area used for general repair, rebuilding or reconditioning engines, motor vehicles, trailers; collision services, including body, frame or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

(8) *Automobile Repair, Minor* -is any area used for minor repair or replacement of parts, tires, tubes, batteries and minor motor services such as grease, oil, spark plug and filter changing of passenger cars and trucks not exceeding one and one-half (1-1/2) ton capacity, but not including any operation named under "automobile repair, major" or any other similar use thereto.

(9) *Automobile Sales Area* -is an open area or lot used for the display or sale of automobiles, where no work is done.

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(10) *Automobile Service Station* -is any building and/or premises where gasoline, oil, grease, batteries, tires and accessories may be supplied and dispensed at retail, including the servicing of vehicles designed or calculated to be performed by the customer. In addition, the following services may be rendered and sales made and no other:

(a) Sale and service of spark plugs, batteries and distributors and distributor parts;.

(b) Tire servicing and repair, but not recapping or regrooving;

(c) Replacement or adjustment of automobile accessories;

(d) Radiator cleaning and flushing; provision of water; antifreeze and other additives;

(e) Washing and polishing and sale of automotive washing and polishing materials;

(f) Greasing and lubrication;

(g) Providing and repairing fuel pumps, oil pumps and lines;

(h) Servicing and repair of carburetors;

(i) Adjusting and repairing brakes;

(j) Emergency wiring repairs;

(k) Motor adjustments not involving removal of head or crankcase;

(l) Trailer rental;

(m) Provision of cold drinks, packaged foods, tobacco and similar convenience goods for customers, but only as accessory and incidental to the principal operation;

(n) Provision of road maps and other information material;

(o) Provision of restroom facilities;

(p) Parking lot as an accessory use;

(q) Wrecker service; and

(r) Uses permissible at a service station do not include body work; transmission or brake overhauling; straightening of frames or body parts; steam cleaning, painting, welding, storage of automobiles not in operating condition nor the operation of a commercial garage as an accessory use.

(11) *Automobile Wash or Laundry* -See Carwash.

(12) *Basement* -is a building story the floor line of which is below grade at any entrance or exit, but may have at least one-half (1/2) of its height above the average level of the adjoining grade level.

(13) *Block* -means that property abutting on one side of a street and lying between the nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right-of-way, waterway, or other barrier to or gap in the continuity of development along such street.

(14) *Boarding-Lodging House* -means a dwelling wherein lodging or meals for three (3) or more

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persons, not members of the principal family therein, is provided for compensation, but not including a building in which ten (10) or more guest rooms are provided.

(15) *Building* -is any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one (1) or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

(16) *Building Height* -is the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

(17) *Building Line* -a line parallel or approximately parallel to the street line at a specific distance therefrom marking the minimum distance from the street line that a building may be erected.

(18) *Building Official* -See Administrative Official.

(19) *Carwash* -is a building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.

(20) *Cemetery* -is land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes including columbariums, crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

(21) *Certificate of Occupancy* -is an official certificate issued by the building inspector which indicates conformance with or approved conditional waiver from the zoning regulations and authorized legal use of the premises for which it is issued.

(22) *Clinic* -is a public or private, profit or nonprofit facility for the reception and treatment of outpatient persons physically or mentally ill, injured, handicapped or otherwise in need of physical or mental diagnosis, treatment, care or similar service.

(23) *Club* -is a nonprofit association of persons who are bona fide members, paying regular dues and are organized for a common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

(24) *Club, Private (Class I)* -is an establishment or enterprise wherein activities are carried on by or for a group or association of dues-paying members organized for some common purpose.

(25) *Club Private (Class II)* -is a club as defined above, except such establishments shall have been issued an alcoholic beverage permit by the Texas Alcoholic Beverage Commission.

(26) *Community Center, Public* -means building and grounds owned and operated by the governmental body for the social, recreational, health and welfare of the community served.

(27) *Conditional Use* -means any building, structure, and use which complies with the applicable regulations and standards governing conditional uses of the zoning district in which such building, structure, and use is located and for which a permit is granted.

(28) *Convalescent (rest) Home* -is a home designed for the care of patients after they leave the hospital before but before they are released from observation and treatment.

(29) *Convenience Store* -See Neighborhood Convenience Center.

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(30) *Court* -means an open, unoccupied space on the same lot with a building and bounded on two (2) sides by such building, or the open space provided for access to a dwelling group.

(30-A) *Day Care Center* -a facility that is licensed, certified, or registered by the State of Texas to provide daytime care, supervision, training, education, physical rehabilitation, or recreational activities for more than six children, adults, or elderly, for less than twenty-four (24) hours a day, at a location other than the permit holder's primary residence, and where such children, adults or elderly are not related by blood, marriage or adoption to the owner or operator of the facility.

(31) *Display Sign* -is a structure that is arranged, intended, designed or used as an advertisement, announcement or direction, including sign, billboard and advertising device of any kind.

(32) *District* -means a portion of the territory of the City of Aubrey within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance. The term "R District" shall mean any AG-R, SF1, SF10, SF75, SFAC, and MF District; the term "I District" shall mean any IND District; and the term "C District" shall mean any GR, SC or C District.

(33) *Dwelling Unit* -means a room or group of rooms including cooking accommodations, occupied by one (1) family, and in which not more than two (2) persons, other than members of the family, are lodged or boarded for compensation at any one time.

(34) *Dwelling Unit, Single-Family, Attached* -means a dwelling which is joined to another dwelling at one (1) or more sides by a party wall or abutting separate walls and is designed for occupancy by one (1) family and is on a separate lot delineated by front, rear and side lot lines.

(35) *Dwelling Unit, Single-Family, Detached* -means a building containing one (1) dwelling unit and located on a lot or separate building tract and having no physical connection to a building on any other lot.

(36) *Dwelling Unit, Two-Family* -means a building containing two (2) dwelling units.

(37) *Dwelling Unit, Multiple* -means a building containing three (3) or more dwelling units.

(38) *Dwelling Group* -means a group or row of dwellings, each containing one (1) or more dwelling units and all occupying one (1) lot or site, as defined herein, and having a court in common; including a bungalow court or apartment court, but not including an automobile court or automobile camp.

(39) *Essential Services* -means the erection, construction, alteration, maintenance by public utilities or by governmental departments or commissions of such underground, or overhead gas, electrical, steam, or water transmission or distribution systems and structures, collection, communication, supply or disposal systems and structures, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, streetlights, traffic signals, hydrants and other similar equipment, and accessories in connection therewith, but not including building or microwave radio relay structures, as are reasonably necessary for the furnishing of adequate service by such public utilities or governmental departments or commission or as are required for protection of the public health, safety, or general welfare. For the purpose of this definition, the word "building" does not include "structures" for essential services.

(40) *Family* -means two (2) or more persons, occupying a dwelling unit as a single, nonprofit

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housekeeping unit, but not including a group occupying a hotel, boardinghouse, club, dormitory, fraternity or sorority house.

(41) *Farm* - is an area of two (2) acres or more which is used for the growing of usual farm products such as vegetables, fruit, trees and grain and storage on the area as well as the raising thereon of the usual farm poultry and farm animals such as horses, cattle, sheep and swine, including dairy farms with necessary accessory uses and for treating and storing the produce; provided, however, that the operation of such accessory shall be secondary to that of the normal activities; and provided further that it does not include the commercial feeding of offal or garbage to swine or other animals.

(41.1) *Fence* - means a freestanding structure typically composed of a sequence of posts or stakes connected by wood, wire, rails or other materials and generally designed to restrict or prevent movement from one space to another space or to provide visual sectioning of spaces.

(42) *Floodplain* - is the relatively flat low lands adjoining the channel of a river, stream or watercourse which has been or may be covered by floodwater. Any land covered by the water of a one hundred (100) year frequency storm is considered in the floodplain.

(43) *Frontage* - is all the property abutting on one (1) side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead-end street, or village boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. Where a lot abuts more than one (1) street, the Planning and Zoning Commission shall determine the frontage for purposes of this Ordinance.

(44) *Front Yard* - is an open, unoccupied space on a lot facing a street and extending across the front of the lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projection of the usual steps or eave overhang.

(45) *Garage, Private* - means an accessory building or portion of a main building on the same lot and used for the storage only of private passenger motor vehicles, not more than two (2) of which are owned by others than the occupants of the main building.

(46) *Garage, Public* - means a building or portion of a building, except that herein defined as a private garage or as a repair garage, used for the storage of motor vehicles, or where any such vehicles are kept for remuneration or hire; in which any sale of gasoline, oil, and accessories is only incidental to the principal use.

(47) *Garage, Repair* - means a building or space for the repair or maintenance of motor vehicles, but not including factory assembly of such vehicles, auto wrecking establishments or junkyards.

(48) *Garden Apartment* - is a multifamily dwelling unit with not more than two and one-half (2-1/2) stories. The building generally has private outdoor space, either on grade, or a private balcony.

(48.1) *Government Use* - any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the governmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering

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area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature.

(49) *Grade* -when used as a reference point in measuring height of building, the "grade" shall be the average elevation of the finished ground at the exterior walls of the main building.

(50) *Green Belt* -is a piece of land, normally relatively narrow in comparison to its length, reserved to provide for both passive and active recreation, to function as a corridor connecting park areas, to serve as a buffer between various land uses, or to provide for open space. It frequently utilizes floodplains along creeks and is often left in its natural state.

(51) *Gross Floor Area* -means the living area of a building, including the walls thereof, but excluding all porches, open breezeways and garages.

(52) *Height of Building* -means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to a point midway between elevation of the eaves and elevation of the ridges, [of a] gable, hip and gambrel roof.

(53) *Home Occupation* -means any occupation customarily conducted for gain or support entirely within a dwelling by a member or members of a family while residing therein, and which is clearly incidental and secondary to the residential use of the premises and does not change the character thereof.

(54) *Hospital* -may be a public or private, profit or nonprofit institution for the reception and treatment of the physically or mentally handicapped, sick or injured, and shall be distinguished by its inpatient facilities. It may also be an institutional sanctuary for the reception of the aged, or for the physically or mentally ill, retarded, infirm or deficient. Permitted accessory uses shall include medical and psychiatric clinics, doctors' offices, sale of medical and surgical specialties and supplies, crutches, artificial members and appliances, training in the use of artificial services, pharmacies and similar uses; provided, however, that any such accessory use is so use-wide related to the principal use as to be in fact an integral part of the total purpose and is incorporated within the same building or building complex; and provided further, that the floor area occupied by all accessory uses does not exceed one-third (1/3) of the total floor area. Whether or not a questionable use is "similar," or an "integral" part of the total purpose shall be subject to determination by the board of adjustment. Hospital related X-ray and laboratory facilities shall not be considered accessory uses in computation or [of] area occupancy.

(55) *Hotel* -means a building or portion thereof in which ten (10) or more guest rooms are provided for occupancy for compensation by transient guests.

(56) *Industry* -is the storage, repair, manufacture, preparation or treatment of any article, substance or commodity.

(57) *Junkyard or Salvage Yard* -means any area used for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials or goods, or used for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof.

(58) *Kennel* -is any structure or premises on which more than three (3) dogs over six (6) months of age and seven (7) dogs under six (6) months of age are kept.

(59) *Land Use Plan* -is the long-range plan for the desirable use of land in the City of Aubrey as officially adopted and as amended from time to time by the City Council; the purpose of such plan being, among other things, to serve as a guide in the zoning and progressive changes in the

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zoning of land to meet the changing needs, in the subdividing and use of undeveloped land, and in the acquisition of rights-of-way or sites for public purposes such as streets, parks, schools and public buildings.

(60) *Loading Space* -is an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

(61) *Lodging house* -means the same as boardinghouse.

(62) *Lot* -means the entire parcel of land occupied or to be occupied by a main building and its accessory buildings, or by a group such as a dwelling group or automobile court and their accessory buildings, including the yards and open spaces required therefor [under] this title and other applicable law.

(63) *Lot, Corner* -means a lot abutting on two (2) intercepting or intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five (135) degrees.

(64) *Lot Coverage* -the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

(65) *Lot, Interior* -means a lot other than a corner lot.

(66) *Lot, Lines* -means the property lines bound [bounding] the lot as defined herein.

(67) *Lot, Through* -means a lot having its front and rear lines on different streets, or having its front or rear line on a street and the other line on a river, lake, creek or other permanent body of water.

(68) *Lot, Depth* -means the average depth from the front line of the lot to the rear line of the lot.

(69) *Lot Width* -means the width measured at a distance back from the front line equal to the minimum depth required for a front yard.

(70) *Lot of Record* -is a lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Clerk of Denton County, or a parcel of land, the deed for which was recorded in the Office of the County Clerk, Denton County, prior to January 1, 1987.

(71) *Main Building* -means a building in which is conducted the principal use of the lot on which it situated.

(72) *Manufactured Home, HUD-Code* -means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. References in this Ordinance to “mobile home(s)” shall be taken to be references to HUD-Code manufactured home(s). Mobile homes, as defined in the Manufactured Housing Standards Act, Article 5221f, Section 3(a), V.T.C.S., shall not be used as dwelling units within the corporate limits of the City of Aubrey.

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(73) *Mobile Home* -See "Manufactured Home, HUD-Code."

(74) *Mobile Home Park or Subdivision* -means a parcel of land which is owned by an individual, a firm, trust, partnership, public or private association or corporation, and has been developed for rental or sale of lots to persons with HUD-Code manufactured homes (mobile homes).

(75) *Mobile Home Lot* -means that part of a parcel of land (mobile home site) in a mobile home park which has been reserved for the placement of one (1) HUD-Code manufactured home (mobile home).

(76) *Modular Home* -means a dwelling that is constructed in one or more modules at a location other than the homesite, or is constructed utilizing one or more modular components, and which is designed to be used as a permanent residence when the modular components or modules are transported to the homesite and are joined together, or are erected and installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems. It is expressly provided, however, that the term modular home shall not mean nor apply to:

(a) housing constructed of sectional or panelized systems not utilizing modular components;

(b) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location; or

(c) any dwelling constructed in modules incorporating concrete as the basic and predominant structural component.

(77) *Motel* -means a building or a group of two (2) or more buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, and used primarily for the accommodation of automobile travelers, including groups designated as auto cabins, motor lodges, motor courts, motels, and similarly designated groups.

(78) *Neighborhood Convenience Center* -means centers which carry convenience goods, such as groceries, drugs, hardware, and some variety items, and also includes some service stores. The neighborhood convenience center may contain one (1) or two (2) small apparel or shoe stores, but it is clearly dominated by convenience goods, which are items of daily consumption and very frequent purchase, sometimes called "spot necessity" items. This neighborhood serving store group is within convenient walking distance of families served (within convenient driving range in low-density areas), with due consideration for pedestrian access and amenity of surrounding areas.

(79) *Nonconformity Use* -means use of a building or land which existed previously that does not conform to the present regulations as to use for the district in which it is situated.

(80) *Nursing Home* -is a home where ill or elderly people are provided with lodging and meals with or without nursing care.

(81) *Open Space* -is that part of any lot or tract that is used for recreational purposes, both passive and active, but not including areas used for parking or maneuvering of automobiles, or drives or approaches to and from parking areas. Floodplains, or 50 percent of any standing surface water, may be considered as open space, provided such open space is contiguous and part of the platted lot and is maintained and utilized in the same manner and to the same degree as all other open space areas as designated on the site plan as filed with the building permit application.

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(82) *Parking Area, Private* -means a permanently surfaced open area for the same uses as a private garage.

(83) *Parking Area, Public* -means a predominantly surfaced open area, other than street, or other public way, used for parking of automobiles and available to the public for a fee, free, or as an accommodation for clients or customers.

(84) *Parking Space* -means a permanently surfaced area not less than one hundred eighty (180) square feet (measured approximately nine (9) feet by twenty (20)feet) either within a structure or in the open, not on public right-of-way, exclusive of driveways or access drives, for the parking of one (1) vehicle.

(85) *Planned Development* -shall mean land under unified control, planned and developed as a whole; in a single development operation or a definitely programmed series of development operations, including all lands and buildings; for principal and accessory structures and uses substantially related to the character of the district; according to comprehensive and detailed plans which include not only streets, utilities, and lots or building sites, but also site plans, floor plans, and elevations of all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and with a program for provision, operation and maintenance of such areas, improvements, facilities, and services as will be for common use by some or all of the occupants of the district, but will not be provided, operated, or maintained at general public expense.

Planned development is both a concept and a zoning classification which may include, in addition to planned unit development, commercial, shopping center, and industrial uses or combination thereof, which may be intended to serve areas within the district and areas without the district.

(86) *Private Garage* -is an accessory building housing vehicles owned and used by the occupant of the main building; if occupied by vehicles of others; it is a storage space.

(87) *Rear Yard* -means the required rear yard is an open space unoccupied and unobstructed except for accessory uses extending across the rear of a lot from one side lot line to the other side lot line, the depth of which is dependent upon the zoning district in which the lot is located.

(88) *Recreational Vehicle* -is a vehicular, portable structure designed to be transported over the highway and containing living or sleeping accommodations, such structure being designed and actually used as a temporary dwelling during travel for recreation and pleasure purposes.

(89) *Rooming House* -is a dwelling occupied by a resident family or resident occupant and three (3) or more rent-paying persons.

(90) *School, Business or Trade* -means a business organized to operate for a profit and offering instruction and training in service or art such as a secretarial school, barber college, beauty school or commercial art school.

(91) *School, Elementary and High* -means an institution of learning which offers instruction in several branches of learning and study required to be taught in public school. High schools include junior and senior grades.

(92) *Screening Element (Device)* -or suitably screened as herein referred, shall mean any of the following:

(a) Any solid material constructed of brick, masonry, or of a concrete or metal frame, or wood

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or base which supports a permanent type material, the vertical surface of which is not more than 30 percent open; or

(b) Any dense evergreen hedge or plant material suitable for providing a visual barrier, for which such material shall be maintained in a healthy growing condition.

(c) Landscaped earth berms may, when appropriate in scale, be considered and used as a screening element in lieu of a fence, wall, hedge, or other dense planting material.

(93) *Service Stations* -See Automobile Service Station.

(94) *Shopping Center* -is an area consisting of one (1) acre or more arranged according to a site plan to be submitted to and to be approved by the Planning and Zoning Commission and the City Council on which is indicated the amount of land to be devoted to the shopping center, the detailed arrangement of various buildings, parking area, streets and type of zoning desired. The installation of all utilities, drainage structure, paving of streets, parking area, alley and installation of sidewalks shall be in accordance with the City of Aubrey specifications for each type of improvement.

(95) *Story* -means that portion of a building included between the surface of a floor and the surface of a floor next above it, or if there is no floor above it, then the portion of the building between the surface of a floor and the ceiling or roof above it. A basement shall be counted as a story for the purposes of height regulations, if the vertical distance from grade to the ceiling is more than seven (7) feet.

(96) *Story, Half* -means the topmost story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

(97) *Street* -means a public or private thoroughfare which affords the principal means of access to abutting property.

(98) *Structural Alteration* -means any change, addition, or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, joists, roof joists, rafters, or trusses.

(99) *Towers (Radio, Television, or Microwave)* -means structures supporting antennae for transmitting or receiving any of the radio spectrum, but excluding noncommercial antennae installations for home use of radio.

(100) *Tourist Home* -is a building or part thereof, other than hotel, boarding house, lodging house, or motel, where lodging is provided by a resident family in home for compensation, mainly for transients.

(101) *Trailer including automobile trailer and trailer coach* -is any vehicle or structure constructed in such a manner as to permit occupancy thereof as sleeping quarters or the conduct of any business, trade, or occupation or use as a selling, or advertising device, or use for storage or conveyance of tools, equipment, and machinery and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power.

(102) *Trailer Park* -means any lot or part thereof or any parcel of land which is used or offered as a location for one (1) or more trailers.

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(103) *Thoroughfare* -means an officially designated federal or state numbered highway or county or other road or street designated as a primary thoroughfare on the official thoroughfare plan of the City of Aubrey.

(104) *Thoroughfare Plan* -means the official thoroughfare plan of the City of Aubrey adopted by the City Council establishing the location and official right-of-way width of principal highways and streets in the city, together with all amendments thereto subsequently adopted.

(105) *Townhouse or Row House* -means three (3) or more dwelling units attached by common vertical walls.

(106) *Use* -means the purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied.

(107) *Use, Accessory* -means a subordinate use on the same lot with the principal use and incidental and accessory thereto.

(108) *Used Car Lot* -is a lot or tract of land used for the sale or display for sale of two (2) or more previously owned motor vehicles, including but not limited to passenger automobiles, motorcycles, trucks, dune buggies and other types of motor vehicles designed for use upon the public roads or for pleasure off public roads, but not including farm implements, mobile homes, campers and recreational vehicles, or construction equipment such as cranes, bulldozers and related equipment and trucks over one ton capacity.

(109) *Vehicle Service Center* -means a center for the repair and maintenance of, or diagnosis upon, motor vehicles, including tire installation, but not including the sale of gasoline, body work, or spray painting.

(110) *Yard* -means an open space, other than a court, on the same lot with a building.

(111) *Yard, Front* -means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main building, including an enclosed or covered porch, provided that the front yard depth shall be measured from the future street line for a street on which a lot fronts, when such line is shown on the official map or is otherwise established.

(112) *Yard, Rear* -means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.

(113) *Yard, Side* -means a yard between the side line of the lot and the main building extending from the front yard to the rear yard and having a width equal to the shortest distance between said side line and the main building.

(114) *Zoning Map* -means the official zoning map of the City of Aubrey, together with all amendments subsequently adopted.

(115) *Application Filing Date.*The date an application is filed on behalf of an Applicant by City staff for consideration by a City board, commission, or City Council, which shall be stamped on the application by City staff on the date the application is set on an agenda for consideration by the authority responsible for approval and determined complete. See also definition of Application Filing Window and Filed in this section.

(116) *Application Filing Window.*The period of time during which City staff is capable of filing plats,

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site plans, conceptual plans, general plans, or similar materials necessitating consideration by a City board, Commission, or City Council.

(117) *Filed, and Variants Thereof.* Unless otherwise necessitated by the immediate context, this term refers to the combination of (a) delivery by City staff of complete and satisfactory Application materials to the City authority responsible for approval of same, together with (b) corresponding placement of the item on an agenda for consideration at a meeting of the appropriate authority. Mere submission or physical delivery of application materials by an Applicant to City staff does not constitute "filing" for purposes of this article. No item is capable of being "filed" unless and until the administrative review process has been completed and the item is also placed on an upcoming agenda for a meeting of the appropriate authority. See also definitions for Application filing date in this article.

(118) *Response Submission Window.* The period of time during which an Applicant whose materials were conditionally approved or disapproved may submit a request that City staff file a response to the reviewing authority for reconsideration or appeal of a revised submission for the same project, containing only those modifications directly related to satisfaction of the conditions stated by the City, which begins on the 10th business day prior to and ending on the 4th business day prior to the next scheduled meeting of the body responsible for the next stage of approval.

(119) *Site Plan and Site Plan, Conceptual.* The document(s) required for certain development activities to ensure compliance with the City's zoning regulations which meets all requirements of the City, including Section 5(Q) of this code (as amended). Site plans are intended to be treated identically as preliminary plats for purposes of the City's submission, filing, and review procedures under Chapter 10 of this code, and are therefore to be considered included in the general term "plat" and in substitution for "preliminary plat" in that article as the context may require to accomplish that intent. In this article, however, the term site plan does not include a preliminary plat or final plat.

(Ordinance 135-87 adopted 4/14/87; Ordinance 546-14, sec. 2, adopted 11/18/14; Ordinance 593-16, sec. 2, adopted 7/19/16; Ordinance 643-18, sec. 2, adopted 9/28/18; Ordinance 680-20 adopted 4/28/20; Ordinance 776-23 adopted 1/26/2023)

§ 5. GENERAL PROVISIONS.

A. ESTABLISHMENT OF DISTRICTS. For the purpose of this Ordinance, the City of Aubrey, Texas, is hereby divided into twelve (12) districts as follows:

AG-R - Agriculture Residential District

SF1 - Single-Family Residential Large Lot, 1 acre lot

SF-10 - Single-Family Residential, 10,000 sq. ft. lot

SF-75 - Single-Family Residential, 7,500 sq. ft.

SFAC - Two-Family Residential Attached

MF - Multiple-Family Residential

GR - General Retail

SC - Shopping Center

C - Commercial

IND - Industrial District

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MH - Mobile Home Park District

PD - Planned Development District

B. FLOODPLAIN DESIGNATION OVERLAY.Notwithstanding the foregoing, there shall be a district known as a "FP" floodplain district which may be coextensive with or overlap any or all of the foregoing districts or portions thereof and any tract of land or portion thereof may, at the same time, be zoned for the uses in one of the foregoing districts and be zoned "FP" floodplains.

Where a tract of land or portion thereof is zoned for the uses of one of the foregoing districts and is also zoned "FP" floodplain, the restriction contained in the "FP" floodplain district shall be applicable to said tract or portion thereof and shall take precedence over the other zoning districts.

C. OFFICIAL ZONING MAP.The city is hereby divided into zones, or districts, as shown on the official zoning map, which together with all explanatory matter thereon, is in existence and is hereby adopted and declared to be a part of this Ordinance.

D. MAP CERTIFIED.The official zoning map shall be identified by the signature of the mayor, attested by the city clerk and bearing the seal of the city under the following words:

"This is to certify that this is the official zoning map adopted as part of Ordinance No. 135-87 of the City of Aubrey."

E. LOCATION OF MAP.The official zoning map shall be in the custody of and shall remain on file in the office of the city secretary.

F. PUBLIC INSPECTION OF MAP.The official zoning map shall be available for public inspection for all matters which are of public record.

G. AMENDMENT OF OFFICIAL ZONING MAP.When changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the City Council. No amendment to this chapter which involves matters portrayed on the official zoning map shall become effective until after council approval and after such change has been made to said map.

H. OFFICIAL ZONING MAP REPLACEMENT.The City Council may by ordinance adopt a new official zoning map should the original reproducible tracing of the official zoning map be damaged, destroyed, lost or become ambiguous because of the nature or number of changes and additions. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city under the following words:

"This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as a part of the Zoning Ordinance of the City of Aubrey, Texas."

I. INTERPRETATION.

(1) When the district boundaries are either roads or streets, unless otherwise shown, and where the designation of the district map indicates that the various districts are bounded by a road or street line, the centerline of such or street shall be construed to be the district boundary line.

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(2) Where the district boundaries are not otherwise indicated and where property has been subdivided into lots and blocks, the subdivision boundaries shall be construed to be the boundary of the district.

(3) Where the district boundaries are not otherwise indicated for unsubdivided property, the district boundaries are property lines or section lines, or quarter section lines, or quarter-quarter section lines.

(4) Where district boundaries are disputed or not otherwise clearly designated, or where the physical or structural features are at variance with the official zoning map or other circumstances not covered in this section, the board of adjustment shall interpret the district boundaries.

J. RULES FOR WORDS AND PHRASES.For the purposes of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word “shall” is mandatory, not directory; the word “may” is permissive; the word “person” includes a firm, association, organization, partnership, trust, foundation, company, or corporation as well as an individual; the word “used” includes designed and intended or arranged to be used; the word “building” includes the word “structure”; the word “lot” includes “building lot” or parcel. Wherever this Ordinance imposes a greater restriction [than] that imposed by other Ordinances, laws, or regulations, the provisions of this Ordinance shall govern.

K. COMPLIANCE WITH REGULATIONS.The regulations set by the Ordinance within each district shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, except as hereinafter provided.

(1) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, repaired, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.

(2) No building or other structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, or to occupy a greater percentage of lot area than that specified for the district in which it is located.

(3) No building or other structure shall have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required or in any other manner contrary to the provisions of this Ordinance.

(4) No part of a yard, other open space, off-street parking or loading space required about or in connection with any building for the purpose of complying with this section shall be included as a part of a yard, open space, off-street parking, or loading space similarly required for any other building.

L. STRUCTURES TO HAVE ACCESS.Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

M. VISIBILITY AT INTERSECTIONS.On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to interfere with traffic visibility across the

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corner. This visibility area shall be a triangle measured twenty (20) feet from the point of right-of-way line intersection. All objects on the ground in said triangle should not exceed two and one-half (2-1/2) feet in height and vegetation should not droop to less that [than] ten (10) feet from the ground.

N. FENCES, WALLS, AND HEDGES.Except as provided by other sections of this chapter, a fence, wall, or hedge may be erected, placed, maintained, or grown along a lot line or [of] residentially zoned property to a height not exceeding eight (8) feet above the ground level.

O. HEIGHT EXCEPTIONS.The regulations contained herein relating to the height of buildings or structures and other open space shall be subject to the following exceptions:

(1) Churches, schools, and other public and quasi-public buildings may be erected to a height not exceeding sixty (60) feet or five (5) stories, provided the front, side, and rear yards required in the district in which such a building or structure is to be located are each increased at least one (1) foot for each foot of additional height above the height otherwise established for the district in which such building or structure is to be located.

(2) Chimneys, cooling towers, church steeples or spires, tanks, water towers, television antennas, microwave radio relay or broadcasting towers, mast or aerials and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter.

P. HOME OCCUPATIONS.The purpose of the home occupation provisions is to permit the conduct of home occupations which are compatible with the neighborhoods in which they are located. Home occupations are a permitted accessory use in all residential districts and are subject to the requirements of the district in which the use is located, in addition to the following:

(1) Only the members of the immediate family occupying the dwelling shall be engaged in the home occupation, unless expressly set forth otherwise in this Ordinance or another ordinance specifically regulating the home occupation at issue.

(2) The home occupation shall be conducted only within the enclosed area of the dwelling unit or the garage.

(3) No more than twenty-five percent (25%) of the area of one (1) story of the principal building shall be devoted to the home occupation.

(4) There shall be no exterior alterations which change the character thereof as a dwelling and/or exterior evidence of the home occupation other than those signs permitted in the district.

(5) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises.

(6) No use shall create smoke, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.

(7) The home occupation shall not create any increase in vehicular flow or parking by more than two (2) additional vehicles at a time and shall not create greater pedestrian traffic than normal for the district.

(8) No home occupation shall cause an increase in the use of any one (1) or more utilities

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beyond the average of the residences in the neighborhood.

(9) No more than one (1) advertising sign with a maximum of four (4) square feet of a non-illuminating nature may be placed on the main building.

(10) Examples of home occupations:The following are examples of uses which can often be conducted within the limits of this section. Uses listed in this paragraph do not automatically qualify as a home occupation nor does this listing limit the uses which may qualify as home occupations: handicraft, dressmaking, preserving, accountant, artist, author, consultant, individual tutoring, millinery, and realtor.

(11) Prohibited uses:The following uses have a tendency to violate the provisions for home occupations and thereby impair the character of residential areas. Therefore, the following uses shall not be permitted as accessory uses in residential districts: auto repairs, painting of vehicles or boats, private schools, photo studios, dance instruction, and television repair.

(12) Interpretation of home occupation:The planning and zoning commission shall interpret the provisions or this section to determine the validity of a home occupation. A use considered not within the scope of the home occupation provisions shall be subject to the provisions of the commercial zones of this chapter.

Q. SITE PLAN REQUIREMENTS.

(1) Applicability.Applicants are encouraged to contact City staff for pre-application conferences and assistance with the process. Applications may only be delivered to the City for completeness review and potential filing during the application filing windows. In order to provide the City with adequate time to review site plan applications for compliance with these zoning regulations, an application for approval of any site plan shall only be filed by the Planning Director during an application filing window that is at least 20 calendar days, but no more than 30 calendar days prior to the regular meeting of the body at which it is to be considered. The Planning Director may establish a deadline for the submission of site plan applications that falls within the application filing window.

(a) Approval of a site plan shall be required prior to the issuance of any building permit for the construction of a new nonresidential or multiple-family residential structure; prior to the issuance of any building permit for any modification to structure which affects its size, shape, or volume; prior to a structure’s change in use that will require modifications to existing parking or loading space requirements or configurations; or as otherwise determined by the Director of Planning.

(b) All building permits must conform to an approved site plan.

(c) Prior to receipt of a Certificate of Occupancy, an inspection shall be performed by the Director of Planning, or designee, verifying conformance to the site’s approved site plan.

(d) Single-family and two-family residential developments shall be exempt from this Section.

(2) Site Plan Approval Process.The procedures for site plan approval shall be substantially the same as those used by the City for consideration of plats under Chapter 10 of this code, which shall have controlling effect over any provisions of this article to the extent of any conflict, in conjunction with the following requirements:

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(a) Sites greater than one acre in size or within 200 feet of a platted single-family residential development.Site plans for properties that are greater than one acre in size or within 200 feet of a platted single-family residential development are subject to review by the Planning and Zoning Commission. The site plan shall be deemed approved by the City if approved by a majority vote of the Planning and Zoning Commission. The Commission shall review the proposal and by majority vote may approve the site plan, approve the site plan with conditions, or disapprove the site plan. If the Commission disapproves the site plan, or if the Applicant does not agree with the conditions of approval, the Applicant may submit revisions for reconsideration by the Commission, as detailed below. The Commission or City Council may conduct a public hearing on the request according to the procedures for a change in a zoning district location or boundary when required by law. The City Council shall have final approval or disapproval authority on all site plans which are so appealed.

(b) All other site plans.All other site plans shall be approved administratively by staff. At the discretion of the Director of Planning, or designee, any site plan may be forwarded to the Planning and Zoning Commission for action. The Director of Planning shall not have the authority to disapprove a site plan 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.

(3) Detailed report; written notice of public hearing.Before acting on a site plan, the Planning and Zoning Commission shall receive from the Director of Planning, or designee, a report regarding the proposed site plan detailing its conformance or nonconformance with the zoning ordinance and other applicable regulations of the City, and a recommended action regarding the site plan. The Council shall be provided a similar report prior to consideration of action on site plans reaching it for appeal or approval.

(4) Features to be shown on site plans.Site or development plans shall include the following information must be within the application in order to be eligible for filing, marked with an application filing date, and set for hearing on an agenda:

(a) General.The following general information shall be included:

(i) The applicant’s name, address, and phone number;

(ii) The development location (include subdivision, lot number, and/or address);

(iii) The proposed use (letter of intent required);

(iv) The zoning district (attach copy of ordinance governing subject property);

(v) The lot area (net and gross);

(vi) The lot coverage and floor area ratio;

(vii) The location of all existing buildings or structures on the lot that are to remain subsequent to any proposed development;

(viii) The building or structure size, height and total floor area (separated by use);

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(ix) The adjacent land uses and improvements within 200 feet of the subject property;

(x) The location of hazardous chemical storage;

(xi) The sign locations;

(xii) A scale with the following dimensions: one inch equals 20 feet, 30 feet or 40 feet, or as determined by the Director of Planning;

(xiii) The location of any on-site items (kiosks, sanitation containers, drop boxes, etc.);

(xiv) Any existing or proposed easements;

(xv) The location and type of all existing and proposed screening, including screening of sanitation containers, parking areas, vehicles awaiting repair, open storage, etc.;

(xvi) The required landscape areas;

(xvii) Any additional information as deemed necessary to adequately evaluate the site or development plan; and

(xviii) The following standard notations:

a. 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.

b. Mechanical and heating and air-conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

c. The lighting for the subject property will be constructed and operated in conformance with the City of Aubrey Zoning Ordinance.

(b) Site circulation and parking. The following site circulation and parking information shall be included on the site or development plans:

(i) The drive approach dimensions and radii;

(ii) The delineation and width of internal circulation roadways;

(iii) The distances between driveways and intersecting streets;

(iv) The number of required parking spaces and number of parking spaces provided, including handicapped parking spaces;

(v) The parking dimensions;

(vi) The stacking spaces and drive-through lane location;

(vii) The location of curb stops relative to front of parking stall. (Note: Wheel stops are not permitted in lieu of curbs);

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(viii) The handicapped ramps (required at all intersections);

(ix) The building entrances;

(x) The sidewalk dimensions;

(xi) The fire lanes meeting fire code standards;

(xii) The location and dimension of delivery truck docks;

(xiii) The location and dimension of loading spaces;

(xiv) The location of bay doors;

(xv) The sanitation container locations;

(xvi) The medians, islands, barriers, and channelization;

(xvii) The width of adjacent streets, alleys, or other access abutting property;

(xviii) The length, width, and taper of turn bays; and

(xix) The directional signage and directional arrows for one-way traffic driveways.

(c) Utility plans.Utility plans shall be included on a separate drawing from the site plan, and shall include the following information:

(i) The existing and proposed water mains (include size and valve locations);

(ii) The water meter size and location;

(iii) The existing and proposed sewer mains (include size, manholes and cleanout);

(iv) The sewer service size (provide cleanout at property line);

(v) The existing and proposed utility easements including the associated utility line (public or private) and its size;

(vi) The existing and proposed fire hydrants (including any nearby off-site hydrants);

(vii) The existing and proposed fire lines, fire sprinkler connections, and appurtenances;

(viii) The location and size of irrigation meters;

(ix) The location and size of grease and sand traps;

(x) The location and size of sampling pits; and

(xi) The location and type of pretreatment.

(d) Drainage plans.Drainage plans shall be included on a separate drawing from the site plan, and shall include the following information:

(i) The existing and proposed elevation at critical points;

(ii) The drainage area map (if site is over one acre);

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(iii) The on-site collection system, including stormwater detention areas and detention ponds;

(iv) The 100-year flood elevation (if in floodprone area), and appropriate easements to protect improvements from erosion associated with floodprone areas;

(v) The existing and proposed contours at two-foot intervals;

(vi) The existing and proposed drainage structures (include size and type);

(vii) The existing and proposed culverts; and

(viii) The direction of surface drainage (must be discharged into existing waterway or public right-of-way).

(e) Landscape plan.A detailed landscape plan in conformance with the City of Aubrey Zoning Ordinance shall be submitted along with the site plan. Landscape plans shall be prepared by a person knowledgeable in plant material usage and landscape design, such as a landscape architect, landscape contractor, or landscape designer. Landscape plans shall be submitted on a separate drawing from the site plan, and shall include the following information:

(i) An engineering scale that is the same as the associated site plan; and

(ii) All information as listed in the City of Aubrey Zoning Ordinance Landscape Requirements[.]

(f) Tree survey.The Planning and Zoning Commission may require the submittal of a tree survey that identifies the location of trees. All tree surveys shall be prepared by an arborist, a licensed surveyor, a licensed landscape architect, or other qualified person approved by the Director of Planning.

(g) Tree preservation plan.The Planning and Zoning Commission may require the submittal of a tree preservation plan.

(5) Attributes in consideration.City council, Planning and Zoning Commission and staff consideration shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, as well as areas designated for landscaping, and any other aspect deemed necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity, and general welfare of the city.

(6) Additional information.If, during the course of reviewing the site plan or landscape plan, the Director of Planning, or designee, is of the opinion that a proper recommendation or action cannot be made without additional information, the Director of Planning is authorized to request that the Applicant submit said information and is further authorized to withhold filing and action on the site plan until the submission of the additional information for the Director of Planning’s review.

(7) Expiration.A site plan shall expire two years after its approval, if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed.

(8) Approval required.A building permit shall not be issued prior to the approval of the site

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plan by the City Council, Planning and Zoning Commission, and/or Director of Planning, as appropriate. No building permit shall be issued except in compliance with the approved site plan, including all conditions of approval.

(9) Inspections, revisions, and continued compliance. During construction and upon completion, the project will be inspected to ensure that the approved site plan has been followed.

(a) In the event that changes to the approved site plan are proposed, the Director of Planning, or designee, shall have the authority to require that a revised site plan be submitted to the City for review and approval.

(b) It is recognized that final architectural and engineering design may necessitate some judgment in the determination of conformance to an approved site plan. The Director of Planning shall have the authority to interpret conformance to an approved site plan, provided that such interpretations do not materially affect the impact on adjacent properties, access, circulation, parking, loading, or general building orientation, configuration, or location on the site, or any other conditions specifically attached as part of a City Council approval. The Director of Planning shall only approve minor changes that substantially conform to the approved site plan and with all applicable City regulations. If, in the judgment of the Director of Planning, or designee, the proposed revisions do not conform to the approved site plan, a new site plan application shall be submitted for review and approval by the Director of Planning, or for potential filing with another approval body as appropriate.

(c) A certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved site plan.

(d) The final site plan, landscape plan, tree survey, and tree preservation plan shall be accompanied by a digital copy for permanent record.

(e) Maintenance of the property in conformance with the approved site plan shall thereafter be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved site plan shall be a violation of this Section.

(f) Requests for reconsideration of a site plan application must be made in writing and delivered to the City during a response submission window. All conditional approvals of any site plan application by the commission or council shall require, as one of the conditions for filing and subsequent approval, that the Applicant's response include a signed certification from the planning department stating that the Applicant conferred with City staff regarding the content of the response and the timing of its delivery to the City. Conditional approvals and disapprovals may result in additional fees or staff recommendations of denial if these requirements are not strictly observed.

(g) Examples of revisions which may be approved by the Director of Planning include:

(i) Minor dimension and location adjustments;

(ii) Minor changes in the number of parking spaces, provided that minimum parking requirements are met;

(iii) Adjustments to sanitation container location;

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(iv) Minor revisions to approved elevations; and

(v) Substitution of similar materials on an approved landscape plan.

(h) Examples of revisions that may not be approved by the Director of Planning include:

(i) Major changes to type of screening materials;

(ii) Significant alterations to the building footprint;

(iii) Specific conditions of approval; and

(iv) Any changes that may negatively impact adjacent properties.

(i) If, in the judgment of the City Administrator, the proposed revisions exceed staff's approval authority, the revised site plan shall be forwarded to the Planning and Zoning Commission for consideration according to the procedures for site plan approval. If proposed revisions to the site plan have not already been approved by the City Administrator within 30 days of their filing, they shall be scheduled for consideration by the Planning and Zoning Commission upon request by the Applicant.

(10) Phasing plan.To assist in the processing of site plans that are to be constructed in phases, the City Administrator, or designee, may request a phasing plan for the development, to ensure adequate site access, circulation, parking, sanitation containers, etc.

Editor's note–The subsection numbering of Ordinance 496-13 was changed at the editor's discretion to be consistent with the numbering throughout the zoning ordinance.

(Ordinance 135-87 adopted 4/14/87; Ordinance 496-13, ex. A, adopted 3/19/13; Ordinance 680-20 adopted 4/28/20)

§ 6-A. CONDITIONAL USE PERMITS.[1]

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,

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1. Editor's Note: Former section 6 pertaining to conditional uses and specific use permits, was amended and replaced with similar provisions by Ordinance 905-25 adopted 5/22/2025. Prior to the replacement, this section derived from the following: Ordinance 135-87 adopted 4/14/87; Ordinance 415-09 adopted 3/24/09; Ordinance 474-12 adopted 8/21/12; Ordinance 497-13 adopted 3/19/13; Ordinance 548-14 adopted 12/16/14; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025.

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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 (1/2) 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.

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(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) [subsection B(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

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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) [Subsection B(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) [subsection B(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.

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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 (10) business 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 [subsection] (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:

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.

E-Cigarette means a battery-operated device that is typically designed to resemble a

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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."

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.

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.

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.

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.

(Ordinance 905-25 adopted 5/22/2025)

§ 6-B. SPECIFIC USE PERMITS.[2]

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

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2. Editor's Note: Former section 6 pertaining to conditional uses and specific use permits, was amended and replaced with similar provisions by Ordinance 905-25 adopted 5/22/2025. Prior to the replacement, this section derived from the following: Ordinance 135-87 adopted 4/14/87; Ordinance 415-09 adopted 3/24/09; Ordinance 474-12 adopted 8/21/12; Ordinance 497-13 adopted 3/19/13; Ordinance 548-14 adopted 12/16/14; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025.

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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 (1/2) 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.

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(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) [Subsection 6-AB.(7)]. 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.

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(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) [sic], 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) [Subsection B.(9)(b)] and with the measurement method described in Section 10(c) [Subsection B.(9)(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.

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(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 Aubrey landowners 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, [Section 5] 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

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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[s] 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.

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(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) [Subsection B.(9)(a) and B.(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;

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(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 Ordinances, 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

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ALCOHOL BEVERAGE SALES					
ZONING DISTRICT	GR	SC	C	IND	PD*
USE					
Liquor Store or Package Store	S	S	S		S
Private Club	S	S	S		S
*Applies only to nonresidential portions of Planned Developments.					

(Ordinance 905-25 adopted 5/22/2025)

§ 7. ANNEXED TERRITORY.

A. ANNEXED TERRITORY TO BE ZONED SF1.All territory hereafter annexed to the City of Aubrey shall be temporarily classified as Single-Family 1 (SF1) District until permanent zoning is established by the City Council, except as provided in Section 7.C below. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

B. REGULATIONS FOR TEMPORARY SF1 DISTRICTS.In an area temporarily classified as SF1:

(1) No person shall erect, construct or add to any building or structure or cause same to be done in any newly annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official or City Council as required herein.

(2) No permit for the construction of a building or use of land shall be issued other than a permit which will allow construction of a building permitted in SF1 district(s) unless and until such territory has been classified in a zoning district other than a Single-Family 1 (SF1) District.

(3) An application for a permit for any use other than that specified above shall be made to the zoning administrative official and by him referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission in making its recommendation shall take into consideration the appropriate land use for the area and the overall plan for the city. The City Council, after receiving and reviewing the recommendations of the Planning and Commission may, by majority vote, authorize the issuance of a building permit or certificate of occupancy or may disapprove the application as their findings may indicate appropriate in the public interest.

C. CONCURRENT REZONING AND ANNEXATION.Application(s) for permanent zoning of a newly annexed area may be considered by the city at the same time as the area is being considered for annexation, although annexation procedures must be completed prior to any final zoning actions by the City Council.

(Ordinance 135-87 adopted 4/14/87)

§ 8. CLASSIFICATION OF NEW AND UNLISTED USES.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Aubrey. In order to provide for such changes and contingencies a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

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(1) The zoning administrative official shall refer the question of any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

(2) The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and compatibility with the uses permitted in the various districts and after public hearing determine the zoning district or districts within which such use should be permitted.

(3) The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council may approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate after giving consideration to the facts and recommendations.

(Ordinance 135-87 adopted 4/14/87)

§ 9. AG-R - AGRICULTURAL RESIDENTIAL DISTRICT.

A. PURPOSE.The AG District is intended to be used primarily in areas where agricultural uses should be retained and where scattered nonfarm growth should be prevented.

B. USES PERMITTED.

(1) Agriculture -Any customary agricultural use, building, or structure including nurseries, greenhouses, orchards, truck farms and animal farms.

(2) Residential -Single-family detached dwellings.

(3) Institutional -Churches and parish houses; cemeteries and crematories for the human dead; school(s) and colleges, including dormitories; public buildings and structures of the recreational, cultural, administrative and public service type; parks, playgrounds, neighborhood recreational centers.

(4) Private recreation -Private noncommercial recreation areas, including country clubs, riding stables, swim clubs, and similar uses.

(5) Dairies and related establishments for processing milk products, not including retailing.

(6) Public utilities and railroad right-of-way and tracks not including terminals, railroad yards, reservoirs, water towers, pumping plants, or storage yards.

(7) Government use, as defined in section 4.

C. CONDITIONAL USES.The following uses shall be permitted only if expressly authorized by the City Council:

(1) Hospitals for human care and veterinary hospitals of any kind provided that the hospital grounds shall be at a distance of at least two hundred (200) feet from any residential district.

(2) Sewage disposal by the city or their authorized agents, subject to health department

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approval.

(3) Utility stations and communications -Static transformer stations, booster stations, transmitters and utility stations, when operating requirements necessitate locating in the district, provided there is no yard or garage for service or storage, and provided further that the premises upon which the utility station is erected and maintained shall be appropriately landscaped and screened so as to be in harmony with the general appearance of the neighborhood and not objectionable as to noise, odor, vibration or other disturbances.

(4) Radio and television transmitter tower.

(5) Essential service -Defined in Section 4.A(39) [4(39)].

D. ACCESSORY USES.Accessory uses, buildings, or structures customarily incidental to any aforesaid permitted or conditionally permitted uses, including the following:

(1) Temporary fruit stands on any premises used for agricultural purposes.

(2) Parking facilities -Garages, carports, or other parking spaces for the exclusive use of residents of the premises in accordance with Section 25.

(3) Swimming pools.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear) maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations” and other applicable provisions of Section 23, “Supplementary District Regulations.”

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 10. SF1 - SINGLE-FAMILY RESIDENTIAL 1 ACRE LOT.

A. PURPOSE.The SF1 District is established to allow for larger lots with one (1) family dwelling structure per lot. This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses. These lots should be generally located in groups, blocks, or areas where the accessory uses of the land do not either materially or in an obnoxious manner influence neighboring properties. The SF1 District is also a temporary classification for newly annexed land.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Agricultural uses, but not including commercial dairies, commercial dog kennels, commercial hatcheries, and commercial mink, fox, or other fur-bearing animal farms and rat farms. Buildings and structures used for sheltering or feeding livestock shall be located not less than twenty-five (25) feet from any adjoining lot in any residential district.

(3) Parks and playgrounds.

(4) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial including stadiums or grandstands.

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(b) Dwelling units and lodging rooms in detached buildings for persons regularly employed on the premises and the employees' immediate families.

(5) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in a district subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the board of adjustment in accordance with the provisions of Section 6.

(1) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoirs.

(2) Outdoor recreational premises, clubs and grounds for swimming, tennis, boating, horse riding, skiing, and other sports. Accessory clubhouses and maintenance buildings.

(3) Churches, parish houses, and convents.

(4) Public and private schools.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear) maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations" and other applicable provisions of Section 23, "Supplementary District Regulations."

E. AUTOMOBILE PARKING SPACE REGULATIONS.For automobile parking requirements, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 11. SF10 - SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOT.

A. PURPOSE.This district is the predominant single-family housing district in the city. Development in the SF10 district is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Parks and playgrounds.

(3) Athletic fields and playfields, noncommercial, including stadiums and grandstands.

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(4) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in the SF10 District, subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the planning and zoning commission in accordance with the provisions of Section 6.

(1) Public utility and public services uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(d) Telephone exchanges and telephone transmission equipment buildings.

(e) Privately owned water pumping stations and water reservoirs.

(2) College and universities, provided that the zoning lot shall be not less than forty (40) acres.

(3) Churches, parish houses, convents.

(4) Public and private schools.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations” and other applicable provisions of Section 23, “Supplementary District Regulations.”

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space requirements, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 12. SF75 - SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.

A. PURPOSE.This district provides a slightly higher density single-family housing district in the city. Development in the SF75 district is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Parks and playgrounds.

(3) Athletic fields and playfields, noncommercial, including stadiums and grandstands.

(4) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial, including stadiums of grandstands.

(b) Dwelling units and lodging rooms in detached buildings for persons regularly

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employed on the premises and the employees' immediate families.

(5) Government use, as defined in section 4.

C. CONDITIONAL USES. The following conditional uses may be allowed in an SF75 District subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified in accordance with the provisions of Section 6.

(1) Public utility, and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoirs.

(2) Outdoor recreational premises, clubs and grounds for swimming, tennis, boating, horse riding, skiing, and other sports. Accessory clubhouses and maintenance buildings.

D. CONDITIONAL USES. The following conditional uses may be allowed in the SF75 District, subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the City Council in accordance with the provisions of Section 6.

(1) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(d) Telephone exchanges and telephone transmission equipment buildings.

(e) Privately owned water pumping stations and water reservoirs.

(2) College and universities, provided that the zoning lot shall be not less than forty (40) acres.

(3) Churches, parish houses, convents.

(4) Public and private schools.

Editor's note–Ordinance 135-87, section 12, contained two subsections C., "Conditional Uses," as set out above.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS. The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations" and

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other applicable provisions of Section 23, "Supplementary District Regulations."
(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 13. SFAC - TWO-FAMILY RESIDENTIAL ATTACHED.

A. PURPOSE.The SFAC two-family duplex dwelling district is established to stabilize and protect characteristics of low density residential areas. This district may be suitable as a buffer zone between single-family and higher intensity uses. Development in the SFAC District is limited primarily to single-family and two-family dwellings and certain community and recreational facilities to service residents of the district.

B. PERMITTED USES.The following uses shall be permitted:

(1) Two-family dwellings with additional lot area(s) required herein.

(2) Government use, as defined in section 4.

C. (RESERVED).

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations" and other applicable provisions of Section 23, "Supplementary District Regulations."

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space requirements, see Section 25.
(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 2, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023)

§ 14. MF - MULTIPLE-FAMILY RESIDENTIAL.

A. PURPOSE.The MF District is established to meet the needs for higher density residential area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community.

B. USES PERMITTED.The following uses shall be permitted:

(1) Multiple-family dwellings and clustered multiple-family dwellings, which clustered multiple-family dwellings have a site plan approved by the Planning and Zoning Commission for the particular project in which they are proposed;

(2) Townhouses;

(3) Two-family dwelling units;

(4) Public and private schools;

(5) Churches, parish houses, convents;

(6) Country clubs, tennis courts, and such additional recreational uses as are for private recreation purposes or private club recreational purposes. Clubhouses and maintenance buildings shall be located not less than two hundred (200) feet from any adjacent lot in an adjoining residence district;

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(7) Parks and playgrounds;

(8) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial, including stadiums and grandstands;

(b) Temporary buildings for storage of building materials and equipment and construction purposes, when on the same or adjoining lot as the principal use, for a period not to exceed the duration of such construction;

(9) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(10) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in the MF District subject to the provisions of Section 6:

(1) One-family dwelling units.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), and maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations,” and other applicable provisions of Section 23, “Supplementary District Regulations.”

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

F. ADDITIONAL REQUIREMENTS.Any multiple-family dwelling which accepts children shall provide designated playground areas with not less than one thousand (1,000) square feet of usable area per ten (10) units of living area. For each additional unit, twenty-five (25) square feet per unit shall be required. Playground areas shall not be more than three hundred (300) feet from any individual multiple-family unit.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 3, adopted 12/15/15; Ordinance 643-18, sec. 2, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023)

§ 15. GR - GENERAL RETAIL.

A. PURPOSE.The GR District is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas where retail or service establishments deal directly with customers. Businesses in the GR District should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

B. GENERAL CONDITIONS.

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(1) Business uses above the ground floor are permitted on any floor above the ground floor except in those buildings where dwelling units are established.

(2) All business establishments shall be retail or service establishments which deal directly with the customers. All goods produced on the premises shall be sold to consumers only on the premises where produced.

(3) All business, servicing or processing, except for off-street parking, off-street loading, temporary display of merchandise such as garden, lawn, and recreational supplies and equipment for sale to the public, and automobile service station operation, shall be conducted within completely enclosed buildings.

(4) Business establishments are restricted to a maximum gross floor area of five thousand (5,000) square feet on the ground floor, exclusive of any floor area devoted to off-street parking or loading.

(5) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this section, shall be limited to vehicles of not over one and one-half (1-1/2) ton capacity when located within one hundred fifty (150) feet of a residence district boundary line.

C. USES PERMITTED.The following uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Neighborhood retail sales and service such as:

(a) Art shops, artist's and professional studios, beauty parlors, clothing stores, drugstores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations, self-service laundries.

(b) Shops for the following and similar occupations: barber, cabinet maker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker, tailor;

(3) Business and professional offices;

(4) Professional offices such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses.

(5) Clinics, both medical and dental that could include pharmaceutical sales provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted.

(6) Bakeries, cafes, confectionaries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only;

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(7) Automobile parking lots and structures;

(8) Other neighborhood retail sales or service uses which are similar in character to those enumerated above and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a SC, C, or IND District;

(9) Churches;

(10) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations, and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoir.

(11) Government use, as defined in section 4.

D. CONDITIONAL USES.The following conditional uses may be allowed in the GR district subject to the provisions of Section 6.

(1) Hotels and motels, provided that the zoning lot shall be not less than one (1) acre;

(2) Dwelling units, restricted to a total gross floor area of five thousand (5,000) square feet above the ground floor of a commercial building; and

(3) For GR zones within the scope of the City's adopted Downtown Master Plan (adopted by Ordinance 557-15), dwelling units are restricted to a multistory building and limited to a total gross floor area of five thousand (5,000) square feet of a commercial building.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the GR District, wherever a GR use abuts the SF1, SF10, SF75, SFAC, and MF, a wall or fence of not less than six (6) feet in height is required.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.03, adopted 8/21/12; Ordinance 579-16, sec. 4, adopted 12/15/15; Ordinance 643-18, sec. 4, adopted 9/28/18; Ordinance 684-20 adopted 8/28/20; Ordinance 776-23 adopted 1/26/2023; Ordinance 776-23 adopted 1/26/2023)

§ 16. SC - SHOPPING CENTER.

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A. PURPOSE.The SC District is established to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail and service uses characteristic of retailing markets. This district is intended to accommodate retail activities that cannot be accommodated in the GR General Retail District.

B. GENERAL CONDITIONS.

(1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided.

(2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display of sale or seasonal retail items and such incidental display shall be permitted only if it occupies no more than five percent (5%) of the total lot area.

(3) Accessory off-street parking is required for SC districts as provided in Section 25. completely enclosed buildings except as otherwise provided. [sic]

C. USES PERMITTED.The following type of uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Existing residential dwelling units and lodging uses as such on the effective date of this Ordinance;

(3) Bakery shops;

(4) Candy shops and candy making;

(5) Cleaning and dyeing facilities;

(6) Mortuaries;

(7) Pumping stations;

(8) Radio, AM or FM or television broadcasting stations or transmitters and microwave radio relay structures;

(9) Printer;

(10) Telephone exchanges;

(11) Theaters, lodges, assembly halls, auditoriums;

(12) Antique shops;

(13) Art galleries and museums;

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(14) Auction rooms;

(15) Automobile accessory stores;

(16) Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage of [or] rental may not be parked within the public right-of-way;

(17) Banks and financial institutions;

(18) Blueprinting and photostating establishments;

(19) Business machine sales and service establishments;

(20) Camera and photographic supply stores;

(21) Carpet and rug stores;

(22) Catering establishments;

(23) China and glassware stores;

(24) Clothing and costume rental stores;

(25) Coin and philatelic stores;

(26) Department stores;

(27) Dry goods stores;

(28) Employment agencies;

(29) Floor covering;

(30) Florist shops and conservatories;

(31) Fraternal, philanthropic and eleemosynary uses;

(32) Furniture stores;

(33) Furrier shops, including the incidental storage and conditioning of furs;

(34) Household appliance stores, including radio and television sales and service;

(35) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;

(36) Leather goods and luggage stores;

(37) Loan offices;

(38) Locksmith shops;

(39) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;

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(40) Musical instruments sales and repair;

(41) Office supply stores;

(42) Optical sales;

(43) Orthopedic and medical appliance and supply stores;

(44) Paint and wallpaper stores;

(45) Phonograph, record, sound equipment and sheet music stores;

(46) Physical culture and health services and reducing salons;

(47) Picture framing;

(48) Restaurants;

(49) Schools for music, dance, business or trade;

(50) Sewing machine sales and service, household appliances only;

(51) Sporting goods stores;

(52) Tailor shops;

(53) Telegraph offices;

(54) Theaters, indoor;

(55) Ticket agencies, amusement;

(56) (Reserved)

(57) Travel bureaus and transportation ticket offices;

(58) Upholstery shops;

(59) Water softener sales and services;

(60) Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses:

(a) Any use permitted only in an IND District.

(b) Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses.

(c) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

(61) Government use, as defined in section 4.

D. CONDITIONAL USES.Conditional uses in the SC District shall include any uses not specifically enumerated in Section 16 that can be considered shopping center oriented in

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character.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the GR District, whenever a SC use abuts an SF1, SF10, SF75, SFAC and MF use, a wall or fence of not less than six (6) feet in height is required. Natural screening may be substituted for a wall or fence upon approval of the City Council. Walls must be of a masonry construction. Fences must be solid and of metal or wooden material construction.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 5, adopted 12/15/15; Ordinance 643-18, sec. 5, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023; Ordinance 904-25 adopted 5/22/2025)

§ 17. C - COMMERCIAL.

A. PURPOSE.The C District is established to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail and service uses characteristic of retailing markets. This district is intended to accommodate retail activities that cannot be accommodated in the GR General Retail District.

B. GENERAL CONDITIONS.

(1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided.

(2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display of sale or seasonal retail items and such incidental display shall be permitted only if it occupies no more than five percent (5%) of the total lot area.

(3) Accessory off-street parking is required for SC [C] districts as provided in Section 25.

C. USES PERMITTED.The following type of uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Existing residential dwelling units and lodging uses as such on the effective date of this Ordinance;

(3) Bakery shops;

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(4) Candy shops and candy making;

(5) Cleaning and dyeing facilities;

(6) Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;

(7) Creameries and ice cream plants;

(8) Hotels, apartment hotels and motels;

(9) Ice plants, cold-storage plants;

(10) Laundries, including automobile washes;

(11) Mortuaries;

(12) Pumping stations;

(13) Radio, AM or FM or television broadcasting stations or transmitters and microwave radio relay structures;

(14) Printer;

(15) Repair and storage garages;

(16) Telephone exchanges;

(17) Theaters, lodges, assembly halls, auditoriums;

(18) Tire repair shops;

(19) Auto body operations;

(20) Spray-painting operations;

(21) Antique shops;

(22) Art galleries and museums;

(23) Auction rooms;

(24) Automobile accessory stores;

(25) Automobile service stations; including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way.

(26) Banks and financial institutions;

(27) Blueprinting and photostating establishments;

(28) Business machine sales and service establishments;

(29) Camera and photographic supply stores;

(30) Carpet and rug stores;

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(31) Catering establishments;

(32) China and glassware stores;

(33) Clothing and costume rental stores;

(34) Coin and philatelic stores;

(35) Department stores;

(36) Dry goods stores;

(37) Employment agencies;

(38) Exterminating shops;

(39) Floor covering;

(40) Florist shops and conservatories;

(41) Fraternal, philanthropic and eleemosynary uses;

(42) Furniture stores;

(43) Furrier shops, including the incidental storage and conditioning of furs;

(44) Hospitals and sanitariums;

(45) Household appliance stores, including radio and television sales and services;

(46) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;

(47) Laboratories for research development and testing;

(48) Leather goods and luggage stores;

(49) Loan offices;

(50) Locksmith shops;

(51) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;

(52) Musical instruments sales and repair;

(53) Office supply stores;

(54) Optical sales;

(55) Orthopedic and medical appliance and supply stores;

(56) Paint and wallpaper stores;

(57) Phonograph, record, sound equipment and, sheet music salons;

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(58) Physical culture and health services and reducing salons;

(59) Picture framing;

(60) Restaurants;

(61) Schools for music, dance, business or trade;

(62) Sewing machine sales and service, household appliances only;

(63) Sporting goods store;

(64) Tailor shops;

(65) Taxidermists;

(66) Telegraph offices;

(67) Theaters, indoor;

(68) Ticket agencies, amusement;

(69) (Reserved)

(70) Travel bureaus and transportation offices;

(71) Upholstery shops;

(72) Water softener sales and service;

(73) Vehicle service centers;

(74) Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses;

(a) Any use permitted only in an IND District.

(b) Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses.

(c) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

(75) Government use, as defined in section 4.

D. CONDITIONAL USES.Conditional uses in the C District shall include:

(1) Any uses not specifically enumerated in Section 17 that can be considered commercial in character.

(2) Machinery and equipment sales and service establishments for equipment under one and one-half (1-1/2) tons gross weight.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building

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height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, [shall conform with the provisions of Section 22,] "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the C District, whenever a C use abuts an SF1, SF10, or SF75 use, a wall or fence of not less than six feet (6') shall be required. Natural screening may be substituted for a wall or fence upon approval of the City Council. Walls must be of masonry construction. Fences must be solid and of metal or wood material construction.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 6, adopted 12/15/15; Ordinance 643-18, sec. 6, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023; Ordinance 830-24 adopted 3/28/2024; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025)

§ 18. IND - INDUSTRIAL.

A. STATEMENT OF PURPOSE.The IND District is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the IND District is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type.

B. GENERAL CONDITIONS.Uses permitted in the IND District are subject to the following conditions:

(1) All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated in this section.

(2) All storage within one hundred (100) feet of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, provided no storage located within fifty (50) feet of such screening shall exceed the maximum height of such screening.

C. USES PERMITTED.Uses permitted in the IND District shall be as follows:

(1) Advertising products, such as signs and billboards, subject to the regulations, restrictions, and requirements of Section 27 of this ordinance.

(2) Ambulance, bus, train, and taxi stations, truck yards;

(3) Awnings, venetian blinds, and window-shades;

(4) Bakery, candy, dairy and other food products, but not including fish and meat products, sauerkraut, vinegar, yeast, alcohol or alcoholic beverages;

(5) Boat-building of small craft and other similar assembling;

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(6) Bottling or distribution plants, milk or soft drinks;

(7) Building materials yard, contractor’s yard, lumberyard;

(8) Cameras and other photographic equipment;

(9) Ceramic products, such as pottery, figurines, and small glazed tiles;

(10) Cleaning and dyeing plants;

(11) Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products;

(12) Electrical appliances, such as lighting fixtures, irons, fans, and toasters;

(13) Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery;

(14) Electrical supplies, manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries;

(15) Electronic instruments;

(16) Furniture refinishing using a manufacturing or chemical dipping process;

(17) Jewelry;

(18) Machine shops and fabrication of metal not more than ten (10) gauge in thickness;

(19) Medical, dental, and optical supplies;

(20) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, and heat treatment;

(21) Metal stamping and extrusion of small products, blades, bottle caps, buttons, and kitchen utensils;

(22) Milk and ice cream processing;

(23) Monument works;

(24) Musical instruments;

(25) Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;

(26) Photofinishing associated with a manufacturing process;

(27) Repair of farm, household, office machinery or equipment;

(28) Scientific and precision instruments;

(29) Sheetmetal shops;

(30) Silverware, plate and sterling;

(31) Shell egg business, candling, cartoning, and distributing;

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(32) Existing commercial and residential uses in use as such on the effective date of this Ordinance;

(33) Public utility and public service uses as follows:

(a) Bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots;

(b) Electric substations;

(c) Gas regulator stations, mixing stations, and gate stations;

(d) Radio and television towers;

(e) Railroad passenger stations;

(f) Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;

(34) Radar installations and towers;

(35) Radio and television studios and stations;

(36) Schools, trade;

(37) Stadiums, auditoriums, and arenas, open or enclosed;

(38) Storage and warehousing establishments;

(39) Storage yards, but not including junkyards;

(40) Trailer sales and rental, for use with private passenger motor vehicles;

(41) Weighing stations;

(42) Wholesaling establishments;

(43) Accessory uses, including but not limited to the following:

Temporary buildings for construction purposes for a period not to exceed the duration of such construction;

(44) Other wholesale, light manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;

(45) Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings.

(46) Government use, as defined in section 4.

D. CONDITIONAL USES. The following conditional uses may be allowed in the IND District subject to the provisions of Section 6:

(1) Amusement establishments, livestock exhibition halls, including fairgrounds, permanent

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carnivals, kiddie parks, and other similar outdoor amusement facilities;

(2) Asphalt and concrete batching or ready-mix plants;

(3) Concrete products casting;

(4) Dwelling units may be permitted only as an accessory use and only for employees having duties in connection with any premises requiring them to live on said premises, including families of such employees when living with them.

(5) Gasoline and oil storage, wholesale, provided all applicable safety regulations are complied with and provided that the location is approved by the City Council.

(6) Motor freight terminals;

(7) Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;

(8) Restaurant;

(9) Theaters, automobile drive-in;

(10) Automobile and motorized vehicle and equipment display, sales, and service.

(11) Tobacco Shops. See regulations in Section 6-A C, Conditional Use Permit Required for Tobacco Shops.

E. DENSITY; AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the maximum permissible residential density, minimum lot size, minimum yard sizes (front, side, and rear), and maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations,” and other applicable provisions of Section 23, “Supplementary District Regulations.”

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 429-10, sec. 2.01, adopted 2/23/10; Ordinance 474-12, sec. 2.04, adopted 8/21/12; Ordinance 579-16, sec. 7, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023; Ordinance 904-25 adopted 5/22/2025)

§ 19. MH - MOBILE HOME PARK.

A. PURPOSE AND SCOPE.It is the purpose of the MH Mobile Home Park District to provide areas for the location of mobile homes in an attractive, moderate density setting and insure the presence of amenities required for satisfactory quality of life in areas designated for mobile home use.

B. PRINCIPAL PERMITTED USES.

(1) HUD-Code manufactured home (mobile home).

(2) Single-family dwellings, detached.

(3) Recreational. Public parks, playgrounds, recreational and community center buildings and grounds; public golf courses, public swimming pools, tennis courts and similar recreational

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uses, all of a noncommercial, nature. Any principal building or any swimming pool shall be located not less than one hundred (100) feet from any other lot in any residential district.

(4) Government use, as defined in section 4.

NOTE: Mobile homes as defined in the Manufactured Housing Standards Act, Article 5221f, Section 3(a), V.T.C.S., shall not be used as dwelling units in the City of Aubrey.

C. CONDITIONAL USES.[Reserved.]

D. ACCESSORY USES.[Reserved.]

E. HEIGHT REGULATIONS.No principal structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height and no accessory structure shall exceed one (1) story or twenty (20) feet in height.

F. PARK PLAN REQUIRED.Application for the establishment of a mobile home park shall be filed with the city planner and must be accompanied by a plat, drawn to scale and certified by a registered public surveyor, civil engineer, landscape architect or architect. Six (6) blue and black line copies of the plat shall be submitted to the city secretary at least fourteen (14) days prior to the Planning and Zoning Commission meeting at which the plat is to be considered.

The plat shall be drawn on a 24" x 36" sheet at a scale of 1" = 100' unless a larger scale is authorized by the city planner. A scale of 1" = 200' is the smallest scale to be permitted. The city planner shall check the plat, and if he finds it to be in compliance with the requirements of this section, he shall forward such to the Planning and Zoning Commission. The city planner shall also advise the commission of the pending application. The Planning and Zoning Commission shall review the plat for the mobile home park and submit a recommendation to the City Council. The plat shall contain the following information:

(1) Accurate dimensions of the proposed mobile home park;

(2) All roads and approaches and the method of ingress and egress from public streets;

(3) Complete electric service installation, wire service outlets and lighting facilities all underground;

(4) Complete location of any natural gas facilities to serve the park;

(5) Complete layout of unit parking spaces and number of square feet therein, together with the dimensions;

(6) Location of electric power or gas distribution systems, water mains or wells for water supply outlets for domestic water users, location of sanitary facilities, washrooms, garbage disposal units, incinerators, sanitary sewers or septic tanks, sewer drain lines, leaching beds, fire protection stalls, and other buildings or structures contemplated to be used by such applicant in connection with the mobile home park;

(7) Name and address of the owner, engineer, surveyor, or land planner;

(8) Proposed name of the park;

(9) A northpoint, scale of plat, and date of preparation;

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(10) Contours at intervals of five (5) vertical feet; and

(11) Drainage plans for park.

G. ENLARGEMENT.Any enlargement or extension of any existing mobile home park shall require application for a building permit as if it were a new establishment.

Enlargement - Existing facilities to comply. No enlargement or extensions to any mobile home park shall be permitted unless the existing facility is made to conform with all the requirements for new construction for such an establishment.

H. MINIMUM STANDARDS AND REQUIREMENTS.Mobile home parks shall be designed and maintained in accordance with the following requirements:

(1) Park Area.The minimum mobile home park shall be ten (10) acres.

(2) Mobile Home Lots -Minimum Requirements

Area: 4,000 sq. ft.

Width: 40 ft.

Front Yard: 20 ft.

Rear Yard: 20 ft.

Side Yard: 10 ft.

I. GENERAL REQUIREMENTS.

(1) Area Requirements.Mobile home parks shall have a minimum land area of ten (10) acres.

(2) Parking.All areas used for automobile access and parking shall comply with the applicable provisions of this Ordinance provided that there shall be at least two (2) off-street parking spaces for each mobile home lot and one (1) additional space for each three (3) lot to accommodate guests.

(3) Entrance to Mobile Home Parks.No vehicular entrance to or exit from any mobile home park, wherever such may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children, except where such property is in another block or another street which the premises in question do not abut.

(4) Landscaping -Unused Areas. All areas not used for access, parking, circulation, buildings, and service shall be completely and permanently landscaped and the entire site maintained in good condition. A landscaped strip of land not less than ten (10) feet in width shall be established and maintained within the mobile home park along the exterior boundaries.

(5) Screening.Screening shall be provided according to the following requirements:

(a) In the event that a mobile home park backs or sides upon a residential, commercial, or industrial district, a solid masonry screening fence not less than six (6) feet in height shall be erected and maintained along the property line dividing the two districts.

(b) A masonry screening fence shall consist of materials of equal composition and characteristics as the main buildings in the district.

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(c) No such screening fence shall be so erected as to obstruct the vision of motorists at alley, street or drive intersections.

(6) Access.Each mobile home park shall abut a public street and each mobile home lot shall have direct access to a private interior street.

(7) Interior Streets.The minimum roadway width of interior streets will comply with the subdivision regulations and current development standards for the City of Aubrey. Such streets shall be paved according to the City of Aubrey specifications for residential streets and maintained in good condition and lighted at night.

(8) Distances Between Mobile Homes.The minimum distance between mobile homes shall be not less than twenty (20) feet.

(9) Concrete Slab.Each mobile home lot shall be equipped with a concrete slab of sufficient size to support the wheels and front parking jack. Said slab shall have a minimum horizontal dimension of eight (8) by ten (10) feet and a minimum thickness of four (4) inches.

(10) Utilities.Each mobile home unit shall be equipped with one (1) electrical outlet. A municipal sanitary sewer and municipal water system shall be installed in accordance with city specifications to every lot. Mobile home units not equipped with water and sewer facilities shall be located no more than two hundred (200) feet from the community utility building which shall provide separate toilet and shower facilities for each sex. Fire hydrants shall be located in accordance with the specifications of the National Board of Fire Underwriters.

(11) Recreational Areas.There shall be provided within each mobile home park an adequate site or sites for recreation for the exclusive use of the park occupants. Such recreational site or sites shall have a minimum area of at least 5% of the gross land area of the mobile home park.

(12) Length of Occupancy.No trailer or mobile home shall remain in a mobile home park for a period exceeding ten (10) days without connection to the permanent sanitary sewer system of the park.

(13) Recreational Vehicles and Boat Storage.A storage area must be provided within each mobile home park for the parking and storage of boats and recreational vehicles. Said storage area shall be of sufficient size to accommodate all boats and recreational vehicles in the mobile home park. Said storage area shall be screened with a six (6) foot solid fence of masonry or wood construction.

J. ADDITIONAL REQUIREMENTS.In addition to the foregoing, the City Council may impose such other conditions, requirements, or limitations concerning the design, development, and operation of such mobile park as it may deem necessary for the protection of adjacent properties and public interest.

K. DEVELOPMENT FEES.Each application for a mobile home park shall be accompanied by a check payable to the City or cash payment in the amount established by city council.

(Ordinance 135-87 adopted 4/14/87; Ordinance adopting Code; Ordinance 579-16, sec. 8, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023)

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§ 20. PD - PLANNED DEVELOPMENT DISTRICT.

A. PURPOSE AND SCOPE.The PD Planned Development District is designed to provide flexibility in development planning and the opportunity for the application of planning concepts. Planned development zoning shall require the submission and approval of a development site plan.

The City Council after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may require the creation of Planned Development Districts when any of the following developments are being considered:

(1) Shopping center on tracts of three (3) acres or more.

(2) Residential development on tracts of five (5) acres or more.

(3) Industrial parks or districts on tracts of ten (10) acres or more.

(4) Medical center or hospital.

(5) Civic center and/or community center.

(6) Office, motel or hotel center on tracts of one (1) acre or more.

(7) Recreation center.

(8) Research park or scientific research center.

(9) A combination. of uses which are not customarily allowed in any one of the districts established in this Ordinance.

B. APPLICATION PROCEDURES.Application for a PD District shall be made in the same manner as an application for any amendment to the zoning ordinance and shall include the following additional information:

(1) Proposed Uses.An application for a PD District shall specify and describe the category or type of use or the combination of uses proposed. Permitted uses under PD zoning shall be specified in each PD ordinance. If such ordinance specifies permitted uses by references to a zoning district, the permitted uses shall include those uses permitted in the reference district, including those permitted through the cumulative provision of the zoning ordinance.

(2) Development Requirements.An application for a PD District shall include a list of development requirements, which may be incorporated into the PD ordinance. Development requirements may include, but not be limited to density, lot size, unit sizes, setbacks, building heights, lot coverage, parking ratios, screening and other requirements the council may deem appropriate.

Standards set forth in specific zoning districts will be used as guidelines for planned developments. Modifications of standards may be considered if the modification substantially meets the intent of the ordinance and improves the overall development design or if a unique project design is proposed which cannot readily be accommodated through other districts. Pecuniary reasons shall not be the sole reason for modifying standards.

(3) Concept Plan.An application for a PD District shall include a concept plan showing a

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preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.

The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific development details.

C. DEVELOPMENT SITE PLAN.Approval of a development site plan shall be a prerequisite to the issuance of building permits for any property in a PD District. The approval of a development site plan may also serve as preliminary plat approval, provided that all requirements of the subdivision ordinance and its subsequent amendments are satisfied.

(1) Compliance with Approvals.The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the Planning and Zoning Commission, a development site plan does not comply with the provisions of the PD ordinance and the concept plan incorporated therein, the Planning and Zoning Commission may reject such plan, in which case a new site plan may be submitted or application must be made to amend the PD ordinance, including all requirements for notices and public hearings. If a PD ordinance does not specify development standards or has not incorporated a concept plan, the development plan approval shall specify such standards. Development requirements on such development plans may be revised under the same review, notice and approval procedures as applied to the original approval of the plan and application to amend the PD ordinance shall not be required.

(2) Review Process.The development plan review process shall include review by the Planning and Zoning Commission, referral by the Planning and Zoning Commission to the City Council with a recommendation, and review and final approval of the development plan by the City Council.

(3) Courtesy Notice.A courtesy notice, issued at least ten (10) days prior to official action by the Planning and Zoning Commission, shall be provided to all property owners within two hundred (200) feet of a proposed project for which a planned development site plan has been submitted.

(4) Modifications.The Planning and Zoning Commission may recommend, and the council may require such modifications of a development site plan that will ensure the proposed project will be in harmony with the existing and anticipated development of surrounding areas.

(5) Requirements.

(a) General Information:Twenty (20) copies of development site plan; vicinity map or adequate reference to intersecting streets to locate specific property; north arrow, date, scale (not less than 1" = 100').

(b) Site/Adjacent Property Information:Site, indicating boundaries and project phase lines, if any; public or private rights-of-way and easements on site or abutting or intersecting the site; adjacent properties, with zoning and existing uses identified.

(c) Building Layout:Existing and proposed structures, showing approximate outline of perimeter walls and including distances to property lines and other structures; front, side and rear building setback lines; proposed category of use or uses of structures;

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elevation views or renderings indicating architectural design, building materials proposed and window orientations (one copy required) number of stories, in height and feet; gross floor area; location of entrances and exits.

(d) Circulation and Parking:Location, dimensions and proposed construction of all streets, private drives, alleys, parking areas, and drive approaches; street drives and alleys which are adjacent to or dead-end into the site, including the location of existing and proposed median openings and left-turn lanes in boulevard streets; number of dimensions of parking spaces and width of drive approaches and aisles; sidewalks and other facilities for pedestrian circulation; location, width and curve radii for required fire lanes.

(e) Drainage/Utilities/Services:Existing and proposed topography, reflecting proposed handling of on-site surface drainage; limits of the 100-year floodplain and floodway as shown on current FEMA mapping, including location and acreage; proposed improvements and method of maintenance for any drainage channels; existing and proposed water and sanitary sewer layout; existing and proposed fire hydrant locations; proposed locations for solid waste container pad.

(f) Screening/Open Space/Recreational Facilities:Location, height and building materials for height, location and type of any proposed berms or living screens; location and size (if applicable) of proposed recreation facilities (swimming pools, tennis courts, etc.); location of open play areas and playgrounds with play equipment; landscape plan.

(g) Living Units:Table showing type of units by size, number of bedrooms, and number of each type; floor plans for all units.

D. ADMINISTRATIVE ACTION.Upon approval of a development site plan by the City Council and approval of the preliminary plat, application may be made for the permits and certificates necessary for construction. Subsequent to such approval, minor changes may be authorized by the Planning and Zoning Commission when such changes will not cause any of the following circumstances to occur:

(1) A change in the character of the development;

(2) An increase in the ratio of the gross floor area in structures to the area of any lot;

(3) An increase in the intensity of use;

(4) A reduction in the originally approved separations between buildings;

(5) An increase the problems of circulation, safety, and utilities;

(6) An increase in the external effects on adjacent property;

(7) A reduction in the originally approved setbacks from property lines;

(8) An increase in ground coverage by structures;[.]

(Ordinance 135-87 adopted 4/14/87)

§ 21. FP - FLOODPLAIN DISTRICT.

A. FLOODPLAIN PREFIX TO DISTRICT DESIGNATION.The FP prefix designation constitutes

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a zoning overlay district, and the addition or removal of the FP prefix constitutes zoning action requiring due process provided under State law. Further public notice to all downstream property owners within the City of Aubrey with like FP zoning is required prior to any such zoning action.

To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard and to promote the health, safety and general welfare of the community, portions of certain districts are designated with a floodplain prefix FP and shall be subject to the following provisions.

B. PERMITTED USES.In this district no land shall be used except for one or more of the following permitted uses to the extent that they are not prohibited by other regulations or ordinances, and provided that such uses do not require above-ground structures, filling or storage of material or equipment except as herein specifically authorized.

(1) Agricultural activities, including the ordinary cultivation of land or legal forms of animal husbandry.

(2) Electrical substation.

(3) All types of location utilities, including but not limited to water distribution and wastewater collection systems; water and wastewater treatment facilities and water quality/monitoring stations or other structures required to provide water and sewerage, telephone, gas and electrical services.

(4) Parks, community centers, playgrounds, public golf courses.

(5) Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by conditional use zoning action.

(6) Facilities that would warrant no flood protection, such as accessory private open space in conjunction with commercial or residential development, community unit recreational areas or recreation developments.

(7) Parking areas associated with a part of contiguous land use.

No building or structure shall be erected in that portion of a district designated with a floodplain FP prefix other than those listed in this section.
There shall be no dumping, excavation, storage or filling operation within that portion of a district having a floodplain FP prefix designation except under conditions of this Ordinance.

C. CONDITIONS FOR ADDING FP PREFIX DESIGNATION.The City Council may, after a public hearing, amend the zoning classification of any property by adding the floodplain FP prefix designation based on hydraulic engineering studies indicating new boundaries of the area that is subject to inundation by floodwaters. The City Council shall provide for the addition of such floodplain FP prefix designation to the zoning district maps.

D. CONDITIONS FOR REMOVAL OF FP PREFIX DESIGNATION.The City Council, in considering and determining its decision relative to any application for the removal of the floodplain FP prefix designation, shall require the applicant to furnish to the administrator fill and development plans (hydraulic calculations concerning maximum high water and flow rates and their effect on abutting, lateral, and downstream properties) and data concerning the operation, location, function and characteristics of any use of land or building proposed. The

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application will not be scheduled for public hearing until the city engineer certified information furnished is adequate for review and comment as required in this section.

(Ordinance 135-87 adopted 4/14/87)

§ 22. SCHEDULE OF DISTRICT REGULATIONS.

	AG-R	SF1	SF10	SF75	SFAC	MF	GR	SC	C	IND	MH
Maximum height (feet)	45	35	35	35	45	45	45	50	50	50	35
Side yard width (feet)	30	25	8	8	8	8	B	B	B	B	C
Rear yard (feet)	50	30	25	25	25	25	B	B	B	B	C
Front yard (feet)	45	30	25	25	25	25	B	B	B	B	C
Lot area (square feet)	1 acre	1 acre	10,000	7,500	7,500	A	B	B	0	0	C
Minimum lot width (feet)	150	150	70	60	60	75	B	B	B	B	C
Minimum lot depth (feet)	225	225	150	120	120	120	B	B	B	B	C
Minimum structure size (square feet)	2,000	2,000	1,500	1,200	1,200	D	E	E	E	0	C
Maximum lot coverage (%)	40%	40%	40%	35%	45%	50%	B	B	B	B	C

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required. A maximum of ten (12)[sic] units may be constructed per acre.

B - None required except where a nonresidential use abuts a residential lot in which case the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

C - See Section 19 for Mobile Home District regulations.

D - Minimum structure size shall be for one-bedroom unit: 650 square feet; two-bedroom unit: 800 square feet; three-bedroom unit: 900 square feet.

E - Requirements for residential construction shall be the same as for the R3 District; nonresidential construction shall be 500 square feet.

(Ordinance 135-87 adopted 4/14/87)

§ 23. SUPPLEMENTARY DISTRICT REGULATIONS.

A. BUFFERS.

(1) Requirements.

(a) Purpose. The purpose of the buffer requirements is to provide for the orderly and aesthetic development of the City. It is the intent of these requirements to:

(i) Provide for the separation and buffering of incongruous uses and intensity of activities and provide for the visual softening of building masses.

(ii) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent

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of these requirements.

(iii) Promote mutually beneficial improvements by utilizing incentives rather than penalties.

(iv) Reduce dust nuisances and the impact of noise.

(v) Protect and promote the value of residential and commercial properties within the City.

(vi) Promote a positive image for the attraction of new business enterprises within the City.

and

(vii) Encourage the protection of healthy trees and vegetation and promote the natural ecological, environmental and aesthetic qualities of the City.

(b) Bufferyards Required.The requirements of this Section shall apply to all new nonresidential and multifamily construction. Buildings in existence on the effective date of this ordinance shall be considered legally nonconforming. Any new construction that exceeds 2,000 square feet, or more than a 30 percent expansion of an existing building, shall be required to meet the requirements herein.

Bufferyards shall be required in accordance with this Section to separate different land uses from each other to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor or danger from fire or explosions. Both the amount of land and the type and amount of planting and specified structures for each bufferyard are designed to lessen nuisances between adjacent land uses or between a land use and a public road.

(c) Location.Bufferyards shall be located within and along the outer perimeter of a lot or boundary line. Bufferyards may overlap drainage and/or utility easements; however, plantings should not impede the flow of water within a drainage easement nor conflict in any way with the utility contained within the overlapping easement. Bufferyards shall not be located on any portion of an existing or dedicated public street or right-of-way.

(d) Bufferyard Requirements.Table 2-1 is a summary of the bufferyards and requirements. Tables 2-3 and 2-4 determine the type of bufferyard required between two adjacent parcels or a parcel and a roadway. The letter designations contained in the tables refer to the different bufferyards described in Figure 2-1, Illustration of Bufferyards in this Section.

Table 2-1 Bufferyard Summary

Bufferyard Required	Width (feet)	Plantings per 100 feet			Fence Requirements
		Canopy Trees	Accent Trees	Shrubs	
A	5	1	2	8	none
B	10	2	3	10	none

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Table 2-1 Bufferyard Summary					
Bufferyard Required	Width (feet)	Plantings per 100 feet			Fence Requirements
		Canopy Trees	Accent Trees	Shrubs	
C	10	3	4	12	none
D	10	4	5	18	none
E	10	1	2	8	Berm-B1
F	10	4	8	12	Fence-F2

(i) Plantings shall be credited to meet only one bufferyard (i.e. plants on corners do not satisfy two bufferyards).

(ii) Existing Plant Credits:Existing trees, anticipated to be preserved, which are located on the subject property, are within fifty feet (50') of the property line and have a minimum of 50 percent of the dripline within a bufferyard area shall be granted credits toward reducing the required plantings as follows:

Table 2-2 Existing Plant Credits		
Size of Tree Saved	Canopy Tree	Understory Tree
6" to 12" caliper	2	3
12" caliper or greater	3	4

Table 2-3 Bufferyards Adjacent To Other Land Uses					
Zoning of Developing Tract	Zoning or Exiting Use of Adjacent Tract				
	SF-1, SF-10, SF-75, AG	SFAC, MF	GR, SC, C	IND	MH
SF-1, SF-10, SF-75, AG	*	*	*	*	*
SFAC, MF	F	A	A	F	F
GR, SC, C	F	F	A	A	F
IND	F	F	F	A	F
MH	F	F	F	F	E

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* No bufferyard required

Table 2-4 Bufferyards Required Adjacent To Streets				
Zoning of Developing Tract	Frontage On State Highway	Frontage on Thoroughfares and Collectors		Frontage on Residential Street
		Across From Commercial or Industrial	Across From Residential	
SF-1, SF-10, SF-75, AG	B	*	*	*
SFAC, MF	C	A	A	A
GR, SC, C	E	E	E	E
IND	D	E	E	E
MH	C	B	C	D

* No bufferyard required

(iii) All bufferyards, unless lawn grass or ground cover is already established, shall be seeded with lawn grass or planted with ground cover so as to assure coverage within three years. Hardscape ground cover measures may be substituted for lawn grass, with Site Plan approval from the Planning and Zoning Commission.

Figure 2-1 Illustration of Bufferyards

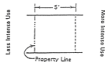
Bufferyard "A"

* Minimum Width is five feet (5')

* A minimum width of ten feet (10') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	1
Understory Trees	2
Shrubs	8



Bufferyard "B"

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

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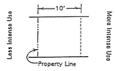
Canopy trees	2
Understory Trees	3
Shrubs	10



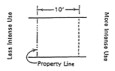
Bufferyard “C”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	3
Understory Trees	4
Shrubs	12



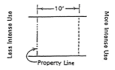
Bufferyard “D”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	4
Understory Trees	5
Shrubs	18



Bufferyard “E”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	1
Understory Trees	2

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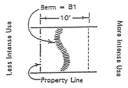
Shrubs	8



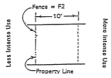
Bufferyard "F"

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet

Canopy trees	4
Understory Trees	8
Shrubs	12



(e) Required Structures.

(i) Walls and Fences:Whenever a wall or fence is required within a bufferyard, it shall be six feet (6') in height and constructed in accordance with specifications set forth in the City's Design Standards. A "F2" fence shall be of masonry construction. A "finished side" of a wall or fence shall face the residential or less intense land use side. Wood fences (stockade fences, etc.) are not considered adequate screening devices in the City of Aubrey, therefore, where a screening structure is required, a wooden fence shall not be allowed. With Site Plan approval from the Planning and Zoning Commission, a required screen wall may be substituted for a solid landscape screen, a minimum 4-foot tall berm and double the landscaping required for the required bufferyard.

(ii) Berms:Whenever a berm is required in a bufferyard, it shall be a minimum of three feet in height and constructed in accordance with the specifications set forth in the City's Design Standards. Berms shall have side slopes no steeper than 2:1. When possible, all berms shall be curvilinear, rather than straight. Berms are not required to be continuous and are preferred to be broken periodically, but must cover a minimum of 75 percent of the length of the property line to be buffered.

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Figure 10-1 Required Structures			
Structure Type	Additional Requirements	Minimum Height	Graphical Representation
F2	Poured concrete, brick, etc. Concrete block or hadite block allowed with ornamental/textured face towards less intensive use	Six feet (6') minimum height	
B1	Curved layout covering a minimum of seventy-five percent (75%) of total length with Plantings along a minimum of fifty percent (50%) of the length of the berm.	Three foot (3') minimum height of berm Two foot (2') minimum height of plantings	

(f) Uses of Bufferyards.A bufferyard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the bufferyard is maintained, and all other requirements of this section are met. Bufferyards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, parking facilities or trash dumpster locations.

(2) Maintenance.

(a) General:The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation located within the bufferyard. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.

(b) Plant Replacement:The owner shall be responsible for replacing all plant materials which shows dead branching over 30 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the Certificate of Occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The Owner shall make such necessary replacements within 30 days of notification by the City.

Editor's note–The subsection numbering of Ordinance 494-13 was changed at the editor's discretion to be consistent with the subsection numbering throughout the zoning ordinance.

B. ACCESSORY BUILDINGS.The following regulations shall govern the location, size, and use of any accessory buildings:

(1) No accessory building shall be erected in any required yard area as stipulated in this Ordinance, except as allowed in the following paragraphs.

(2) No accessory building shall be erected within ten (10) feet of any other building, except detached residential garages may be located within five (5) feet of the main dwelling and

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except as the provisions of paragraph (5) below are met.

(3) No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.

(4) No detached residential garage or carport shall be erected or placed within eight (8) feet from any side lot line.

(5) Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building, but shall not encroach in any required front yard and may not occupy more than thirty percent (30%) of the rear yard.

(6) No accessory building shall be used for dwelling purposes other than by domestic servants employed on the premises, as provided in the applicable zoning district.

(7) No accessory building shall be higher than the main building and in no case be in excess of eighteen (18) feet in height.

(8) No accessory building shall be erected or placed within five (5) feet of any side or rear lot line and shall not encroach upon any easement.

C. FRONT YARD ADJUSTMENTS.Front yard requirements as established in Section 22, "Schedule of District Regulations" may be adjusted where forty percent (40%) or more of the frontage on the same side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of ten (10) feet or less) a front yard greater or lesser in depth than herein required; new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.

D. PROJECTIONS OF BUILDINGS, STRUCTURES, AND APPURTENANCES INTO REQUIRED YARDS.

(1) Open or lattice-enclosed fire escapes may project into a required yard not to exceed five (5) feet. The ordinary projections of chimney's pilasters shall be permitted by the city's building official when placed so as not to obstruct light and ventilation.

(2) Terraces, balconies, decks, uncovered porches and ornamental features which do not extend more than four (4) feet from the side wall line and being at least seven (7) feet above the floor level of the ground (first) story, may project into a required side yard, provided these projections be a distance at least four (4) feet from any adjacent side lot line. Such features may not project onto a required front or rear yard more than eight (8) feet from the front or rear wall line.

(3) An unenclosed porch containing not more than forty (40) square feet may project into a required front yard for a distance not to exceed five (5) feet.

(4) A carport or canopy may project into a required side yard, provided every part of such carport or canopy is unenclosed except for necessary structural supports, and not less than five (5) feet from any side lot line.

(5) Every part of a required yard shall be open to the sky, unobstructed by a building, except for the ordinary projections of sills, belt courses, cornices, and ornamental features not

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exceeding twelve (12) inches, or as otherwise excepted in paragraphs (1) through (4) above.

E. MULTIFAMILY DEVELOPMENT STANDARDS.

(1) Location Criteria:

(a) Apartment development should generally be no greater in size than either 20-acres or 400 dwelling units and shall be located at major thoroughfare intersections rather than between intersections (i.e. not mid-block).

(b) Multifamily zoning shall not be located within 1,320 feet (one-quarter mile) of any other multifamily zoning district.

(c) Vertical developments (i.e. nonresidential use, typically retail or office, on the lower floors and residential uses on the upper floors) shall not be considered multifamily for the purposes of the location criteria contained herein. The mixing of rental units with other land uses is encouraged.

(2) Uses Permitted:

(a) Multifamily residential dwellings and related accessory structures

(b) Attached single-family residential dwellings (Townhomes) and related accessory structures

(c) Detached single-family residential dwellings and related accessory structures

(d) Athletic facilities (noncommercial)

(e) Schools (private or public)

(f) Public libraries, municipal or county administrative offices, police substations, and fire stations

(g) Public works, including without limitation drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities

(h) Home occupations

(i) Parks, playgrounds, trails, swimming pools and other forms of improved and unimproved open space

(j) Recreational centers, pools

(k) Local utility lines

(l) Franchise utilities (public or private)

(m) Houses of worship

(n) Day care centers

(3) Permitted Accessory Uses:

(a) Private garage and parking area.

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(b) Other necessary uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

(4) Conditional Uses.The following conditional uses may be allowed in the MF District subject to the provisions of Section 6:

(a) Any uses allowed as a conditional use in the SFAC District unless permitted above.

(b) One-family dwelling units.

(c) Retail/office/restaurant uses on the first floor (i.e., mixed uses), with approval of a Specific Use Permit, per the provision of Section 6.

(5) Development Standards:

Max. Height	Min. Side Yard (1, 2)	Min. Rear Yard (1)	Min. Front Yard	Min. Lot Width	Min. Lot Depth	Min. Unit Size (Sq. ft.)	Max Lot Coverage	Max. number of units per gross acre (3)
45-feet	8-feet 15-feet adjacent to street	25-feet	25-feet	75-feet	120-feet	1 bedroom: 650 sf 2 bedroom: 850 sf 3 bedroom: 1,000 sf	50%	18

(a) The minimum setback shall be increased to 60 feet for multifamily structures adjacent to property that is zoned or developed for single-family uses.

(b) A minimum of ten feet of building separation shall be provided between buildings of two stories or less. For buildings greater than two stories, a minimum building separation of 20 feet shall be provided.

(c) Maximum number of units per gross acre may be increased to 21 if four (4) of the following are provided:

(i) Day care (on-site)

(ii) Exercise facility

(iii) Gazebo

(iv) Improved picnic areas

(v) Multiuse trails (including required landscaping and easement)

(vi) Lake with constant water level (minimum size of 0.5 acres)

(vii) Developed and equipped children play areas greater than one thousand (1,000) square feet of usable area

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(viii) Putting green

(ix) Multiuse areas / sports courts and fields (including but not limited to tennis, volleyball, baseball, basketball, etc.)

(x) Swimming pool and/or spa

(xi) Theater

(6) Parking Requirements:The minimum parking requirements shall be as follows:

(a) 1.5 spaces per efficiency unit or one-bedroom unit

(b) 1.75 spaces per two-bedroom unit

(c) 2 spaces per three-bedroom unit

(d) 3 spaces per unit with four or more bedrooms

(e) Tandem parking spaces shall only count toward required parking when located in front of a garage. Tandem parking spaces shall be a minimum of nine by twenty (9 x 20) feet.

(f) On-street parking spaces shall not be permitted.

(g) Covered or enclosed parking shall not be required. Where provided, covered or enclosed parking shall be counted to satisfy the minimum off-street parking requirements.

(7) Usable Open Space and Children's Play Area, Required.Usable Open Space and Children's Play Area requirements shall be applicable to any multifamily or attached single-family dwellings.

(a) A minimum of 20% of Usable Open Space shall be provided. Usable Open Space must be a minimum of 30 feet wide, and must have a slope no greater than 10%. The City Council may allow full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area, with Site Plan approval.

(b) Any multifamily or single-family attached dwelling which allows and/or accepts children shall provide designated and equipped playground areas with not less than one thousand (1,000) square feet of usable area for developments of ten dwelling units or more. For each additional dwelling unit above the initial ten dwelling units, an additional five square feet of playground area shall be required.

(8) Minimum Standards for Provided Amenities.

(a) Swimming pools and/or spas

(i) Shall comply with ADA (Americans with Disabilities Act) and the Texas Department of State Health Services most recent set of standards regulating all public and semi-public pools and spas.

(b) Developed and equipped children's play areas

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(i) Shall comply with ADA (Americans with Disabilities Act), ASTM International (American Society for Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines as relating to playground equipment and safety surfacing.

(c) Multiuse trails

(i) Shall consist of an open space corridor with a paved path, a soft surface path, landscape improvements, and/or other optional amenities.

(ii) The minimum width of a multiuse trail easement (including trail surface and landscaping) shall have no dimension less than 15 feet.

(iii) The trail surface shall be of native material or paved surface, with a minimum 8-foot width.

(d) Multiuse areas/sports courts and fields(including but not limited to tennis, volleyball, baseball, basketball, and similar activities)

(i) Shall comply with the minimum standards for each proposed facility as set in the National Recreation and Park Association (NRPA) standard guidelines for recreation, park, and open space standards. Alternative industry standards may be utilized in lieu of NRPA standard guidelines, as mutually agreed to by the City Mayor or his/her designee.

(9) Mail Kiosks.Mail kiosks shall have a minimum of five of the required parking spaces for the development within 50 feet, unless a drive-through facility is provided.

(10) Landscaping.Landscaping requirements shall be applicable to any multifamily or attached single-family dwellings.

(a) All required landscaping must be located within the required Usable Open Space, exclusive of required perimeter or parking landscaped areas.

(b) One (1) large tree, defined as a tree three (3) inches in caliper, shall be provided per dwelling unit. The alternative to one large tree is three (3) ornamental trees, defined as a tree one (1) inch in caliper, however the same number of total caliper inches shall be provided. A minimum of ten large trees must be planted for any development of multifamily or attached single-family dwellings.

Editor's note–The subsection numbering of Ordinance 495-13 was changed at the editor's discretion to be consistent with the numbering throughout the zoning ordinance.

F. NONRESIDENTIAL DESIGN STANDARDS.

(1) Design Standards.All properties developed for non-Single-Family purposes shall meet all Base Standards provided in this Section for Architectural Features. In addition, properties shall achieve the required minimum number of Enhancing Elements from each category. Base Standards and Enhancing Elements are summarized in Figure 1 and detailed in Subsection (5). Additional Requirements [are] detailed in Subsection (6).

(2) Purpose.The purpose of the Design Standards is to provide for exterior building materials, building articulation, form and massing, and architectural compatibility.

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(3) General Provisions.Design review is required for new construction and substantial renovation of existing buildings in the form of a Site Plan with a table which describes clearly how the site meets the requirements of this section. Site Plans shall be reviewed as per the standard requirements for Site Plans according to this Chapter. Substantial renovation means:

(a) Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;

(b) An increase in the floor area of the building greater than thirty percent (30%).

(c) Alterations of the exterior of existing building materials greater than thirty percent (30%) of the surface area of the front facade, excluding painting of existing painted exterior materials where paint colors fall within those described in this Section.

Color elevations of all four facades should be submitted for each building, listing each proposed exterior material, with a percentage breakdown of each material used, exclusive of windows and doors. A listing of the selected auxiliary design standards, described herein, should also be included to illustrate compliance. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, and/or other street furniture) or screening devices (masonry walls screening dumpsters, mechanical equipment, residential subdivision, etc.), graphics should also be submitted showing the material, color, height, and any other pertinent details.

All requests for exterior building materials not specifically described herein (including roof pitch and roof materials) shall be clearly noted and described in detail on a color Facade Plan submitted along with the Site Plan. Submission of actual samples of the proposed exterior finish material(s) may be required along with the Facade Plan and the Site Plan. As part of the site plan approval process, the Planning and Zoning Commission may recommend, and the City Council may approve, exterior building materials not specifically described herein, if it is determined to be equivalent or better than the exterior building materials otherwise required by this Subsection.

Consideration for exterior building materials not specifically described herein, shall be based only upon the following:

(a) Architectural design, creativity and innovation;
(b) Compatibility with surrounding structures;
(c) Relative ease of maintenance of the material(s);
(d) Long-term durability and weather-resistance of the material(s); and
(e) Long-term stability in property value due to the high quality of the material(s).

Interior renovations of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this Section. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review.)

Original brick or masonry surfaces should be maintained and not covered or removed. It is not the intent of this Section to require replacement of original brick or masonry, if the existing building exterior material is in good repair. It is not appropriate to paint unpainted brick. If the brick is already painted, paint removal is preferred. Avoid paint removal procedures that damage the original brick finish such as sand blasting or caustic chemicals. Before removing paint, conduct a test to determine detrimental effects. If the existing paint on the brick is in poor condition and paint removal will damage the underlying brick, the brick should be repainted.

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(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:

(a) Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;

(b) The variance will have no adverse impact on current or future development;

(c) 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;

(d) The variance will have no adverse impact on the public health, safety and general welfare.

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A financial hardship shall not be considered a basis for the granting of a variance.

FIGURE IS INTENDED FOR SUMMARY ONLY. DETAILED REQUIREMENTS CAN BE FOUND IN THE VERBIAGE, BELOW.

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FIGURE 1 ARCHITECTURAL FEATURE		
DESIGN ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	ENHANCING ELEMENTS
Building Materials	(1) Buildings in the GR, SC, and C Districts, and in the IND District (where adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of: 90% masonry and 75% brick. (2) Buildings in the IND District (where not adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of: 25% brick. (3) Historically compatible accent materials for architectural details, trim, window or door framing. (4) Roof and cornice lines shall be horizontal or triangular. (5) Primary building colors shall be softer, muted colors such as brick red, brown, etc.; use of brighter colors shall be limited to accents. (6) Provide no less than 4, 'downtown' detail devices such as: a. Kick plates b. First Floor Display Windows c. Recessed central entrance areas or angled entrances on corners d. Transoms windows above entrance doors e. or similar	EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW (1) Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. (2) Application of base standards to facades not adjacent to a public street. (3) Provide no less than 6, but no more than 8, 'downtown' detail devices such as: a. Kick plates b. First Floor Display Windows c. Recessed central entrance areas or angled entrances on corners d. Transoms windows above entrance doors e. or similar
Building Articulation, Form and Massing	For facades facing a public street: (1) Walls shall not exceed a height to width ratio of 1:2 without variation in massing of facade, both horizontally and vertically. (2) Entrances must be emphasized with architectural elements. (3) Ground floor facades in GR, SC, and C Districts require specified features (along 75% of length) as specified in 5. Architectural Features, below.	EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW (1) Application of base standards to facades not adjacent to a public street. (2) Articulation of bays to reflect a smaller building massing to more accurately mimic early 1900's style downtowns. (3) Use of Architectural detailing and/or materials to provide variety in visual appearance.
Additional Requirements	Requirements specifically related to: Accessibility and Layout, Mechanical Equipment and Utilities, Sanitation Containers, Drive-Thru Facilities, and Gas pumps and fueling stations	

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(5) Architectural Features.
Design requirements are achieved by projects in accordance with the following:

(a) Building Materials.

(i) Base Standard(ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)

1. Primary materials for exterior facades of buildings in the GR, SC, and C Districts, and in the IND District (where buildings are adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of the following:

a. Ninety percent (90%) masonry including, but not limited to: brick, cast brick, decorative concrete, or tilt wall. Note: Tilt wall construction shall suffice as masonry construction, provided that facing material is elastometric, non-EFIS stucco, or a variant thereof.

b. The facade adjacent to a street shall be constructed of a minimum of seventy-five percent (75%) of the following materials including, but not limited to:

i. Brick.

ii. Cast brick.

iii. Decorative concrete stamped and stained to resemble the appearance of brick.

iv. Or similar.

c. The following materials are generally not acceptable:

i. Coarsely finished, “rustic” materials, such as wood shakes, shingles, barn board or stained for plywood. Poorly crafted or “rustic” woodworking and finishing techniques

ii. Indoor-outdoor carpeting or astro-turf

iii. Corrugated metal and fiberglass. (unless used sparingly)

iv. Moss rock

v. “Antique” or old brick with partial paint, mottled light variegated brick, oversized brick and white brick mortar

vi. Ornate wrought-iron, “New Orleans” style grille and rail work

vii. Stucco surfaces that are highly textured such as those sometimes associated with a “hacienda” or “Mediterranean” style

viii. Expanded metal

ix. Silver or clear anodized aluminum sheets

x. Silver or clear aluminum extrusions for windows and doorways

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xi. Residential type sliding glass doors

xii. Imitation wood siding or stone

xiii. Flat or molded plastic sheeting in quantities exceeding five square feet when used as primary facade materials

xiv. Imitation metal “rock work”

xv. Plastic molded imitations of any conventional building material

xvi. Mirror or metalized reflective glass

xvii. Glass block

2. Primary materials for buildings in the IND District (where buildings are not adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of the following:

a. The facade adjacent to a street shall be constructed of a minimum of twenty-five percent (25%) of the following materials including, but not limited to:

i. Brick.

ii. Cast brick.

iii. Decorative concrete stamped and stained to resemble the appearance of brick.

iv. Or similar.

b. Exteriors of buildings in the IND District may be constructed of metal materials for the remaining portion of the facade, but shall meet the requirements of the Building Code.

c. The following materials are generally not acceptable:

i. Coarsely finished, “rustic” materials, such as wood shakes, shingles, barn board or stained for plywood. Poorly crafted or “rustic” woodworking and finishing techniques

ii. Indoor-outdoor carpeting or astro-turf

iii. Corrugated metal and fiberglass. (unless used sparingly)

iv. Moss rock

v. “Antique” or old brick with partial paint, mottled light variegated brick, oversized brick and white brick mortar

vi. Ornate wrought-iron, “New Orleans” style grille and rail work

vii. Stucco surfaces that are highly textured such as those sometimes associated with a “hacienda” or “Mediterranean” style

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xi. Residential type sliding glass doors

xii. Imitation wood siding or stone

xiii. Flat or molded plastic sheeting in quantities exceeding five square feet when used as primary facade materials

xiv. Imitation metal “rock work”

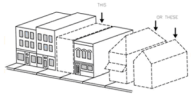
xv. Plastic molded imitations of any conventional building material

xvi. Mirror or metalized reflective glass

xvii. Glass block

3. Accent materials for architectural details, trim, window or door framing may be wood (painted or stained), brick, cast brick, wrought iron, or other materials compatible with the historic and architectural character of the early 1900’s downtown style. Permanent bars over windows or doors shall not be allowed under any circumstances.

4. Roof and cornice lines shall be horizontal or triangular, as shown below:



5. Primary building colors shall be red brick, brown or variants thereof, specifically excluding white, yellow or pink. Vibrant accents may be used in limited quantities at appropriate locations. Accents are to be of high quality materials and are used to promote a vibrant street life in a manner compatible with the “civic” nature of the street. Accent and highlight building colors shall equal no more than twenty-five percent (25%) of the front facade of and shall allow the full spectrum of colors. Original brick or masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or brick can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate.

6. Along the facade adjacent to a street, buildings shall provide an awning for a minimum of seventy-five percent (75%) of the entire length of the frontage which projects no less than six feet (6') from the building face, designed to be retracted and constructed with placement of the signage and windows in mind.

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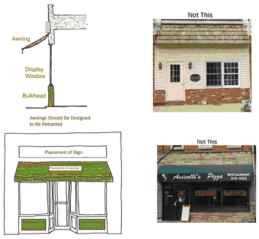


7. Each building shall provide a minimum of four (4), a maximum of eight (8) ‘early 1900’s downtown’ detail devices. No more than one (1) of any one device shall be counted toward meeting the minimum. Acceptable devices include, but are not limited to, the following:

   a. Kick plates

   b. First Floor Display Windows

   c. Recessed central entrance areas or angled entrances on corners

   d. Transoms windows above entrance doors

   e. Clerestory portions of display windows

   f. Sign bands

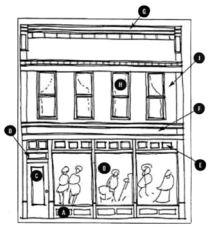
   g. Parapet walls with caps or cornices

   h. Vertical window patterns, shapes, window sills on 2nd floor

   i. Pilasters and decorative brick or stone

   j. Decorative Street Lamps

   k. Or similar device.



(ii) Enhancing Elements(EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW).

1. Provide two complementary primary facade materials to achieve facade articulation, visual variety and/or architectural detailing buildings.

2. Application of base standards to facades not facing a public street.

3. Provide a minimum of six (6), a maximum of eight (8) ‘early 1900’s

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downtown' detail devices. No more than two (2) of any one device shall be allowed. Acceptable devices include, but are not limited to, the following:

a. Kick plates

b. First Floor Display Windows

c. Recessed central entrance areas or angled entrances on corners

d. Transoms windows above entrance doors

e. Clerestory portions of display windows

f. Sign bands

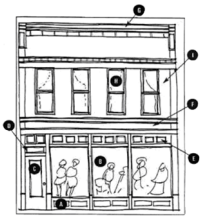
g. Parapet walls with caps or cornices

h. Vertical window patterns, shapes, window sills on 2nd floor

i. Pilasters and decorative brick or stone

j. Decorative Street Lamps

k. Or similar device.



4. Buildings with cornice line, parapet wall, gable roof, pediment, corbel, and/ or coping.

(b) Building Articulation, Form and Massing.

(i) Base Standard(ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW).

1. In order to avoid large blank building facades, variations in the elevation of building facades adjacent to a public street shall be provided in both the vertical and horizontal dimensions. Walls shall not exceed a height to width ratio of 1 to 2 without substantial variations in massing that include a change in height and either a projective or recessed element, as follows:

a. At least fifteen percent (15%) of the roof line of the facade adjacent to a public street shall be offset a minimum of four feet (4') in height, in a form compatible with traditional downtown-style architecture of the early 1900's, as illustrated below:

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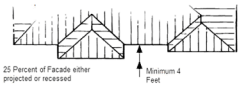
b. At least fifteen percent (15%) of the facade adjacent to a public street shall be offset a minimum of four feet (4') either protruding from or recessed back from the remainder of the facade in GR, SC, and C Districts. At least ten percent (10%) of the facade adjacent to a public street shall be offset a minimum of four feet (4') either protruding from or recessed back from the remainder of the facade in the IND District where buildings are adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater. This concept is illustrated below:



2. Entrances to buildings shall be emphasized through providing projections, recessed areas, canopies, projections in height, or other architectural elements.

3. Ground floor facades adjacent to a public street in a GR, SC, and C Districts shall have arcades, display windows, entry areas, awnings, or other such features along at least seventy-five percent (75%) of their horizontal length (listing of feature labels can be found above).



(ii) Enhancing Elements(EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW)

1. Application of the base standard to facades not adjacent to a public street, but visible from a public street.

2. Articulation of bays to reflect a smaller building massing to more accurately mimic early 1900's style downtowns.

3. Use of architectural detailing to provide variety in the visual appearance of the facade of the building. Architectural detailing may be achieved by the harmonious use of materials, colors, or textures.

(6) Additional Requirements.

(a) Gas pumps and fueling stations

(i) Roofs of the associated pump canopy of convenience store buildings shall not be

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flat or straight-lined, and should be noticeably pitched or otherwise distinguished, subject to review and approval by the City Planner.

(ii) Canopy columns shall be fully encased with masonry materials that are complimentary to the material and color used on the main building.

(iii) The canopy band face shall be flat with no projections or stripes, be non-plastic and generally a metal or masonry based material, be primarily one earth-tone color that matches or accents the primary building, may not be backlit or otherwise illuminated or used as signage, and should generally be no greater than 4 feet in size, except as follows:

1. The canopy band face may utilize one small button logo on each face that can be internally illuminated, as long as each button logo does not exceed 15 square feet for bands 3' in size and 20 square feet for bands 4' in size, is generally as tall as it is wide, and does not protrude more than 18 inches from the canopy in any direction.

2. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward/upward so that only the "wash" is visible.

3. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of 6"), and the size of the ring does not exceed more than 25% for single rings and 50% for multiple rings of the thickness of the canopy band face.

(iv) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, sanitation container screening wall, or other structure to mitigate their visual impact and should be an earth-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.

(b) Drive-Thru Facilities.

(i) Drive-thru facilities shall provide sufficient stacking spaces, as determined by the City Planner.

(ii) Drive-thru facilities with a side egress onto the drive-thru shall provide the following:

1. A minimum 4' wide curbed sidewalk separating the drive-thru from the pedestrian entrance.

2. A minimum 4' high safety railing, comprised of black tubular steel or similar material, that stretches a minimum 10' along the curb.

3. A stamped and stained cross-walk from the entrance across the drive-thru.

4. Signage effectively warning of pedestrians that includes a minimum hanging/projecting sign, a stand-up sign on the sidewalk, and a minimum

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2" tall door sign for patrons exiting the building.

(c) Sanitation Containers.

(i) Garbage, trash, or refuse containers (generally known as "sanitation containers") shall be screened on all sides. Screening materials shall be masonry of the same material and color as the main exterior facade of the main structure.

(ii) Sanitation containers shall not be located in front of the main building unless no other option is available and shall only be allowed with Site Plan approval from City Council.

(iii) A solid metal gate shall be provided. Gates shall be kept closed except when in use for access.

(iv) Sanitation containers shall be subject to the following design specifications:

1. Single container enclosures shall be a minimum of 12 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.

2. Double container enclosures shall be a minimum of 25.5 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.

3. Trash compactor enclosures and all other enclosure types shall be constructed to the manufacturer's specifications.

4. All enclosure types shall be required a minimum of 40 feet of straight backing, as measured from the front gates of the enclosure, to accommodate a sanitation truck's maneuverability. If special circumstances prevent straight backing from being provided, the City Planner shall have the authority to approve angled or alternative backing movements.

5. All enclosure types shall be required to provide a 24-foot vertical clear zone.

(d) Mechanical Equipment and Utilities.

(i) Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or earth-tone color.

(ii) All new utilities shall be underground.

(iii) Mechanical and heating and air conditioning equipment in nonresidential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential property with a solid masonry wall of the same material and color as the main exterior facade of the main structure. For such equipment located on the roof of a nonresidential or multifamily structure, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment.

(e) Accessibility and Layout.

(i) Walkways.

1. Shaded walkways shall be at least six feet in width and shall not include

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street or access laneway crossings.

2. All commercial buildings shall be connected by a shaded walkway that also connects to the public right-of-way in at least one location per drive opening onto the public right-of-way.

3. In parking lots with greater than fifty parking spaces, there shall be provided a central shaded walkway located between parking rows in a minimum of two locations, unless otherwise approved with Site Plan approval from City Council.

4. Shading may be accomplished through the use of trees planted 30 feet on-center, or awnings, canopies or shade structures.

(ii) Vehicular cross-access to adjacent lots shall be provided at all times.

(iii) Bay doors shall not be oriented toward the right-of-way and shall be screened from view from adjacent residential properties per requirements contained herein, unless otherwise approved with Site Plan approval from City Council.

G. NONRESIDENTIAL LANDSCAPE REQUIREMENTS.

(1) Purpose.The purpose of the landscaping requirements is to provide for the orderly and aesthetic development of the City. It is the intent of these requirements to:

(a) [Provide] a balance between the need for landscape treatments and the need for commercial growth in the City.

(b) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.

(c) Promote mutually beneficial improvements by utilizing incentives rather than penalties.

(d) To aid in stabilizing the environmental balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, stormwater runoff retardation and erosion control.

(e) Provide for the separation and buffering of incongruous uses and intensity of activities and provide for the visual softening of building masses.

(f) Reduce glare from paved surfaces, dust nuisances and the impact of noise.

(g) Protect and promote the value of residential and commercial properties within the City.

(h) Promote a positive image for the attraction of new business enterprises within the City.

and

(i) Encourage the protection of healthy trees and vegetation and promote the natural ecological, environmental and aesthetic qualities of the City.

(2) Landscaping Required.The requirements of this Section shall apply to all new nonresidential and multifamily construction. Buildings in existence on the effective date of

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this ordinance shall be considered legally nonconforming. Any new construction that exceeds 5,000 square feet, or more than a 30 percent expansion of an existing building, shall be required to meet the requirements herein. Pad site developments or ground lease developments shall be required to provide landscaping in accordance with the landscaping requirements herein. Landscaping requirements include detention pond landscaping and parking lot landscaping. Each requirement is in addition to the others.

(3) Xeriscaping.

(a) Texas has an abundance of native plants which are naturally adapted to the region. Most native or adapted plants are drought tolerant or have lower water demands, and by combining Texas natives with well adapted exotic plants, water is conserved. The use of xeriscape can:

(i) Reduce landscape water and maintenance use by 60 percent or more, which helps extend limited water supplies and conserve water resources;

(ii) Provide an enhanced regional identity for Aubrey;

(iii) Lower pest problems and require less fertilizer needs than many non-adapted, exotic plants brought into Texas landscapes. By eradicating weeds, competition for available water resources is diminished;

(iv) Lower monthly water bills for users;

(v) Reduce runoff through the plants root system, which helps water percolate into the soil, reducing erosion and runoff, improving water quality.

(b) In order to promote prudent use of the City's water resources and reduce the need for additional water system infrastructure, additional water resources and water purification systems, and to help ensure viability of required plantings during periods of drought, all required landscaping shall comply with the following requirements designed to reduce water usage:

(i) All landscaping shall be from the recommended plant material list, which is comprised of native and adapted vegetation, unless alternate plant materials are approved through the landscape plan.

(ii) For maximum reduction in water usage, xeriscape plants shall not be interspersed in plant massing with plants requiring higher water usage.

(iii) Irrigation systems shall be designed to provide the appropriate amount of water without over watering.

(iv) Lawn or turf is not permitted in areas with a dimension of less than eight square feet.

(4) Detention Pond Landscaping Requirements.

(a) Stormwater control devices, such as detention/retention basins and ponds, shall be landscaped to reduce their visual impacts. Such landscaping shall not negatively impact the operation of such devices, but may include suitable planting materials that will control siltation and erosion, and in all cases shall be sodded. Ponds shall be designed in one of the following ways, subject to review and approval by the City

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Engineer:

(i) Basic (dry) ponds shall have a decorative retaining wall or slopes no greater than 4:1, shall provide a large canopy tree each 30 linear feet of the perimeter, shall provide a large canopy tree each 100 square feet of the basin, and shall provide a minimum four-inch high black tubular metal (wrought iron style) fence around the perimeter with evergreen screening.

(ii) Amenity detention (dry) ponds shall be designed in a manner to be an amenity to the development by providing a gentle 6:1 slope (a partial decorative stone retaining wall may be allowed), shall provide a large canopy tree for each 30 linear feet of the perimeter (which may be clustered), shall provide a large canopy tree each 100 square feet of the basin (which may be clustered), shall provide a public-access path the full circumference of the pond, and shall provide benches and trash receptacles.

(iii) Amenity retention (wet) ponds shall be designed in a manner to be an amenity to the development by providing a gentle 6:1 slope (a partial decorative stone retaining wall may be allowed), shall provide a large canopy tree for each 30 linear feet of the perimeter (which may be clustered), benches and trash receptacles. Such ponds shall include aeration to ensure water quality.

(5) Parking Lot Landscaping Requirements.

(a) Planter Islands.Planter islands shall be provided in parking areas on the basis of ten (10) square feet of landscape area for each parking stall provided (approximately one island per 16 stalls.) The City Planner may modify the island requirement for each row in situations where it would be beneficial to combine islands into a larger island.

(i) Each row of parking stalls shall terminate in a landscape area containing a tree.

(ii) Planter islands shall have a minimum width of 8 feet back to back, if curbed, or 9 feet edge to edge if no curb is provided.

(iii) No parking space shall be placed greater than 100-feet from a landscaped area containing a tree.

(iv) Each planter island in parking areas shall contain a minimum of one canopy tree. Planter islands that have light poles may substitute two understory/accent trees for the required canopy tree.

(v) Big boxes may, in lieu of providing a tree every 12 spaces, choose to provide a minimum ten-foot wide continuous landscape island every eight single rows of parking, with a large canopy tree each 30 linear feet, subject to review and approval by the Director. This does not waive the requirement for terminus islands and trees on parking rows.

(vi) In retail developments of 15,000 square feet or more, an urban tree shall be placed in a tree grate or tree well each 30 feet on center within a minimum 12-foot wide sidewalk along active storefronts and mixed-use building fronts. Trees may be clustered so not to block the main vestibule. Facade trees are not required in areas with an architectural arcade.

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(b) Screening from Abutting Properties and Rights-of-Way.All vehicular use areas with more than 10 parking spaces located within 50-feet of an abutting property or public right-of-way shall be screened from the abutting properties and the public right-of-way with a wall, fence, evergreen hedge, berm or other durable landscape barrier. Use of berms and other hardscape materials to meet this requirement are strongly encouraged. Plants and shrubs used in living barriers shall be at least 24 inches high at time of planting and shall be a type and species from the recommended plant list that will attain a minimum height of three feet within 18 months of planting and will form a continuous hedge. Sporadic breaks in the hedge row may be approved to achieve unique designs, but breaks must be screened using hardscape devices such as decorative fencing or berms. Any landscape barrier not containing live plants or trees shall be a minimum of three feet high at time of installation.

(i) For all nonresidential and multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way is required.

(ii) For all nonresidential and multifamily parcels located at the intersection of two dedicated public streets (rights-of-way), a 20-foot landscape buffer shall be provided parallel to the corner clip right-of-way dedication.

(iii) Landscape buffers adjacent to the public right-of-way shall contain at least one large canopy tree each 20 linear feet or fraction thereof of street frontage, inclusive of driveways. Trees may be grouped or clustered to facilitate site design. A permanent public art item of greater than 5-feet in height (i.e. obelisks, sculptures, statues, clock towers, water fountains, etc.) may be placed prominently on a site in lieu of up to 3 required trees.

(iv) A perimeter landscape buffer of at least ten feet in width shall be maintained between adjacent properties. This landscaping can be reduced to five feet when abutting property of the same zoning. Access ways between lots may be permitted through all perimeter landscape areas.

(v) Perimeter landscape buffers not adjacent to the public right-of-way shall contain at least one large canopy tree each 50 linear feet or fraction thereof when adjacent to another commercial use, and at least one large canopy tree each 30 linear feet when adjacent to residential uses or zoning. Trees may be grouped or clustered to facilitate site design and shall be appropriately staggered when adjacent to property of the same zoning.

(vi) For every five large canopy trees or fraction thereof required along the street frontage and perimeter, one small ornamental tree shall also be provided.

(c) Existing Trees:The City Planner may approve variations to the planter island requirements to preserve existing trees in interior parking areas. For existing trees, the minimum width of the planter island shall be as follows:

6" caliper or less	8' minimum width
6" to 12" caliper	12' minimum width
more than 12" caliper	18' minimum width

(6) Plant Materials.

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(a) Quality Standard:All plant material shall be of No. 1 grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current edition of the American Standard for Nursery Stock.

(b) Recommended Plants:A list of recommended plants within each plant material type is included in Table 10-3. The applicant may propose plants other than those listed if the plant is appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material. Plant materials shall be appropriate for the region and local soil conditions and shall be planted in accordance with good horticultural practice. Plants selected should require only low maintenance and should be temperature and drought tolerant.

(c) Size Requirements when Planted:All plants shall equal or exceed the following measurements when planted. Plants larger than specified may be used, but use of such plants shall not decrease the size requirements of other proposed plants.

(i) Tree measurement:Canopy and understory trees with single trunks shall be measured by caliper size one foot (1') above the ground line. Multi-trunk trees shall be measured by the height of the tree.

Table 10-3 Recommended Plants

Canopy Tree	Accent/Understory Trees	Shrubs	Ground Covers
Pecan Cedar Elm Texas Red Oak Live Oak (also Southern Live Oak) Bur Oak Western Soapberry Texas Ash American Elm Chinquapin Oak Lacey Oak Shumard Oak	Mexican Buckeye Red Buckeye Texas Buckeye Carolina Buckthorn Desert Willow Eastern Red Cedar Hawthorn Honeylocust Mexican Plum Possumhaw Holly Redbud Roughleaf Dogwood Rusty Blackhaw Viburnum Texas Persimmon Yaupon Holly (not dwarf species)	Agarita American Beautyberry Coral Berry Texas Nolina Red Yucca Skeletonleaf Goldeneye Texas Sage Japanese Barberry Pampas Grass	Sideoats Grama Silver Bluestem Splitbeard Bluestem Switchgrass Mexican Feather Grass

The City reserves the right to approve plants and planting through an appointed horticulturist, landscape architect, or other persons so qualified.

(ii) Minimum sizes:The minimum plant size when planted shall be as follows:

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Plant Material Type	Minimum Size
Single Stem/trunk Canopy Tree	3" caliper
Multi-trunk clump Canopy Tree	6 feet high
Understory Tree	4 feet high
Shrub	15 inches high
Groundcover	4 inch containers

The City Planner may approve smaller size shrubs based on unusual growing circumstances and/or on a specific design that reflects the overall intent of this Section.

(7) Landscape/Irrigation Plan Requirements.

(a) Qualification to Prepare Plans:Landscape plans shall be prepared by a Registered Landscape Architect, a Landscape Designer or Landscape Contractor, knowledgeable in plant materials and landscape design may also prepare the landscape plan. Irrigation plans shall be prepared by a Licensed Irrigator or Landscape Architect.

(b) Landscape Plan Requirements.The following items shall be provided on the required landscape plan:

(i) Sheet size 24" by 36", or as approved,

(ii) Acceptable scale: 1"=10', 1"=20', 1"=40', or as approved.

(iii) North arrow, graphic and written scale

(iv) Appropriate title (i.e. “Landscape Plan”)

(v) Title block, including street address, legal description, and date of preparation.

(vi) Name and address of owner

(vii) Name, address and telephone number of person preparing plan.

(viii) Property line shown with dimensions

(ix) Existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)

(x) Width and type of bufferyards labeled on all sides

(xi) Location, caliper size and species of all existing trees 6" caliper or greater which are to be preserved,

(xii) Location, quantity, size and species of all proposed plant materials.

(xiii) Maintenance Note (see paragraph H.1 [subsection (9))

(xiv) Label type of any enhanced pavement proposed.

(xv) Visibility triangles shown

(xvi) Seal and dated signature of Landscape Architect (if applicable)

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(xvii) Plant list, and

(xviii) Any berms delineated with one-foot (1') contours

(c) Irrigation Plan Requirements.The following items shall be provided on the required irrigation plan:

(i) Sheet size 24" by 36", or as approved

(ii) Acceptable scale: 1" = 10', 1"=20', 1"=40', or as approved (Must be at same scale as landscape plan)

(iii) North arrow, graphic and written scale

(iv) Appropriate title (i.e. “Irrigation Plan”)

(v) Title block including street address, legal description, and date of preparation.

(vi) Name and address of owner

(vii) Name, address and telephone number of person preparing plan.

(viii) Property line with dimensions

(ix) Location of all existing trees 6" caliper or larger which are to be saved

(x) All pipes labeled as to size

(xi) All sprinkler heads labeled as to type (key is acceptable)

(xii) Backflow prevention device labeled with type and size

(xiii) Location of water meter and connection to water service

(xiv) Any existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)

(xv) Note indicating that installation must be inspected by the City of Aubrey

(xvi) Maintenance Note indicated.

(xvii) Seal and dated signature of professional who prepared plan.

(8) Visibility Triangles.In complying with the landscaping requirements set forth herein, no landscaping shall be permitted or allowed to cause visibility obstructions and/or blind corners at intersections.

(a) Whenever an access way intersects with a public right-of-way or when the subject property abuts the intersection of two or more public right-of-ways a triangular visibility area, as described below in subsection (e) of this section, is created. Landscaping within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between three feet and six feet in height. Trees may be permitted in this area provided they are trimmed in a manner that prevent limbs or foliage from extending into the triangular visibility area.

(b) All sight/visibility triangle distances herein shall be measured from the intersection edges of the curb or, where there is no curb, from the end of the pavement or gravel,

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unless otherwise specified.

(c) Street intersections -Each such intersection shall have a sight triangle of 45 feet on each leg from the point of intersection.

(d) Driveway -Each driveway intersection shall have a sight triangle of 45 feet along the street and 20 feet along the driveway from the point of intersection.

(e) Landscaping, except required grass and low groundcovers, shall not be located closer than three feet from the edge of any access way pavement.

(f) In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the Director, the minimum landscape area requirements set forth herein may be reduced to the extent to remove the conflict.

(9) Maintenance.

(a) General:The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.

(b) Plant Replacement:The owner shall be responsible for replacing all plant materials which shows dead branching over 25 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the Certificate of Occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The Owner shall make such necessary replacements within 30 days of notification by the City.

H. SCREENING ELEMENTS AND FENCES.In order to provide maximum safety to pedestrians and motorists at intersections and at ingress and egress points from public streets, highways and alleys to private property, to conserve and protect aesthetic views and vistas, to secure hazardous areas from unauthorized entry, to contain livestock and other agricultural activities, and to screen and protect permitted outside materials storage areas, the following regulations are prescribed for the location, type and height of regulated required and nonrequired screening elements and fences. The terms “screening elements” and “fence” as used herein, are defined in Section 4.

(1) Traffic Visibility at Intersections.On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twenty (20) feet from the point of the intersection.

(2) Traffic Visibility at Interior Lots.On an interior lot in any district, nothing shall be erected,

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placed, planted or allowed to grow in such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley, or private street or driveway from or to adjacent private property.

(3) Residential Districts - General.

(a) Screening elements and fences shall be restricted to a maximum height of eight (8) feet, measured from the adjacent grade line, except as otherwise allowed.

(b) Nonresidential uses in a residential district shall be suitably screened from view, to a height not less than six (6) feet of any adjacent residential lot or dwelling use along the side and rear property lines of such nonresidential use. Said screening requirements shall not be mandatory for public schools, parks or churches, except where a parking lot of active outdoor intensive use area (such as a playground) is adjacent to a residential lot or dwelling. Parking lot screening need not be more than three and one-half (3-1/2) feet in height. Off-street loading areas of any nonresidential use shall be adequately screened from view of any residential dwelling or lot or of any other adjacent public or semi-public land use.

(c) Where a multifamily use abuts a one or two-family district, the side and rear property lines of said multifamily district shall be suitably screened from view, to a height not less than six (6) feet, of any adjacent dissimilar residential dwelling or lot.

(d) Garbage, refuse and trash collection/storage areas in any multifamily development or other nonresidential use permitted in a residential district shall be enclosed on at least three (3) sides by a dense screening element to adequately screen such area from view of the surrounding area.

(e) A screening fence may be placed at the front property line of a residential district, measured from the adjacent grade, when (1) the height does not exceed eight (8) feet, and (2) there is minimum transparency of 75%. Masonry columns constructed of brick, stone, or reinforced concrete, ornamental metal rail fencing, or any sustainable material with more than a 30-year life expectancy is allowed as long as the opacity of the screen does not exceed 25%.

(f) No screening element comprised of brick, masonry, concrete or solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service or drainageway, within the easements reserved therefor.

(4) Nonresidential Districts - General.

(a) Where a nonresidential use abuts a residential lot, use or district, the side and rear property lines abutting said residential lot, use or district shall be suitably screened by the nonresidential use so as to obscure the view from the residential lot, use or district to the nonresidential use to a height not less than six (6) feet.

(b) Where a district boundary separating a residential district from a nonresidential district is along a street or alley, and an automobile parking lot or parking area is located in the front yard of the nonresidential use, then said parking lot or parking area facing the residential lot, use or district shall be suitably screened to a height of not less than three and one-half (3-1/2) feet.

(c) Where garbage, refuse and trash collection/storage is permitted and the screening

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thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than six (6) feet in height.

(d) In all districts where open space is permitted and the screening thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than six (6) feet in height.

(e) Off-street loading areas shall be adequately screened from view of any residential dwelling or any other adjacent residential land use.

(f) No screening element comprised of brick, masonry, concrete or solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service or drainageway, within the easements reserve therefor.

(g) All required screening elements shall be permanently and adequately maintained by the nonresidential property owner.

(5) Barbed Wire Fences.

(a) Barbed wire fences used in conjunction with permitted agricultural and related activities and in industrial districts are permitted without restrictions, but are expressly prohibited in all other districts.

(Ordinance 135-87 adopted 4/14/87; Ordinance 494-13, ex. A, adopted 3/19/13; Ordinance 495-13, ex. A, adopted 3/19/13; Ordinance 503-13, ex. A, adopted 6/18/13; Ordinance 504-13 adopted 6/18/13; Ordinance 549-15 adopted 1/20/15)

§ 24. BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.

A. BUILDING PERMITS REQUIRED.No building or other structure shall be erected, moved, added to, enclosed, or structurally altered without a permit. For single-family structures, or for any construction which is of a lesser extent but is a part of a single-family structure, including fences, driveways, or room additions, a permit shall be issued by the administrative official. For any other type of building or structure, which is of a multifamily, commercial or industrial type use, no permit shall be issued by the administrative official without prior approval of the planning and zoning commission.

B. APPLICATION FOR BUILDING PERMIT.All applications for building permits where the estimated construction costs exceed $1,000.00 shall be accompanied by plans in triplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the building inspector, including existing or proposed building or alteration, existing or proposed uses of the building and land, the number of families, housekeeping units, or rental units the building is designed to accommodate, conditions existing on the lot, and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this Ordinance.

One (1) copy of the plans shall be returned to the applicant by the building inspector, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The original and one (1) copy of the plans, similarly marked, shall be retained by the building inspector.

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C. EXPIRATION OF BUILDING PERMIT.If the work described in any building permit has not begun within six (6) calendar months from the date of issuance thereof, said permit shall expire; it shall be canceled by the building inspector; and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

D. CERTIFICATE OF OCCUPANCY REQUIRED FOR NEW OR ALTERED BUILDINGS OR CHANGES IN USE OF NONCONFORMING USES.

(1) No nonconforming building or use shall be maintained, renewed, changed, or extended until a certificate of occupancy shall have been issued by the building inspector. The certificate of occupancy shall state specifically wherein the nonconforming use differs from the provisions of this Ordinance, provided that upon enactment or amendment of this Ordinance, owners or occupants of nonconforming uses or buildings shall have three (3) months to apply for certificates of occupancy. Failure to make such application within three (3) months shall be presumptive evidence that the property was in a nonconforming use at the time of enactment of this Ordinance.

(2) No permit for erection, alteration, moving, or structural repair of any building shall be issued until an application has been made for a certificate of occupancy, and the certificate shall be issued in conformity with the provisions of this Ordinance upon completion of the work.

(3) A temporary certificate of occupancy may be issued by the building inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion, provided that said temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

(4) The building inspector shall maintain a public record of all certificates of occupancy.

(5) Failure to obtain a certificate of occupancy shall be a violation of this Ordinance and punishable under Section 3 of this Ordinance.

E. CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS, AND CERTIFICATES OF OCCUPANCY.Building permits or certificates of occupancy issued on the basis of plans and applications approved by the administrative official authorize only the use, arrangement, or construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by Section 3.B. hereof.

F. CERTIFICATE OF OCCUPANCY REQUIRED.

(1) Certificates of Occupancy Required.A certificate of occupancy (CO) permit must be obtained on all buildings hereafter erected or structurally altered; which shall include nonresidential or commercial, before any building is occupied and its utilities are turned on. A building must pass an inspection prior to being issued a Certificate of Occupancy permit. The provisions of this section of the ordinance are designed specifically to provide for the safety and well-being of the tenants whom are to occupy said dwellings.

The Building Inspector will issue a written list of violations that must be corrected before the property may be occupied by a tenant; or will instruct, in writing, the City Secretary to

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issue the Certificate of Occupancy as soon as the property has been inspected and found to be suitable for occupancy.

If initial inspection finds the property does not pass the safety inspection, the inspector will issue a list of repairs that must be completed before the Certificate of Occupancy is issued; when the repairs are completed the inspector will re-inspect the property and if the repairs are in order, will issue the Certificate of Occupancy.

(2) Fee Established.A person who applies for a Certificate of Occupancy shall pay a nonrefundable administrative fee. This administrative fee is to cover the cost associated with the inspections, reviewing and maintaining the documentation required by this Chapter. Such fee may appear on the person's water utility statement. The Director of Public Works is authorized to collect such charges in a manner consistent with this Ordinance, City Codes and State law.

(3) Expiration.If a property is unoccupied for more than 180 days, a new Certificate of Occupancy must be completed before tenant can occupy property.

(4) Penalty for Violations and Other Remedies.A person who violates any provision of this Chapter by performing an act prohibited or by failing to perform an act required is guilty of a misdemeanor; each day the violation continues shall be a separate offense.

(5) Appeal.A person may appeal the decision of the Building Inspector by making a written request for appeal to the Mayor or designee within seven business days of the adverse decision or action. The appeal hearing shall be conducted as soon as practicable following receipt of the notice of appeal. The appeal shall be heard by the Mayor. An adverse decision of the Mayor may be appealed by written notice to the City Board of Adjustment, whose decision shall be final and binding.

(6) A Certificate of Occupancy shall be required for the following:

(a) occupancy and use of a building hereafter erected or structurally altered;

(b) change in use of an existing building to a use of a different classification;

(c) occupancy and use of vacant land, except agricultural Use;

(d) change in the use of land to a different classification;

(e) any Nonconforming Use or change in a Nonconforming Use;

(f) change of tenant, or applicant, or property owner of a lease space or building[.]

No such use, or change of use, shall take place until a Certificate of Occupancy therefor shall have been issued by the Building Official.

(Ordinance 135-87 adopted 4/14/87; Ordinance 195-94 adopted 2/7/94; Ordinance 285-00 adopted 6/20/00; Ordinance 491-13 adopted 2/19/13; Ordinance 555-15, sec. 2, adopted 4/21/15; Ordinance 560-15, sec. 2, adopted 7/21/15; Ordinance 570-15, sec. 2, adopted 7/21/15; Ordinance 642-18 adopted 9/25/18)

§ 25. PARKING SPACE REGULATIONS.

A. AUTOMOBILE PARKING SPACE REGULATIONS.Whenever any ordinance, regulation, or

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plan enacted or adopted by the City Council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

(1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Residential:	
Single-Family	2.0 per dwelling unit
Two-family	2.0 per dwelling unit
Multifamily:	
Efficiency and one bedroom	2.0 per dwelling unit
Two or more bedrooms	2.0 per dwelling unit
Commercial:	
Offices, General	1.0 per 300 sq. ft. gross floor area
Banks and Savings and Loan	1.0 per 600 sq. ft. gross floor area plus 1.0 space per employee
Clinics and Doctor’s Offices	1.0 per 300 sq. ft. gross floor area
General Retail	4.0 per 1,000 sq. ft. gross floor area
Shopping Centers	3.0 per 1,000 sq. ft. gross floor area
Carwash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
Restaurants	1.0 per 3 seats
Hotels, Motels	1.0 per rentable room plus 0.5 per employee on any one shift
Halls for meeting, dancing, social events	1.0 per 4 persons accommodated
Entertainment:	
Bowling Alleys	6.0 per lane
Pool Hall	6.0 per 1,000 sq. ft. gross floor area
Industrial:	1.0 per 2 employees on any one shift
Auditoriums and Theaters:	1.0 per 3 seats
Churches:	1.0 per 3 seats

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USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Day Care Center or Nursery:	1.0 space for every ten (10) children or clients, based on maximum occupancy and licensing capacity; plus 1.0 space per employee; plus 1.0 space for each bus or van parked on property; and adequate stacking spaces for pick-up and drop-off.
Elementary and Jr. High Schools:	1.0 per classroom plus 1.0 space per 4 seats in auditorium
High School:	1.0 per classroom plus 1.0 per 3 students in instruction plus 1.0 space per 4 seats
Hospitals:	1.0 per 2 beds plus 1.0 per 3 staff members on any one shift
Nursing Homes:	1.0 per five beds plus 1.0 per 2 staff members on any one shift
Wholesale Storage and Jobbing:	1.0 per employee, plus 1.0 per business vehicle parked on premises, plus 2.0 for visitor or customer parking

Off-street reservoir parking shall be provided for an automatically operated carwash equal to three (3) times the maximum capacity of the carwash, and for a manually operated carwash equal to six (6) times the maximum capacity of the carwash, for automobiles awaiting entrance. “Maximum Capacity” shall mean the greatest number of automobiles undergoing some phase of washing at the same time.

The required yard setbacks for any building shall not be included in calculating the minimum space requirements for off-street parking.

(2) Where a building or a site contains two (2) or more uses, the off-street parking requirement shall be computed as the sum of the required off-street parking spaces for each individual use.

(3) Each business, commercial, manufacturing or industrial use having deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m., or where the time of loading and unloading materials or goods exceeds ten (10) minutes between those hours, shall provide off-street truck loading space on the lot, such space to be not less than thirty-five (35) feet in length, twelve (12) feet in width, and fifteen (15) feet in height.

(4) For the purpose of this subsection, one parking stall shall be not less than one hundred seventy-five (175) square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls then each such stall shall be considered a parking stall as required herein.

(5) A driveway for access to any single parking space or to a parking lot shall be not less than twenty (20) feet in width nor more than thirty (30) feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.

(6) All required parking stalls shall be located on the premises to which such requirement

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applies or within an off-street space distance not more than five hundred (500) feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than one thousand (1,000) feet from such premises except as otherwise provided in this subsection or other subsections of this Ordinance.

(7) Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements, provided that where it is found by the board of adjustment, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustment may reduce the total number of parking stalls to be jointly provided.

(8) All parking spaces required for any use and provided in compliance with the provisions of this subsection on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.

(9) The surface of parking stalls and aisles, truck standing spaces, and access driveways therefor shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.

(10) In a case where existing off-street parking facilities have unused parking capacity and where such facilities are open to the use of the public free of charge or at reasonable rates, the board may reduce the parking space requirements for any use [at a] distance not more than eight hundred (800) feet from such facility or facilities, provided that the total number of stalls in such reduction shall be not greater than the total number of stalls of unused capacity.

(11) In a case where any public or private off-street parking facility, to be open to the use of the public free of charge or at a reasonable rate, is planned or is in process of development and where the board has reasonable assurance that such development will be carried to completion and will when completed relieve the parking demand in an area within five hundred (500) feet thereof in some measure or in full measure, the board may establish a reasonable time period within which any use or uses within such area shall provide required space for parking stalls. Upon completion of all or a portion of such development, the provision of paragraph (10) above may be applied by the City Council.

(12) In a case where the customary mode of transportation of a majority of the patrons, employees, and proprietors of any use, to and from the area in which such use is located, is other than by private automobile, the board may reduce by an amount not to exceed fifty percent (50%) the space required for parking stalls for such use.

(13) In a case where it is clearly shown by the applicant to the satisfaction of the board that the provision of the amount of space required herein for parking stalls, due to the particular nature of the proposed use or other condition, would be unnecessary hardship, the City Council may reduce such requirement.

B. RECREATIONAL VEHICLES.

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(1) With property owner consent, a recreational vehicle may be used as a temporary dwelling on private property only if permitted by the City by the granting of a Temporary Recreational Vehicle Permit, for a period not to exceed fourteen days. For a Temporary Recreational Vehicle Permit to be granted, an applicant must provide the property owner's written consent. For any given lot or tract of privately owned real property, a Temporary Recreational Vehicle Permit may be granted up to four times per calendar year. The Permit must be clearly displayed in the window of the RV.

(2) Under circumstances of force majeure, an RV may be used as a temporary dwelling in excess of the fourteen-day time period with approval from the City Administrator and subsequent approval by City Council at the next available Council meeting.

(3) A recreational vehicle parked in accordance with a Temporary Recreational Vehicle Permit may not discharge gray water or toilet waste on the ground or in violation of any applicable state laws or regulations. An RV, if connected to an electrical outlet, shall be connected to a minimum 30 amp or 50 amp outlet for purposes of storage.

(4) A recreational vehicle parked in accordance with a Temporary Recreational Vehicle Permit shall be parked on a driveway, outside of the public right-of-way, or in the side or rear yard of the property owner's residence. A recreational vehicle stored on private property or parked for long-term storage (not used for dwelling purposes) does not require a Temporary Recreational Vehicle Permit.

(5) On-street parking of any recreational vehicle shall be limited to a 72-hour period for purposes of loading and unloading.

(6) A recreational vehicle parked or stored at an otherwise legally operating RV park or RV storage business is not required to obtain a Temporary Recreational Vehicle Permit.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.05, adopted 8/21/12; Ordinance 593-16, sec. 3, adopted 7/19/16; Ordinance 643-18, sec. 7, adopted 9/28/18)

§ 26. NONCONFORMING USES.

A. INTENT.Within the districts established by this Ordinance, or amendments that may later be adopted, there exist:

lots and uses of lands;

buildings and structures;

uses of land and buildings in combination; and

characteristics of use which were lawful before this Ordinance was passed and amended, but which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendments. It is the intent of this Ordinance to permit these nonconformities to continue until they are removed. It is further the intent of this Ordinance that such nonconformities shall not be enlarged upon, expanded or extended, nor be used as ground for adding other buildings and structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. A conforming use of a building or structure, a nonconforming use of land, or a nonconforming use of buildings and land in combination shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended

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to be seen from off the premises or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

B. NONCONFORMING LOTS OF RECORD.In any district in which residential, commercial, or industrial buildings are permitted, buildings may be erected on any single lot of record, or multiple lots of contiguous street frontage in the same ownership, which were recorded prior to the effective date of this Ordinance. This provision shall apply even though such lot or lots fail to meet the minimum requirements for area, width, or depth, as governed by Section 22, however all other provisions of Section 22 shall apply.

(1) Conformance When.The lawful use of a building or land existing at the date of enactment of this Ordinance, although such does not conform to the provisions hereof, may be continued, but if nonconforming use is discontinued for a period of six (6) consecutive calendar months it shall not thereafter be resumed and any future use of such building or land shall be in conformity with the provisions hereof.

The use of the land, if changed from a nonconforming use, shall be in conformity with the provisions hereof.

(2) Repairs - Cost Ceiling.The total structure repairs or alterations in a nonconforming building shall not, during its life, exceed 50 percent (50%) of the assessed value of the building unless changed to a conforming use. The use of a nonconforming building may be changed to another nonconforming use of the same or more restricted classification.

(3) Extension When.A nonconforming use of a building or land shall not be extended unless changed to a conforming use.

(4) Classification Changes.Whenever the nonconforming use of a structure is changed to the use of a more restricted classification, such use shall not thereafter be changed to a use of a less restricted classification.

For the purpose of this regulation, uses permitted in SF1 Districts shall be deemed to be those in the most restricted classification.

(5) Restoration When.A nonconforming structures destroyed or damaged by fire, flood, wind, earthquake, explosion or other casualty, or by the public enemy, to the extent where the cost of restoration would amount to less than fifty percent (50%) of its assessed value, may be restored. If the damage is in excess of fifty percent (50%) of its assessed value or restoration is not started within a period of one (1) year and carried diligently to completion, application for restoration shall be made to the board of adjustment to permit such restoration. Property owners, as shown by the city tax records on the effective date of this Ordinance, shall be able to restore their property regardless of the extent of destruction, without making application to the board of adjustment. However, said

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restoration shall comply with all construction codes then in effect within the city.

(6) Applicability.The provisions of this section shall apply to any use that may become a nonconforming use due to a change in the classification of the district in which located, from the effective date of the ordinance making the change.

(Ordinance 135-87 adopted 4/14/87; Ordinance 548-14, sec. 3 adopted 12/16/14)

§ 27. SIGN REGULATIONS.

A. APPLICABILITY; PURPOSE AND INTENT.The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

(1) Safety.To promote the safety of persons and property by providing that signs do not:

(a) Create a hazard due to collapse, fire, decay, and/or abandonment;

(b) Obstruct firefighting or police observation; or

(c) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

(2) Communication Efficiency.To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(a) Businesses and services may identify themselves;

(b) Motorists, pedestrians, and other persons may locate a business or service;

(c) Priority is given to the conveyance of public safety messages; and

(d) The right of free speech is preserved and exercised using signs.

(3) Environmental Preservation and Aesthetics.To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(a) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(b) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(c) Do not create visual clutter to persons using the public rights-of-way;

(d) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(e) Are not detrimental to land or property values.

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B. DEFINITIONS.For the purposes of this Section 27, Sign Regulations, the following words shall have the following definitions ascribed to them. Words not defined in this Section 27, Sign Regulations shall be as defined in Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

Abandoned sign means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

Advertising means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Attached sign means any sign affixed to, applied on, or supported by any part of a building located on-premises.

Awning sign means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in subsection E(1)(a), Permanent Signs Allowed in Downtown Area, Awning Signs.)

Balloon/floating device means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

Bandit sign means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

Banner sign means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection E(2)(a), Temporary Signs in Downtown Area, Banner Signs.)

Billboard sign means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

Builder promotional sign means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection E(5)(a), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

Building means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant enough to prevent the spread of fire, each portion of such structure separated may be deemed as a separate building.

Building official means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

Canopy sign means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas

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where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection E(3)(a), Permanent Signs, Canopy Signs.)

Cantilevered ground sign means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection E(3)(b), Permanent Signs, Cantilevered Ground Signs.)

Certificate of occupancy means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

Changeable electronic message/reader board sign means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection E(5)(b), Miscellaneous or Temporary Signs, Changeable Electronic Message/Reader Board Sign.)

City means the City of Aubrey, Texas.

City Manager means the City Manager or his designee or other City-authorized agent designated by the City Manager.

Conforming sign means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

Construction sign means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection E(5)(c), Miscellaneous or Temporary Signs, Construction Sign.)

Crown sign means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection E(3)(c), Permanent Signs, Crown Signs.)

Development sign, temporary means a temporary sign which advertises real estate, brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information and restrictions in subsection E(5)(d), Miscellaneous or Temporary Signs, Development Sign.)

Drive-through order sign means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection E(3)(d), Permanent Signs, Drive-Through Order Signs.)

Effective sign area means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

Erect or install means to build, construct, attach, hang, place, suspend, affix, paint, display, apply,

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assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

Exempt means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

Facade means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

Feather flag means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

Flag means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection E(5)(e), Miscellaneous or Temporary Signs, Flags.)

Flagpole means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

Frame duration means the time during which the frame continues a changeable message sign.

Garage sale see yard sale.

Government/regulatory sign means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

Graffiti means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

Grand opening means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

Human sign means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

Illegal sign means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

Illuminated sign means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

Impounded sign means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

Incidental sign means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection E(5)(f), Miscellaneous or Temporary Signs, Incidental Signs.)

Inflatable sign means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection E(5)(g),

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Miscellaneous or Temporary Signs, Inflatable Signs.)

Logo means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

Mechanical sign means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

Merchandise display means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

Message transition means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

Monument sign means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

Monument sign, multiple tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection E(3)(e), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

Monument sign, single tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection E(3)(f), Permanent Signs, Monument Signs - Single Tenant.)

Mural sign means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions in subsection E(1)(b), Permanent Signs in Downtown Area, Mural Signs.)

Neglected sign means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

Non-profit sign means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Non-residential use means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

Nonconforming sign means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

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Notice means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

Obscene sign means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

Off-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

On-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

Outdoor vending machine sign means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection E(5)(i), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

Person means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

Pole sign means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design of the sign; or (2) less than 1/4 the width of the sign.

Political sign means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection E(5)(j), Miscellaneous or Temporary Signs, Political Signs.)

Portable sign means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

Premises means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

Prohibited sign means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

Projecting sign means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection E(1)(c), Permanent Signs allowed in Downtown Area, Projecting Signs.)

Public informational sign means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

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Residential subdivision entrance sign (subdivision entry sign) means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection E(4)(a), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

Residential use means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

Residential yard sign means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection E(5)(n), Miscellaneous or Temporary Signs, Residential Yard Signs.)

Revolving sign means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

Right-of-way means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

Roof sign means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign that is painted directly upon the roof or top of a building.

Scoreboard means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection E(5)(k), Scoreboards.)

Searchlight means any use of lighting intended to attract the general public by the waving or moving of light beams.

Section or this section means these Sign Regulations unless the context otherwise specifically provides.

Sidewalk sign means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection E(2)(b), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection E(5)(l), Miscellaneous and Temporary Signs, Sidewalk Signs.)

Sign means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

Sign cabinet means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

Strip center means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building

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development.

Temporary development sign means a sign that identifies a real estate project that is under construction.

Temporary sign means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

Temporary, non-profit sign means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Total sign area means the total area of a sign including the display, framework, and base.

Unified development zone means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

Unified sign plan means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color, type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

Vacant building sign means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

Vehicle means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

Vehicular sign means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection E(5)(m), Miscellaneous or Temporary Signs, Vehicular Signs.)

Wall sign means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection E(1)(d), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection E(3)(g), Permanent Signs, Wall Signs.)

Wayfaring sign means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection E(1)(e), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

Wind device means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

Window sign means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection E(1)(f), Permanent Signs allowed in Downtown Area, Window Signs.)

Yard/garage sale means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection E(5)(o), Miscellaneous or Temporary Signs, Yard Sale Signs.)

Zoning districts means the various use districts designated in the City's Zoning Ordinance.

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Zoning sign means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

C. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Section 27, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

D. ADMINISTRATION.

(1) Permit Required.

(a) Sign Permit Required.No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/regulatory sign, and a government/ regulatory sign may be placed in the public right-of-way.

(b) Application.An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(i) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(ii) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(iii) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(iv) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(v) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

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(c) Permit Fee.Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will not be accepted without the permit fee paid in full.

(i) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(ii) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) Inspection.The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) Permit Expiration/Extension/Removal.If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

(2) Interpretation, Administration and Revocation of Permit.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency

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circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

(3) Prohibited Signs.The following signs are expressly prohibited:

(a) Abandoned signs;

(b) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(c) Billboard signs;

(d) Graffiti;

(e) Neglected signs;

(f) Balloon and air devices;

(g) Bandit signs;

(h) Human signs;

(i) Portable signs, unless specifically permitted within this section;

(j) Revolving signs;

(k) Mechanical signs;

(l) Pole signs;

(m) Roof signs;

(n) Vacant building signs;

(o) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(p) Obscene signs;

(q) LED, string or similar lighting outlining windows, doors, or other similar building features;

(r) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(s) Other prohibited signs:

(i) Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

(ii) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

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(iii) Any sign that emits odor or visible matter;

(iv) Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

(v) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

(vi) Any sign located on private property without the consent of the owner of the premises;

(vii) Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

(viii) Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

(ix) Any sign supported by a fence, except as otherwise permitted in this section;

(x) Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

(xi) Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county, state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

(xii) Off-premises signs, unless specifically permitted within this section.

(4) Nonconforming Signs.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign regulations when and if the following occurs:

(i) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(ii) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

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(iii) An alteration in the structure of sign support.

(iv) A change in the mechanical facilities or type of illumination.

(v) A change in the material of the sign face.

(vi) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(vii) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(viii) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(ix) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign.A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch.216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

(5) Maintenance of Signs/Neglected and Abandoned Signs.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat

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condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

(6) Removal of Signs in Violation.

(a) Removal/Impoundment of Prohibited Signs.All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(i) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written

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notification to do so.

(ii) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(iii) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(iv) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(v) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(vi) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(vii) Bandit signs may be removed immediately by the City.

(b) Failure to Comply.It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) Impounded Signs and Recovery.

(i) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(ii) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

(7) Unified Sign Plan.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and

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for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(i) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(ii) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(iii) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(iv) Other information to illustrate the consistency and uniformity of the signs; and

(v) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

(8) Waivers and Appeals.

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(a) Sign Board.All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) Process.Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) Approval Standards.When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(i) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(ii) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(iii) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(iv) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(v) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) Approval by the Sign Board.In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) Appeal.If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) Limitation on Reapplications.When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of

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a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

(9) Penalty for Violation of Section 27, Sign Regulations.

(a) Penalty for Violation.Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) Presumption of Ownership.There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(i) The permit holder for the sign; or

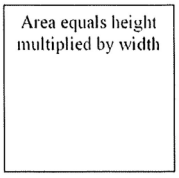
(ii) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

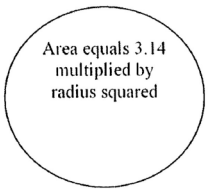
(c) Presumption Rebuttable.The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

(10) Sign Measurement.

(a) Area.The area of a sign shall be measured as follows:

(i) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.





(ii) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical

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formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(iii) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(iv) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(v) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) Height.The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

(11) Criteria for Permissible Signs.The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

E. APPROVED SIGNS.

(1) Permanent Signs Allowed in Proposed Downtown Area.

(a) Awning Signs.

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(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	
(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.	
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches	
(vi) Permit Required	Yes.	

(b) Murals.

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(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	
(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.	
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.	
(iv) Permit Required	Yes, location must be approved by the City Manager.	
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.	

(c) Projecting Signs.

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(d) Wall Signs.

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(e) Wayfaring Signs.

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(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(f) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	
(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.	
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.	
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.	

(2) Temporary Signs Allowed in Proposed Downtown Area.

(a) Banner Signs (Temporary).

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.	
(viii) Duration	Each permit is valid for a two-week period.	
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.	
(x) Permit Required	Yes.	

(b) Sidewalk Sign (Temporary).

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(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	
(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.	
(iv) Design	No illumination is permitted.	
(v) Duration	The sign must be removed and placed indoors at the close of each business day.	
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.	

(3) Permanent Signs Allowed in All Other Non-Residential Districts and the ETJ. In addition to the signs listed in subsection E(1), the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(a) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(b) Cantilevered Ground Signs.

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(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(c) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(d) Drive-Through Order Signs.

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(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	
(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs	One preview board and one order board shall be permitted for each drive-through/drive-up lane.	
(v) Design	Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.	
(vi) Permit Required	Yes.	

(e) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	

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(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).
(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(f) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.	
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.	
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.	

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(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.
(viii) Permit Required	Yes.

(g) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	

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(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.
(viii) Permit Required	Yes. A sign reface requires a separate permit.

(4) Permanent Signs Allowed in Residential and Multi-Family Districts and the ETJ (Other Than the Proposed Downtown Area).In addition to the signs listed in subsection E(1), the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

(a) Residential Subdivision Entrance Sign.

(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.	 
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.	
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.	
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.	
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.	
(viii) Permit Required	Yes.	
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.	

(5) Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.In

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addition to the signs listed in subsection E(1), the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(a) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(b) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped with automatic dimming technology which adjusts the sign's brightness based on ambient light.	

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(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.
(v) Permit Required	Yes.

(c) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.
(vii) Permit Required	Yes

(d) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	

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(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	
(viii) Permit Required	Yes	
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.	

(e) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.
(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non-residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(f) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches

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(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.
(ix) Fees	No

(g) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	
	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.	
(ii) Maximum Effective Sign Area	48 square feet	
(iii) Maximum Height	30 feet	
(iv) Maximum Number of Signs	One per premises per event	
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.	
(vi) Permit Required	Yes	

(h) Non-Profit Signs (Temporary).

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(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(i) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.
(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(j) Political Signs (Temporary Sign)

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(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(k) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.
(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(l) Sidewalk Signs (Miscellaneous Sign)

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(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(m) Vehicular Signs.

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(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(n) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of Signs	2 per lot	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above	

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(o) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

(Ordinance 429-10, sec. 2.02, adopted 2/23/10; Ordinance 477-12 adopted 8/27/12; Ordinance 505-13 adopted 6/18/13; Ordinance 551-15 adopted 2/17/15; Ordinance 914-25 adopted 6/26/2025)

§ 28. AMENDMENTS.

A. GENERAL.The zoning regulations, restrictions, and boundaries may from time to time be amended, supplemented, changed, modified or repealed. Such amendments, supplements, changes, modification, or repeal shall be deemed to amend, supplement, change, modify, or repeal the community plan of the City and shall become a part of such community plan. The Planning and Zoning Commission and its composition and duties are established by the City Council of Aubrey.

B. AMENDMENT INITIATION.An amendment to this Ordinance may be initiated by:

(1) City Council on its own motion;

(2) Planning and Zoning Commission;

(3) Request by owner or agency of owner of property to be changed.

C. PROCEDURE.All requests for amendments to zoning district boundaries shall be submitted, together with required fees to the administrative official, which officer shall cause notices to be sent and the petition placed on the Planning and Zoning Commission agenda.

The City Council may not enact any proposed amendment until the Planning and Zoning Commission makes its final report to the City Council. The City Council may refer proposed amendments to the Planning and Zoning Commission for recommendation. Requests for changes in zoning districts shall include the proposed designation or designations for the area concerned. Alternative proposals may be made at the time of filing the original request for amendment; however, all hearings and deliberations shall be limited to the request as submitted by the applicant at the time of original filing.

D. PUBLIC HEARING AND NOTICE.Prior to making its report to the City Council, the Planning and Zoning Commission shall hold one (1) public hearing thereon. Written notice of all public

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hearings on proposed changes in district boundaries shall be sent not less than ten (10) days before such hearing is held to all owners of property which is located within the area proposed to be changed, within two hundred (200) feet of such property or within two hundred (200) feet of any other adjacent property under the same ownership as the tract to be rezoned. Measurements shall be taken exclusive of public streets. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, in the United States Mail. No notice of hearings before the Planning and Zoning Commission on proposed changes in zoning regulations need be given except as may be required by state law.

E. COMMISSION REPORT.The Planning and Zoning Commission, after the public hearing is closed, shall vote on its recommendations on the proposed change to be sent in a report to the City Council. Such report may recommend for or against such proposed change and may, but need not, include reasons for such decision. The commission may defer its report for not more than sixty (60) days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. If the commission fails to finally report after sixty (60) days, it would be deemed to have recommended negatively to the proposal.

F. FORWARDING FINAL REPORT.Every proposal receiving a final report by the commission shall be forwarded to the council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

G. WITHDRAWAL.Any proposal or application may be withdrawn by the proponent after the commission makes its final report, and such proposal or application shall not be subject to the provision hereof that a period of time must pass before a new application is considered. If such proposal is withdrawn, the council will not consider it. Any proposal or application withdrawn may be resubmitted and shall be subject to all fees and notice requirements as an original application.

H. COUNCIL HEARING AND NOTICE.The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established. A public hearing on such amendment, supplement, or change shall be held by the council. Notice of council hearing shall be given by publication one (1) time in the official newspaper of the city, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the date of publication. No such amendment, supplement, or change shall be considered unless and until the commission makes its final report thereon. Publication of such change shall be accomplished by publishing the descriptive caption and penalty clause of the ordinance amending the comprehensive plan to incorporate the change.

I. APPLICATION NOT TO BE CONSIDERED FOR ONE YEAR AFTER DENIAL OF REQUEST FOR REZONING.No application for rezoning shall be considered within one year of denial of a request by the City Council for the same classification on the same property.

J. PROTEST AGAINST CHANGE.In case of a protest against such change signed by the owners of twenty percent (20%) or more either of the land included in such proposed change, or of the land within two hundred (200) feet thereof, excluding any intervening public street, such amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the City Council present and qualified to vote.

K. COUNCIL ACTION ON APPLICATION.The proponent of any zone change shall satisfy the City Council that either the general welfare of all the city affected by the area to be changed will be enhanced or that the property is unusable for the purposes allowed under existing zoning. If

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such is proved to the council's satisfaction, it may grant the requested zone change; or it may change the zone's designation of a portion of such property; or it may initiate a request to consider changing all or a portion of such property to a district other than that requested and of a different character.

L. SITE PLAN AND SUPPORTING DOCUMENTS REQUIRED; PETITION FOR ZONING DISTRICT CHANGE OR CONDITIONAL USE.When in the opinion of the Planning and Zoning Commission or City Council that greater information is required from the petitioner concerning the nature, extent, and impact of his request than supplied with his application for a change in zoning or conditional use permit, in order for such commission, council, or board to properly review and evaluate all relevant factors thereof, said commission, council, or board may require the applicant to submit a site plan and supporting documents, conforming with all or a portion of the requirements set forth in this subsection, prior to rendering a decision thereon.

The petitioner is encouraged to meet with the appropriate commission or council in an informal work session to ascertain the exact extent of plans and documents required, if any, prior to the city initiating the advertisement for public hearing on the petition.

The general type and extent of plans and supporting documents which may be required of the petitioner include, but are not necessarily limited to:

(1) Site Plan.Meeting all of the requirements of a "preliminary plat" as described in the City's subdivision regulations, except that topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project's petition. Additional site plan drawing information which the reviewing body may require include:

(a) Existing and proposed zoning district;

(b) General outline of extensive tree covered areas;

(c) Drainageways and 100-year floodplain limits;

(d) Proposed treatment for screening the perimeter of the land embraced by the petition, including screening of internal separations of land use where required;

(e) Proposed internal nonvehicular circulation linkages such as pedestrian paths and hike trails, bike trails, and equestrian bridle paths, where applicable, including their interrelationships with vehicular circulation systems and proposed handling of points of conflict;

(f) A tabular summary schedule indicating:

(i) The gross acreage and percent of each type of zoning category proposed;

(ii) The gross acreage and percent of each type of land use proposed, with streets and open space categories listed separately, and residential uses further stratified as to type, i.e., single-family, two-family, multifamily townhouse, etc., including the total gross project acreage;

(iii) The gross residential density of each type of residential land use proposed, expressed in dwelling units per acre; and based on net residential land use plus

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one-half (1/2) of any abutting street;

(iv) The quantitative number of dwelling units proposed for each residential dwelling type (i.e., single-family, two-family, etc.);

(v) Proposed maximum lot coverage by building types (i.e., 1/F, 2/F, M/F, commercial, office, industrial, etc.) expressed in terms of percent or floor area ratio of the lot or site.

(2) Architectural Drawings.Elevations, concept sketches, or renderings depicting building types and other significant proposed improvements, including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.

(3) Written Documents.In narrative form on 8-1/2" x 11" sheets, including:

(a) Statement(s) on planning objectives to be achieved in use/development proposal, including a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including use and ownership of open spaces, etc.

(b) Legal description of the total site area proposed for rezoning, development, or conditional use permit.

(c) A development schedule indicating the approximate date(s) when construction of the proposed development, and subsequent stages or phases thereof, if any, can be expected to begin and be completed to the best of the applicant's knowledge and belief.

(d) A statement as to the present and proposed ownership of the site or parcels thereof embraced by the application.

(e) Economic feasibility and/or market analysis studies, when deemed necessary by the reviewing body to adequately assess the necessity for zoning certain parcels to the sizes indicated by the applicant, or to evaluate the need for granting a conditional use permit.

(f) Environmental assessment statement, prepared pursuant to the National Environmental Policy Act of 1969, and any subsequent amendments thereto, when deemed necessary by the reviewing body to properly assess the impact of the proposed development/land use on the existing environment.

(g) Statement(s) as to how and when the applicant proposes to provide water and sewer to the development.

(h) Signature, title, and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans and supporting documents reflecting a reasonably accurate portrayal of the general nature and character of the proposals.

(Ordinance 135-87 adopted 4/14/87)

§ 29. SEVERABILITY.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences,

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clauses and phrases of this Ordinance hereby adopted are severable and if any phrase, clause, sentence, paragraph, or section 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, since the same would have been enacted by the City Council without the incorporation of any unconstitutional phrase, clause, sentence, paragraph, or section.

This Ordinance shall take effect immediately from and after its passage and the publications of the caption as the law in such cases provides.

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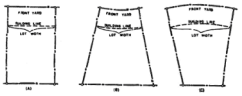
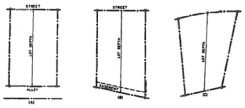
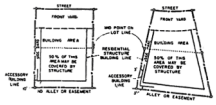
ILLUSTRATIONS
LOT WIDTH



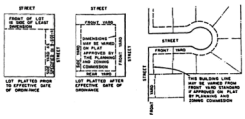
LOT DEPTH



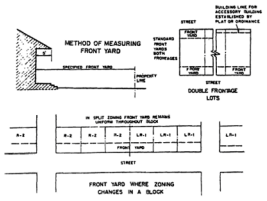
YARDS



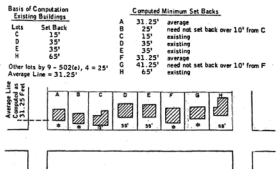
CORNER LOT



METHOD OF MEASURING FRONT YARD



INTERPRETATION AVERAGE FRONT YARD WHERE YARD DEPTH VARIES



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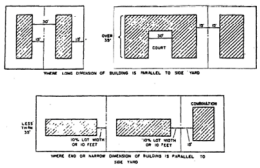
SPECIAL APARTMENT SIDE YARD AND SPACING STANDARDS



FLOOR AREA RATIO



SET BACK STANDARDS HIGH RISE APARTMENT AND SIMILAR STRUCTURES



(Ordinance 135-87 adopted 4/14/87)

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EXHIBIT I
DEVELOPMENT STANDARDS

Community Planning Standards (CP Standards)

I. PLANNING STANDARDS

1.1 Purpose: The purpose and intent of these Community Planning Standards are to provide quality subdivision development with residential uses for the Property. Capitalized terms not otherwise defined in this Exhibit D have the meanings given such terms in the Development Agreement to which this Exhibit D is attached.

1.2 Zoning Districts: The following districts apply to the Property:

SF-6	Single Family Residential, 6,000 sf minimum lot
SF-5	Single Family Residential, 5,000 sf minimum lot

Zoning Regulations:

(a) SF-6

Permitted Uses: Single-family detached dwellings in accordance with the following limits:

Development Minimums:

Lot Area:	6,000 square feet
Lot Width:	60 feet, 55 feet for lots fronting cul-de-sac. Lot width is measured at building line.
Lot Depth:	110 feet
Front Yard:	20 feet
Side Yard:	5 feet; 15 feet on corner lot adjacent to street
Rear Yard:	20 feet, 10' for lots adjacent to park or tail with tubular steel, wrought iron or similar material fencing (no wood)
Dwelling Unit Size:	1,200 square feet
Parking Spaces:	2 per dwelling unit

Development Maximums:

Height:	35 feet
Lot Coverage:	50%

(b) SF-5

Permitted Uses: Single-family detached dwellings in accordance with the limits of SF-6 zoning or the following limits:

Development Minimums:	
Lot Area:	5,000 square feet
Lot Width:	45 feet. Lot width is measured at building line.
Lot Depth:	100 feet
Front Yard:	20 feet
Side Yard:	5 feet; 15 feet on corner lot adjacent to street
Rear Yard:	20 feet, 10' for lots adjacent to park or trail with
Rear Yard	tubular steel, wrought iron, or similar material fencing (no wood)
Dwelling Unit Size:	1,200 square feet
Parking Spaces:	2 per dwelling unit
Development Maximums:	
Height	35 feet
Lot Coverage	55%

1.3 Regulations Applicable: All regulations and standards pertaining to the development of the Property set forth in this Agreement and all exhibits hereto together with the following regulations and standards as modified by this Agreement shall constitute the exclusive development regulations and conditions applicable to the Property (the regulations and standards described above and set forth below, and as set forth in or modified by all exhibits attached hereto and in any final plats and construction plans hereafter approved for future phases (the "Development Regulations"):

(a) Property Maintenance Code adopted by the City Council on May 29, 2007, by Ordinance No. 383-07 as set forth in Exhibit E.

(b) Nuisance Ordinance adopted by the City Council on July 16, 2002, by Ordinance No. 321-02 as set forth in Exhibit F.

1.4 Hike and Bike Trail System: The Property shall be developed in a manner generally consistent with the hike and bike trail system depicted upon the Concept Plan. The trail system will consist of a combination of eight feet (8') sidewalks through open space and five feet (5') sidewalks located in street right-of-ways, as shown on Exhibit G attached hereto.

1.5 Homeowner's Association (HOA):

a. In accordance with this Ordinance, a HOA shall be established to maintain open space, recreational areas, and other commonly owned facilities.

b. The developer is responsible for drafting the HOA documents pertaining to the HOA's responsibilities to maintain these areas.

c. Prior to approval of a Final Plat, a document establishing the HOA shall be submitted to the City for review and approved by the City for conformance with all requirements and other applicable ordinances.

1.6 Exterior Wall Masonry: All exterior walls, excluding doors, windows and window units, shall be comprised of at least sixty (60) percent masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as HardiPlank and stucco. HardiPlank material shall be limited to fifty (50) percent of any exterior unless the style of the home calls for 100% HardiPlank such as the Cape Cod or Victorian products.

1.7 Floodplain Dedication: All floodplain areas shall be dedicated to the District and shall be considered common open space.

1.8 Lot Orientation: Lots may face, back or side any open space, park, floodplain, trail or other public access area. Lots shall comply with setbacks as specified in Section 1.2 of these CP Standards. Lots can back to streets with a right of way width of 80 feet or more. Lots can front streets with a right of way width of 80 feet or less.

1.9 Public Access: A 20 foot wide public access easement shall be placed at a minimum of 1200 foot spacing along floodplains, parks or other open spaces where no adjacent street is provided. Drainage and utility easements can serve as a public access easement provided they are at least 20 feet in width. An 8 foot trail shall be provided in the public access easement between a street and the corresponding open space.

II. DESIGN STANDARDS

SECTION A. GENERAL.

1. CONFORMITY TO THE DEVELOPMENT REGULATIONS:

   No plat shall be approved by the Planning and Zoning Commission, unless and until such conforms to the Development Regulations and these design and construction standards. All streets, alleys, sidewalks, drainage ways, water and sewer lines, and improvements shall be designed, placed and constructed in accordance with the Standard Specifications for Public Works Construction, North Central Texas, with all amendments thereto, except as amended or conflicted by these CP Standards. To the extent that there is a conflict between the regulations herein, and those found elsewhere, the regulations found herein shall control development within this Property.

2. SUBDIVISION NAMES:

   Subdivision names shall not duplicate or cause confusion with the names of existing subdivisions. All subdivision names shall be approved by the Planning and Zoning Commission upon recommendation of the Planning Department.

3. DESIGN DETAIL STANDARDS:

   If applicable, the Design Detail Standards (herein so called) attached to these CP Standards as drawings labeled P-1 through P-26, S1 and D1 through D7 shall pertain, generally, to the development of the Property.

SECTION B. BLOCKS.

Block lengths shall not exceed twelve hundred fifty (1,250) feet, except along arterial thoroughfares.

1. The length, width and shape of blocks shall be determined with due regard to:

   a. Provision of adequate building sites suitable to the special needs of the type of use contemplated;

   b. Zoning requirements as to lot size and dimensions; and

   c. Need for convenient and safe access, circulation, and control of street traffic.

2. In general, intersecting streets determining the block lengths and widths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets. Where no existing subdivision establishes control, the block lengths shall not exceed twelve hundred fifty (1,250)feet nor be less than two hundred fifty (250) feet in length. However, in cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied by the Planning and Zoning Commission, the length may be increased or decreased to meet the existing conditions, having due regard for connecting streets, circulation of traffic and public safety.

SECTION C. LOTS.

1. Every lot shall meet the minimum area and dimension standards as set forth in the Development Regulations. The Planning and Zoning Commission shall have the authority to approve a subdivision plat where lots have area, dimensions or setbacks greater than the minimum standards set forth in the Development Regulations.

2. Every lot shall have access to a public street or to a private or gated street that has direct access to a public street.

SECTION D. EASEMENTS.

1. Easements shall be located across lots or may be on rear or side lot lines to provide for utilities where necessary, as determined by the utility companies and the District, and shall be of such widths as may be reasonably necessary for the utility or utilities using such easement. However, water, sewer, and drainage easements shall be a minimum of sixteen (16) feet wide.

2. Where a subdivision is traversed by a watercourse, drainage way, or channel, there shall be provided a storm sewer easement or drainage right-of-way or easement conforming substantially with such course and of such additional width as shall be designated by the District Engineer. Streets or access easements may be required into the watercourse from a public right-of-way.

3. Drainage easements shall not be obstructed by fences, landscaping or any other structure or building that may impede the surface flow of water, as determined by the District Engineer.

SECTION E. SIDEWALKS.

1. Sidewalks shall be required along any street upon which a lot abuts, regardless of whether such lot faces, abuts on the side, or backs up to such street, or is separated from such street by an alley. The only exceptions to this requirement are along freeways and freeway frontage.

2. Residential Subdivisions.

    a. Sidewalks shall be constructed by the developer along all arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such arterial or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all arterial thoroughfares and perimeter streets. The developer is not responsible, however, for constructing a sidewalk along the frontage, as herein defined, of any residential lot.

    b. The builder on a lot is responsible for the construction of all sidewalks along the frontage, as herein defined, of such residential lot and along that portion of the lot that sides or rears to a street other than an arterial. Provided, however, that such sidewalk is not required on a lot until completion of building construction. Upon completion of building construction, sidewalks shall be provided in accordance with the provisions contained herein. Authorization for occupancy shall not be granted until this requirement has been met.

SECTION F. STREETS

I. GENERAL:

a. Adequate streets shall be provided by the subdivider. The arrangement, character, extent, pavement width, right-of-way width, grade and location of each street shall substantially conform to the Concept Plan and these CP Standards and shall be considered in its relation to existing and planned streets, topographical conditions, significant natural features such as mature trees or water courses, public safety and convenience, and its relationship to the proposed uses of land to be served by such street.

b. Whenever a tract to be subdivided abuts any part of any street so designated on the Concept Plan, or where a street designated on the Concept Plan crosses any part of the tract to be subdivided, such part of the proposed public street shall be platted generally consistent with the location as indicated on the Concept Plan, and to a width consistent with the Concept Plan and the requirements of this ordinance.

Additional right-of-way shall not be required from a previously platted property where:

1. The plat of such property is being modified by an amending plat; or

2. The plat of such property is being modified by a replat, and where:

   A. The property is occupied by a building or buildings; and
   B. The sole purpose of the replat is to remove previously platted fire lanes, easements, mutual access easements, or delineate the legal boundaries of ownership of the property; and
   C. No additional development rights will be conveyed to the property as a result of the replat.

c. When such street is not on the Concept Plan, the arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or

2. Conform to a plat approved by the Planning and Zoning Commission to meet a particular situation where topographical or other conditions make continuance or conformity with existing streets impracticable.

d. Existing streets in adjoining areas shall be continued into the proposed subdivision. Proposed streets shall be at least as wide as, and in alignment with, such existing streets in the adjoining subdivision.

e. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided area.

f. Names of new streets shall not duplicate or cause confusion with the names of existing streets. All street names shall be approved by the Planning and Zoning Commission upon recommendation of the Fire Marshal.

g. Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain, topography, site distances and safety. All arterial streets, unless otherwise approved by the Planning and Zoning Commission, shall intersect at or near a ninety (90) degree angle. No streets, however, shall intersect at less than sixty (60) degrees. Curb tangent and radii shall be as follows:

R.O.W. Width	*Tangent*	*Radius*
50'	As approved by the District Engineer	
50'-80' Transition	As approved by the District Engineer	
80'	100'	600'
90'-120'	100'	1000'

h. With the exception of arterial thoroughfares, street lengths without an intersection or turnaround shall not exceed twelve hundred fifty (1,250) feet.

i. Dead-end streets shall be prohibited except as temporary stubs to permit future street extension. In no case shall the length of such a temporary dead end street exceed five hundred feet (500'). If such street exceeds one hundred fifty (150) feet, then a temporary turnaround which meets Fire Department standards shall be provided. Nothing in these CP Standards prohibits cul-de-sacs or hammerhead cul-de-sacs, which are specifically permitted.

j. Local streets shall be laid out so as to discourage their use by cut-through traffic.

k. No driveway shall be allowed on streets with right-of-ways greater than 80 feet in width.

l. Street rights-of-way and pavement widths shall be as follows:

Street Type	R.O.W. Width	Pavement Width
Residential	50'	31'
Residential, Divided	80'	2x22'
Arterial, Transition	80'	31'
Arterial, Four Lane Divided (A4D)	110'	2x22'

*Pavement widths shall be measured from the back of one curb to the back of the opposite curb.

The Planning and Zoning Commission may determine that topography, length of street, existing street pattern, location of existing buildings, nature of the proposed land use, or other special conditions warrant a street of greater or lesser width. However, the relationship of pavement width to right-of-way width shall be consistent with the requirements of this subsection and these design standards.

Where new street construction is to be connected to an existing street of the same designation, and where the existing street pavement width is less than that required herein, the pavement width of the new street may be adjusted to match the pavement width of the existing street, upon approval by the District Engineer.

m. Where residential lots within the Property are developed adjacent to an arterial thoroughfare, as designated on the development site plan for such lots, the developer shall provide a landscaped and irrigated buffer area within the dedicated right-of-way for the arterial thoroughfare. Once planted, all landscaping provided in District right-of-way shall be the responsibility of the District except for seasonal color which will be maintained by the HOA.

n. Streets which terminate into a cul-de-sac shall not exceed six hundred (600) feet. Each end of a hammerhead cul-de-sac shall not exceed six hundred (600) feet.

o. Residential street pavement shall be constructed of concrete that is six (6) inches in thickness and three thousand, six hundred (3,600) psi or greater, of Portland cement concrete, or as required by the District Engineer. Concrete reinforcing shall be No. 3 bars on twenty-four (24) inch centers running both ways, or as required by the District Engineer. Alternatively, as approved by the District Engineer, residential streets may be constructed of hot- mix asphalt of five (5) inch thickness with three thousand, six hundred (3,600) psi or greater equivalent thickness. Pavement crowning shall be a minimum of four (4) inches and a maximum of six (6) inches.

p. All street subgrades shall be lime stabilized with hydrated lime in the minimum amount of six (6) percent by weight to a depth of six (6) inches for the stipulated width plus one (1) foot behind the curbs or as recommended by a site specific geotechnical report. The more stringent standard will always apply.

q. Curbs shall be six (6) inches in height.

r. The minimum slopes of a street or alley shall be one half (0.50) percent. The maximum

slope for a residential street shall be ten (10) percent. The maximum slope for an arterial shall be seven (7) percent.

s. Vertical Alignment

Profile grades of streets and alleys shall be connected by vertical curves of a minimum length expressed as a multiple of the algebraic difference between the rates of grades, expressed in feet per hundred feet and the values shown as follows:

Multiple of algebraic difference	Design Speed 20	25	30	40	50	60
Crest vertical curve	10	15	28	50	80	150
Sag vertical curve	15	20	35	50	70	100

SECTION G. DRAINAGE

1. THE RATIONAL METHOD: The Rational Method is based on the direct relationship between rainfall and runoff, and the method is expressed by the following equation:

    1. Q=CIA where:

    2. Q = maximum rate of runoff (cfs)
    3. C = runoff coefficient representing a ratio of runoff to rainfall
    4. I = average rainfall intensity for a duration equal to the tc (in/hr)
    5. A = drainage area contributing to the design location (acres)

2. The relationship between rainfall and runoff is expressed through application of the Rational Method with satisfactory accuracy for small watersheds, but the accuracy diminishes as the watershed to which the procedure is applied increases in size. For this reason, in development of runoff rates in larger drainage areas (1000 ac.) use of the unit hydrograph method or other approved method is required. The size and shape of the watershed must be determined through the use of plan metric-topographic maps of the area, supplemented by field surveys in areas where topographic data has changed or where the contour interval is insufficient to adequately determine the direction of flow.

3. RUNOFF COEFFICIENTS (C): Runoff coefficients, as shown in Table I, shall be the minimum used, based on total development under the Owner's or Applicant's proposed land uses.

4. Where land uses other than those listed in Table 1 are planned, a coefficient shall be developed utilizing values comparable to those shown. Larger coefficients may be used if considered appropriate to the project by the Engineer.

TABLE 1
RUNOFF COEFFICIENTS

LAND USE	RUNOFF COEFFICIENT "C"

Parks or Open Space	0.35
Single Family	0.50

5. Rainfall Intensity (I) Rainfall intensity will be determined from the Rainfall-Intensity-Duration data as shown in the most current Denton County Subdivision Rules & Regulations or as approved by the District Engineer.

6. Time of Concentration (Tc) The time of concentration is defined as the longest time, without interruption of flow by detention systems, that will be required for a drop of water to flow from the upper limit of the drainage area to the point of concentration. The time of concentration to any point in a storm drainage system is the summation of the inlet time and the time of flow in the conduit or channel. The inlet time is the time for water to flow over the surface of the ground from the upper limit of the drainage area to the first storm drain inlet. The flow time in the conduit or channel is computed by dividing the length of the conduit by the average velocity in the conduit. Inlet time decreases as the slope and the imperviousness of the surface increase.

7. Minimum inlet time is 15.0 minutes.

SECTION H. DESIGN STORM FREQUENCY

The storm frequency used for this determination will be according to the facility to be designed as listed below. Emergency overflows where used are to be located at sags and T-intersections of streets and designed to prevent erosion and surface water damage.

DESIGN STORM FREQUENCY

Drainage Facility	Storm Frequency
Drainage ditches located in street right-of-way used in conjunction with County Lanes and Parkway street construction with no freeboard	100 years
Pipe storm sewers with emergency overflow to give a combined capacity of 100-year frequency	10 years
Pipe storm sewer with no emergency overflow	100 years
All open channels with a minimum of 2 feet freeboard above to the top of the bank	100 years
Culverts (pipe or concrete box)	100 years
Bridges, low point of bridge beams or similar bridge deck supporting structure to be 2 feet above 100-year storm or highest flood recorded, whichever is greater	100 years

SECTION I. FLOW IN GUTTER AND INLET LOCATION.

A storm drain conduit shall begin at the point where the depth of flow based on the 50-year storm frequency reaches the top of curb. Inlets are then to be located as necessary to remove the flow based on a 50-year storm frequency. Multiple inlets at a single location are permitted with sufficient justification provided. Where possible, inlets should be placed upstream from an intersection to prevent large amounts of water running though intersection.

a. Inlet Sizing: Inlets shall be sized based on the following:

STREET GRADE	LENGTH OF INLET OPENING FOR EACH CFS OF GUITER FLOW
Sags	0.6 foot
Less than4%	1 foot
Greater than 4%	1.5 foot

b. Road and Alley Capacities: Road and alley capacities shall be calculated by the Manning's formula:

$$Q=1.486/N\ A\ R2/3\ S1/2$$

SECTION J. ROUGHNESS COEFFICIENTS "n" FOR STORM DRAINS/ROADWAYS

Materials of Construction	Manning's Coefficient
Monolithic Concrete Structure	0.013
Concrete Pipe	
Good alignment, smooth joints	0.013
Fair alignment, ordinary joints	0.015
Poor alignment, poor joints	0.017
Corrugated Metal Pipe	0.024
Standards unpaved with or without bituminous coating	0.024
Paved invert, 25% of periphery paved	0.021
All Roadways	0.020

SECTION K. RECOMMENDED MAXIMUM VELOCITY

Type of Conduit	Maximum Velocity
Culverts	12 fps
Inlet Laterals	15 fps
Storm Sewers	12 fps

SECTION L. STREET STORM WATER LIMITS

The use of the street for carrying storm water shall be limited to the following:

SPREAD OF WATER- 10 YEAR STORM FREQUENCY

Arterial- One traffic lane to remain clear.

Residential Streets with curbs and gutters-Six inch (6") depth of flow at curb or no lanes completely clear.

Alleys-Contained within the paved surface.

For County Lanes and Parkway thoroughfares, the spread of water shall be based on a 100-year storm frequency. All storm water must be contained within the right-of-way. The depth of flow shall not exceed the roadway crown elevation.

SPREAD OF WATER- 100 YEAR STORM FREQUENCY

Notwithstanding the requirements above, all storm water in the 100-year storm frequency shall be contained within the street or alley right-of-way or with in the drainage easement. The water depth shall not be greater than 1" over any curb.

SECTION M. OPEN CHANNELS.

Open channels may be used to convey storm waters where closed conduits are not justified economically. The use of existing channels in their natural condition is encouraged when possible. In such cases, an adequate drainage easement shall be dedicated to meet ultimate flow requirements.

a. For unlimited channel sections, the normal side slope is 4:1 with 3:1 maximum.

b. For concrete lined channel sections and riprap lined channel sections the paved slopes normally are 2:1 with 1-1/2:1 maximum.

c. Maximum allowable velocity is 8 fps.

Detention is not required when storm drainage discharge is into existing 100-year floodplain as defined by FEMA.

SECTION N. WATER IMPROVEMENTS

a. All subdivisions shall be provided with a water system that meets or exceeds the TCEQ/~~Mustang SUD~~ City requirements. In the corporate limits, all subdivisions shall be connected to the City's water distribution system or other approved alternate.

b. Water lines shall be laid in streets and alleys or in easements.

c. Water mains shall be a minimum of 6-inch nominal internal diameter.

d. Water services for each lot shall be 1" type K copper. Each service shall be provided with two in-line nylon ball cutoff vales contained inside the meter box. The meter shall have 3/4" diameter yoke and shall be purchased from the ~~Mustang SUD~~ City. Service to each lot shall have a maximum cover of 18 inches.

e. Valves shall be located such that the distance between valves is a maximum of 600 feet on 12" and smaller lines, or larger lines. Valves shall be furnished with extensions, such that the working nut is a maximum of 48" below grade.

f. Fire hydrants shall be located such that the horizontal distance to any structure in a residential area does not exceed 500 feet laying length. In commercial areas that horizontal distance shall not exceed 300 feet laying length. Fire hydrants shall be located 3ft. from back-of-curb.

    i. All fire hydrants shall be coated with Kern-Luster or an equivalent coating. Body painted silver and caps painted green.

g. Reflective fire hydrant spotters shall be installed in all streets at a point adjacent to fire hydrants.

h. When PVC pipe is used, 12 gauge single strand wire 'or tracer tape, blue in color, shall be installed in the backfill material 24 inches above the top of the pipe in accordance with the manufacturer's recommendations.

i. Water lines 12 inch or smaller shall be installed with a minimum cover over the top of the pipe of 48 inches. Water lines larger than 12 inch shall be installed with a minimum cover over the top of the pipe of 60 inches to 72 inches.

j. Water lines shall be pressure tested and disinfected in accordance with AWWA C601.

k. The embedment of water lines shall be as per the ~~Mustang SUD~~ City "Pipe Embedment Detail."

l. The design shall conform to the latest criteria set forth in the AWWA Standards, as published by the American Water Works Association and the Texas Commission on Environmental Quality (TCEQ) requirements.

m. The specification for materials and workmanship shall conform to the latest edition of the "Standard Specifications for Public Works Construction" as published by North Central Texas Council of Governments and the TCEQ requirements.

SECTION O. SEWER IMPROVEMENTS.

a. All subdivisions shall be provided with sewage disposal system that meets the TCEQ/~~Mustang SUD~~ City requirements.

b. The developer shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, Y-branches, service laterals for all lots, life stations and appurtenances.

c. Should the subdivision or addition abut and use a sewer main of the UTRWD, the developer shall pay ~~Mustang SUD~~ City a "pro rata" charge as necessary.

d. Sewer pipe shall have a minimum internal diameter of 6 inches.

e. Life stations, either temporary or permanent, are permitted.

f. Sewer service for each lot shall have a minimum, internal diameter of 4 inches. Minimum cover at the property line shall be 4 feet. Need red tracer tape to indicate location of sewer stub out.

g. Sewers shall be extended across the property being subdivided.

h. Offsite sewer utilities shall be constructed by developers at no expense to the District.

i. Sewer lines may be constructed using the following materials or approved equal:
   a. Polyvinyl Chloride PVC SDR-35 for depths of burial up to 20 feet.
   b. Polyvinyl Chloride PVC SDR-26 for depths of burial more than 20 feet.

j. The embedment of sewer lines shall be as per the ~~Mustang SUD~~ City "Wastewater Pipe Embedment Detail"

k. Prior to acceptance, the sanitary shall be subjected to an air test and/or leakage test.

l. All force mains, stream crossings, railroad crossings and road bores shall be ductile iron pipe.

m. All railroad crossings and road bores shall be encased in a steel carrier pipe.

n. Manhole spacing shall be in accordance with TCEQ requirements.

o. Horizontal curves in sewer lines shall meet the TCEQ requirements

p. The specification for materials and workmanship shall conform to the latest addition of the "Standard Specifications or Public Works Construction", published by the North Central Texas Council of Governments and the TCEQ requirements.

q. All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement, they shall be installed to a point at least three feet beyond the edge of the pavement.

III. CONSTRUCTION AND IMPROVEMENTS

SECTION A. GENERAL.

1. The developer shall prepare, or have prepared, and submit copies, in accordance with the requirements of the Engineering Department, of the complete engineering plans of the Road Improvements for the area covered by the plat. The developer shall have such plans prepared by an engineer registered in the state of Texas, subject to approval of the plans by the City. The City Engineer shall review the plans and specifications, and, if approved, shall mark them approved and return one (1) set to the developer. If not approved, the plans shall be marked with the objections noted and returned to the developer for correction. No building permits shall be issued for the main structure on a site until the engineering plans have been approved, or the City Engineer approves the permit. The developer shall have no obligation to submit engineering plans for the Utility Improvements to the City for review or approval.

2. After approval of the final plat and final construction plans for the Road Improvements, the developer shall install the facilities in accordance with such approved plans, and these regulations. The District shall inspect the installation of the Road Improvements.

3. The District will inspect the Road Improvements, and the District's determinations will be binding on the City. Any maintenance bonds shall benefit the party obligated to maintain the Road Improvements.

4. All improvements required herein shall be constructed in accordance with the standards prescribed by these CP Standards.

SECTION B. CONSTRUCTION PLANS.

Except as otherwise provided with respect to construction plans for the Utility Improvements, no construction work shall begin on the improvements in any proposed subdivision prior to approval of the final construction plans by the City Engineer.

Engineering plans showing details of the Road Improvements and all engineering details, other than buildings, of the proposed subdivision shall be submitted to the Engineering Department along with the final plat of the subdivision. Such plans shall be prepared by an engineer registered in the state of Texas.

Copies of the final paving and utility plans, not less than 24" x 36" in sheet size, shall be submitted to, and in the manner prescribed by, the City Engineer, including:

1. Streets, alleys, sidewalks, and monuments:

   a. Copies of plans and profiles of all required streets, alleys, sidewalks, crosswalk ways and monuments shall be provided. The right-of-way and paved width of all streets and street names shall be shown, including their top of curb grade and distances with the elevations indicated at all intersections and grade breaks. Such plans shall show the location of all proposed curbs and gutters.

3. Drainage:

   a. Copies of the proposed plan and profiles, indicating minimum two (2) foot contours based on

state datum shall be submitted to the City Engineer and utility companies. All street widths and grades shall be indicated on the plans and runoff figures shall be indicated on the outlet and inlet side of all drainage ditches, storm sewers and at all points in the street at changes of grade or where the water enters another street storm sewer or drainage ditch

b. A general location map of the subdivision showing the entire watershed;

c. Calculations shall show the anticipated storm water flow, including watershed area, runoff coefficient, time of concentration, and intensity. When a drainage ditch or storm sewer is proposed, calculations showing the basis for design shall be submitted to the City Engineer; and

d. When a drainage channel or storm sewer is proposed, complete plans, profiles, cross sections, grades and specifications shall be submitted, showing complete construction details.

SECTION C. SURVEY MONUMENTS.

In all subdivisions and additions, all block and lot corners shall be established and set. All corners, except those comprising the perimeter of the subdivision, shall consist of iron rods of a diameter not less than one-half (1/2) inch and eighteen (18) inches deep, set a maximum of two (2) inches below finished grade.

Perimeter markers shall be monuments consisting of a two (2) inch diameter aluminum disc and set in accordance with the City's general design standards.

SECTION D. STREET AND ALLEY IMPROVEMENTS.

1. Construction:

All streets and alleys shall be constructed in accordance with the NCTCOG Standards and Specifications for Public Works Construction, and these CP Standards.

2. Streets:

a. The developer shall be responsible for the dedication of right-of-way and construction of all streets which cross his or her subdivision. Where an arterial thoroughfare, as designated on the Concept Plan, crosses such subdivision, the developer shall dedicate all right-of-way for such arterial thoroughfare in accordance with the applicable right-of-way.

b. For any arterial thoroughfare that crosses such subdivision, the developer of the subdivision shall be responsible for installing not more than two (2) traffic lanes.

c. In the event it is impractical to install a portion of a street at the time of subdivision development, as determined by the City Engineer, the developer may escrow with the City money in lieu of construction of the required paving. Such escrow amount shall equal the cost for the design and construction of such required paving, including curb and gutter, and sidewalks where applicable, and shall be considered as full and final payment for the installation of said improvements. No further cost shall be assessed the developer thereafter.

3. Connection to Existing Streets:

No building shall be occupied and no use shall commence on a lot until such time as any street or portion thereof providing access to such lot shall have been connected to the existing street system by a street of at least 24 feet in width, located within public right-of-way. The construction of such street extension shall be in accordance with the NCTCOG Standards and Specifications for Public Works Construction

Where construction of the street extension occurs concurrently with construction of any building on a lot to be served by such extension, an access road shall be provided and maintained for fire apparatus and other emergency vehicles during the construction of the building, or until such time as the extension to the existing street system has been constructed. Such access road shall be provided in accordance with the City's Uniform Fire Code.

4. Engineer's Certificate:

Upon the completion of construction of the street or alley, a certificate shall be provided, signed by the subdivision's engineer, who shall be registered in the State of Texas, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans, and that all monuments and lot markers have been properly located and placed in accordance with these CP Standards.

5. Curb and Gutter:

Curb and gutter shall be installed in the subdivision by the developer on both sides of all interior streets and streets adjacent to greenbelts, and on the subdivision side of all streets forming part of the boundary of the subdivision, including half streets, where provided. Such curb and gutter shall be constructed in accordance with the NCTCOG Standards and Specifications for Public Works Construction. Curb and gutter shall not be required on streets adjacent to residential lots equal to or exceeding 20,000 square feet. A waiver of the curb and gutter requirements may be granted by the Planning and Zoning Commission, in its discretion, at the time of final plat.

6. Street Signs:

a. Within the corporate limits of the city, street signs shall be furnished and installed by the city at each intersection. The subdivider shall pay to the City Engineer, before beginning construction on site improvements, such sum as computed by the Transportation Department for street sign material and labor for the installation of such signs.

b. Street signs in subdivisions outside the city limits but within the extraterritorial jurisdiction of the City shall be installed in accordance with or exceeding city standards by the subdivider at his or her expense. Such signs shall be of a standard type approved by the city or may exceed the city standard, and shall be installed in accordance with the standards approved by the Director of Transportation. The District shall maintain street signs.

7. Street Lights:

Residential, Streets:
Street lights along residential streets shall be installed and paid for by the developer, including materials and labor, and shall be placed at each public street intersection, at the end of cui-de-sacs, and in curves or hazardous areas. The minimum spacing between streetlights shall be 175 feet. The maximum spacing shall be 350 feet. All

streetlights shall be installed prior to final inspections of any building by the Building Inspection Department.

9. Alleys

Alleys shall not be required, but if installed must conform to these CP Standards.

SECTION E. INTENTIONALLY OMITTED

SECTION F. INTENTIONALLY OMITTED.

SECTION G. SCREENING WALLS.

The purpose of providing screening walls is to improve the appearance of subdivisions abutting public rights-of-way; preserve and promote the aesthetic appeal of surrounding neighborhoods; and provide a cohesive identity for each subdivision.

1. Lots Backing Upon a Freeway Frontage Road or Arterial Thoroughfare:

   A screening wall shall be provided and maintained along the Property line as shown on Exhibit __ attached hereto and may be constructed of any of the materials shown on Exhibit __.

   The construction of such screening wall shall be the responsibility of the developer of the subdivision. Construction of the required screening wall shall occur subsequent to the final grading of the subdivision.

2. Lots Siding Upon a Freeway Frontage Road or Arterial Thoroughfare:

   Where a street within a single-family or multifamily subdivision must intersect a freeway frontage road or arterial thoroughfare, as identified on the Concept Plan, in order to provide access into the subdivision, and where a single-family, mobile home or duplex lot sides to a freeway frontage road or arterial thoroughfare, a screening wall shall be provided along the side of the lot adjacent to such freeway frontage road or arterial thoroughfare where the screening wall would constitute a continuation of any existing or proposed screening wall.

   Where two residential streets intersect with a freeway frontage road or arterial thoroughfare identified on the General Development Plan, the Planning and Zoning Commission shall determine whether adequate distance exists between the residential streets such that the provision of a masonry screening wall would be reasonable and appropriate.

   The provisions of this subsection shall apply where the sides of such lots are separated from the freeway frontage road or arterial thoroughfare by an alley. In such instance the screening wall shall be placed on the right-of-way line separating the alley and freeway frontage road or arterial thoroughfare.

5. Building Materials:

Screening walls may be constructed of masonry, decorative metals, wood, or a combination of these materials or any of the materials shown on Exhibit __.

6. Maintenance:

All areas adjacent to any screening wall or fence, or areas adjacent to a public street or right of way, shall be maintained in a clean and orderly condition by the HOA, free of debris and trash, in accordance with the applicable codes of the City.

7. Alternative Screening Material:

a. Other material or screening devices which meet the intent of this Section, as determined by the Planning and Zoning Commission, may be utilized to satisfy the requirements of this Section only upon approval of the Planning and Zoning Commission

8. Conflicts:

Where the screening or buffering standards prescribed by this Section are in conflict with special screening or buffering requirements which have been established within certain zoning districts, then the more restrictive requirements shall apply.

In instances where placement of a screening wall conflicts with the Visibility Obstructions Ordinance or other applicable ordinances, the screening wall shall be placed on private property within a screening wall maintenance easement which shall be provided on the subdivision plat of the property.

SECTION H. FINISHED FLOOR ELEVATION.

1. Where any lot is adjacent to a flood plain as identified on the Federal Emergency Management Agency (FEMA) maps, there shall be a minimum finished floor elevation of at least two (2) feet above the one hundred (100) year flood plain elevation, based on ultimate development.

SECTION K. SIDEWALKS.

1. When the delay of sidewalk construction is deemed appropriate due to future right of way improvements, escrow of funds in lieu of the construction of sidewalks may be approved by the City Engineer. Such funds shall be escrowed with the Town of Aubrey prior to the filing of the subdivision plat with the appropriate county clerk. The escrow amount shall be determined by the square foot cost of constructing such sidewalk, as estimated by the City Engineer. No building permits shall be granted until the escrow has been paid to the Engineering Department.

Supplemental Development Standards.

1.1 Development Standards.

The purpose and intent of these Development Standards are to provide quality subdivision development with residential used for the Property. Capitalized terms not otherwise defined in **Exhibit D** or this **Exhibit D-1** have the meanings given such terms in the Development Agreement to which **Exhibit D** and this **Exhibit D-1** is attached.

No plat shall be approved by the Planning and Zoning Commission, unless and until such conforms to the Development Regulations and these design and construction standards. All streets, alleys, sidewalks, drainage ways, water and sewer lines, and improvements shall be designed, placed and constructed in accordance with the Standard Specifications for Public Works Construction, North Central Texas, with all amendments thereto, except as amended or directly conflicted by these Development Standards. To the extent that there is a direct conflict between the regulations herein, and those found elsewhere, the regulations found herein shall control development within this Property.

1.2 Single-Family Lots.

The following regulations will govern the design and development of the Property.

The following Lot Types are allowed in the subject development:

a) SF-40
b) SF-50
c) SF-55
d) SF-60
e) SF-65
f) SF-75

The maximum number of lots for the subject development is one-thousand four-hundred fifty-two (1452).

Lot distribution shall be per the Concept Plan attached as **Exhibit C** to this Development Agreement.

The following lot standards shall apply:

a) SF-40

Regulation	**Criteria**

1.	Minimum Lot Size -	4,600 S.F.
2.	Minimum Lot Width (*) -	40 feet
3.	Minimum Lot Depth (**) -	115 feet
4.	Minimum Front Yard Setback -	20 feet
5.	Minimum Garage Setback -	22 feet
6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	15 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	60 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 105 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

b) SF-50

Regulation		**Criteria**
1.	Minimum Lot Size -	6,000 S.F.
2.	Minimum Lot Width (*) -	50 feet
3.	Minimum Lot Depth (**) -	120 feet
4.	Minimum Front Yard Setback -	20 feet
5.	Minimum Garage Setback -	22 feet
6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	20 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	60 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 110 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

c) SF-55

Regulation	Criteria
1. Minimum Lot Size -	7,150 S.F.
2. Minimum Lot Width (*) -	50 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet
6. Side Yard Setback (Interior Lot) -	5 feet
7. Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8. Rear Yard Setback -	25 feet
9. Maximum Height -	35 feet
10. Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

d) SF-60

Regulation	Criteria
1. Minimum Lot Size -	7,800 S.F.
2. Minimum Lot Width (*) -	60 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet

6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	25 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

e) SF-65

Regulation		**Criteria**
1.	Minimum Lot Size -	8,450 S.F.
2.	Minimum Lot Width (*) -	65 feet
3.	Minimum Lot Depth (**) -	130 feet
4.	Minimum Front Yard Setback -	25 feet
5.	Minimum Garage Setback -	25 feet
6.	Side Yard Setback (Interior Lot) -	7.5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	25 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

f) SF-75

Regulation	Criteria
1. Minimum Lot Size -	9,750 S.F.
2. Minimum Lot Width (*) -	75 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet
6. Side Yard Setback (Interior Lot) -	7.5 feet
7. Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8. Rear Yard Setback -	25 feet
9. Maximum Height -	35 feet
10. Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

1.3 Block Lengths

The following block length requirements shall apply to the subject development. In general, intersecting streets determining the block lengths and widths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets. Where no existing subdivision establishes control, the block lengths shall not exceed those enumerated below. However, in cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied by the Planning and Zoning Commission, the length may be increased or decreased to meet the existing conditions, having due regard for connecting streets, circulation of traffic and public safety.

a) Interior Block Length – No block face may be longer than one thousand feet (1000'); however, Open Space with a width greater than forty feet (40') will be deemed to terminate a block face. Block face is measured along the Right-of-Way line.

b) Perimeter Block Length – Along the perimeter of the property the block face may be extended to two-thousand feet (2000'); however, Open Space with a width greater than forty feet (40') will be deemed to terminate a block face. Block face is measured along the Right-of-Way line.

1.4 Front Yard Landscaping Minimum Requirements.

The following landscaping requirements shall apply to the subject development for all front yards.

a) Trees. A minimum of one (1) – three-inch (3") caliper tree shall be provided measured twelve-inches (12") from the ground for SF-40, SF-50, and SF-55. A minimum of two (2) – three-inch (3") caliper tree shall be provided measured twelve-inches (12") from the ground for SF-60, SF-65, and SF-75. The following tree shall be acceptable:

1. Caddo Sugar Maple
2. Chinkapin Oak
3. Southern Live Oak
4. Bald Cypress
5. Cedar Elm
6. Bur Oak
7. Shumard Red Oak
8. Chinese Pistache
9. American Elm
10. Lacebark Elm
11. Southern Magnolia

b) Ornamental Trees. A minimum of one (1) – one and a half-inch (1.5") caliper ornamental tree shall be provided measured twelve-inches (12") from the ground. The following ornamental trees shall be acceptable:

1. Possumhaw Holly
2. Desert Willow
3. River Birch
4. Eastern Redbud
5. Crape Myrtle
6. Japanese Maple
7. Yaupon Holly
8. Dwarf Southern Magnolia

c) Shrubs. A minimum of ten (10) three-gallon to five-gallon shrubs shall be provided. The following shrubs and ornamental grasses shall be acceptable:

1. Compact Abelia
2. Glossy Abelia
3. Nellie R. Stevens Holly
4. Dwarf Buford Holly
5. Dwarf Yaupon
6. Autumn Sage
7. Mexican Bush Sage
8. Russian Sage
9. Texas Sage
10. Japanese Privet
11. Variegated Privet
12. Japanese Boxwood
13. Indian Hawthorn
14. Rosemary
15. Pink Muhly
16. Mexican Feather Grass
17. Purple Fountain Grass
18. Sea Green Juniper
19. Yucca

d) Border plants. A minimum of eight (8) one-gallon perennial plants shall be provided.

e) Lawn. Sod is required.

f) Irrigation. Irrigation is required.

1.5 Exterior Wall Masonry

a) **Residential Structures.** All exterior walls of residential structures, excluding doors, windows, and window units, shall be comprised of at least sixty percent (60%) masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as HardiPlank and stucco. HardiPlank material shall be limited to fifty percent (50%) of the total amount of any exterior wall which faces to a front or side lot line, unless the style of the home calls for 100% HardiPlank such as the Cape Cod, Victorian, or Farmhouse style products.

b) Commercial Structures. All exterior walls of commercial structures, excluding doors, windows, and architectural features, shall be comprised of one hundred percent (100%) masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as

HardiPlank and stucco. HardiPlank material shall be limited to fifty percent (50%) of the total amount of any exterior wall.

1.6 Fencing.

The following requirements shall apply to the subject development for all fencing.

a) **Fencing for lots adjacent to open spaces.** All lots adjacent to public open spaces shall have four-foot (4') in height tubular steel or wrought iron fencing. Wooden privacy fencing shall not be allowed for these lots. Landscaping adjacent to the fencing is allowed, but not required.

b) **Fencing for interior lots not adjacent to open spaces.** All lots that are not adjacent to open spaces shall provide wooden privacy fencing. Fence shall be six-foot (6') in height with four-inch (4") cedar pickets that are pre-stained. Fence shall be constructed with galvanized fence posts and hardware. Fence does not have to be board on board style construction.

c) **Screening adjacent to US 377, Springhill Road and E. Blackjack Road (Perimeter Roadways).** Subdivision fencing/screening along Perimeter Roadways shall be constructed of one hundred percent (100%) masonry material. Screening shall be six-foot (6') in height.

d) **Screening adjacent to commercial uses.** Screening between residential and commercial uses shall be constructed of masonry (brick, stone, or split face concrete block) with enhanced masonry columns. Screening shall be six-foot (6') in height. Masonry columns shall be constructed on a maximum spacing of one-hundred feet (100') on center. The portion of the Development that is constructed first shall be responsible for the construction of the masonry screening whether it is the commercial or residential use.

1.7 Sidewalks and Trails.

a) Sidewalks shall be constructed by the developer along all arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such arterial or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all arterial thoroughfares and perimeter streets. The developer is not responsible, however, for constructing a sidewalk along the frontage of any residential lot.

b) The builder on a lot is responsible for the construction of all sidewalks along the frontage of such residential lot and along that portion of the lot that sides or rears to a street other than an arterial. Provided, however, that such sidewalk is not required on a lot until completion of building

construction. Upon completion of building construction, sidewalks shall be provided in accordance with the provisions contained herein. Authorization for occupancy shall not be granted until this requirement has been met.

c) Sidewalks shall be a minimum of six-foot (6') wide.

d) Trails located in public open spaces and as generally depicted on **Exhibits C and C-1** to this Development Agreement shall be a minimum of eight-foot (8') wide.

e) Pavement shall be a minimum of four-inch (4") thick, 3000 PSI with number three (3) bars on twenty-four-inch (24") centers both ways.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item

Consideration and action on Ordinance No. 954-26 approving the Project and Financing Plan for the Tax increment Reinvestment Zone No.3, City of Aubrey, Texas, a Zone consisting of approximately 460.706 acres of land generally located north of Spring Hill Road and east of US 377, and within the City of Aubrey; providing a Final Project and Financing Plan pursuant to Chapter 311, of the Texas Tax Code; making findings regarding feasibility and related matters as required by State law; and providing an effective date. (High Pointe Development) (Municap)

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

Summary

Municap, the City's PID and TIRZ Administrator, has prepared the Final Project and Finance Plan for the Tax Increment Reinvestment Zone No. 3, City of Aubrey, Texas. Chapter 311 of the Texas Tax Code requires the Final Project and Finance Plan be approved by Council by City ordinance. The Final Project and Finance Plan provides for the City of Aubrey to participate with thirty-eight (38%) of the tax increments generated by the ad valorem taxes of the City of Aubrey. (Highpointe Ranch)

Financial Summary

Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2033	Base Value[1]	Total Projected Incremental Appraised Value at Buildout as of January 1, 2033	Total Projected Incremental Tax Revenue as of January 31, 2034
City of Aubrey	$615,835,186	$334,784	$615,500,402	$2,855,922

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value generating City ad valorem taxes shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

Staff Recommended Action
Approve

Staff Recommended Motion

Motion to (approve/deny/table) the Ordinance approving the final Project and Financing Plan.

TAX INCREMENT REINVESTMENT ZONE NO. 3

CITY OF AUBREY, TEXAS

FINAL PROJECT PLAN
AND
FINANCING PLAN

MAY, 28, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

TAX INCREMENT REINVESTMENT ZONE NO. 3

CITY OF AUBREY, TEXAS

FINAL PROJECT PLAN AND FINANCING PLAN

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1. INTRODUCTION

1.1. AUTHORITY AND PURPOSE

The City of Aubrey, Texas, a Texas home rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City and within the extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the tax increment reinvestment zone is feasible, and that creation of the tax increment reinvestment zone is in the best interest of the City and the property in the tax increment reinvestment zone. The purpose of a tax increment reinvestment zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the tax increment reinvestment zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2. ELIGIBILITY REQUIREMENTS

Except as provided in the Act, an area may be designated as a tax increment reinvestment zone if such area is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

The Zone. By City Council action on February 22, 2022, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 3, City of Aubrey" (the "Zone" or "TIRZ") that includes approximately 460.706 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and to all of the region quality developments.

1.3. PRELIMINARY PLAN; HEARING

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and, on February 22, 2022, held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and at which hearing the owners of the Property (collectively the "Owners") were given a reasonable opportunity to protest the inclusion of the Property in the Zone. The requirement of the Act for a preliminary reinvestment zone financing plan is satisfied by this preliminary plan dated February 22, 2022 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed will be determined by the Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.4. CREATION OF THE ZONE

Subsequent to the above-referenced public hearing, the City Council adopted Ordinance No. 741-22 on February 22, 2022 (the "Creation Ordinance") in accordance with the Act creating the Zone after the City Council found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of six (6) members (the "Board").

1.5. BOARD RECOMMENDATIONS

After the creation of the Zone, the Board, during its May 28, 2026, meeting, is anticipated to review the *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 3, City of Aubrey* (the "Final Plan"), approve and recommend to the City Council the Final Plan, pursuant to which the City will contribute a portion of the ad valorem tax increment (the "Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to the costs of public works, public improvements, programs, and other projects benefiting the Zone.

1.6. COUNCIL ACTION

The City Council, taking into consideration the recommendations of the Board, is anticipated to consider and approve the Final Plan on May 28, 2026.

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1.7. SUMMARY OF RESULTS

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This plan provides assessed value information based on the following:

- The development is completed as proposed by ALW 377 LLC, a Texas limited liability company, and FM Land Investments I, LLC, a Texas limited liability company, its successors or assignees (collectively, the "Developers");
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this Final Plan;
- The real property tax rate remains static at the fiscal year 2026 level in future years;
- The Zone includes 460.706 acres comprising the Property; and
- The City has committed to use **38.00%** of the incremental revenue generated from the Property.

In summary, the TIRZ financing analysis indicates that, assuming one and a half percent (1.5%) annual inflation through 2051 (and after completion of all phases), the Zone is estimated to have an incremental value of $823,004,086 as of January 2052.

Table 1-A below provides the projected total and incremental assessed value for the Zone in 2052. Refer to **Exhibit C**, attached hereto, for more information on the projected incremental value for each year.

Table 1-A
Projected Assessed Values

Year	Projected Value	Base Value[1]	Incremental Value
2052	$823,004,086	$334,784	$822,669,302

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

The assessed values displayed in Table 1-A above are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table 1-B on the following page. The Property is anticipated to be fully built out by December 2033, and such fully built-out values are anticipated to be reflected in the 2034 property appraisal, and the related incremental taxes will become fully available on taxes due as of January 2031. The new proposed development could not occur without the Public Improvements (as defined herein) required to be constructed within the Zone. The total projected value of the new development at build-out as of January 1, 2033, is $615,835,186 with an incremental value of $615,500,402. Table 1-B illustrates the projected assessed value for taxes due as of January 2031, one and a half percent (1.5%) annual inflation.

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Table 1-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 1, 2033	Base Value[1]	Total Projected Incremental Appraised Value at Buildout as of January 1, 2033	Total Projected Incremental Tax Revenue as of January 31, 2034
City of Aubrey	$615,835,186	$334,784	$615,500,402	$2,855,922

[1]The base value of $334,784 represents the allocable share of the 2022 taxable assessed value generating City ad valorem taxes shown in certified DCAD records allocated based on the proportional acreage of the applicable parcels within the Zone.

Refer to **Exhibit C** for projected tax increment revenues for each year.

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2. ASSESSMENT AND TAX COLLECTION PROCEDURES

2.1 AUTHORITY AND PURPOSE

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all that county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

2.2 METHODOLOGY

Each county appraisal district determines the value of all taxable property within the county boundaries. Tax Code Section 25.18 requires appraisal districts to reappraise all property in its jurisdiction at least once every three years. Tax Code Section 23.01 requires that appraisal districts comply with the Uniform Standards of Professional Appraisal Practice if mass appraisal is used and that the same appraisal methods and techniques be used in appraising the same or similar kinds of property. Individual characteristics that affect the property's market value must be evaluated in determining the property's market value.

Before appraisals begin, the appraisal district compiles a list of taxable property. The list contains a description and the name and address of the owner for each property. In a mass appraisal, the appraisal district then classifies properties according to a variety of factors, such as size, use and construction type. Using data from recent property sales, the appraisal district appraises the value of typical properties in each class. Taking into account differences such as age or location, the appraisal district uses typical property values to appraise all the properties in each class.

With few exceptions, Tax Code Section 23.01 requires taxable property to be appraised at market value as of January 1. Market value is the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- it is exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

Source: https://comptroller.texas.gov/taxes/property-tax/valuing-property.php

2.3 APPEALS

According to the Denton County Appraisal District ("DCAD"), property owners may utilize the DCAD appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, DCAD or Appraisal Review Board ("ARB") that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the DCAD staff, they may have their cases heard by the ARB. The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the DCAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB's order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the DCAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB's order by filing with the chief appraiser of the DCAD a notice of appeal.

2.4 Taxation Procedures

The assessment and property tax process for each tax year includes the steps shown in Table 2-A.

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Table 2-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

2.5 Penalties and Interest

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table 2-B.

Table 2-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

2.6 Tax Sale

According to the Denton County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

2.7 TAX RATES

Tax rates are set on an annual basis by the City. For fiscal year 2026, the real property tax rate in the City is $0.464 per $100 of assessed value.

The City tax rates have fluctuated in past years. It is likely that the tax rate will continue to change over time; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table 2-C below provides historical tax rates from fiscal years 2016 to 2026.

Table 2-C
Historical Tax Rates 2016-2026

Fiscal Year	City Tax Rate Per $100 Assessed Value (M&O)	City Tax Rate Per $100 Assessed Value (I&S)	City Tax Rate Per $100 Assessed Value (Total)
2016-17	$0.223350	$0.338606	$0.561956
2017-18	$0.212981	$0.329158	$0.542049
2018-19	$0.220300	$0.321700	$0.542000
2019-20	$0.268600	$0.273000	$0.541600
2020-21	$0.291800	$0.249600	$0.54140
2021-22	$0.389190	$0.135810	$0.525000
2022-23			$0.525000
2023-24			$0.464928
2024-25			$0.464000
2025-26			$0.464000

Source: DCAD and City of Aubrey website.

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3. PROJECT PLAN

3.1. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is located within the City's corporate limits at the time this TIRZ is created. The Property is comprised of 460.706 acres inclusive of property zoned as single family residential and commercial and more fully described in the City of Aubrey Zoning Ordinance (the "Zoning Ordinance") attached hereto as **Exhibit H**.

The Property is undeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on **Exhibit A**.

Proposed Uses. The Property is zoned consistent with the Zoning Ordinance, and the uses permitted by development standards included in the development agreement dated as of June 30, 2021, by and between the Developer and the City (the "Development Standards") attached hereto as **Exhibit I**. A map of the Property is shown on **Exhibit D** and description of the proposed uses within the Property are shown on Table 3-A below.

Table 3-A
Description of Proposed Uses

Property Type	Estimated Completion	Quantity	Gross Square Feet (GSF)
Residential			
Single-Family – Lot Type 1	2030	850	-
Single-Family – Lot Type 2	2027	600	-
Commercial			
Retail	2029	-	85,000
Office	2033	-	200,000
Total		**1450**	**285,000**

Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on **Exhibit B**. The list of Parcels in the Zone is shown in **Exhibit E.**

3.2. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Zoning Ordinances and Development Standards.

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3.3. Estimated Non-Project Costs

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. There are significant Non-project costs which are estimated at approximately $50,269,527 (to be updated with actual costs) for the total property within the Zone.

3.4. Relocation of Displaced Persons

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

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4. FINANCING PLAN

4.1. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs defined below and the costs of the initial Public Improvements as well as related interest expense are estimated not to exceed $36,000,000 the "Maximum TIRZ Contribution Amount"), as set forth in **Exhibit F**, and such amount is subject to change based on actual costs and/or the expected TIRZ contribution amount contemplated in the Final Project and Financing Plan. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer of the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

4.2. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The Public Improvements that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, and landscape and irrigation improvements. All Public Improvements shall be designed and constructed in accordance with the applicable City and/or Mustang Special Utility District (the "District") standards and shall be reviewed, inspected, approved, and accepted by the City and/or the District, respectively. At the discretion of the City, some of the Public Improvements that are to be financed with the TIRZ Increments may be owned by the City and/or the District, but maintained by a homeowners' association as may be agreed by the City from time to time.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements to be constructed within the Zone are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

4.3. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit E**, the current aggregate taxable assessed value of the property in the development based on the proportional acreage of the applicable parcels is $334,784 (shown as assessed value in the DCAD records). The development is projected to be fully built out by December 2033 based on the proposed absorption estimated by the Developer.

For purposes of this Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in **Exhibit C**. This evaluation focuses only

on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of the Public Improvements to be constructed within the Zone and does not take into consideration the potential 'multiplier effect' of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at termination of the Zone as of January 1, 2052, is $823,004,086 with an incremental value of $822,669,302. The new development is projected to generate approximately $1,450,531 in annual projected incremental real property taxes at expiration of the Zone and approximately $79,876,355 during the anticipated term of the Zone as shown in Table 4-A.

Table 4-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Incremental Appraised Value as of January 1, 2052	Total Projected Annual Incremental Tax Revenue (Due by January 31, 2053)	Total Projected Incremental Tax Revenue during the Term of the TIRZ
City of Aubrey	$822,669,302	$1,450,531	$79,876,355

Approximately 62.00% of the new tax revenue generated from the new development within the Zone will be retained by the City. The remaining approximately 38.00% of the new tax revenue generated by the new development within the Zone will be available to pay for Project Costs until the earlier of (i) Maximum TIRZ Contribution Amount is paid, or (ii) the term of the Zone expires in 2052. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the City.

These projections assume a one and a half percent (1.5%) annual property value inflation factor. As shown in **Exhibit C-3**, the total incremental tax revenue is projected to be $79,876,355. The Maximum TIRZ Contribution Amount towards the Public Improvements is estimated to be $36,000,000, and such amount is subject to change based on actual costs and/or the expected TIRZ contribution amount contemplated in this Final Plan. As a result, the TIRZ is anticipated to generate $49,523,340 (i.e., $79,876,355 - $30,353,015) in excess incremental real property taxes during the anticipated term of the Zone for payment of costs of the City, demonstrating economic feasibility of the proposed TIRZ structure.

Table 4-B shows the projected Maximum TIRZ contribution by each participating jurisdiction.

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Table 4-B
Projected Maximum TIRZ Contribution

Jurisdiction	Total Projected Incremental Tax Revenue during the Term of the TIRZ[(a)]	Total Projected Incremental Tax Revenue Available for payment of Project Costs (Maximum TIRZ Contribution Amount) [(b)]	Total Projected Incremental Tax Revenue Retained by the City[(c)]
City of Aubrey	$79,876,355	$30,353,015	$49,523,340

[(a)] Represents the projected incremental tax revenues generated from the Property.
[(b)] Pursuant to the development agreement, the Maximum TIRZ Contribution Amount is set to $36,000,000 and is subject to change based on actual costs and/ or the expected TIRZ contribution amount contemplated.
[(c)] Represents the total projected incremental tax revenue available to the City.

4.4. TIRZ Participation Level

For properties within the TIRZ, 38.00% of the total City incremental real property tax revenue will be pledged to the TIRZ Fund as shown in Table 4-C below.

Table 4-C
TIRZ Participation by Entity

Jurisdiction	TIRZ Participation level
City of Aubrey	38.00%

4.5. Estimated Bonded Indebtedness

The Zone consists of approximately 460.706 acres. It is anticipated that TIRZ bonds or other similar debt obligations may be issued by the City in the future, in which a credit in the amount equal to 38% of the City total incremental real property tax revenue for properties within the Zone will be made available to pay debt service on such obligations, if any.

4.6. Estimated Time for Costs or Obligations

The Project Costs are estimated to be incurred within 36-48 months. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

4.7. Method of Financing

The City, in the future, will pay (using the TIRZ funds) the Project Costs as annual TIRZ contributions paid to the Developer via High Pointe Ranch MUD No. 1 which will utilize the TIRZ contributions to pay debt service on bonds issued to reimburse or directly reimburse the Developer. The Final Plan shall obligate the City to pay from the TIRZ Fund annual TIRZ contributions related to the Project Costs, which shall be reviewed and approved by the City. Funds deposited into the

TIRZ Fund shall always first be applied to pay the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City unless otherwise approved by the respective governing body, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the Tax Increment calculated as a millage rate per $100 of taxable assessed value in the Zone that equals 38.00% of taxable assessed value in the Zone from the City incremental property taxes collected in the Zone for years 2023 through 2053.

4.8. Total Appraised Value

The current total taxable assessed value of taxable real property in the Zone is $334,784 as shown in **Exhibit E**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be $823,004,086.

4.9. Estimated Captured Appraised Value Taxable by the City

The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2022, the tax increment base of the Property will be $334,784 as shown in **Exhibit E**.

4.10. Duration of the Zone; Termination

The term of the TIRZ shall commence with the base year being 2022 (term beginning January 1, 2022) and the initial year being 2023. The TIRZ shall terminate in tax year 2052, with final payments made to the District no later than 2053, unless otherwise terminated in accordance with this section and the Act. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

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5. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the DCAD. This plan attempts to estimate how the DCAD may estimate the value of the subject properties in the future. The values estimated by the DCAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The DCAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for the payment of Project Costs.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2026 as shown in Table 2-C. Real property tax rates have varied over the years and have declined over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for the payment of Project Costs.

This report includes projections of tax increment revenues based on one and a half percent (1.5%) annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2026. Values in any future year may be less than values in 2026.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay the Project Costs. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.

2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.

3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.

4. The subject properties will be served by adequate transportation, utilities and governmental facilities.

5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.

6. The subject properties will be developed, marketed, and operated in a highly professional manner.

7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.

8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

6. LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds Description of Property in the Zone
Exhibit C-1	Projected Absorption
Exhibit C-2	Projected Assessed Value
Exhibit C-3	Projected Incremental Assessed Values and Incremental Real Property Taxes available for Debt Service
Exhibit C-4	Projected Incremental Assessed Value & Incremental Real Property Taxes available to the City
Exhibit D	Map and Description of the Proposed Uses of the Property (Current Concept Plan)
Exhibit E	List of Parcels in the Zone and Current Appraised Value of the Zone (Base Year)
Exhibit F	Project Costs
Exhibit G	Map of Public Improvements
Exhibit H	Zoning Ordinance
Exhibit I	Development Standards

EXHIBIT A
MAP OF THE PROPERTY AND TIRZ ZONE

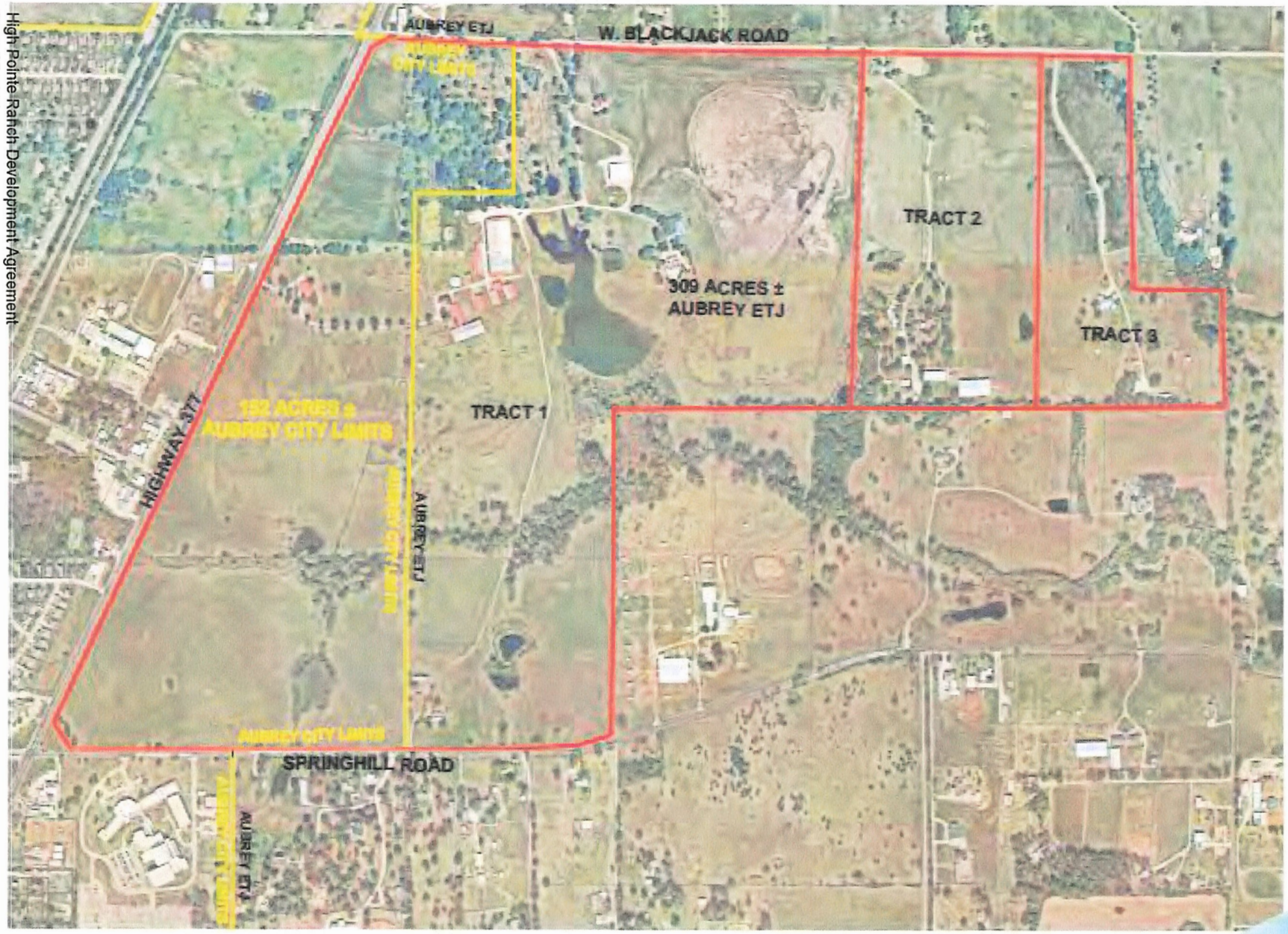


EXHIBIT "B"
High Pointe Ranch

Aubrey, Texas
April 2021

Kimley»Horn

EXHIBIT B
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 1

OF a 357.445 acres tract of land out of the Francisco Trevino Survey, Abstract No. 1243, Denton County, Texas, being all of a certain 229.479 acres tract (Tract 1), a 32.8 acres tract (Tract 2) and a 29.885 acres tract (Tract 3), all described in Volume 4257, Page 1101, Document No. 99-0004597 of the Deed Records of Denton County, Texas; also being all of a certain 6.874 acres tract described in Volume 4574, Page 1528, Document No. 00-000036697 and all of a certain 57.6071 acres tract described in Volume 4483, Page 133, Document No. 99-000123273, both in the Deed Records of Denton County, Texas; and being further described by metes and bounds as follows

BEGINNING at a set "PK" nail in Blackjack Road (paved) and in the southeast right of way line of U.S. Highway No. 377 and in the recognized north line of said Francisco Trevino Survey and at the northwest corner of said 32.8 acres tract for the most northerly northwest and beginning corner of this tract. Whence the recognized southwest corner of the Thomas Chambers Survey, Abstract No. 223 bears South 87°12'41" East 60.40 feet.

THENCE South 87°12'41" East at 60.40 feet pass a "PK" nail at the southwest corner of a certain 6.164 acres tract (Tract 5) described in said Volume 4257, Page 1101 and in all 1160.06 feet along said Blackjack Road to a found "PK" nail at the southeast corner of said 6.164 acres tract for a corner of this tract.

THENCE South 88°09'42" East 505.03 feet to a set "PK" nail in said Blackjack Road for a corner of this tract.

THENCE South 89°21'04" East 1356.90 feet to a set "PK" nail in said Blackjack Road for the northeast corner of this tract.

THENCE South 01°40'27" West at 20.69 feet pass a 4" steel post in the south line of said Blackjack Road and in all 2322.77 feet to a set capped ½" iron rod for the most easterly southeast corner of this tract.

THENCE South 89°35'01" West at 250.28 feet pass a found capped ½" iron rod at the northeast corner of a certain 27.104 acres tract described in Document No. 96-000070599 and in all 1539.46 feet to a found ½" iron pipe at the northwest corner of a certain 27.600 acres tract described in Document No. 96-000070600 for an ell corner of this tract.

THENCE South 00°10'39" East 956.88 feet to a set capped ½" iron rod in the west line of said 27.600 acres tract for a corner of this tract.

THENCE South 00°56'07" West 1132.15 feet to a set capped ½" iron rod in the north right of way line of F.M. Highway No. 428 and at the southwest corner of said 27.600 acres tract for the most southerly southeast corner of this tract.

THENCE along the north right of way line of said F.M. Highway No. 428 the following courses and distances:

- South 71°34'50" West 144.40 feet to a set capped ½" iron rod;
- Westerly along the arc of a 07 deg. 21 min. 35 sec. non-tangent curve to the right having a radius of 778.51 feet, a central angle of 18 deg. 46 min. 14 sec., a chord of South 82°46'29" West 253.91 feet and an arc length of 255.05 feet to a set capped ½" iron rod;
- South 88°45'46" West 378.48 feet to a set capped ½" iron rod;
- South 89°36'06" West 1349.02 feet to a set capped ½" iron rod;
- And South 89°52'21" West 1364.91 feet to a set capped ½" iron rod in the southeast right of way line of said U.S. Highway No. 377 for the most southerly southwest corner of this tract;

THENCE North 32°23'53" West 213.57 feet along the southeast right of way line of said U.S. Highway 377 to a wood right of way marker for the most westerly southwest corner of this tract.

THENCE North 25°19'53" East 4804.08 feet along the southeast right of way line of said U.S. Highway No. 377 to a set capped ½" iron rod for the most westerly northwest corner of this tract.

THENCE North 59°03'36" East at 101.21 feet pass a set ½" iron rod and in all 166.34 feet to the POINT OF BEGINNING and containing 357.445 acres of land, more or less.

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 2

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

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

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

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

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

THENCE South 89°23'35" East, along the northerly line of said 61.667 acre tract, the southerly line of said 37.115 acre tract, the southerly line of a called 20.236 acre tract of land described in a deed to Gary Conway and Debbie Conway, as recorded in Instrument No. 2019-158825 of the Official Records of Denton County, Texas, and the southerly line of said Tract I, a distance of 1141.49 feet to the POINT OF BEGINNING and containing 61.611 acres (2,683,778 square feet) of land, more or less.

LEGAL DESCRIPTION

HIGH POINTE RANCH MUNICIPAL UTILITY DISTRICT NO. 1 – TRACT 3

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

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

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

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

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

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

THENCE South 89°33'30" West, along the southerly line of said 41.640 acre tract, the northerly line of said 16.597 acre tract, the northerly line of a called 6.703 acre tract of land described in a deed to Phillip John Anton and wife, Karen Marie Anton, as recorded in Instrument No. 2005-92268 of the Official Records of Denton County, Texas, and the northerly line of a called 94.58 acre tract of land described in a deed to Robert J. Houlihan, Trustee of the Jacqueline A. Houlihan Family Trust, as recorded in Instrument No. 2015-75670 of the Official Records of Denton County, Texas, a distance of 1209.41 feet

to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 41.640 acre tract, common to the southeast corner of aforesaid 61.667 acre tract;

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

EXHIBIT C
PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND INCREMENTAL REAL PROPERTY TAXES

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-1.1: Projected Absorption - Residential [1]

Development Year Ending	Assessed As Of[2]	Lot Type 1		Lot Type 2		Total Residential	
		Units	Cumulative	Units	Cumulative	Units	Cumulative
31-Dec-22	1-Jan-23	0	0	0	0	0	0
31-Dec-23	1-Jan-24	0	0	0	0	0	0
31-Dec-24	1-Jan-25	0	0	0	0	0	0
31-Dec-25	1-Jan-26	12	12	96	96	108	108
31-Dec-26	1-Jan-27	73	85	290	386	363	471
31-Dec-27	1-Jan-28	199	284	214	600	413	884
31-Dec-28	1-Jan-29	392	676	0	600	392	1,276
31-Dec-29	1-Jan-30	126	802	0	600	126	1,402
31-Dec-30	1-Jan-31	48	850	0	600	48	1,450
31-Dec-31	1-Jan-32	0	850	0	600	0	1,450
31-Dec-32	1-Jan-33	0	850	0	600	0	1,450
31-Dec-33	1-Jan-34	0	850	0	600	0	1,450
31-Dec-34	1-Jan-35	0	850	0	600	0	1,450
31-Dec-35	1-Jan-36	0	850	0	600	0	1,450
31-Dec-36	1-Jan-37	0	850	0	600	0	1,450
31-Dec-37	1-Jan-38	0	850	0	600	0	1,450
31-Dec-38	1-Jan-39	0	850	0	600	0	1,450
31-Dec-39	1-Jan-40	0	850	0	600	0	1,450
31-Dec-40	1-Jan-41	0	850	0	600	0	1,450
31-Dec-41	1-Jan-42	0	850	0	600	0	1,450
31-Dec-42	1-Jan-43	0	850	0	600	0	1,450
31-Dec-43	1-Jan-44	0	850	0	600	0	1,450
31-Dec-44	1-Jan-45	0	850	0	600	0	1,450
31-Dec-45	1-Jan-46	0	850	0	600	0	1,450
31-Dec-46	1-Jan-47	0	850	0	600	0	1,450
31-Dec-47	1-Jan-48	0	850	0	600	0	1,450
31-Dec-48	1-Jan-49	0	850	0	600	0	1,450
31-Dec-49	1-Jan-50	0	850	0	600	0	1,450
31-Dec-50	1-Jan-51	0	850	0	600	0	1,450
31-Dec-51	1-Jan-52	0	850	0	600	0	1,450
Total		850		600		1,450	

MuniCap, Inc. es/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-1.1
20-May-26

[1]Provided by Developer.

[2]According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Exhibit C-1.2: Projected Absorption - Commercial[1]

Development Year Ending	Assessed As Of[2]	Retail		Office		Total Commercial	
		Units	Cumulative	Units	Cumulative	Units	Cumulative
31-Dec-22	1-Jan-23	0	0	0	0	0	0
31-Dec-23	1-Jan-24	0	0	0	0	0	0
31-Dec-24	1-Jan-25	0	0	0	0	0	0
31-Dec-25	1-Jan-26	0	0	0	0	0	0
31-Dec-26	1-Jan-27	0	0	0	0	0	0
31-Dec-27	1-Jan-28	30,000	30,000	30,000	30,000	60,000	60,000
31-Dec-28	1-Jan-29	30,000	60,000	30,000	60,000	60,000	120,000
31-Dec-29	1-Jan-30	25,000	85,000	30,000	90,000	55,000	175,000
31-Dec-30	1-Jan-31	0	85,000	30,000	120,000	30,000	205,000
31-Dec-31	1-Jan-32	0	85,000	30,000	150,000	30,000	235,000
31-Dec-32	1-Jan-33	0	85,000	30,000	180,000	30,000	265,000
31-Dec-33	1-Jan-34	0	85,000	20,000	200,000	20,000	285,000
31-Dec-34	1-Jan-35	0	85,000	0	200,000	0	285,000
31-Dec-35	1-Jan-36	0	85,000	0	200,000	0	285,000
31-Dec-36	1-Jan-37	0	85,000	0	200,000	0	285,000
31-Dec-37	1-Jan-38	0	85,000	0	200,000	0	285,000
31-Dec-38	1-Jan-39	0	85,000	0	200,000	0	285,000
31-Dec-39	1-Jan-40	0	85,000	0	200,000	0	285,000
31-Dec-40	1-Jan-41	0	85,000	0	200,000	0	285,000
31-Dec-41	1-Jan-42	0	85,000	0	200,000	0	285,000
31-Dec-42	1-Jan-43	0	85,000	0	200,000	0	285,000
31-Dec-43	1-Jan-44	0	85,000	0	200,000	0	285,000
31-Dec-44	1-Jan-45	0	85,000	0	200,000	0	285,000
31-Dec-45	1-Jan-46	0	85,000	0	200,000	0	285,000
31-Dec-46	1-Jan-47	0	85,000	0	200,000	0	285,000
31-Dec-47	1-Jan-48	0	85,000	0	200,000	0	285,000
31-Dec-48	1-Jan-49	0	85,000	0	200,000	0	285,000
31-Dec-49	1-Jan-50	0	85,000	0	200,000	0	285,000
31-Dec-50	1-Jan-51	0	85,000	0	200,000	0	285,000
31-Dec-51	1-Jan-52	0	85,000	0	200,000	0	285,000
Total		85,000		200,000		285,000	

[1]Provided by Developer.

[2]According to the Denton County Appraisal District property is assessed as of January 1 annually. During construction, the assessed value represents the portion of the building completed as of January 1. Assumes no assessed value during construction.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.1: Projected Assessed Value - Residential

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Lot Type 1 Units[3]	Lot Type 1 Value Per Unit[4]	Lot Type 1 Projected Assessed Value	Lot Type 2 Units[3]	Lot Type 2 Value Per Unit[4]	Lot Type 2 Projected Assessed Value	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	0	$350,000	$0	0	$300,000	$0	$0
1-Jan-24	31-Jan-25	102%	0	$355,250	$0	0	$304,500	$0	$0
1-Jan-25	31-Jan-26	103%	0	$360,579	$0	0	$309,068	$0	$0
1-Jan-26	31-Jan-27	105%	12	$365,987	$4,391,849	96	$313,704	$30,115,537	$34,507,386
1-Jan-27	31-Jan-28	106%	85	$371,477	$31,575,566	386	$318,409	$122,905,899	$154,481,465
1-Jan-28	31-Jan-29	108%	284	$377,049	$107,082,030	600	$323,185	$193,911,121	$300,993,151
1-Jan-29	31-Jan-30	109%	676	$382,705	$258,708,676	600	$328,033	$196,819,788	$455,528,464
1-Jan-30	31-Jan-31	111%	802	$388,446	$311,533,467	600	$332,953	$199,772,084	$511,305,551
1-Jan-31	31-Jan-32	113%	850	$394,272	$335,131,545	600	$337,948	$202,768,666	$537,900,210
1-Jan-32	31-Jan-33	114%	850	$400,186	$340,158,518	600	$343,017	$205,810,196	$545,968,713
1-Jan-33	31-Jan-34	116%	850	$406,189	$345,260,895	600	$348,162	$208,897,349	$554,158,244
1-Jan-34	31-Jan-35	118%	850	$412,282	$350,439,809	600	$353,385	$212,030,809	$562,470,618
1-Jan-35	31-Jan-36	120%	850	$418,466	$355,696,406	600	$358,685	$215,211,271	$570,907,677
1-Jan-36	31-Jan-37	121%	850	$424,743	$361,031,852	600	$364,066	$218,439,440	$579,471,292
1-Jan-37	31-Jan-38	123%	850	$431,115	$366,447,330	600	$369,527	$221,716,032	$588,163,361
1-Jan-38	31-Jan-39	125%	850	$437,581	$371,944,040	600	$375,070	$225,041,772	$596,985,812
1-Jan-39	31-Jan-40	127%	850	$444,145	$377,523,200	600	$380,696	$228,417,399	$605,940,599
1-Jan-40	31-Jan-41	129%	850	$450,807	$383,186,048	600	$386,406	$231,843,660	$615,029,708
1-Jan-41	31-Jan-42	131%	850	$457,569	$388,933,839	600	$392,202	$235,321,314	$624,255,154
1-Jan-42	31-Jan-43	133%	850	$464,433	$394,767,847	600	$398,085	$238,851,134	$633,618,981
1-Jan-43	31-Jan-44	135%	850	$471,399	$400,689,364	600	$404,057	$242,433,901	$643,123,266
1-Jan-44	31-Jan-45	137%	850	$478,470	$406,699,705	600	$410,117	$246,070,410	$652,770,115
1-Jan-45	31-Jan-46	139%	850	$485,647	$412,800,200	600	$416,269	$249,761,466	$662,561,666
1-Jan-46	31-Jan-47	141%	850	$492,932	$418,992,203	600	$422,513	$253,507,888	$672,500,091
1-Jan-47	31-Jan-48	143%	850	$500,326	$425,277,087	600	$428,851	$257,310,506	$682,587,593
1-Jan-48	31-Jan-49	145%	850	$507,831	$431,656,243	600	$435,284	$261,170,164	$692,826,407
1-Jan-49	31-Jan-50	147%	850	$515,448	$438,131,086	600	$441,813	$265,087,716	$703,218,803
1-Jan-50	31-Jan-51	149%	850	$523,180	$444,703,053	600	$448,440	$269,064,032	$713,767,085
1-Jan-51	31-Jan-52	152%	850	$531,028	$451,373,599	600	$455,167	$273,099,992	$724,473,591
1-Jan-52	31-Jan-53	154%	850	$538,993	$458,144,203	600	$461,994	$277,196,492	$735,340,695

MuniCap, Inc. https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-2.1
20-May-26

[1]According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

[2]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.

[3]See Exhibit C-1.1.

[4]Provided by the Developer.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.2: Projected Assessed Value - Commercial

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Retail GSF[3]	Retail Value Per GSF[4]	Retail Projected Assessed Value	Office GSF[3]	Office Value Per GSF[4]	Office Projected Assessed Value	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	0	$225	$0	0	$189	$0	$0
1-Jan-24	31-Jan-25	102%	0	$228	$0	0	$192	$0	$0
1-Jan-25	31-Jan-26	103%	0	$232	$0	0	$195	$0	$0
1-Jan-26	31-Jan-27	105%	0	$235	$0	0	$198	$0	$0
1-Jan-27	31-Jan-28	106%	0	$239	$0	0	$201	$0	$0
1-Jan-28	31-Jan-29	108%	30,000	$242	$7,271,667	30,000	$204	$6,108,200	$13,379,867
1-Jan-29	31-Jan-30	109%	60,000	$246	$14,761,484	60,000	$207	$12,399,647	$27,161,131
1-Jan-30	31-Jan-31	111%	85,000	$250	$21,225,784	90,000	$210	$18,878,462	$40,104,246
1-Jan-31	31-Jan-32	113%	85,000	$253	$21,544,171	120,000	$213	$25,548,852	$47,093,023
1-Jan-32	31-Jan-33	114%	85,000	$257	$21,867,333	150,000	$216	$32,415,106	$54,282,439
1-Jan-33	31-Jan-34	116%	85,000	$261	$22,195,343	180,000	$219	$39,481,599	$61,676,942
1-Jan-34	31-Jan-35	118%	85,000	$265	$22,528,273	200,000	$223	$44,526,470	$67,054,743
1-Jan-35	31-Jan-36	120%	85,000	$269	$22,866,198	200,000	$226	$45,194,367	$68,060,564
1-Jan-36	31-Jan-37	121%	85,000	$273	$23,209,190	200,000	$229	$45,872,282	$69,081,473
1-Jan-37	31-Jan-38	123%	85,000	$277	$23,557,328	200,000	$233	$46,560,367	$70,117,695
1-Jan-38	31-Jan-39	125%	85,000	$281	$23,910,688	200,000	$236	$47,258,772	$71,169,460
1-Jan-39	31-Jan-40	127%	85,000	$286	$24,269,349	200,000	$240	$47,967,654	$72,237,002
1-Jan-40	31-Jan-41	129%	85,000	$290	$24,633,389	200,000	$243	$48,687,169	$73,320,557
1-Jan-41	31-Jan-42	131%	85,000	$294	$25,002,890	200,000	$247	$49,417,476	$74,420,366
1-Jan-42	31-Jan-43	133%	85,000	$299	$25,377,933	200,000	$251	$50,158,738	$75,536,671
1-Jan-43	31-Jan-44	135%	85,000	$303	$25,758,602	200,000	$255	$50,911,119	$76,669,721
1-Jan-44	31-Jan-45	137%	85,000	$308	$26,144,981	200,000	$258	$51,674,786	$77,819,767
1-Jan-45	31-Jan-46	139%	85,000	$312	$26,537,156	200,000	$262	$52,449,908	$78,987,064
1-Jan-46	31-Jan-47	141%	85,000	$317	$26,935,213	200,000	$266	$53,236,656	$80,171,870
1-Jan-47	31-Jan-48	143%	85,000	$322	$27,339,241	200,000	$270	$54,035,206	$81,374,448
1-Jan-48	31-Jan-49	145%	85,000	$326	$27,749,330	200,000	$274	$54,845,734	$82,595,064
1-Jan-49	31-Jan-50	147%	85,000	$331	$28,165,570	200,000	$278	$55,668,420	$83,833,990
1-Jan-50	31-Jan-51	149%	85,000	$336	$28,588,053	200,000	$283	$56,503,447	$85,091,500
1-Jan-51	31-Jan-52	152%	85,000	$341	$29,016,874	200,000	$287	$57,350,998	$86,367,873
1-Jan-52	31-Jan-53	154%	85,000	$346	$29,452,127	200,000	$291	$58,211,263	$87,663,391

MuniCap, Inc. https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-2.2 20-May-26

[1]According to the Denton County Appraisal District, real property taxes are due without penalty as of January 31st in the year following the year in which property is assessed.

[2]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.

[3]See Exhibit C-1.2.

[4]Provided by the Developer.

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit C-2.3: Projected Assessed Value - Total

Assessed As Of	Tax Year Ending[1]	1.5% Inflation Factor[2]	Residential Projected Assessed Value[1]	Commercial Projected Assessed Value[2]	Total Projected Assessed Value
1-Jan-23	31-Jan-24	100%	$0	$0	$0
1-Jan-24	31-Jan-25	102%	$0	$0	$0
1-Jan-25	31-Jan-26	103%	$0	$0	$0
1-Jan-26	31-Jan-27	105%	$34,507,386	$0	$34,507,386
1-Jan-27	31-Jan-28	106%	$154,481,465	$0	$154,481,465
1-Jan-28	31-Jan-29	108%	$300,993,151	$13,379,867	$314,373,018
1-Jan-29	31-Jan-30	109%	$455,528,464	$27,161,131	$482,689,594
1-Jan-30	31-Jan-31	111%	$511,305,551	$40,104,246	$551,409,797
1-Jan-31	31-Jan-32	113%	$537,900,210	$47,093,023	$584,993,233
1-Jan-32	31-Jan-33	114%	$545,968,713	$54,282,439	$600,251,152
1-Jan-33	31-Jan-34	116%	$554,158,244	$61,676,942	$615,835,186
1-Jan-34	31-Jan-35	118%	$562,470,618	$67,054,743	$629,525,361
1-Jan-35	31-Jan-36	120%	$570,907,677	$68,060,564	$638,968,241
1-Jan-36	31-Jan-37	121%	$579,471,292	$69,081,473	$648,552,765
1-Jan-37	31-Jan-38	123%	$588,163,361	$70,117,695	$658,281,056
1-Jan-38	31-Jan-39	125%	$596,985,812	$71,169,460	$668,155,272
1-Jan-39	31-Jan-40	127%	$605,940,599	$72,237,002	$678,177,601
1-Jan-40	31-Jan-41	129%	$615,029,708	$73,320,557	$688,350,265
1-Jan-41	31-Jan-42	131%	$624,255,154	$74,420,366	$698,675,519
1-Jan-42	31-Jan-43	133%	$633,618,981	$75,536,671	$709,155,652
1-Jan-43	31-Jan-44	135%	$643,123,266	$76,669,721	$719,792,987
1-Jan-44	31-Jan-45	137%	$652,770,115	$77,819,767	$730,589,882
1-Jan-45	31-Jan-46	139%	$662,561,666	$78,987,064	$741,548,730
1-Jan-46	31-Jan-47	141%	$672,500,091	$80,171,870	$752,671,961
1-Jan-47	31-Jan-48	143%	$682,587,593	$81,374,448	$763,962,040
1-Jan-48	31-Jan-49	145%	$692,826,407	$82,595,064	$775,421,471
1-Jan-49	31-Jan-50	147%	$703,218,803	$83,833,990	$787,052,793
1-Jan-50	31-Jan-51	149%	$713,767,085	$85,091,500	$798,858,585
1-Jan-51	31-Jan-52	152%	$724,473,591	$86,367,873	$810,841,464
1-Jan-52	31-Jan-53	154%	$735,340,695	$87,663,391	$823,004,086

MuniCap, Inc.\Texas\Aubrey\High Pointe\CONSULTING\TIRZ\[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-2.3
20-May-26

[1]See Exhibit C-2.1.
[2]See Exhibit C-2.2.

Exhibit C-3: Projected Incremental Real Property Taxes Available for Debt Service - City of Aubrey

Tax Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2,3]	Base Value	Estimated Incremental Value	City of Aubrey Property Tax Rate (Per $100 A.V.)[4]	Total Incremental Tax Revenues	Percent Available for Debt Service[5]	Total Available Incremental Tax Revenues
31-Jan-23	100%	$334,784	($334,784)	$0	$0.541400	$0	38%	$0
31-Jan-24	100%	$8,057,268	($334,784)	$7,722,484	$0.525000	$40,543	38%	$15,406
31-Jan-25	100%	$34,840,216	($334,784)	$34,505,432	$0.464928	$160,425	38%	$60,962
31-Jan-26	100%	$39,607,237	($334,784)	$39,272,453	$0.464000	$182,224	38%	$69,245
31-Jan-27	100%	$115,567,140	($334,784)	$115,232,356	$0.464000	$534,678	38%	$203,178
31-Jan-28	106%	$154,481,465	($334,784)	$154,146,681	$0.464000	$715,241	38%	$271,791
31-Jan-29	108%	$314,373,018	($334,784)	$314,038,234	$0.464000	$1,457,137	38%	$553,712
31-Jan-30	109%	$482,689,594	($334,784)	$482,354,810	$0.464000	$2,238,126	38%	$850,488
31-Jan-31	111%	$551,409,797	($334,784)	$551,075,013	$0.464000	$2,556,988	38%	$971,655
31-Jan-32	113%	$584,993,233	($334,784)	$584,658,449	$0.464000	$2,712,815	38%	$1,030,870
31-Jan-33	114%	$600,251,152	($334,784)	$599,916,368	$0.464000	$2,783,612	38%	$1,057,773
31-Jan-34	116%	$615,835,186	($334,784)	$615,500,402	$0.464000	$2,855,922	38%	$1,085,250
31-Jan-35	118%	$629,525,361	($334,784)	$629,190,577	$0.464000	$2,919,444	38%	$1,109,389
31-Jan-36	120%	$638,968,241	($334,784)	$638,633,457	$0.464000	$2,963,259	38%	$1,126,039
31-Jan-37	121%	$648,552,765	($334,784)	$648,217,981	$0.464000	$3,007,731	38%	$1,142,938
31-Jan-38	123%	$658,281,056	($334,784)	$657,946,272	$0.464000	$3,052,871	38%	$1,160,091
31-Jan-39	125%	$668,155,272	($334,784)	$667,820,488	$0.464000	$3,098,687	38%	$1,177,501
31-Jan-40	127%	$678,177,601	($334,784)	$677,842,817	$0.464000	$3,145,191	38%	$1,195,172
31-Jan-41	129%	$688,350,265	($334,784)	$688,015,481	$0.464000	$3,192,392	38%	$1,213,109
31-Jan-42	131%	$698,675,519	($334,784)	$698,340,735	$0.464000	$3,240,301	38%	$1,231,314
31-Jan-43	133%	$709,155,652	($334,784)	$708,820,868	$0.464000	$3,288,929	38%	$1,249,793
31-Jan-44	135%	$719,792,987	($334,784)	$719,458,203	$0.464000	$3,338,286	38%	$1,268,549
31-Jan-45	137%	$730,589,882	($334,784)	$730,255,098	$0.464000	$3,388,384	38%	$1,287,586
31-Jan-46	139%	$741,548,730	($334,784)	$741,213,946	$0.464000	$3,439,233	38%	$1,306,908
31-Jan-47	141%	$752,671,961	($334,784)	$752,337,177	$0.464000	$3,490,845	38%	$1,326,521
31-Jan-48	143%	$763,962,040	($334,784)	$763,627,256	$0.464000	$3,543,230	38%	$1,346,428
31-Jan-49	145%	$775,421,471	($334,784)	$775,086,687	$0.464000	$3,596,402	38%	$1,366,633
31-Jan-50	147%	$787,052,793	($334,784)	$786,718,009	$0.464000	$3,650,372	38%	$1,387,141
31-Jan-51	149%	$798,858,585	($334,784)	$798,523,801	$0.464000	$3,705,150	38%	$1,407,957
31-Jan-52	152%	$810,841,464	($334,784)	$810,506,680	$0.464000	$3,760,751	38%	$1,429,085
31-Jan-53	154%	$823,004,086	($334,784)	$822,669,302	$0.464000	$3,817,186	38%	$1,450,531
Total						$79,876,355		$30,353,015

MuniCap, Inc. *https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-3*
20-May-26

[1]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.
[2]Years 2022-2025 are based on actual taxable values as reported by the Denton County Tax Assessor. Year 2026 is based on preliminary taxable values as reported by the Denton County Appraisal Dis
[3]See Exhibit C-2.3.
[4]Represents the City of Aubrey real property tax rate for tax year 2026. Source: Denton County Tax Assessor-Collector.
[5]Assumes 38% of incremental tax revenues are available for the repayment of debt service.

Exhibit C-4: Projected Incremental Real Property Taxes Available to the City - City of Aubrey

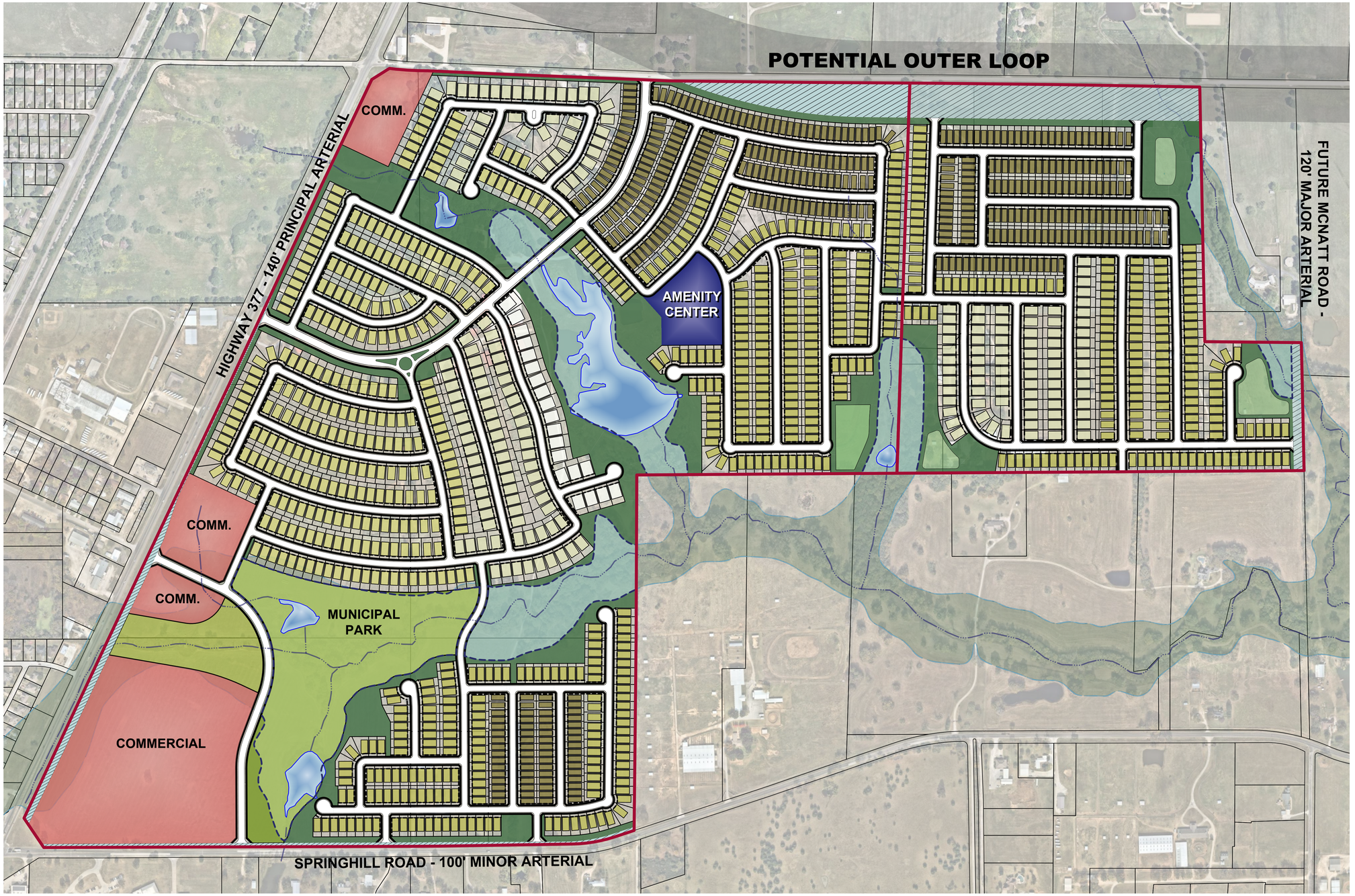
Tax Year Ending	Inflation Factor[1]	Total Projected Assessed Value[2,3]	Base Value	Estimated Incremental Value	City of Aubrey Property Tax Rate (Per $100 A.V.)[4]	Total Incremental Tax Revenues	Percent Available to City[5]	Total Available Incremental Tax Revenues
31-Jan-23	100%	$334,784	($334,784)	$0	$0.541400	$0	62%	$0
31-Jan-24	100%	$8,057,268	($334,784)	$7,722,484	$0.525000	$40,543	62%	$25,137
31-Jan-25	100%	$34,840,216	($334,784)	$34,505,432	$0.464928	$160,425	62%	$99,464
31-Jan-26	100%	$39,607,237	($334,784)	$39,272,453	$0.464000	$182,224	62%	$112,979
31-Jan-27	100%	$115,567,140	($334,784)	$115,232,356	$0.464000	$534,678	62%	$331,500
31-Jan-28	106%	$154,481,465	($334,784)	$154,146,681	$0.464000	$715,241	62%	$443,449
31-Jan-29	108%	$314,373,018	($334,784)	$314,038,234	$0.464000	$1,457,137	62%	$903,425
31-Jan-30	109%	$482,689,594	($334,784)	$482,354,810	$0.464000	$2,238,126	62%	$1,387,638
31-Jan-31	111%	$551,409,797	($334,784)	$551,075,013	$0.464000	$2,556,988	62%	$1,585,333
31-Jan-32	113%	$584,993,233	($334,784)	$584,658,449	$0.464000	$2,712,815	62%	$1,681,945
31-Jan-33	114%	$600,251,152	($334,784)	$599,916,368	$0.464000	$2,783,612	62%	$1,725,839
31-Jan-34	116%	$615,835,186	($334,784)	$615,500,402	$0.464000	$2,855,922	62%	$1,770,672
31-Jan-35	118%	$629,525,361	($334,784)	$629,190,577	$0.464000	$2,919,444	62%	$1,810,055
31-Jan-36	120%	$638,968,241	($334,784)	$638,633,457	$0.464000	$2,963,259	62%	$1,837,221
31-Jan-37	121%	$648,552,765	($334,784)	$648,217,981	$0.464000	$3,007,731	62%	$1,864,793
31-Jan-38	123%	$658,281,056	($334,784)	$657,946,272	$0.464000	$3,052,871	62%	$1,892,780
31-Jan-39	125%	$668,155,272	($334,784)	$667,820,488	$0.464000	$3,098,687	62%	$1,921,186
31-Jan-40	127%	$678,177,601	($334,784)	$677,842,817	$0.464000	$3,145,191	62%	$1,950,018
31-Jan-41	129%	$688,350,265	($334,784)	$688,015,481	$0.464000	$3,192,392	62%	$1,979,283
31-Jan-42	131%	$698,675,519	($334,784)	$698,340,735	$0.464000	$3,240,301	62%	$2,008,987
31-Jan-43	133%	$709,155,652	($334,784)	$708,820,868	$0.464000	$3,288,929	62%	$2,039,136
31-Jan-44	135%	$719,792,987	($334,784)	$719,458,203	$0.464000	$3,338,286	62%	$2,069,737
31-Jan-45	137%	$730,589,882	($334,784)	$730,255,098	$0.464000	$3,388,384	62%	$2,100,798
31-Jan-46	139%	$741,548,730	($334,784)	$741,213,946	$0.464000	$3,439,233	62%	$2,132,324
31-Jan-47	141%	$752,671,961	($334,784)	$752,337,177	$0.464000	$3,490,845	62%	$2,164,324
31-Jan-48	143%	$763,962,040	($334,784)	$763,627,256	$0.464000	$3,543,230	62%	$2,196,803
31-Jan-49	145%	$775,421,471	($334,784)	$775,086,687	$0.464000	$3,596,402	62%	$2,229,769
31-Jan-50	147%	$787,052,793	($334,784)	$786,718,009	$0.464000	$3,650,372	62%	$2,263,230
31-Jan-51	149%	$798,858,585	($334,784)	$798,523,801	$0.464000	$3,705,150	62%	$2,297,193
31-Jan-52	152%	$810,841,464	($334,784)	$810,506,680	$0.464000	$3,760,751	62%	$2,331,666
31-Jan-53	154%	$823,004,086	($334,784)	$822,669,302	$0.464000	$3,817,186	62%	$2,366,655
Total						$79,876,355		$49,523,340

MuniCap, Inc. *https://municap.sharepoint.com/sites/ALLSTAFF/TEXAS/texas/Aubrey/High Pointe/CONSULTING/TIRZ/[High Pointe TIRZ Proejctions 3.0.xlsx]Exhibit C-4*
20-May-26

[1]Assumes an annual inflation factor of 1.5% based on a 4 year CAGR of homes in the surrounding area.
[2]Years 2022-2025 are based on actual taxable values as reported by the Denton County Tax Assessor. Year 2026 is based on preliminary taxable values as reported by the Denton County Appraisal Dis
[3]See Exhibit C-2.3.
[4]Represents the City of Aubrey real property tax rate for tax year 2026. Source: Denton County Tax Assessor-Collector.
[5]Assumes 62% of incremental tax revenues are available to the City.

EXHIBIT D

MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY
(CURRENT CONCEPT PLAN)



GRAPHIC SCALE IN FEET

0 150 300 600

1"=300' @ 22x34

Land Use Acreage Summary

High Pointe Ranch - VS Development, LLC

Residential Lots / Residential Rights of Way	243.3	68.2%
Commercial	36.8	10.3%
Right-of-Way Dedication	9.0	2.5%
Open Space / Floodplain / Detention	33.1	9.3%
Municipal Park	30.8	8.6%
Amenity Center	4.0	1.1%
Total	**357.0**	**100.0%**

Lot Type Summary

40' x 115'	235	22.8%
50' x 120'	376	36.4%
55' x 130'	290	28.1%
65' x 130'	111	10.8%
75' x 130'	20	1.9%
Total	**1,032**	**100.0%**

High Pointe Ranch - FM Land Investments I, LLC

Residential Lots / Residential Rights of Way	78.2	76.1%
Right-of-Way Dedication	9.0	8.9%
Open Space / Floodplain / Detention	15.5	15.1%
Total	**102.7**	**100.0%**

Lot Type Summary

40' x 120'	166	39.5%
50' x 120'	174	41.4%
60' x 130'	80	19.0%
Total	**420**	**100.0%**

Exhibit "C"

High Pointe Ranch

Aubrey, Texas
March 2021

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME K:\FRI_CIVIL\FRISCO SINGLE FAMILY PURSUITS_2020\2020103 - CIRCLE Y RANCH\CAD\EXHIBITS\PLANSHEETS\CONCEPT PLAN CIRCLE Y AND AUBREY WITH TABLES.DWG
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EXHIBIT E

LIST OF PARCELS IN THE ZONE AND CURRENT APPRAISED VALUE OF THE ZONE (BASE YEAR)

Tax Reinvestment Zone Number Three
High Point
Base Year Market Value vs Taxable Value
2022

Property ID[1]	Acreage	Owner	Market Value[2,3]	Taxable Value[2,4]
51952	32.8	Aubrey BlackJack Partners LLC	$2,195,541	$327,513
51960	1.33	FM Land Investors LLC	$46,631	$0
51976	51.433	FM Land Investors LLC	$1,971,632	$0
51979	3.269	FM Land Investors LLC	$114,528	$0
51982	41.64	FM Land Investors LLC	$2,029,072	$0
51988	5	FM Land Investors LLC	$1,134,671	$0
52118	6.84	Aubrey BlackJack Partners LLC	$821,504	$0
52119	29.885	Aubrey BlackJack Partners LLC	$1,757,417	$0
52121	171.66	Aubrey BlackJack Partners LLC	$11,671,163	$0
52141	57.6071	Aubrey BlackJack Partners LLC	$3,387,643	$3,629
52137	57.813	Aubrey BlackJack Partners LLC	$3,399,751	$3,642
Total	**459.28**		**$28,529,553**	**$334,784**

[1]The tax parcels shown above, comprise the Tax Increment Reinvestment Zone.

[2]Base value is based on the certified 2022 values.

[3]According to the Denton County Appraisal District records.

[4]According to the Denton County Tax Assessor Collector records.

EXHIBIT F
PROJECT COSTS

Tax Increment Reinvestment Zone, No. Three
City of Aubrey, Texas

Exhibit F: Project Costs[1]

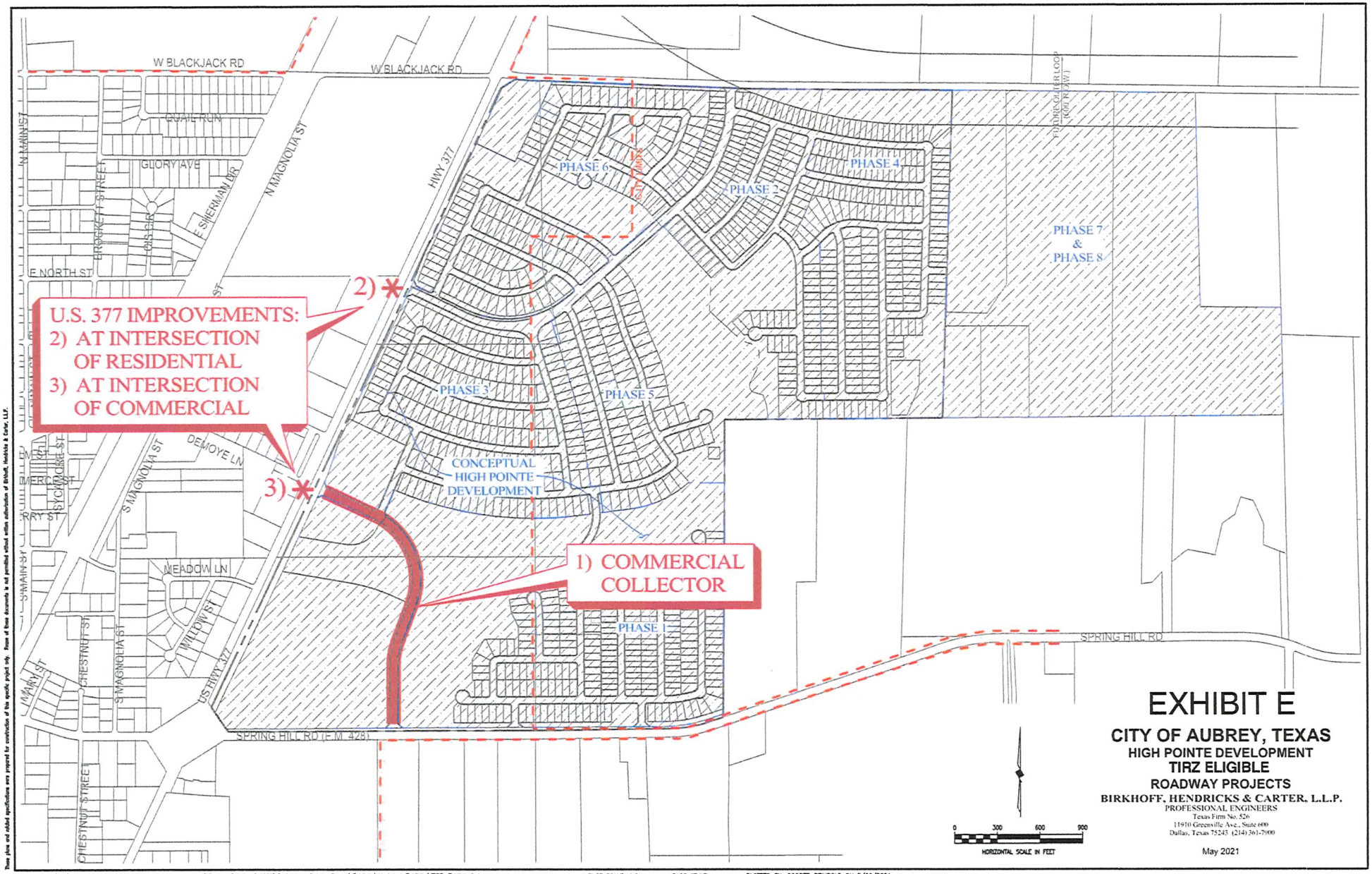
	Total
Hard Costs	
Grading & Site Preparation	$1,605,817
Water System	$3,066,829
Sanitary Sewer System	$3,002,715
Drainage System	$2,240,000
Street Improvements	$6,990,692
Turn Lane Improvements	$350,000
Common Area Amenities	$59,000
Sub-total hard costs	$17,315,053
TIRZ Administration Costs and Other Financing Costs	
TIRZ Administration Costs	$750,000
Other Financing Costs[2]	$7,351,020
Subtotal TIRZ Administration Costs and Other Financing Costs	$8,101,020
Soft Costs	
Other soft and miscellaneous costs	$5,110,730
Sub-total soft costs	$5,110,730
Total project costs financed	$30,526,803

MuniCap, Inc. *ɔejctions 3.0.xlsx]Exhibit F*
20-May-26

[1]Provided by Developer.

[2]Includes all cost of issuance, excluding TIRZ Administration Costs over the duration of the Zone.

EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS



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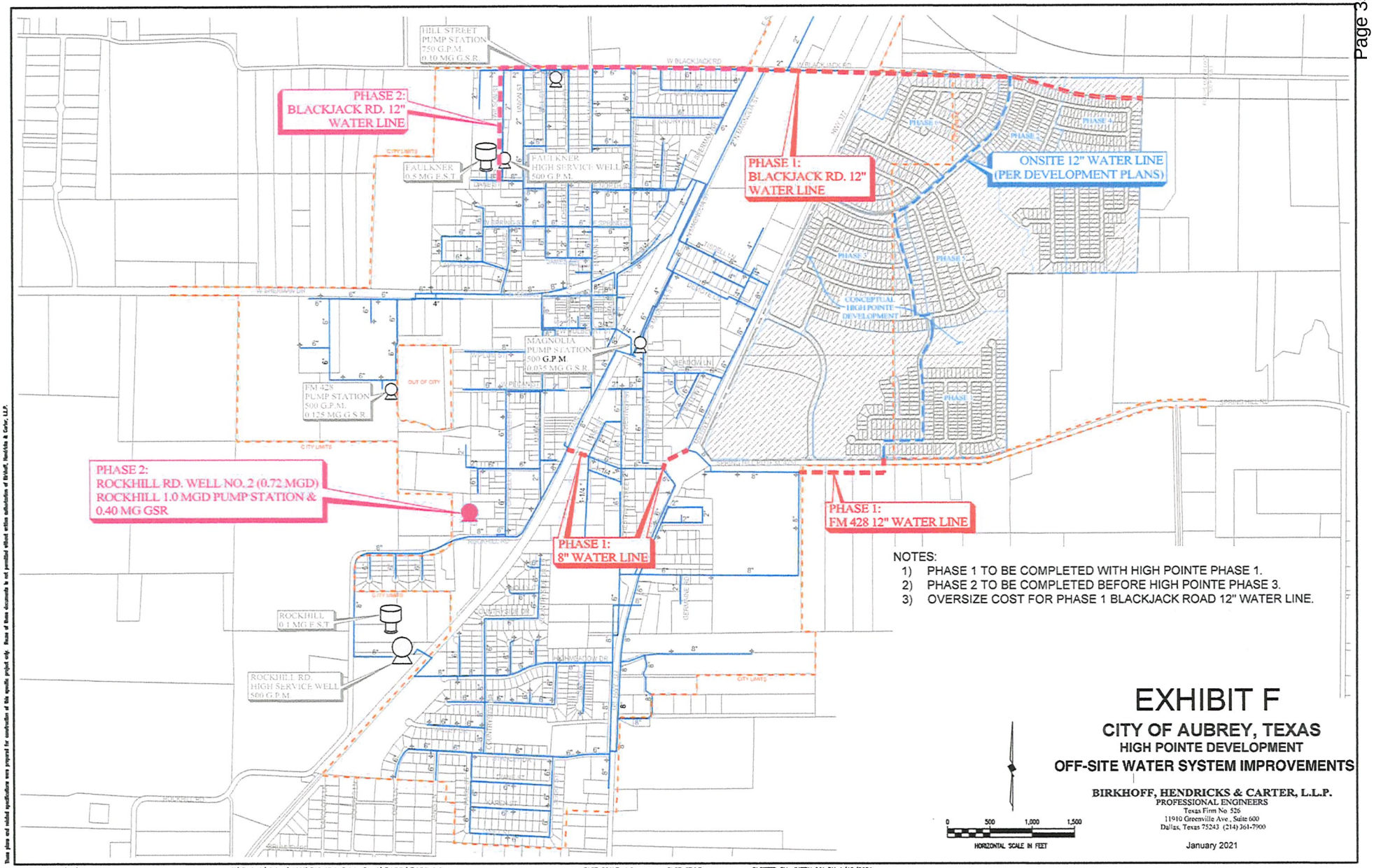
These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P.



These plans and related specifications were prepared for construction of this specific project only. None of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P.

REVISED: 1/12/21 – JMY H:\Projects\Aubrey\4000\346–High Pointe Ranch\Exhibits\Exhibit A.dwg PLOT SCALE: 1:2 PLOT STYLE: ——— PLOTTED BY: JUSTIN IVY ON 1/12/2021

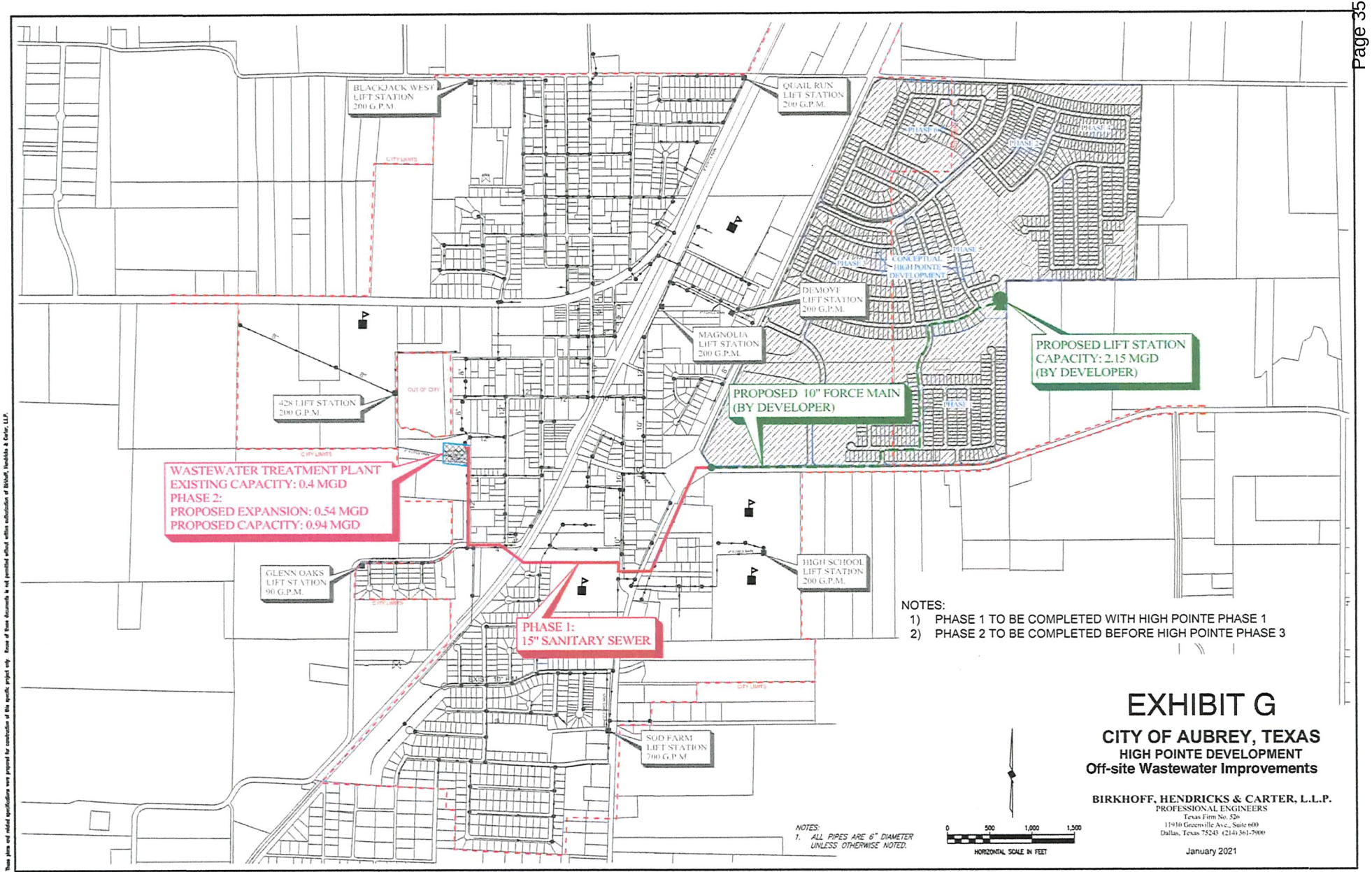


EXHIBIT G

CITY OF AUBREY, TEXAS

HIGH POINTE DEVELOPMENT
Off-site Wastewater Improvements

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
Texas Firm No. 526
11910 Greenville Ave., Suite 600
Dallas, Texas 75243 (214) 361-7900

January 2021

These plans and related specifications were prepared for construction of this specific project only. None of these documents is not permitted without written authorization of Birkhoff, Hendricks & Carter, L.L.P.

REVISED: 1/12/21 – CREINBOLD H:\Projects\Aubrey\4000\346–High Pointe Ranch\Exhibits\WW–Exhibit B.dwg PLOT SCALE: 1:2 PLOT STYLE: ——— PLOTTED BY: COOPER REINBOLD ON 1/12/2021

EXHIBIT H
ZONING ORDINANCE

Exhibit 14A

ZONING ORDINANCE

§ 1.	AUTHORITY.	§ 14.	MF - MULTIPLE-FAMILY RESIDENTIAL.
§ 2.	PURPOSE.		
§ 3.	ADMINISTRATION, ENFORCEMENT AND FEES.	§ 15.	GR - GENERAL RETAIL.
		§ 16.	SC - SHOPPING CENTER.
§ 4.	DEFINITIONS.	§ 17.	C - COMMERCIAL.
§ 5.	GENERAL PROVISIONS.	§ 18.	IND - INDUSTRIAL.
§ 6-A.	CONDITIONAL USE PERMITS.	§ 19.	MH - MOBILE HOME PARK.
§ 6-B.	SPECIFIC USE PERMITS.	§ 20.	PD - PLANNED DEVELOPMENT DISTRICT.
§ 7.	ANNEXED TERRITORY.	§ 21.	FP - FLOODPLAIN DISTRICT.
§ 8.	CLASSIFICATION OF NEW AND UNLISTED USES.	§ 22.	SCHEDULE OF DISTRICT REGULATIONS.
§ 9.	AG-R - AGRICULTURAL RESIDENTIAL DISTRICT.	§ 23.	SUPPLEMENTARY DISTRICT REGULATIONS.
§ 10.	SF1 - SINGLE-FAMILY RESIDENTIAL 1 ACRE LOT.	§ 24.	BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.
§ 11.	SF10 - SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOT.	§ 25.	PARKING SPACE REGULATIONS.
§ 12.	SF75 - SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.	§ 26.	NONCONFORMING USES.
		§ 27.	SIGN REGULATIONS.
§ 13.	SFAC - TWO-FAMILY RESIDENTIAL ATTACHED.	§ 28.	AMENDMENTS.
		§ 29.	SEVERABILITY.

ORDINANCE NO. 135-87

CITY OF AUBREY, TEXAS

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, ADOPTING A COMPREHENSIVE ZONING PLAN AND ZONING MAP AND DIVIDING THE CITY INTO SEVERAL DISTRICTS; ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS AND CREATING ZONING DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN; WITHIN SUCH DISTRICTS REGULATING HEIGHT, SIZE AND LOCATIONS OF BUILDINGS; ESTABLISHING DENSITY, OPEN SPACE, SCREENING AND MINIMUM OFF-STREET PARKING REQUIREMENTS; REGULATING THE ERECTION, REPAIR AND ALTERATION OF ALL BUILDINGS AND STRUCTURES; PROVIDING FOR CONDITIONAL USE PERMITS FOR CERTAIN USES; RECOGNIZING NONCONFORMING USES AND STRUCTURES AND PROVIDING RULES FOR THE REGULATION THEREOF; PROVIDING FOR CERTIFICATES OF OCCUPANCY AND COMPLIANCE; DEFINING CERTAIN TERMS; PROVIDING A METHOD OF

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AMENDMENT; PROVIDING A PENALTY FOR VIOLATION OF SUCH ORDINANCE AND FOR INJUNCTIVE RELIEF TO PERSONS AFFECTED BY THE VIOLATION OF SAID ORDINANCE; PROVIDING A SAVING CLAUSE.

§ 1. AUTHORITY.

This Ordinance is prepared under the authority of Section 1, Article 1011a, Vernon's Civil Statutes of the State of Texas, to promote health, safety, and morals, and for the protection and preservation of places and areas of historical and cultural importance and significance, or the general welfare of the community, and the legislative body is empowered to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of the yards, courts and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence or other purpose; and, in the case of designated places and areas of historic and cultural importance, to regulate and restrict the construction, alteration, reconstruction of [or] razing of buildings and other structures.
(Ordinance 135-87 adopted 4/14/87)

§ 2. PURPOSE.

These zoning regulations are made in accordance with the spirit of the community plan and designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. These regulations are made with reasonable consideration, among other things, to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city.
(Ordinance 135-87 adopted 4/14/87)

§ 3. ADMINISTRATION, ENFORCEMENT AND FEES.

A. ADMINISTRATION.The building official is hereby designated by the City Council as the administrative official to supervise the administration and enforcement of this Ordinance. The building official may be provided with the assistance of such other persons or consultants as the City Council may direct.

   If the administrative official finds that any of the provisions of this Ordinance are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal use of land, buildings, or structures, removal of illegal buildings or structures or of illegal additions, alterations, or structural changes, discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

B. VIOLATION AND PENALTIES.The owner or general agent of a building or premises where a violation of any provision of the regulations of this Ordinance has been committed or shall exist or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor, or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable by a fine of not less than Ten Dollars ($10.00) or not

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more than Two Hundred Dollars ($200.00) for each and every day that such violation exists.

C. INTERPRETATION AND APPEALS.It is the intent of this ordinance that the duties of the City Council in connection with this ordinance shall not include hearing and deciding questions of interpretation and enforcement that may arise. The procedure for deciding such questions shall be as stated in subsection D, below. The, City Council shall have only the duties expressly reserved for it in this ordinance including without limitation considering and allowing or rejecting proposed amendments or the repeal of this ordinance, as provided by law, and, of establishing a schedule of fees and charges as stated in subsection E, below. It is further the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to and decided by the administrative official, and that such questions shall be presented to the board of adjustment only on appeal from the decision of the administrative official, and that recourse from the decisions of the board of adjustment shall be to the courts as provided by law.

D. BOARD OF ADJUSTMENT.

(1) Creation.There is hereby created a board of adjustment which shall be organized, appointed, and function as follows:

The board of adjustment shall consist of five members who are residents of the City of Aubrey, each to be appointed by the City Council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. The City Council shall designate one member as chairman and one member as vice-chairman. Vacancies shall be filled for the unexpired term of any member, whose place becomes vacant for any cause, in the same manner as the original appointment was made. Provided, however, that the City Council may appoint a minimum of two alternate members and a maximum of four who shall serve in the absence of one or more of the regular members when requested to do so by the chairman or Mayor, as the case may be.

The terms of three members shall expire in May of each odd-numbered near [year] and the terms of two of the members shall expire in May of each even-numbered year. Members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly appointed members shall be installed at the first meeting after their appointment. If the City has already appointed persons to serve on the board of adjustment at the time that the ordinance setting forth this subsection as amended is adopted, those persons shall continue to serve on the board of adjustment unless replaced or removed as provided under this ordinance.

The City Council may remove a member of the board of adjustment at any time for cause, as found by the City Council, on a written charge after a public hearing.

(2) Organization.The board of adjustment shall hold an organizational meeting in May of each year and shall meet as necessary. The board of adjustment shall adopt its own rules of procedure and keep a record of its proceedings consistent with applicable law. Meetings shall comply with applicable state law including the Open Meetings Act.

(3) Powers and Duties of Board.

(a) Appeals Based on Error:The board of adjustment shall have the power to hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by an administrative official of the City in the

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enforcement of this ordinance.

(b) Limitation on Resubmittals: When the board of adjustment has denied an application, no resubmittal of the application or new application of a similar nature shall be accepted by the board of adjustment or scheduled for 12 months after the date of denial. Notwithstanding the foregoing, the board of adjustment may, at its discretion, accept resubmittal of an application or a new application of a similar nature relating to an application that is withdrawn during a board of adjustment meeting or hearing. Applications which have been withdrawn before the board of adjustment meeting may be resubmitted at any time for hearing before the board of adjustment.

(c) Vote of Four Members Required: The concurring vote of four members of the board of adjustment is necessary to:

(i) reverse an order, requirement, decision or determination of the administrative official;

(ii) decide in favor of an applicant on a matter on which the board of adjustment is required to pass; or

(iii) authorize a variation from the terms of this ordinance.

(4) Procedure.

(a) Appeals may be taken to and before the board of adjustment by any person aggrieved, or by any officer, department, board or bureau in the City. Such appeal shall be made by filing in the office of the City Secretary a notice of appeal and specifying the grounds thereof. The office or department from which the appeal is taken shall forthwith transmit to the board of adjustment all of the papers constituting the record from which the action appealed was taken.

(b) Stay of Proceedings: An appeal shall stay all proceedings in furtherance of the action appealed from unless the administrative official shall certify to the board of adjustment that, by reason of facts in the certificate, a stay would cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order, which may be granted or by [granted by] a court of equity, after notice to the office from whom the appeal originated.

(c) Notice of Hearing on Appeal: The board of adjustment shall fix a reasonable time for the hearing of the appeal or other matter referred to, it. and shall mail notices of such hearing to the petitioner and to the owners of property lying within 200 feet of any point of the lot or portion thereof on which a variation is desired, and to all other persons deemed by the board of adjustment to be affected thereby, such owners and persons being determined according to the current tax rolls of the City. Depositing of such written notice in the mail shall be deemed sufficient compliance therewith.

(d) Decision by board of adjustment: The board of adjustment shall decide the appeal within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. The board of adjustment may reverse or affirm wholly or partly or may modify the order, requirements, decision, or determination as in its opinion ought to be made in the premises, and to that end, shall have all powers of the officer or department from whom the appeal is taken.

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(e) All official actions by the board of adjustment shall be recorded in meeting minutes and all such actions shall further be in the form of a written order of the board of adjustment, which shall be filed in the office of the board of adjustment as soon as is practicable after the order has been duly approved by the board of adjustment. For purpose of filing such orders, the office of the board of adjustment shall be deemed to be the office of the City Secretary of the City of Aubrey.

(5) Variances.

(a) The board of adjustment shall have the power to authorize, upon appeal in specific cases, such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship and so that the spirit of this ordinance shall be observed and substantial justice done, including the following: (i) the full provision of parking or loading facilities; or (ii) when such regulations would impose an unreasonable hardship upon the use of the lot. The board of adjustment shall not waive or reduce such requirements merely for the purpose of granting an advantage or a convenience.

(b) A written application for variance shall be submitted together with the required fee, accompanied by an accurate legal description, maps, site plans, drawings and any necessary data, demonstrating:

(1) that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(2) that literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance;

(3) that the special conditions and circumstances do not result from the actions of the applicant;

(4) that granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district; and

(5) no nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

(6) Changes

(a) The board of adjustment shall have no authority to change any provisions of this ordinance and its jurisdiction is limited to: (1) hardship and borderline cases which may arise from time to time; and (2) presiding over proceedings and performing other functions as specified in this ordinance or another applicable ordinance. The board may not change the district designation of any land either to a more or less restrictive zone.

(b) It is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official, that such questions shall be

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presented to the board of adjustment only on appeal from the decision of the administrative official and that recourse from the decisions of the board of adjustment shall be to the courts as provided by the laws of the State of Texas.

E. FEES.The City Council shall, by resolution, establish a schedule of fees, charges, and expenses and a collection procedure for the administration, permits, certificates of occupancy, zoning change requests, and other matters pertaining to this Ordinance. The schedule of fees shall be posted in the office of the zoning administrative official, and may be altered or amended only by action of the City Council. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.01, adopted 8/21/12; Ordinance 547-14 adopted 12/16/14)

§ 4. DEFINITIONS.

For the purpose of this Ordinance, certain terms and words are defined and shall have the meanings ascribed in this Ordinance unless it is apparent from the context that different meanings are intended:. Definitions not expressly prescribed herein are to be determined in accordance with customary usage in municipal planning and engineering practices. If no such customary usage exists, the definition found in the latest edition of Webster's Dictionary shall be used.

(1) *Accessory Building* -means a subordinate building the use of which is incidental to that of the main building on the same lot.

(2) *Administrative Official* -is the officer or other designated authority charged with the administration and enforcement of this Ordinance, or his duly authorized representative.

(3) *Alley* -is a public minor way which is used primarily for secondary vehicular service access to the back or side of properties otherwise abutting on a street or highway.

(4) *Apartment* -is a room or suite of rooms in an apartment house arranged, designed or occupied as a dwelling unit residence by a single family, individual, or group of individuals living together as a single housekeeping unit.

(5) *Apartment Hotel* -is an apartment house which furnishes services for the use of tenants which are ordinarily furnished by hotels.

(6) *Apartment House* -is any building, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as three (3) or more apartments or dwelling units or which is occupied as the home or residence of three (3) or more families living independently of each other and maintaining separate cooking facilities.

(7) *Automobile Repair, Major* -is any area used for general repair, rebuilding or reconditioning engines, motor vehicles, trailers; collision services, including body, frame or fender straightening or repair; overall painting or paint shop; vehicle steam cleaning.

(8) *Automobile Repair, Minor* -is any area used for minor repair or replacement of parts, tires, tubes, batteries and minor motor services such as grease, oil, spark plug and filter changing of passenger cars and trucks not exceeding one and one-half (1-1/2) ton capacity, but not including any operation named under "automobile repair, major" or any other similar use thereto.

(9) *Automobile Sales Area* -is an open area or lot used for the display or sale of automobiles, where no work is done.

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(10) *Automobile Service Station* -is any building and/or premises where gasoline, oil, grease, batteries, tires and accessories may be supplied and dispensed at retail, including the servicing of vehicles designed or calculated to be performed by the customer. In addition, the following services may be rendered and sales made and no other:

(a) Sale and service of spark plugs, batteries and distributors and distributor parts;.

(b) Tire servicing and repair, but not recapping or regrooving;

(c) Replacement or adjustment of automobile accessories;

(d) Radiator cleaning and flushing; provision of water; antifreeze and other additives;

(e) Washing and polishing and sale of automotive washing and polishing materials;

(f) Greasing and lubrication;

(g) Providing and repairing fuel pumps, oil pumps and lines;

(h) Servicing and repair of carburetors;

(i) Adjusting and repairing brakes;

(j) Emergency wiring repairs;

(k) Motor adjustments not involving removal of head or crankcase;

(l) Trailer rental;

(m) Provision of cold drinks, packaged foods, tobacco and similar convenience goods for customers, but only as accessory and incidental to the principal operation;

(n) Provision of road maps and other information material;

(o) Provision of restroom facilities;

(p) Parking lot as an accessory use;

(q) Wrecker service; and

(r) Uses permissible at a service station do not include body work; transmission or brake overhauling; straightening of frames or body parts; steam cleaning, painting, welding, storage of automobiles not in operating condition nor the operation of a commercial garage as an accessory use.

(11) *Automobile Wash or Laundry* -See Carwash.

(12) *Basement* -is a building story the floor line of which is below grade at any entrance or exit, but may have at least one-half (1/2) of its height above the average level of the adjoining grade level.

(13) *Block* -means that property abutting on one side of a street and lying between the nearest intersecting or intercepting streets or nearest intersecting or intercepting street and railroad right-of-way, waterway, or other barrier to or gap in the continuity of development along such street.

(14) *Boarding-Lodging House* -means a dwelling wherein lodging or meals for three (3) or more

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persons, not members of the principal family therein, is provided for compensation, but not including a building in which ten (10) or more guest rooms are provided.

(15) *Building* -is any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When such structure is divided into separate parts by one (1) or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum side yards.

(16) *Building Height* -is the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

(17) *Building Line* -a line parallel or approximately parallel to the street line at a specific distance therefrom marking the minimum distance from the street line that a building may be erected.

(18) *Building Official* -See Administrative Official.

(19) *Carwash* -is a building, or portion thereof, where automobiles or other motor vehicles are automatically or manually washed regularly as a business.

(20) *Cemetery* -is land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes including columbariums, crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

(21) *Certificate of Occupancy* -is an official certificate issued by the building inspector which indicates conformance with or approved conditional waiver from the zoning regulations and authorized legal use of the premises for which it is issued.

(22) *Clinic* -is a public or private, profit or nonprofit facility for the reception and treatment of outpatient persons physically or mentally ill, injured, handicapped or otherwise in need of physical or mental diagnosis, treatment, care or similar service.

(23) *Club* -is a nonprofit association of persons who are bona fide members, paying regular dues and are organized for a common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

(24) *Club, Private (Class I)* -is an establishment or enterprise wherein activities are carried on by or for a group or association of dues-paying members organized for some common purpose.

(25) *Club Private (Class II)* -is a club as defined above, except such establishments shall have been issued an alcoholic beverage permit by the Texas Alcoholic Beverage Commission.

(26) *Community Center, Public* -means building and grounds owned and operated by the governmental body for the social, recreational, health and welfare of the community served.

(27) *Conditional Use* -means any building, structure, and use which complies with the applicable regulations and standards governing conditional uses of the zoning district in which such building, structure, and use is located and for which a permit is granted.

(28) *Convalescent (rest) Home* -is a home designed for the care of patients after they leave the hospital before but before they are released from observation and treatment.

(29) *Convenience Store* -See Neighborhood Convenience Center.

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(30) *Court* -means an open, unoccupied space on the same lot with a building and bounded on two (2) sides by such building, or the open space provided for access to a dwelling group.

(30-A) *Day Care Center* -a facility that is licensed, certified, or registered by the State of Texas to provide daytime care, supervision, training, education, physical rehabilitation, or recreational activities for more than six children, adults, or elderly, for less than twenty-four (24) hours a day, at a location other than the permit holder's primary residence, and where such children, adults or elderly are not related by blood, marriage or adoption to the owner or operator of the facility.

(31) *Display Sign* -is a structure that is arranged, intended, designed or used as an advertisement, announcement or direction, including sign, billboard and advertising device of any kind.

(32) *District* -means a portion of the territory of the City of Aubrey within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this Ordinance. The term "R District" shall mean any AG-R, SF1, SF10, SF75, SFAC, and MF District; the term "I District" shall mean any IND District; and the term "C District" shall mean any GR, SC or C District.

(33) *Dwelling Unit* -means a room or group of rooms including cooking accommodations, occupied by one (1) family, and in which not more than two (2) persons, other than members of the family, are lodged or boarded for compensation at any one time.

(34) *Dwelling Unit, Single-Family, Attached* -means a dwelling which is joined to another dwelling at one (1) or more sides by a party wall or abutting separate walls and is designed for occupancy by one (1) family and is on a separate lot delineated by front, rear and side lot lines.

(35) *Dwelling Unit, Single-Family, Detached* -means a building containing one (1) dwelling unit and located on a lot or separate building tract and having no physical connection to a building on any other lot.

(36) *Dwelling Unit, Two-Family* -means a building containing two (2) dwelling units.

(37) *Dwelling Unit, Multiple* -means a building containing three (3) or more dwelling units.

(38) *Dwelling Group* -means a group or row of dwellings, each containing one (1) or more dwelling units and all occupying one (1) lot or site, as defined herein, and having a court in common; including a bungalow court or apartment court, but not including an automobile court or automobile camp.

(39) *Essential Services* -means the erection, construction, alteration, maintenance by public utilities or by governmental departments or commissions of such underground, or overhead gas, electrical, steam, or water transmission or distribution systems and structures, collection, communication, supply or disposal systems and structures, including towers, poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, streetlights, traffic signals, hydrants and other similar equipment, and accessories in connection therewith, but not including building or microwave radio relay structures, as are reasonably necessary for the furnishing of adequate service by such public utilities or governmental departments or commission or as are required for protection of the public health, safety, or general welfare. For the purpose of this definition, the word "building" does not include "structures" for essential services.

(40) *Family* -means two (2) or more persons, occupying a dwelling unit as a single, nonprofit

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housekeeping unit, but not including a group occupying a hotel, boardinghouse, club, dormitory, fraternity or sorority house.

(41) *Farm* - is an area of two (2) acres or more which is used for the growing of usual farm products such as vegetables, fruit, trees and grain and storage on the area as well as the raising thereon of the usual farm poultry and farm animals such as horses, cattle, sheep and swine, including dairy farms with necessary accessory uses and for treating and storing the produce; provided, however, that the operation of such accessory shall be secondary to that of the normal activities; and provided further that it does not include the commercial feeding of offal or garbage to swine or other animals.

(41.1) *Fence* - means a freestanding structure typically composed of a sequence of posts or stakes connected by wood, wire, rails or other materials and generally designed to restrict or prevent movement from one space to another space or to provide visual sectioning of spaces.

(42) *Floodplain* - is the relatively flat low lands adjoining the channel of a river, stream or watercourse which has been or may be covered by floodwater. Any land covered by the water of a one hundred (100) year frequency storm is considered in the floodplain.

(43) *Frontage* - is all the property abutting on one (1) side of a street between intersecting or intercepting streets, or between a street and a right-of-way, waterway, end of a dead-end street, or village boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. Where a lot abuts more than one (1) street, the Planning and Zoning Commission shall determine the frontage for purposes of this Ordinance.

(44) *Front Yard* - is an open, unoccupied space on a lot facing a street and extending across the front of the lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than the projection of the usual steps or eave overhang.

(45) *Garage, Private* - means an accessory building or portion of a main building on the same lot and used for the storage only of private passenger motor vehicles, not more than two (2) of which are owned by others than the occupants of the main building.

(46) *Garage, Public* - means a building or portion of a building, except that herein defined as a private garage or as a repair garage, used for the storage of motor vehicles, or where any such vehicles are kept for remuneration or hire; in which any sale of gasoline, oil, and accessories is only incidental to the principal use.

(47) *Garage, Repair* - means a building or space for the repair or maintenance of motor vehicles, but not including factory assembly of such vehicles, auto wrecking establishments or junkyards.

(48) *Garden Apartment* - is a multifamily dwelling unit with not more than two and one-half (2-1/2) stories. The building generally has private outdoor space, either on grade, or a private balcony.

(48.1) *Government Use* - any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the governmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering

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area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature.

(49) *Grade* -when used as a reference point in measuring height of building, the "grade" shall be the average elevation of the finished ground at the exterior walls of the main building.

(50) *Green Belt* -is a piece of land, normally relatively narrow in comparison to its length, reserved to provide for both passive and active recreation, to function as a corridor connecting park areas, to serve as a buffer between various land uses, or to provide for open space. It frequently utilizes floodplains along creeks and is often left in its natural state.

(51) *Gross Floor Area* -means the living area of a building, including the walls thereof, but excluding all porches, open breezeways and garages.

(52) *Height of Building* -means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to a point midway between elevation of the eaves and elevation of the ridges, [of a] gable, hip and gambrel roof.

(53) *Home Occupation* -means any occupation customarily conducted for gain or support entirely within a dwelling by a member or members of a family while residing therein, and which is clearly incidental and secondary to the residential use of the premises and does not change the character thereof.

(54) *Hospital* -may be a public or private, profit or nonprofit institution for the reception and treatment of the physically or mentally handicapped, sick or injured, and shall be distinguished by its inpatient facilities. It may also be an institutional sanctuary for the reception of the aged, or for the physically or mentally ill, retarded, infirm or deficient. Permitted accessory uses shall include medical and psychiatric clinics, doctors' offices, sale of medical and surgical specialties and supplies, crutches, artificial members and appliances, training in the use of artificial services, pharmacies and similar uses; provided, however, that any such accessory use is so use-wide related to the principal use as to be in fact an integral part of the total purpose and is incorporated within the same building or building complex; and provided further, that the floor area occupied by all accessory uses does not exceed one-third (1/3) of the total floor area. Whether or not a questionable use is "similar," or an "integral" part of the total purpose shall be subject to determination by the board of adjustment. Hospital related X-ray and laboratory facilities shall not be considered accessory uses in computation or [of] area occupancy.

(55) *Hotel* -means a building or portion thereof in which ten (10) or more guest rooms are provided for occupancy for compensation by transient guests.

(56) *Industry* -is the storage, repair, manufacture, preparation or treatment of any article, substance or commodity.

(57) *Junkyard or Salvage Yard* -means any area used for the storage, keeping or abandonment of junk, including scrap metals or other scrap materials or goods, or used for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery, or parts thereof.

(58) *Kennel* -is any structure or premises on which more than three (3) dogs over six (6) months of age and seven (7) dogs under six (6) months of age are kept.

(59) *Land Use Plan* -is the long-range plan for the desirable use of land in the City of Aubrey as officially adopted and as amended from time to time by the City Council; the purpose of such plan being, among other things, to serve as a guide in the zoning and progressive changes in the

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zoning of land to meet the changing needs, in the subdividing and use of undeveloped land, and in the acquisition of rights-of-way or sites for public purposes such as streets, parks, schools and public buildings.

(60) *Loading Space* -is an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

(61) *Lodging house* -means the same as boardinghouse.

(62) *Lot* -means the entire parcel of land occupied or to be occupied by a main building and its accessory buildings, or by a group such as a dwelling group or automobile court and their accessory buildings, including the yards and open spaces required therefor [under] this title and other applicable law.

(63) *Lot, Corner* -means a lot abutting on two (2) intercepting or intersecting streets where the interior angle of intersection or interception does not exceed one hundred thirty-five (135) degrees.

(64) *Lot Coverage* -the percentage of the total area of a lot occupied by the base (first story or floor) of buildings located on the lot.

(65) *Lot, Interior* -means a lot other than a corner lot.

(66) *Lot, Lines* -means the property lines bound [bounding] the lot as defined herein.

(67) *Lot, Through* -means a lot having its front and rear lines on different streets, or having its front or rear line on a street and the other line on a river, lake, creek or other permanent body of water.

(68) *Lot, Depth* -means the average depth from the front line of the lot to the rear line of the lot.

(69) *Lot Width* -means the width measured at a distance back from the front line equal to the minimum depth required for a front yard.

(70) *Lot of Record* -is a lot which is part of a subdivision, the plat of which has been recorded in the Office of the County Clerk of Denton County, or a parcel of land, the deed for which was recorded in the Office of the County Clerk, Denton County, prior to January 1, 1987.

(71) *Main Building* -means a building in which is conducted the principal use of the lot on which it situated.

(72) *Manufactured Home, HUD-Code* -means a structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on-site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems. References in this Ordinance to “mobile home(s)” shall be taken to be references to HUD-Code manufactured home(s). Mobile homes, as defined in the Manufactured Housing Standards Act, Article 5221f, Section 3(a), V.T.C.S., shall not be used as dwelling units within the corporate limits of the City of Aubrey.

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(73) *Mobile Home* -See "Manufactured Home, HUD-Code."

(74) *Mobile Home Park or Subdivision* -means a parcel of land which is owned by an individual, a firm, trust, partnership, public or private association or corporation, and has been developed for rental or sale of lots to persons with HUD-Code manufactured homes (mobile homes).

(75) *Mobile Home Lot* -means that part of a parcel of land (mobile home site) in a mobile home park which has been reserved for the placement of one (1) HUD-Code manufactured home (mobile home).

(76) *Modular Home* -means a dwelling that is constructed in one or more modules at a location other than the homesite, or is constructed utilizing one or more modular components, and which is designed to be used as a permanent residence when the modular components or modules are transported to the homesite and are joined together, or are erected and installed on a permanent foundation system. The term includes the plumbing, heating, air conditioning and electrical systems. It is expressly provided, however, that the term modular home shall not mean nor apply to:

(a) housing constructed of sectional or panelized systems not utilizing modular components;

(b) any ready-built home which is constructed so that the entire living area is contained in a single unit or section at a temporary location for the purpose of selling it and moving it to another location; or

(c) any dwelling constructed in modules incorporating concrete as the basic and predominant structural component.

(77) *Motel* -means a building or a group of two (2) or more buildings containing guest rooms or apartments with automobile storage space provided in connection therewith, and used primarily for the accommodation of automobile travelers, including groups designated as auto cabins, motor lodges, motor courts, motels, and similarly designated groups.

(78) *Neighborhood Convenience Center* -means centers which carry convenience goods, such as groceries, drugs, hardware, and some variety items, and also includes some service stores. The neighborhood convenience center may contain one (1) or two (2) small apparel or shoe stores, but it is clearly dominated by convenience goods, which are items of daily consumption and very frequent purchase, sometimes called "spot necessity" items. This neighborhood serving store group is within convenient walking distance of families served (within convenient driving range in low-density areas), with due consideration for pedestrian access and amenity of surrounding areas.

(79) *Nonconformity Use* -means use of a building or land which existed previously that does not conform to the present regulations as to use for the district in which it is situated.

(80) *Nursing Home* -is a home where ill or elderly people are provided with lodging and meals with or without nursing care.

(81) *Open Space* -is that part of any lot or tract that is used for recreational purposes, both passive and active, but not including areas used for parking or maneuvering of automobiles, or drives or approaches to and from parking areas. Floodplains, or 50 percent of any standing surface water, may be considered as open space, provided such open space is contiguous and part of the platted lot and is maintained and utilized in the same manner and to the same degree as all other open space areas as designated on the site plan as filed with the building permit application.

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(82) *Parking Area, Private* -means a permanently surfaced open area for the same uses as a private garage.

(83) *Parking Area, Public* -means a predominantly surfaced open area, other than street, or other public way, used for parking of automobiles and available to the public for a fee, free, or as an accommodation for clients or customers.

(84) *Parking Space* -means a permanently surfaced area not less than one hundred eighty (180) square feet (measured approximately nine (9) feet by twenty (20)feet) either within a structure or in the open, not on public right-of-way, exclusive of driveways or access drives, for the parking of one (1) vehicle.

(85) *Planned Development* -shall mean land under unified control, planned and developed as a whole; in a single development operation or a definitely programmed series of development operations, including all lands and buildings; for principal and accessory structures and uses substantially related to the character of the district; according to comprehensive and detailed plans which include not only streets, utilities, and lots or building sites, but also site plans, floor plans, and elevations of all buildings as intended to be located, constructed, used, and related to each other, and detailed plans for other uses and improvements on the land as related to the buildings; and with a program for provision, operation and maintenance of such areas, improvements, facilities, and services as will be for common use by some or all of the occupants of the district, but will not be provided, operated, or maintained at general public expense.

Planned development is both a concept and a zoning classification which may include, in addition to planned unit development, commercial, shopping center, and industrial uses or combination thereof, which may be intended to serve areas within the district and areas without the district.

(86) *Private Garage* -is an accessory building housing vehicles owned and used by the occupant of the main building; if occupied by vehicles of others; it is a storage space.

(87) *Rear Yard* -means the required rear yard is an open space unoccupied and unobstructed except for accessory uses extending across the rear of a lot from one side lot line to the other side lot line, the depth of which is dependent upon the zoning district in which the lot is located.

(88) *Recreational Vehicle* -is a vehicular, portable structure designed to be transported over the highway and containing living or sleeping accommodations, such structure being designed and actually used as a temporary dwelling during travel for recreation and pleasure purposes.

(89) *Rooming House* -is a dwelling occupied by a resident family or resident occupant and three (3) or more rent-paying persons.

(90) *School, Business or Trade* -means a business organized to operate for a profit and offering instruction and training in service or art such as a secretarial school, barber college, beauty school or commercial art school.

(91) *School, Elementary and High* -means an institution of learning which offers instruction in several branches of learning and study required to be taught in public school. High schools include junior and senior grades.

(92) *Screening Element (Device)* -or suitably screened as herein referred, shall mean any of the following:

(a) Any solid material constructed of brick, masonry, or of a concrete or metal frame, or wood

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or base which supports a permanent type material, the vertical surface of which is not more than 30 percent open; or

(b) Any dense evergreen hedge or plant material suitable for providing a visual barrier, for which such material shall be maintained in a healthy growing condition.

(c) Landscaped earth berms may, when appropriate in scale, be considered and used as a screening element in lieu of a fence, wall, hedge, or other dense planting material.

(93) *Service Stations* -See Automobile Service Station.

(94) *Shopping Center* -is an area consisting of one (1) acre or more arranged according to a site plan to be submitted to and to be approved by the Planning and Zoning Commission and the City Council on which is indicated the amount of land to be devoted to the shopping center, the detailed arrangement of various buildings, parking area, streets and type of zoning desired. The installation of all utilities, drainage structure, paving of streets, parking area, alley and installation of sidewalks shall be in accordance with the City of Aubrey specifications for each type of improvement.

(95) *Story* -means that portion of a building included between the surface of a floor and the surface of a floor next above it, or if there is no floor above it, then the portion of the building between the surface of a floor and the ceiling or roof above it. A basement shall be counted as a story for the purposes of height regulations, if the vertical distance from grade to the ceiling is more than seven (7) feet.

(96) *Story, Half* -means the topmost story under a gable, hip, or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than two (2) feet above the floor of such story.

(97) *Street* -means a public or private thoroughfare which affords the principal means of access to abutting property.

(98) *Structural Alteration* -means any change, addition, or modification in construction in the supporting members of a building, such as exterior walls, bearing walls, beams, columns, foundations, girders, joists, roof joists, rafters, or trusses.

(99) *Towers (Radio, Television, or Microwave)* -means structures supporting antennae for transmitting or receiving any of the radio spectrum, but excluding noncommercial antennae installations for home use of radio.

(100) *Tourist Home* -is a building or part thereof, other than hotel, boarding house, lodging house, or motel, where lodging is provided by a resident family in home for compensation, mainly for transients.

(101) *Trailer including automobile trailer and trailer coach* -is any vehicle or structure constructed in such a manner as to permit occupancy thereof as sleeping quarters or the conduct of any business, trade, or occupation or use as a selling, or advertising device, or use for storage or conveyance of tools, equipment, and machinery and so designed that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power.

(102) *Trailer Park* -means any lot or part thereof or any parcel of land which is used or offered as a location for one (1) or more trailers.

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(103) *Thoroughfare* -means an officially designated federal or state numbered highway or county or other road or street designated as a primary thoroughfare on the official thoroughfare plan of the City of Aubrey.

(104) *Thoroughfare Plan* -means the official thoroughfare plan of the City of Aubrey adopted by the City Council establishing the location and official right-of-way width of principal highways and streets in the city, together with all amendments thereto subsequently adopted.

(105) *Townhouse or Row House* -means three (3) or more dwelling units attached by common vertical walls.

(106) *Use* -means the purpose for which land or a building or structure thereon is designed, arranged, intended or maintained or for which it is or may be used or occupied.

(107) *Use, Accessory* -means a subordinate use on the same lot with the principal use and incidental and accessory thereto.

(108) *Used Car Lot* -is a lot or tract of land used for the sale or display for sale of two (2) or more previously owned motor vehicles, including but not limited to passenger automobiles, motorcycles, trucks, dune buggies and other types of motor vehicles designed for use upon the public roads or for pleasure off public roads, but not including farm implements, mobile homes, campers and recreational vehicles, or construction equipment such as cranes, bulldozers and related equipment and trucks over one ton capacity.

(109) *Vehicle Service Center* -means a center for the repair and maintenance of, or diagnosis upon, motor vehicles, including tire installation, but not including the sale of gasoline, body work, or spray painting.

(110) *Yard* -means an open space, other than a court, on the same lot with a building.

(111) *Yard, Front* -means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the front line of the lot and the nearest portion of the main building, including an enclosed or covered porch, provided that the front yard depth shall be measured from the future street line for a street on which a lot fronts, when such line is shown on the official map or is otherwise established.

(112) *Yard, Rear* -means a yard extending across the full width of a lot and having a depth equal to the shortest distance between the rear line of the lot and the main building.

(113) *Yard, Side* -means a yard between the side line of the lot and the main building extending from the front yard to the rear yard and having a width equal to the shortest distance between said side line and the main building.

(114) *Zoning Map* -means the official zoning map of the City of Aubrey, together with all amendments subsequently adopted.

(115) *Application Filing Date.*The date an application is filed on behalf of an Applicant by City staff for consideration by a City board, commission, or City Council, which shall be stamped on the application by City staff on the date the application is set on an agenda for consideration by the authority responsible for approval and determined complete. See also definition of Application Filing Window and Filed in this section.

(116) *Application Filing Window.*The period of time during which City staff is capable of filing plats,

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site plans, conceptual plans, general plans, or similar materials necessitating consideration by a City board, Commission, or City Council.

(117) *Filed, and Variants Thereof.* Unless otherwise necessitated by the immediate context, this term refers to the combination of (a) delivery by City staff of complete and satisfactory Application materials to the City authority responsible for approval of same, together with (b) corresponding placement of the item on an agenda for consideration at a meeting of the appropriate authority. Mere submission or physical delivery of application materials by an Applicant to City staff does not constitute "filing" for purposes of this article. No item is capable of being "filed" unless and until the administrative review process has been completed and the item is also placed on an upcoming agenda for a meeting of the appropriate authority. See also definitions for Application filing date in this article.

(118) *Response Submission Window.* The period of time during which an Applicant whose materials were conditionally approved or disapproved may submit a request that City staff file a response to the reviewing authority for reconsideration or appeal of a revised submission for the same project, containing only those modifications directly related to satisfaction of the conditions stated by the City, which begins on the 10th business day prior to and ending on the 4th business day prior to the next scheduled meeting of the body responsible for the next stage of approval.

(119) *Site Plan and Site Plan, Conceptual.* The document(s) required for certain development activities to ensure compliance with the City's zoning regulations which meets all requirements of the City, including Section 5(Q) of this code (as amended). Site plans are intended to be treated identically as preliminary plats for purposes of the City's submission, filing, and review procedures under Chapter 10 of this code, and are therefore to be considered included in the general term "plat" and in substitution for "preliminary plat" in that article as the context may require to accomplish that intent. In this article, however, the term site plan does not include a preliminary plat or final plat.

(Ordinance 135-87 adopted 4/14/87; Ordinance 546-14, sec. 2, adopted 11/18/14; Ordinance 593-16, sec. 2, adopted 7/19/16; Ordinance 643-18, sec. 2, adopted 9/28/18; Ordinance 680-20 adopted 4/28/20; Ordinance 776-23 adopted 1/26/2023)

§ 5. GENERAL PROVISIONS.

A. ESTABLISHMENT OF DISTRICTS. For the purpose of this Ordinance, the City of Aubrey, Texas, is hereby divided into twelve (12) districts as follows:

AG-R - Agriculture Residential District

SF1 - Single-Family Residential Large Lot, 1 acre lot

SF-10 - Single-Family Residential, 10,000 sq. ft. lot

SF-75 - Single-Family Residential, 7,500 sq. ft.

SFAC - Two-Family Residential Attached

MF - Multiple-Family Residential

GR - General Retail

SC - Shopping Center

C - Commercial

IND - Industrial District

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MH - Mobile Home Park District

PD - Planned Development District

B. FLOODPLAIN DESIGNATION OVERLAY.Notwithstanding the foregoing, there shall be a district known as a "FP" floodplain district which may be coextensive with or overlap any or all of the foregoing districts or portions thereof and any tract of land or portion thereof may, at the same time, be zoned for the uses in one of the foregoing districts and be zoned "FP" floodplains.

Where a tract of land or portion thereof is zoned for the uses of one of the foregoing districts and is also zoned "FP" floodplain, the restriction contained in the "FP" floodplain district shall be applicable to said tract or portion thereof and shall take precedence over the other zoning districts.

C. OFFICIAL ZONING MAP.The city is hereby divided into zones, or districts, as shown on the official zoning map, which together with all explanatory matter thereon, is in existence and is hereby adopted and declared to be a part of this Ordinance.

D. MAP CERTIFIED.The official zoning map shall be identified by the signature of the mayor, attested by the city clerk and bearing the seal of the city under the following words:

"This is to certify that this is the official zoning map adopted as part of Ordinance No. 135-87 of the City of Aubrey."

E. LOCATION OF MAP.The official zoning map shall be in the custody of and shall remain on file in the office of the city secretary.

F. PUBLIC INSPECTION OF MAP.The official zoning map shall be available for public inspection for all matters which are of public record.

G. AMENDMENT OF OFFICIAL ZONING MAP.When changes are made in district boundaries or other matter portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the amendment has been approved by the City Council. No amendment to this chapter which involves matters portrayed on the official zoning map shall become effective until after council approval and after such change has been made to said map.

H. OFFICIAL ZONING MAP REPLACEMENT.The City Council may by ordinance adopt a new official zoning map should the original reproducible tracing of the official zoning map be damaged, destroyed, lost or become ambiguous because of the nature or number of changes and additions. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the mayor attested by the city clerk, and bearing the seal of the city under the following words:

"This is to certify that this official zoning map supersedes and replaces the official zoning map adopted (date of adoption of map being replaced) as a part of the Zoning Ordinance of the City of Aubrey, Texas."

I. INTERPRETATION.

(1) When the district boundaries are either roads or streets, unless otherwise shown, and where the designation of the district map indicates that the various districts are bounded by a road or street line, the centerline of such or street shall be construed to be the district boundary line.

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(2) Where the district boundaries are not otherwise indicated and where property has been subdivided into lots and blocks, the subdivision boundaries shall be construed to be the boundary of the district.

(3) Where the district boundaries are not otherwise indicated for unsubdivided property, the district boundaries are property lines or section lines, or quarter section lines, or quarter-quarter section lines.

(4) Where district boundaries are disputed or not otherwise clearly designated, or where the physical or structural features are at variance with the official zoning map or other circumstances not covered in this section, the board of adjustment shall interpret the district boundaries.

J. RULES FOR WORDS AND PHRASES.For the purposes of this Ordinance, words used in the present tense include the future tense; words in the singular number include the plural number, and words in the plural number include the singular number; the word “shall” is mandatory, not directory; the word “may” is permissive; the word “person” includes a firm, association, organization, partnership, trust, foundation, company, or corporation as well as an individual; the word “used” includes designed and intended or arranged to be used; the word “building” includes the word “structure”; the word “lot” includes “building lot” or parcel. Wherever this Ordinance imposes a greater restriction [than] that imposed by other Ordinances, laws, or regulations, the provisions of this Ordinance shall govern.

K. COMPLIANCE WITH REGULATIONS.The regulations set by the Ordinance within each district shall be minimum regulations and shall apply uniformly to each class and kind of structure or land, except as hereinafter provided.

(1) No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, repaired, moved, or structurally altered except in conformity with all the regulations herein specified for the district in which it is located.

(2) No building or other structure shall hereafter be erected or altered to exceed the height or bulk, to accommodate or house a greater number of families, or to occupy a greater percentage of lot area than that specified for the district in which it is located.

(3) No building or other structure shall have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required or in any other manner contrary to the provisions of this Ordinance.

(4) No part of a yard, other open space, off-street parking or loading space required about or in connection with any building for the purpose of complying with this section shall be included as a part of a yard, open space, off-street parking, or loading space similarly required for any other building.

L. STRUCTURES TO HAVE ACCESS.Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

M. VISIBILITY AT INTERSECTIONS.On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to interfere with traffic visibility across the

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corner. This visibility area shall be a triangle measured twenty (20) feet from the point of right-of-way line intersection. All objects on the ground in said triangle should not exceed two and one-half (2-1/2) feet in height and vegetation should not droop to less that [than] ten (10) feet from the ground.

N. FENCES, WALLS, AND HEDGES.Except as provided by other sections of this chapter, a fence, wall, or hedge may be erected, placed, maintained, or grown along a lot line or [of] residentially zoned property to a height not exceeding eight (8) feet above the ground level.

O. HEIGHT EXCEPTIONS.The regulations contained herein relating to the height of buildings or structures and other open space shall be subject to the following exceptions:

(1) Churches, schools, and other public and quasi-public buildings may be erected to a height not exceeding sixty (60) feet or five (5) stories, provided the front, side, and rear yards required in the district in which such a building or structure is to be located are each increased at least one (1) foot for each foot of additional height above the height otherwise established for the district in which such building or structure is to be located.

(2) Chimneys, cooling towers, church steeples or spires, tanks, water towers, television antennas, microwave radio relay or broadcasting towers, mast or aerials and necessary mechanical appurtenances are hereby excepted from the height regulations of this chapter.

P. HOME OCCUPATIONS.The purpose of the home occupation provisions is to permit the conduct of home occupations which are compatible with the neighborhoods in which they are located. Home occupations are a permitted accessory use in all residential districts and are subject to the requirements of the district in which the use is located, in addition to the following:

(1) Only the members of the immediate family occupying the dwelling shall be engaged in the home occupation, unless expressly set forth otherwise in this Ordinance or another ordinance specifically regulating the home occupation at issue.

(2) The home occupation shall be conducted only within the enclosed area of the dwelling unit or the garage.

(3) No more than twenty-five percent (25%) of the area of one (1) story of the principal building shall be devoted to the home occupation.

(4) There shall be no exterior alterations which change the character thereof as a dwelling and/or exterior evidence of the home occupation other than those signs permitted in the district.

(5) No storage or display of materials, goods, supplies, or equipment related to the operation of the home occupation shall be visible outside any structure located on the premises.

(6) No use shall create smoke, glare, noise, dust, vibration, fire hazard, small electrical interference or any other nuisance not normally associated with the average residential use in the district.

(7) The home occupation shall not create any increase in vehicular flow or parking by more than two (2) additional vehicles at a time and shall not create greater pedestrian traffic than normal for the district.

(8) No home occupation shall cause an increase in the use of any one (1) or more utilities

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beyond the average of the residences in the neighborhood.

(9) No more than one (1) advertising sign with a maximum of four (4) square feet of a non-illuminating nature may be placed on the main building.

(10) Examples of home occupations:The following are examples of uses which can often be conducted within the limits of this section. Uses listed in this paragraph do not automatically qualify as a home occupation nor does this listing limit the uses which may qualify as home occupations: handicraft, dressmaking, preserving, accountant, artist, author, consultant, individual tutoring, millinery, and realtor.

(11) Prohibited uses:The following uses have a tendency to violate the provisions for home occupations and thereby impair the character of residential areas. Therefore, the following uses shall not be permitted as accessory uses in residential districts: auto repairs, painting of vehicles or boats, private schools, photo studios, dance instruction, and television repair.

(12) Interpretation of home occupation:The planning and zoning commission shall interpret the provisions or this section to determine the validity of a home occupation. A use considered not within the scope of the home occupation provisions shall be subject to the provisions of the commercial zones of this chapter.

Q. SITE PLAN REQUIREMENTS.

(1) Applicability.Applicants are encouraged to contact City staff for pre-application conferences and assistance with the process. Applications may only be delivered to the City for completeness review and potential filing during the application filing windows. In order to provide the City with adequate time to review site plan applications for compliance with these zoning regulations, an application for approval of any site plan shall only be filed by the Planning Director during an application filing window that is at least 20 calendar days, but no more than 30 calendar days prior to the regular meeting of the body at which it is to be considered. The Planning Director may establish a deadline for the submission of site plan applications that falls within the application filing window.

(a) Approval of a site plan shall be required prior to the issuance of any building permit for the construction of a new nonresidential or multiple-family residential structure; prior to the issuance of any building permit for any modification to structure which affects its size, shape, or volume; prior to a structure’s change in use that will require modifications to existing parking or loading space requirements or configurations; or as otherwise determined by the Director of Planning.

(b) All building permits must conform to an approved site plan.

(c) Prior to receipt of a Certificate of Occupancy, an inspection shall be performed by the Director of Planning, or designee, verifying conformance to the site’s approved site plan.

(d) Single-family and two-family residential developments shall be exempt from this Section.

(2) Site Plan Approval Process.The procedures for site plan approval shall be substantially the same as those used by the City for consideration of plats under Chapter 10 of this code, which shall have controlling effect over any provisions of this article to the extent of any conflict, in conjunction with the following requirements:

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(a) Sites greater than one acre in size or within 200 feet of a platted single-family residential development.Site plans for properties that are greater than one acre in size or within 200 feet of a platted single-family residential development are subject to review by the Planning and Zoning Commission. The site plan shall be deemed approved by the City if approved by a majority vote of the Planning and Zoning Commission. The Commission shall review the proposal and by majority vote may approve the site plan, approve the site plan with conditions, or disapprove the site plan. If the Commission disapproves the site plan, or if the Applicant does not agree with the conditions of approval, the Applicant may submit revisions for reconsideration by the Commission, as detailed below. The Commission or City Council may conduct a public hearing on the request according to the procedures for a change in a zoning district location or boundary when required by law. The City Council shall have final approval or disapproval authority on all site plans which are so appealed.

(b) All other site plans.All other site plans shall be approved administratively by staff. At the discretion of the Director of Planning, or designee, any site plan may be forwarded to the Planning and Zoning Commission for action. The Director of Planning shall not have the authority to disapprove a site plan 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.

(3) Detailed report; written notice of public hearing.Before acting on a site plan, the Planning and Zoning Commission shall receive from the Director of Planning, or designee, a report regarding the proposed site plan detailing its conformance or nonconformance with the zoning ordinance and other applicable regulations of the City, and a recommended action regarding the site plan. The Council shall be provided a similar report prior to consideration of action on site plans reaching it for appeal or approval.

(4) Features to be shown on site plans.Site or development plans shall include the following information must be within the application in order to be eligible for filing, marked with an application filing date, and set for hearing on an agenda:

(a) General.The following general information shall be included:

(i) The applicant’s name, address, and phone number;

(ii) The development location (include subdivision, lot number, and/or address);

(iii) The proposed use (letter of intent required);

(iv) The zoning district (attach copy of ordinance governing subject property);

(v) The lot area (net and gross);

(vi) The lot coverage and floor area ratio;

(vii) The location of all existing buildings or structures on the lot that are to remain subsequent to any proposed development;

(viii) The building or structure size, height and total floor area (separated by use);

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(ix) The adjacent land uses and improvements within 200 feet of the subject property;

(x) The location of hazardous chemical storage;

(xi) The sign locations;

(xii) A scale with the following dimensions: one inch equals 20 feet, 30 feet or 40 feet, or as determined by the Director of Planning;

(xiii) The location of any on-site items (kiosks, sanitation containers, drop boxes, etc.);

(xiv) Any existing or proposed easements;

(xv) The location and type of all existing and proposed screening, including screening of sanitation containers, parking areas, vehicles awaiting repair, open storage, etc.;

(xvi) The required landscape areas;

(xvii) Any additional information as deemed necessary to adequately evaluate the site or development plan; and

(xviii) The following standard notations:

a. 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.

b. Mechanical and heating and air-conditioning equipment in nonresidential uses shall be screened from view from the public right-of-way and from adjacent residential properties.

c. The lighting for the subject property will be constructed and operated in conformance with the City of Aubrey Zoning Ordinance.

(b) Site circulation and parking. The following site circulation and parking information shall be included on the site or development plans:

(i) The drive approach dimensions and radii;

(ii) The delineation and width of internal circulation roadways;

(iii) The distances between driveways and intersecting streets;

(iv) The number of required parking spaces and number of parking spaces provided, including handicapped parking spaces;

(v) The parking dimensions;

(vi) The stacking spaces and drive-through lane location;

(vii) The location of curb stops relative to front of parking stall. (Note: Wheel stops are not permitted in lieu of curbs);

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(viii) The handicapped ramps (required at all intersections);

(ix) The building entrances;

(x) The sidewalk dimensions;

(xi) The fire lanes meeting fire code standards;

(xii) The location and dimension of delivery truck docks;

(xiii) The location and dimension of loading spaces;

(xiv) The location of bay doors;

(xv) The sanitation container locations;

(xvi) The medians, islands, barriers, and channelization;

(xvii) The width of adjacent streets, alleys, or other access abutting property;

(xviii) The length, width, and taper of turn bays; and

(xix) The directional signage and directional arrows for one-way traffic driveways.

(c) Utility plans.Utility plans shall be included on a separate drawing from the site plan, and shall include the following information:

(i) The existing and proposed water mains (include size and valve locations);

(ii) The water meter size and location;

(iii) The existing and proposed sewer mains (include size, manholes and cleanout);

(iv) The sewer service size (provide cleanout at property line);

(v) The existing and proposed utility easements including the associated utility line (public or private) and its size;

(vi) The existing and proposed fire hydrants (including any nearby off-site hydrants);

(vii) The existing and proposed fire lines, fire sprinkler connections, and appurtenances;

(viii) The location and size of irrigation meters;

(ix) The location and size of grease and sand traps;

(x) The location and size of sampling pits; and

(xi) The location and type of pretreatment.

(d) Drainage plans.Drainage plans shall be included on a separate drawing from the site plan, and shall include the following information:

(i) The existing and proposed elevation at critical points;

(ii) The drainage area map (if site is over one acre);

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(iii) The on-site collection system, including stormwater detention areas and detention ponds;

(iv) The 100-year flood elevation (if in floodprone area), and appropriate easements to protect improvements from erosion associated with floodprone areas;

(v) The existing and proposed contours at two-foot intervals;

(vi) The existing and proposed drainage structures (include size and type);

(vii) The existing and proposed culverts; and

(viii) The direction of surface drainage (must be discharged into existing waterway or public right-of-way).

(e) Landscape plan.A detailed landscape plan in conformance with the City of Aubrey Zoning Ordinance shall be submitted along with the site plan. Landscape plans shall be prepared by a person knowledgeable in plant material usage and landscape design, such as a landscape architect, landscape contractor, or landscape designer. Landscape plans shall be submitted on a separate drawing from the site plan, and shall include the following information:

(i) An engineering scale that is the same as the associated site plan; and

(ii) All information as listed in the City of Aubrey Zoning Ordinance Landscape Requirements[.]

(f) Tree survey.The Planning and Zoning Commission may require the submittal of a tree survey that identifies the location of trees. All tree surveys shall be prepared by an arborist, a licensed surveyor, a licensed landscape architect, or other qualified person approved by the Director of Planning.

(g) Tree preservation plan.The Planning and Zoning Commission may require the submittal of a tree preservation plan.

(5) Attributes in consideration.City council, Planning and Zoning Commission and staff consideration shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, protective screening and open spaces, as well as areas designated for landscaping, and any other aspect deemed necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity, and general welfare of the city.

(6) Additional information.If, during the course of reviewing the site plan or landscape plan, the Director of Planning, or designee, is of the opinion that a proper recommendation or action cannot be made without additional information, the Director of Planning is authorized to request that the Applicant submit said information and is further authorized to withhold filing and action on the site plan until the submission of the additional information for the Director of Planning’s review.

(7) Expiration.A site plan shall expire two years after its approval, if no building permits have been issued for the site, or if a building permit has been issued but has subsequently lapsed.

(8) Approval required.A building permit shall not be issued prior to the approval of the site

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plan by the City Council, Planning and Zoning Commission, and/or Director of Planning, as appropriate. No building permit shall be issued except in compliance with the approved site plan, including all conditions of approval.

(9) Inspections, revisions, and continued compliance. During construction and upon completion, the project will be inspected to ensure that the approved site plan has been followed.

(a) In the event that changes to the approved site plan are proposed, the Director of Planning, or designee, shall have the authority to require that a revised site plan be submitted to the City for review and approval.

(b) It is recognized that final architectural and engineering design may necessitate some judgment in the determination of conformance to an approved site plan. The Director of Planning shall have the authority to interpret conformance to an approved site plan, provided that such interpretations do not materially affect the impact on adjacent properties, access, circulation, parking, loading, or general building orientation, configuration, or location on the site, or any other conditions specifically attached as part of a City Council approval. The Director of Planning shall only approve minor changes that substantially conform to the approved site plan and with all applicable City regulations. If, in the judgment of the Director of Planning, or designee, the proposed revisions do not conform to the approved site plan, a new site plan application shall be submitted for review and approval by the Director of Planning, or for potential filing with another approval body as appropriate.

(c) A certificate of occupancy shall not be issued until the final inspection shows that the project has been completed in accordance with the approved site plan.

(d) The final site plan, landscape plan, tree survey, and tree preservation plan shall be accompanied by a digital copy for permanent record.

(e) Maintenance of the property in conformance with the approved site plan shall thereafter be a condition of a valid certificate of occupancy. Failure to maintain the property in conformance with an approved site plan shall be a violation of this Section.

(f) Requests for reconsideration of a site plan application must be made in writing and delivered to the City during a response submission window. All conditional approvals of any site plan application by the commission or council shall require, as one of the conditions for filing and subsequent approval, that the Applicant's response include a signed certification from the planning department stating that the Applicant conferred with City staff regarding the content of the response and the timing of its delivery to the City. Conditional approvals and disapprovals may result in additional fees or staff recommendations of denial if these requirements are not strictly observed.

(g) Examples of revisions which may be approved by the Director of Planning include:

(i) Minor dimension and location adjustments;

(ii) Minor changes in the number of parking spaces, provided that minimum parking requirements are met;

(iii) Adjustments to sanitation container location;

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(iv) Minor revisions to approved elevations; and

(v) Substitution of similar materials on an approved landscape plan.

(h) Examples of revisions that may not be approved by the Director of Planning include:

(i) Major changes to type of screening materials;

(ii) Significant alterations to the building footprint;

(iii) Specific conditions of approval; and

(iv) Any changes that may negatively impact adjacent properties.

(i) If, in the judgment of the City Administrator, the proposed revisions exceed staff's approval authority, the revised site plan shall be forwarded to the Planning and Zoning Commission for consideration according to the procedures for site plan approval. If proposed revisions to the site plan have not already been approved by the City Administrator within 30 days of their filing, they shall be scheduled for consideration by the Planning and Zoning Commission upon request by the Applicant.

(10) Phasing plan.To assist in the processing of site plans that are to be constructed in phases, the City Administrator, or designee, may request a phasing plan for the development, to ensure adequate site access, circulation, parking, sanitation containers, etc.

Editor's note–The subsection numbering of Ordinance 496-13 was changed at the editor's discretion to be consistent with the numbering throughout the zoning ordinance.

(Ordinance 135-87 adopted 4/14/87; Ordinance 496-13, ex. A, adopted 3/19/13; Ordinance 680-20 adopted 4/28/20)

§ 6-A. CONDITIONAL USE PERMITS.[1]

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,

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1. Editor's Note: Former section 6 pertaining to conditional uses and specific use permits, was amended and replaced with similar provisions by Ordinance 905-25 adopted 5/22/2025. Prior to the replacement, this section derived from the following: Ordinance 135-87 adopted 4/14/87; Ordinance 415-09 adopted 3/24/09; Ordinance 474-12 adopted 8/21/12; Ordinance 497-13 adopted 3/19/13; Ordinance 548-14 adopted 12/16/14; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025.

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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 (1/2) 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.

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(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) [subsection B(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

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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) [Subsection B(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) [subsection B(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.

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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 (10) business 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 [subsection] (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:

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.

E-Cigarette means a battery-operated device that is typically designed to resemble a

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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."

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.

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.

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.

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.

(Ordinance 905-25 adopted 5/22/2025)

§ 6-B. SPECIFIC USE PERMITS.[2]

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

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2. Editor's Note: Former section 6 pertaining to conditional uses and specific use permits, was amended and replaced with similar provisions by Ordinance 905-25 adopted 5/22/2025. Prior to the replacement, this section derived from the following: Ordinance 135-87 adopted 4/14/87; Ordinance 415-09 adopted 3/24/09; Ordinance 474-12 adopted 8/21/12; Ordinance 497-13 adopted 3/19/13; Ordinance 548-14 adopted 12/16/14; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025.

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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 (1/2) 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.

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(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) [Subsection 6-AB.(7)]. 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.

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(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) [sic], 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) [Subsection B.(9)(b)] and with the measurement method described in Section 10(c) [Subsection B.(9)(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.

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(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 Aubrey landowners 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, [Section 5] 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

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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[s] 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.

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(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) [Subsection B.(9)(a) and B.(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;

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(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 Ordinances, 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

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ALCOHOL BEVERAGE SALES					
ZONING DISTRICT	GR	SC	C	IND	PD*
USE					
Liquor Store or Package Store	S	S	S		S
Private Club	S	S	S		S
*Applies only to nonresidential portions of Planned Developments.					

(Ordinance 905-25 adopted 5/22/2025)

§ 7. ANNEXED TERRITORY.

A. ANNEXED TERRITORY TO BE ZONED SF1.All territory hereafter annexed to the City of Aubrey shall be temporarily classified as Single-Family 1 (SF1) District until permanent zoning is established by the City Council, except as provided in Section 7.C below. The procedure for establishing permanent zoning on annexed territory shall conform to the procedure established by law for the adoption of the original zoning regulations.

B. REGULATIONS FOR TEMPORARY SF1 DISTRICTS.In an area temporarily classified as SF1:

(1) No person shall erect, construct or add to any building or structure or cause same to be done in any newly annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official or City Council as required herein.

(2) No permit for the construction of a building or use of land shall be issued other than a permit which will allow construction of a building permitted in SF1 district(s) unless and until such territory has been classified in a zoning district other than a Single-Family 1 (SF1) District.

(3) An application for a permit for any use other than that specified above shall be made to the zoning administrative official and by him referred to the Planning and Zoning Commission for consideration and recommendation to the City Council. The Planning and Zoning Commission in making its recommendation shall take into consideration the appropriate land use for the area and the overall plan for the city. The City Council, after receiving and reviewing the recommendations of the Planning and Commission may, by majority vote, authorize the issuance of a building permit or certificate of occupancy or may disapprove the application as their findings may indicate appropriate in the public interest.

C. CONCURRENT REZONING AND ANNEXATION.Application(s) for permanent zoning of a newly annexed area may be considered by the city at the same time as the area is being considered for annexation, although annexation procedures must be completed prior to any final zoning actions by the City Council.

(Ordinance 135-87 adopted 4/14/87)

§ 8. CLASSIFICATION OF NEW AND UNLISTED USES.

It is recognized that new types of land use will develop and forms of land use not anticipated may seek to locate in the City of Aubrey. In order to provide for such changes and contingencies a determination as to the appropriate classification of any new or unlisted form of land use shall be made as follows:

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(1) The zoning administrative official shall refer the question of any new or unlisted use to the Planning and Zoning Commission requesting an interpretation as to the zoning classification into which such use should be placed. The referral of the use interpretation question shall be accompanied by a statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, type of product, storage, and amount or nature thereof, enclosed or open storage, anticipated employment, transportation requirements, the amount of noise, odor, fumes, toxic material and vibration likely to be generated and the general requirements for public utilities such as water and sanitary sewer.

(2) The Planning and Zoning Commission shall consider the nature and described performance of the proposed use and compatibility with the uses permitted in the various districts and after public hearing determine the zoning district or districts within which such use should be permitted.

(3) The Planning and Zoning Commission shall transmit its findings and recommendations to the City Council as to the classification proposed for any new or unlisted use. The City Council may approve the recommendation of the Planning and Zoning Commission or make such determination concerning the classification of such use as is determined appropriate after giving consideration to the facts and recommendations.

(Ordinance 135-87 adopted 4/14/87)

§ 9. AG-R - AGRICULTURAL RESIDENTIAL DISTRICT.

A. PURPOSE.The AG District is intended to be used primarily in areas where agricultural uses should be retained and where scattered nonfarm growth should be prevented.

B. USES PERMITTED.

(1) Agriculture -Any customary agricultural use, building, or structure including nurseries, greenhouses, orchards, truck farms and animal farms.

(2) Residential -Single-family detached dwellings.

(3) Institutional -Churches and parish houses; cemeteries and crematories for the human dead; school(s) and colleges, including dormitories; public buildings and structures of the recreational, cultural, administrative and public service type; parks, playgrounds, neighborhood recreational centers.

(4) Private recreation -Private noncommercial recreation areas, including country clubs, riding stables, swim clubs, and similar uses.

(5) Dairies and related establishments for processing milk products, not including retailing.

(6) Public utilities and railroad right-of-way and tracks not including terminals, railroad yards, reservoirs, water towers, pumping plants, or storage yards.

(7) Government use, as defined in section 4.

C. CONDITIONAL USES.The following uses shall be permitted only if expressly authorized by the City Council:

(1) Hospitals for human care and veterinary hospitals of any kind provided that the hospital grounds shall be at a distance of at least two hundred (200) feet from any residential district.

(2) Sewage disposal by the city or their authorized agents, subject to health department

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approval.

(3) Utility stations and communications -Static transformer stations, booster stations, transmitters and utility stations, when operating requirements necessitate locating in the district, provided there is no yard or garage for service or storage, and provided further that the premises upon which the utility station is erected and maintained shall be appropriately landscaped and screened so as to be in harmony with the general appearance of the neighborhood and not objectionable as to noise, odor, vibration or other disturbances.

(4) Radio and television transmitter tower.

(5) Essential service -Defined in Section 4.A(39) [4(39)].

D. ACCESSORY USES.Accessory uses, buildings, or structures customarily incidental to any aforesaid permitted or conditionally permitted uses, including the following:

(1) Temporary fruit stands on any premises used for agricultural purposes.

(2) Parking facilities -Garages, carports, or other parking spaces for the exclusive use of residents of the premises in accordance with Section 25.

(3) Swimming pools.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear) maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations” and other applicable provisions of Section 23, “Supplementary District Regulations.”

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 10. SF1 - SINGLE-FAMILY RESIDENTIAL 1 ACRE LOT.

A. PURPOSE.The SF1 District is established to allow for larger lots with one (1) family dwelling structure per lot. This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses. These lots should be generally located in groups, blocks, or areas where the accessory uses of the land do not either materially or in an obnoxious manner influence neighboring properties. The SF1 District is also a temporary classification for newly annexed land.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Agricultural uses, but not including commercial dairies, commercial dog kennels, commercial hatcheries, and commercial mink, fox, or other fur-bearing animal farms and rat farms. Buildings and structures used for sheltering or feeding livestock shall be located not less than twenty-five (25) feet from any adjoining lot in any residential district.

(3) Parks and playgrounds.

(4) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial including stadiums or grandstands.

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(b) Dwelling units and lodging rooms in detached buildings for persons regularly employed on the premises and the employees' immediate families.

(5) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in a district subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the board of adjustment in accordance with the provisions of Section 6.

(1) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoirs.

(2) Outdoor recreational premises, clubs and grounds for swimming, tennis, boating, horse riding, skiing, and other sports. Accessory clubhouses and maintenance buildings.

(3) Churches, parish houses, and convents.

(4) Public and private schools.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear) maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations" and other applicable provisions of Section 23, "Supplementary District Regulations."

E. AUTOMOBILE PARKING SPACE REGULATIONS.For automobile parking requirements, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 11. SF10 - SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT LOT.

A. PURPOSE.This district is the predominant single-family housing district in the city. Development in the SF10 district is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Parks and playgrounds.

(3) Athletic fields and playfields, noncommercial, including stadiums and grandstands.

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(4) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in the SF10 District, subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the planning and zoning commission in accordance with the provisions of Section 6.

(1) Public utility and public services uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(d) Telephone exchanges and telephone transmission equipment buildings.

(e) Privately owned water pumping stations and water reservoirs.

(2) College and universities, provided that the zoning lot shall be not less than forty (40) acres.

(3) Churches, parish houses, convents.

(4) Public and private schools.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations” and other applicable provisions of Section 23, “Supplementary District Regulations.”

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space requirements, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 12. SF75 - SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.

A. PURPOSE.This district provides a slightly higher density single-family housing district in the city. Development in the SF75 district is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the district.

B. USES PERMITTED.The following uses shall be permitted:

(1) One-family dwellings, detached.

(2) Parks and playgrounds.

(3) Athletic fields and playfields, noncommercial, including stadiums and grandstands.

(4) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial, including stadiums of grandstands.

(b) Dwelling units and lodging rooms in detached buildings for persons regularly

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employed on the premises and the employees' immediate families.

(5) Government use, as defined in section 4.

C. CONDITIONAL USES. The following conditional uses may be allowed in an SF75 District subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified in accordance with the provisions of Section 6.

(1) Public utility, and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoirs.

(2) Outdoor recreational premises, clubs and grounds for swimming, tennis, boating, horse riding, skiing, and other sports. Accessory clubhouses and maintenance buildings.

D. CONDITIONAL USES. The following conditional uses may be allowed in the SF75 District, subject to the provisions of Section 6, and the distances specified in this subsection shall prevail unless they are modified by the City Council in accordance with the provisions of Section 6.

(1) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations and gate stations.

(c) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(d) Telephone exchanges and telephone transmission equipment buildings.

(e) Privately owned water pumping stations and water reservoirs.

(2) College and universities, provided that the zoning lot shall be not less than forty (40) acres.

(3) Churches, parish houses, convents.

(4) Public and private schools.

Editor's note–Ordinance 135-87, section 12, contained two subsections C., "Conditional Uses," as set out above.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS. The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations" and

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other applicable provisions of Section 23, “Supplementary District Regulations.”
(Ordinance 135-87 adopted 4/14/87; Ordinance 776-23 adopted 1/26/2023)

§ 13. SFAC - TWO-FAMILY RESIDENTIAL ATTACHED.

A. PURPOSE.The SFAC two-family duplex dwelling district is established to stabilize and protect characteristics of low density residential areas. This district may be suitable as a buffer zone between single-family and higher intensity uses. Development in the SFAC District is limited primarily to single-family and two-family dwellings and certain community and recreational facilities to service residents of the district.

B. PERMITTED USES.The following uses shall be permitted:

(1) Two-family dwellings with additional lot area(s) required herein.

(2) Government use, as defined in section 4.

C. (RESERVED).

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations” and other applicable provisions of Section 23, “Supplementary District Regulations.”

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space requirements, see Section 25.
(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 2, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023)

§ 14. MF - MULTIPLE-FAMILY RESIDENTIAL.

A. PURPOSE.The MF District is established to meet the needs for higher density residential area aesthetics, is environmentally sound, is compatible to the neighborhood, and promotes the character of the community.

B. USES PERMITTED.The following uses shall be permitted:

(1) Multiple-family dwellings and clustered multiple-family dwellings, which clustered multiple-family dwellings have a site plan approved by the Planning and Zoning Commission for the particular project in which they are proposed;

(2) Townhouses;

(3) Two-family dwelling units;

(4) Public and private schools;

(5) Churches, parish houses, convents;

(6) Country clubs, tennis courts, and such additional recreational uses as are for private recreation purposes or private club recreational purposes. Clubhouses and maintenance buildings shall be located not less than two hundred (200) feet from any adjacent lot in an adjoining residence district;

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(7) Parks and playgrounds;

(8) Accessory uses, including but not limited to the following:

(a) Athletic field and playfields, noncommercial, including stadiums and grandstands;

(b) Temporary buildings for storage of building materials and equipment and construction purposes, when on the same or adjoining lot as the principal use, for a period not to exceed the duration of such construction;

(9) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(10) Government use, as defined in section 4.

C. CONDITIONAL USES.The following conditional uses may be allowed in the MF District subject to the provisions of Section 6:

(1) One-family dwelling units.

D. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), and maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations,” and other applicable provisions of Section 23, “Supplementary District Regulations.”

E. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

F. ADDITIONAL REQUIREMENTS.Any multiple-family dwelling which accepts children shall provide designated playground areas with not less than one thousand (1,000) square feet of usable area per ten (10) units of living area. For each additional unit, twenty-five (25) square feet per unit shall be required. Playground areas shall not be more than three hundred (300) feet from any individual multiple-family unit.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 3, adopted 12/15/15; Ordinance 643-18, sec. 2, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023)

§ 15. GR - GENERAL RETAIL.

A. PURPOSE.The GR District is established to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas where retail or service establishments deal directly with customers. Businesses in the GR District should be oriented to satisfying the daily and frequent shopping needs of the neighborhood consumer.

B. GENERAL CONDITIONS.

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(1) Business uses above the ground floor are permitted on any floor above the ground floor except in those buildings where dwelling units are established.

(2) All business establishments shall be retail or service establishments which deal directly with the customers. All goods produced on the premises shall be sold to consumers only on the premises where produced.

(3) All business, servicing or processing, except for off-street parking, off-street loading, temporary display of merchandise such as garden, lawn, and recreational supplies and equipment for sale to the public, and automobile service station operation, shall be conducted within completely enclosed buildings.

(4) Business establishments are restricted to a maximum gross floor area of five thousand (5,000) square feet on the ground floor, exclusive of any floor area devoted to off-street parking or loading.

(5) Parking of trucks as an accessory use, when used in the conduct of a permitted business listed in this section, shall be limited to vehicles of not over one and one-half (1-1/2) ton capacity when located within one hundred fifty (150) feet of a residence district boundary line.

C. USES PERMITTED.The following uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Neighborhood retail sales and service such as:

(a) Art shops, artist's and professional studios, beauty parlors, clothing stores, drugstores, grocery stores, markets or supermarkets, hardware stores, household appliance and fixture repair shops, post office stations, self-service laundries.

(b) Shops for the following and similar occupations: barber, cabinet maker, electrician, jeweler, watchmaker, locksmith, optician, painter, plumber, shoemaker, tailor;

(3) Business and professional offices;

(4) Professional offices such as doctors, dentists, attorneys, chiropractors, psychologists, insurance, real estate, architects, engineers, accountants, building contractors, and other similar uses.

(5) Clinics, both medical and dental that could include pharmaceutical sales provided that such pharmacies are complementary to the primary clinic use of the structure. Other similar medical or dental, diagnostic or therapeutic facilities (except residences) are permitted.

(6) Bakeries, cafes, confectionaries, ice cream shops, and restaurants which prepare foodstuffs for on-site retail sale only;

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(7) Automobile parking lots and structures;

(8) Other neighborhood retail sales or service uses which are similar in character to those enumerated above and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any use permitted in a SC, C, or IND District;

(9) Churches;

(10) Public utility and public service uses as follows:

(a) Electric substations.

(b) Gas odorizing stations, and gate stations.

(c) Radio and television towers.

(d) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or rights-of-way for switch, lead, spur or team tracks.

(e) Telephone exchanges and transmission equipment buildings.

(f) Privately owned water pumping stations and water reservoir.

(11) Government use, as defined in section 4.

D. CONDITIONAL USES.The following conditional uses may be allowed in the GR district subject to the provisions of Section 6.

(1) Hotels and motels, provided that the zoning lot shall be not less than one (1) acre;

(2) Dwelling units, restricted to a total gross floor area of five thousand (5,000) square feet above the ground floor of a commercial building; and

(3) For GR zones within the scope of the City's adopted Downtown Master Plan (adopted by Ordinance 557-15), dwelling units are restricted to a multistory building and limited to a total gross floor area of five thousand (5,000) square feet of a commercial building.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the GR District, wherever a GR use abuts the SF1, SF10, SF75, SFAC, and MF, a wall or fence of not less than six (6) feet in height is required.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.03, adopted 8/21/12; Ordinance 579-16, sec. 4, adopted 12/15/15; Ordinance 643-18, sec. 4, adopted 9/28/18; Ordinance 684-20 adopted 8/28/20; Ordinance 776-23 adopted 1/26/2023; Ordinance 776-23 adopted 1/26/2023)

§ 16. SC - SHOPPING CENTER.

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A. PURPOSE.The SC District is established to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail and service uses characteristic of retailing markets. This district is intended to accommodate retail activities that cannot be accommodated in the GR General Retail District.

B. GENERAL CONDITIONS.

(1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided.

(2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display of sale or seasonal retail items and such incidental display shall be permitted only if it occupies no more than five percent (5%) of the total lot area.

(3) Accessory off-street parking is required for SC districts as provided in Section 25. completely enclosed buildings except as otherwise provided. [sic]

C. USES PERMITTED.The following type of uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Existing residential dwelling units and lodging uses as such on the effective date of this Ordinance;

(3) Bakery shops;

(4) Candy shops and candy making;

(5) Cleaning and dyeing facilities;

(6) Mortuaries;

(7) Pumping stations;

(8) Radio, AM or FM or television broadcasting stations or transmitters and microwave radio relay structures;

(9) Printer;

(10) Telephone exchanges;

(11) Theaters, lodges, assembly halls, auditoriums;

(12) Antique shops;

(13) Art galleries and museums;

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(14) Auction rooms;

(15) Automobile accessory stores;

(16) Automobile service stations, including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage of [or] rental may not be parked within the public right-of-way;

(17) Banks and financial institutions;

(18) Blueprinting and photostating establishments;

(19) Business machine sales and service establishments;

(20) Camera and photographic supply stores;

(21) Carpet and rug stores;

(22) Catering establishments;

(23) China and glassware stores;

(24) Clothing and costume rental stores;

(25) Coin and philatelic stores;

(26) Department stores;

(27) Dry goods stores;

(28) Employment agencies;

(29) Floor covering;

(30) Florist shops and conservatories;

(31) Fraternal, philanthropic and eleemosynary uses;

(32) Furniture stores;

(33) Furrier shops, including the incidental storage and conditioning of furs;

(34) Household appliance stores, including radio and television sales and service;

(35) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;

(36) Leather goods and luggage stores;

(37) Loan offices;

(38) Locksmith shops;

(39) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;

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(40) Musical instruments sales and repair;

(41) Office supply stores;

(42) Optical sales;

(43) Orthopedic and medical appliance and supply stores;

(44) Paint and wallpaper stores;

(45) Phonograph, record, sound equipment and sheet music stores;

(46) Physical culture and health services and reducing salons;

(47) Picture framing;

(48) Restaurants;

(49) Schools for music, dance, business or trade;

(50) Sewing machine sales and service, household appliances only;

(51) Sporting goods stores;

(52) Tailor shops;

(53) Telegraph offices;

(54) Theaters, indoor;

(55) Ticket agencies, amusement;

(56) (Reserved)

(57) Travel bureaus and transportation ticket offices;

(58) Upholstery shops;

(59) Water softener sales and services;

(60) Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses:

(a) Any use permitted only in an IND District.

(b) Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses.

(c) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

(61) Government use, as defined in section 4.

D. CONDITIONAL USES.Conditional uses in the SC District shall include any uses not specifically enumerated in Section 16 that can be considered shopping center oriented in

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character.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the GR District, whenever a SC use abuts an SF1, SF10, SF75, SFAC and MF use, a wall or fence of not less than six (6) feet in height is required. Natural screening may be substituted for a wall or fence upon approval of the City Council. Walls must be of a masonry construction. Fences must be solid and of metal or wooden material construction.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 5, adopted 12/15/15; Ordinance 643-18, sec. 5, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023; Ordinance 904-25 adopted 5/22/2025)

§ 17. C - COMMERCIAL.

A. PURPOSE.The C District is established to accommodate those uses that are of city-wide and regional significance. Within this district are permitted retail and service uses characteristic of retailing markets. This district is intended to accommodate retail activities that cannot be accommodated in the GR General Retail District.

B. GENERAL CONDITIONS.

(1) All business, servicing or processing, except for off-street parking, off-street loading and automobile service station operation, shall be conducted within completely enclosed buildings except as otherwise provided.

(2) No use hereunder shall be permitted if said use entails storage or display of items for sale not enclosed by a building except for incidental display of sale or seasonal retail items and such incidental display shall be permitted only if it occupies no more than five percent (5%) of the total lot area.

(3) Accessory off-street parking is required for SC [C] districts as provided in Section 25.

C. USES PERMITTED.The following type of uses shall be permitted:

(1) Day care center; subject to the following conditions, and upon approval of a Specific Use Permit, subject to the provisions of Section 6:

(a) Hours of operation not to exceed 6:00 a.m. to 10:00 p.m.;

(b) Adherence to all state requirements that govern day care centers for children and adults;

(c) Day care center should provide adequate outdoor recreation space.

(2) Existing residential dwelling units and lodging uses as such on the effective date of this Ordinance;

(3) Bakery shops;

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(4) Candy shops and candy making;

(5) Cleaning and dyeing facilities;

(6) Commercial recreation uses, including bowling alleys, arcades, golf driving ranges, gymnasiums, miniature golf courses, pool halls, swimming pools and skating rinks;

(7) Creameries and ice cream plants;

(8) Hotels, apartment hotels and motels;

(9) Ice plants, cold-storage plants;

(10) Laundries, including automobile washes;

(11) Mortuaries;

(12) Pumping stations;

(13) Radio, AM or FM or television broadcasting stations or transmitters and microwave radio relay structures;

(14) Printer;

(15) Repair and storage garages;

(16) Telephone exchanges;

(17) Theaters, lodges, assembly halls, auditoriums;

(18) Tire repair shops;

(19) Auto body operations;

(20) Spray-painting operations;

(21) Antique shops;

(22) Art galleries and museums;

(23) Auction rooms;

(24) Automobile accessory stores;

(25) Automobile service stations; including the incidental storage of rental trucks and trailers, except that trucks and trailers for storage or rental may not be parked within the public right-of-way.

(26) Banks and financial institutions;

(27) Blueprinting and photostating establishments;

(28) Business machine sales and service establishments;

(29) Camera and photographic supply stores;

(30) Carpet and rug stores;

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(31) Catering establishments;

(32) China and glassware stores;

(33) Clothing and costume rental stores;

(34) Coin and philatelic stores;

(35) Department stores;

(36) Dry goods stores;

(37) Employment agencies;

(38) Exterminating shops;

(39) Floor covering;

(40) Florist shops and conservatories;

(41) Fraternal, philanthropic and eleemosynary uses;

(42) Furniture stores;

(43) Furrier shops, including the incidental storage and conditioning of furs;

(44) Hospitals and sanitariums;

(45) Household appliance stores, including radio and television sales and services;

(46) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles when conducted as part of the retail operation and secondary to the principal use;

(47) Laboratories for research development and testing;

(48) Leather goods and luggage stores;

(49) Loan offices;

(50) Locksmith shops;

(51) Meat markets, including sale of meat and meat products to restaurants, hotels, clubs and other similar establishments when such sale is conducted as part of the retail business on the premises;

(52) Musical instruments sales and repair;

(53) Office supply stores;

(54) Optical sales;

(55) Orthopedic and medical appliance and supply stores;

(56) Paint and wallpaper stores;

(57) Phonograph, record, sound equipment and, sheet music salons;

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(58) Physical culture and health services and reducing salons;

(59) Picture framing;

(60) Restaurants;

(61) Schools for music, dance, business or trade;

(62) Sewing machine sales and service, household appliances only;

(63) Sporting goods store;

(64) Tailor shops;

(65) Taxidermists;

(66) Telegraph offices;

(67) Theaters, indoor;

(68) Ticket agencies, amusement;

(69) (Reserved)

(70) Travel bureaus and transportation offices;

(71) Upholstery shops;

(72) Water softener sales and service;

(73) Vehicle service centers;

(74) Other retail sales and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment or value of any property, but not including any of the following uses;

(a) Any use permitted only in an IND District.

(b) Manufacturing and processing other than an accessory use customarily incidental to permitted commercial sales and service uses.

(c) Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.

(75) Government use, as defined in section 4.

D. CONDITIONAL USES.Conditional uses in the C District shall include:

(1) Any uses not specifically enumerated in Section 17 that can be considered commercial in character.

(2) Machinery and equipment sales and service establishments for equipment under one and one-half (1-1/2) tons gross weight.

E. AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the minimum lot size, minimum yard sizes (front, side, and rear), maximum building

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height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, [shall conform with the provisions of Section 22,] "Schedule of District Regulations," and other applicable provisions of Section 23, "Supplementary District Regulations."

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

G. SCREENING.In the C District, whenever a C use abuts an SF1, SF10, or SF75 use, a wall or fence of not less than six feet (6') shall be required. Natural screening may be substituted for a wall or fence upon approval of the City Council. Walls must be of masonry construction. Fences must be solid and of metal or wood material construction.

(Ordinance 135-87 adopted 4/14/87; Ordinance 579-16, sec. 6, adopted 12/15/15; Ordinance 643-18, sec. 6, adopted 9/28/18; Ordinance 776-23 adopted 1/26/2023; Ordinance 830-24 adopted 3/28/2024; Ordinance 852-24 adopted 6/27/2024; Ordinance 904-25 adopted 5/22/2025)

§ 18. IND - INDUSTRIAL.

A. STATEMENT OF PURPOSE.The IND District is established to accommodate those uses which are of a non-nuisance type located in relative proximity to residential areas, and to preserve and protect lands designated on the comprehensive plan for industrial development and use from the intrusion of certain incompatible uses which might impede the development and use of lands for industrial purpose. Development in the IND District is limited primarily to certain wholesale and jobbing commercial uses and certain industrial uses, such as the fabrication of materials, and specialized manufacturing and research institutions, all of a non-nuisance type.

B. GENERAL CONDITIONS.Uses permitted in the IND District are subject to the following conditions:

(1) All business, servicing, or processing, except for off-street parking, off-street loading, display of merchandise for sale to the public, and establishments of the "drive-in" type, shall be conducted within completely enclosed buildings unless otherwise indicated in this section.

(2) All storage within one hundred (100) feet of a residence district, except for motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened with screening not less than six (6) feet nor more than eight (8) feet in height, provided no storage located within fifty (50) feet of such screening shall exceed the maximum height of such screening.

C. USES PERMITTED.Uses permitted in the IND District shall be as follows:

(1) Advertising products, such as signs and billboards, subject to the regulations, restrictions, and requirements of Section 27 of this ordinance.

(2) Ambulance, bus, train, and taxi stations, truck yards;

(3) Awnings, venetian blinds, and window-shades;

(4) Bakery, candy, dairy and other food products, but not including fish and meat products, sauerkraut, vinegar, yeast, alcohol or alcoholic beverages;

(5) Boat-building of small craft and other similar assembling;

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(6) Bottling or distribution plants, milk or soft drinks;

(7) Building materials yard, contractor's yard, lumberyard;

(8) Cameras and other photographic equipment;

(9) Ceramic products, such as pottery, figurines, and small glazed tiles;

(10) Cleaning and dyeing plants;

(11) Cosmetics and toiletries, drugs, perfumes, and perfumed soaps, and pharmaceutical products;

(12) Electrical appliances, such as lighting fixtures, irons, fans, and toasters;

(13) Electrical equipment assembly, such as home radio and television receivers and home movie equipment, but not including electrical machinery;

(14) Electrical supplies, manufacturing and assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries;

(15) Electronic instruments;

(16) Furniture refinishing using a manufacturing or chemical dipping process;

(17) Jewelry;

(18) Machine shops and fabrication of metal not more than ten (10) gauge in thickness;

(19) Medical, dental, and optical supplies;

(20) Metal finishing, plating, grinding, sharpening, polishing, cleaning, rustproofing, and heat treatment;

(21) Metal stamping and extrusion of small products, blades, bottle caps, buttons, and kitchen utensils;

(22) Milk and ice cream processing;

(23) Monument works;

(24) Musical instruments;

(25) Orthopedic and medical appliances, such as artificial limbs, braces, supports, and stretchers;

(26) Photofinishing associated with a manufacturing process;

(27) Repair of farm, household, office machinery or equipment;

(28) Scientific and precision instruments;

(29) Sheetmetal shops;

(30) Silverware, plate and sterling;

(31) Shell egg business, candling, cartoning, and distributing;

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(32) Existing commercial and residential uses in use as such on the effective date of this Ordinance;

(33) Public utility and public service uses as follows:

(a) Bus stations, bus terminals, bus turnaround (off-street), bus garages, and bus lots;

(b) Electric substations;

(c) Gas regulator stations, mixing stations, and gate stations;

(d) Radio and television towers;

(e) Railroad passenger stations;

(f) Telephone exchanges, microwave relay towers, telephone transmission equipment buildings and service yards;

(34) Radar installations and towers;

(35) Radio and television studios and stations;

(36) Schools, trade;

(37) Stadiums, auditoriums, and arenas, open or enclosed;

(38) Storage and warehousing establishments;

(39) Storage yards, but not including junkyards;

(40) Trailer sales and rental, for use with private passenger motor vehicles;

(41) Weighing stations;

(42) Wholesaling establishments;

(43) Accessory uses, including but not limited to the following:

Temporary buildings for construction purposes for a period not to exceed the duration of such construction;

(44) Other wholesale, light manufacturing, construction or service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use, enjoyment, or value of any property;

(45) Factory outlet retail or wholesale store for the sales and servicing of goods or materials on the same premises as the manufacturing company to which they are related, including sales and service in a separate building or buildings.

(46) Government use, as defined in section 4.

D. CONDITIONAL USES. The following conditional uses may be allowed in the IND District subject to the provisions of Section 6:

(1) Amusement establishments, livestock exhibition halls, including fairgrounds, permanent

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carnivals, kiddie parks, and other similar outdoor amusement facilities;

(2) Asphalt and concrete batching or ready-mix plants;

(3) Concrete products casting;

(4) Dwelling units may be permitted only as an accessory use and only for employees having duties in connection with any premises requiring them to live on said premises, including families of such employees when living with them.

(5) Gasoline and oil storage, wholesale, provided all applicable safety regulations are complied with and provided that the location is approved by the City Council.

(6) Motor freight terminals;

(7) Railroad freight terminals, railroad switching and classification yards, repair shops, and roundhouses;

(8) Restaurant;

(9) Theaters, automobile drive-in;

(10) Automobile and motorized vehicle and equipment display, sales, and service.

(11) Tobacco Shops. See regulations in Section 6-A C, Conditional Use Permit Required for Tobacco Shops.

E. DENSITY; AREA; YARD; HEIGHT; AND LOT COVERAGE REQUIREMENTS.The requirements regulating the maximum permissible residential density, minimum lot size, minimum yard sizes (front, side, and rear), and maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of Section 22, “Schedule of District Regulations,” and other applicable provisions of Section 23, “Supplementary District Regulations.”

F. AUTOMOBILE PARKING SPACE REGULATIONS.For parking space regulations, see Section 25.

(Ordinance 135-87 adopted 4/14/87; Ordinance 429-10, sec. 2.01, adopted 2/23/10; Ordinance 474-12, sec. 2.04, adopted 8/21/12; Ordinance 579-16, sec. 7, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023; Ordinance 904-25 adopted 5/22/2025)

§ 19. MH - MOBILE HOME PARK.

A. PURPOSE AND SCOPE.It is the purpose of the MH Mobile Home Park District to provide areas for the location of mobile homes in an attractive, moderate density setting and insure the presence of amenities required for satisfactory quality of life in areas designated for mobile home use.

B. PRINCIPAL PERMITTED USES.

(1) HUD-Code manufactured home (mobile home).

(2) Single-family dwellings, detached.

(3) Recreational. Public parks, playgrounds, recreational and community center buildings and grounds; public golf courses, public swimming pools, tennis courts and similar recreational

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uses, all of a noncommercial, nature. Any principal building or any swimming pool shall be located not less than one hundred (100) feet from any other lot in any residential district.

(4) Government use, as defined in section 4.

NOTE: Mobile homes as defined in the Manufactured Housing Standards Act, Article 5221f, Section 3(a), V.T.C.S., shall not be used as dwelling units in the City of Aubrey.

C. CONDITIONAL USES.[Reserved.]

D. ACCESSORY USES.[Reserved.]

E. HEIGHT REGULATIONS.No principal structure shall exceed two and one-half (2-1/2) stories or thirty-five (35) feet in height and no accessory structure shall exceed one (1) story or twenty (20) feet in height.

F. PARK PLAN REQUIRED.Application for the establishment of a mobile home park shall be filed with the city planner and must be accompanied by a plat, drawn to scale and certified by a registered public surveyor, civil engineer, landscape architect or architect. Six (6) blue and black line copies of the plat shall be submitted to the city secretary at least fourteen (14) days prior to the Planning and Zoning Commission meeting at which the plat is to be considered.

The plat shall be drawn on a 24" x 36" sheet at a scale of 1" = 100' unless a larger scale is authorized by the city planner. A scale of 1" = 200' is the smallest scale to be permitted. The city planner shall check the plat, and if he finds it to be in compliance with the requirements of this section, he shall forward such to the Planning and Zoning Commission. The city planner shall also advise the commission of the pending application. The Planning and Zoning Commission shall review the plat for the mobile home park and submit a recommendation to the City Council. The plat shall contain the following information:

(1) Accurate dimensions of the proposed mobile home park;

(2) All roads and approaches and the method of ingress and egress from public streets;

(3) Complete electric service installation, wire service outlets and lighting facilities all underground;

(4) Complete location of any natural gas facilities to serve the park;

(5) Complete layout of unit parking spaces and number of square feet therein, together with the dimensions;

(6) Location of electric power or gas distribution systems, water mains or wells for water supply outlets for domestic water users, location of sanitary facilities, washrooms, garbage disposal units, incinerators, sanitary sewers or septic tanks, sewer drain lines, leaching beds, fire protection stalls, and other buildings or structures contemplated to be used by such applicant in connection with the mobile home park;

(7) Name and address of the owner, engineer, surveyor, or land planner;

(8) Proposed name of the park;

(9) A northpoint, scale of plat, and date of preparation;

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(10) Contours at intervals of five (5) vertical feet; and

(11) Drainage plans for park.

G. ENLARGEMENT.Any enlargement or extension of any existing mobile home park shall require application for a building permit as if it were a new establishment.

Enlargement - Existing facilities to comply. No enlargement or extensions to any mobile home park shall be permitted unless the existing facility is made to conform with all the requirements for new construction for such an establishment.

H. MINIMUM STANDARDS AND REQUIREMENTS.Mobile home parks shall be designed and maintained in accordance with the following requirements:

(1) Park Area.The minimum mobile home park shall be ten (10) acres.

(2) Mobile Home Lots -Minimum Requirements

Area: 4,000 sq. ft.

Width: 40 ft.

Front Yard: 20 ft.

Rear Yard: 20 ft.

Side Yard: 10 ft.

I. GENERAL REQUIREMENTS.

(1) Area Requirements.Mobile home parks shall have a minimum land area of ten (10) acres.

(2) Parking.All areas used for automobile access and parking shall comply with the applicable provisions of this Ordinance provided that there shall be at least two (2) off-street parking spaces for each mobile home lot and one (1) additional space for each three (3) lot to accommodate guests.

(3) Entrance to Mobile Home Parks.No vehicular entrance to or exit from any mobile home park, wherever such may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library, or institution for dependents or for children, except where such property is in another block or another street which the premises in question do not abut.

(4) Landscaping -Unused Areas. All areas not used for access, parking, circulation, buildings, and service shall be completely and permanently landscaped and the entire site maintained in good condition. A landscaped strip of land not less than ten (10) feet in width shall be established and maintained within the mobile home park along the exterior boundaries.

(5) Screening.Screening shall be provided according to the following requirements:

(a) In the event that a mobile home park backs or sides upon a residential, commercial, or industrial district, a solid masonry screening fence not less than six (6) feet in height shall be erected and maintained along the property line dividing the two districts.

(b) A masonry screening fence shall consist of materials of equal composition and characteristics as the main buildings in the district.

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(c) No such screening fence shall be so erected as to obstruct the vision of motorists at alley, street or drive intersections.

(6) Access.Each mobile home park shall abut a public street and each mobile home lot shall have direct access to a private interior street.

(7) Interior Streets.The minimum roadway width of interior streets will comply with the subdivision regulations and current development standards for the City of Aubrey. Such streets shall be paved according to the City of Aubrey specifications for residential streets and maintained in good condition and lighted at night.

(8) Distances Between Mobile Homes.The minimum distance between mobile homes shall be not less than twenty (20) feet.

(9) Concrete Slab.Each mobile home lot shall be equipped with a concrete slab of sufficient size to support the wheels and front parking jack. Said slab shall have a minimum horizontal dimension of eight (8) by ten (10) feet and a minimum thickness of four (4) inches.

(10) Utilities.Each mobile home unit shall be equipped with one (1) electrical outlet. A municipal sanitary sewer and municipal water system shall be installed in accordance with city specifications to every lot. Mobile home units not equipped with water and sewer facilities shall be located no more than two hundred (200) feet from the community utility building which shall provide separate toilet and shower facilities for each sex. Fire hydrants shall be located in accordance with the specifications of the National Board of Fire Underwriters.

(11) Recreational Areas.There shall be provided within each mobile home park an adequate site or sites for recreation for the exclusive use of the park occupants. Such recreational site or sites shall have a minimum area of at least 5% of the gross land area of the mobile home park.

(12) Length of Occupancy.No trailer or mobile home shall remain in a mobile home park for a period exceeding ten (10) days without connection to the permanent sanitary sewer system of the park.

(13) Recreational Vehicles and Boat Storage.A storage area must be provided within each mobile home park for the parking and storage of boats and recreational vehicles. Said storage area shall be of sufficient size to accommodate all boats and recreational vehicles in the mobile home park. Said storage area shall be screened with a six (6) foot solid fence of masonry or wood construction.

J. ADDITIONAL REQUIREMENTS.In addition to the foregoing, the City Council may impose such other conditions, requirements, or limitations concerning the design, development, and operation of such mobile park as it may deem necessary for the protection of adjacent properties and public interest.

K. DEVELOPMENT FEES.Each application for a mobile home park shall be accompanied by a check payable to the City or cash payment in the amount established by city council.

(Ordinance 135-87 adopted 4/14/87; Ordinance adopting Code; Ordinance 579-16, sec. 8, adopted 12/15/15; Ordinance 776-23 adopted 1/26/2023)

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§ 20. PD - PLANNED DEVELOPMENT DISTRICT.

A. PURPOSE AND SCOPE.The PD Planned Development District is designed to provide flexibility in development planning and the opportunity for the application of planning concepts. Planned development zoning shall require the submission and approval of a development site plan.

The City Council after public hearing and proper notice to all parties affected and after recommendation from the Planning and Zoning Commission, may require the creation of Planned Development Districts when any of the following developments are being considered:

(1) Shopping center on tracts of three (3) acres or more.

(2) Residential development on tracts of five (5) acres or more.

(3) Industrial parks or districts on tracts of ten (10) acres or more.

(4) Medical center or hospital.

(5) Civic center and/or community center.

(6) Office, motel or hotel center on tracts of one (1) acre or more.

(7) Recreation center.

(8) Research park or scientific research center.

(9) A combination. of uses which are not customarily allowed in any one of the districts established in this Ordinance.

B. APPLICATION PROCEDURES.Application for a PD District shall be made in the same manner as an application for any amendment to the zoning ordinance and shall include the following additional information:

(1) Proposed Uses.An application for a PD District shall specify and describe the category or type of use or the combination of uses proposed. Permitted uses under PD zoning shall be specified in each PD ordinance. If such ordinance specifies permitted uses by references to a zoning district, the permitted uses shall include those uses permitted in the reference district, including those permitted through the cumulative provision of the zoning ordinance.

(2) Development Requirements.An application for a PD District shall include a list of development requirements, which may be incorporated into the PD ordinance. Development requirements may include, but not be limited to density, lot size, unit sizes, setbacks, building heights, lot coverage, parking ratios, screening and other requirements the council may deem appropriate.

Standards set forth in specific zoning districts will be used as guidelines for planned developments. Modifications of standards may be considered if the modification substantially meets the intent of the ordinance and improves the overall development design or if a unique project design is proposed which cannot readily be accommodated through other districts. Pecuniary reasons shall not be the sole reason for modifying standards.

(3) Concept Plan.An application for a PD District shall include a concept plan showing a

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preliminary layout of proposed uses, access, buildings, parking, open space and the relationship to existing natural features and adjacent properties and uses.

The concept plan shall be construed as an illustration of the development concepts and not as an exact representation of all specific development details.

C. DEVELOPMENT SITE PLAN.Approval of a development site plan shall be a prerequisite to the issuance of building permits for any property in a PD District. The approval of a development site plan may also serve as preliminary plat approval, provided that all requirements of the subdivision ordinance and its subsequent amendments are satisfied.

(1) Compliance with Approvals.The development site plan must comply with all provisions of the PD ordinance specifying development standards and substantially reflect the precepts and layout set forth in the concept plan. If, in the judgment of the Planning and Zoning Commission, a development site plan does not comply with the provisions of the PD ordinance and the concept plan incorporated therein, the Planning and Zoning Commission may reject such plan, in which case a new site plan may be submitted or application must be made to amend the PD ordinance, including all requirements for notices and public hearings. If a PD ordinance does not specify development standards or has not incorporated a concept plan, the development plan approval shall specify such standards. Development requirements on such development plans may be revised under the same review, notice and approval procedures as applied to the original approval of the plan and application to amend the PD ordinance shall not be required.

(2) Review Process.The development plan review process shall include review by the Planning and Zoning Commission, referral by the Planning and Zoning Commission to the City Council with a recommendation, and review and final approval of the development plan by the City Council.

(3) Courtesy Notice.A courtesy notice, issued at least ten (10) days prior to official action by the Planning and Zoning Commission, shall be provided to all property owners within two hundred (200) feet of a proposed project for which a planned development site plan has been submitted.

(4) Modifications.The Planning and Zoning Commission may recommend, and the council may require such modifications of a development site plan that will ensure the proposed project will be in harmony with the existing and anticipated development of surrounding areas.

(5) Requirements.

(a) General Information:Twenty (20) copies of development site plan; vicinity map or adequate reference to intersecting streets to locate specific property; north arrow, date, scale (not less than 1" = 100').

(b) Site/Adjacent Property Information:Site, indicating boundaries and project phase lines, if any; public or private rights-of-way and easements on site or abutting or intersecting the site; adjacent properties, with zoning and existing uses identified.

(c) Building Layout:Existing and proposed structures, showing approximate outline of perimeter walls and including distances to property lines and other structures; front, side and rear building setback lines; proposed category of use or uses of structures;

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elevation views or renderings indicating architectural design, building materials proposed and window orientations (one copy required) number of stories, in height and feet; gross floor area; location of entrances and exits.

(d) Circulation and Parking:Location, dimensions and proposed construction of all streets, private drives, alleys, parking areas, and drive approaches; street drives and alleys which are adjacent to or dead-end into the site, including the location of existing and proposed median openings and left-turn lanes in boulevard streets; number of dimensions of parking spaces and width of drive approaches and aisles; sidewalks and other facilities for pedestrian circulation; location, width and curve radii for required fire lanes.

(e) Drainage/Utilities/Services:Existing and proposed topography, reflecting proposed handling of on-site surface drainage; limits of the 100-year floodplain and floodway as shown on current FEMA mapping, including location and acreage; proposed improvements and method of maintenance for any drainage channels; existing and proposed water and sanitary sewer layout; existing and proposed fire hydrant locations; proposed locations for solid waste container pad.

(f) Screening/Open Space/Recreational Facilities:Location, height and building materials for height, location and type of any proposed berms or living screens; location and size (if applicable) of proposed recreation facilities (swimming pools, tennis courts, etc.); location of open play areas and playgrounds with play equipment; landscape plan.

(g) Living Units:Table showing type of units by size, number of bedrooms, and number of each type; floor plans for all units.

D. ADMINISTRATIVE ACTION.Upon approval of a development site plan by the City Council and approval of the preliminary plat, application may be made for the permits and certificates necessary for construction. Subsequent to such approval, minor changes may be authorized by the Planning and Zoning Commission when such changes will not cause any of the following circumstances to occur:

(1) A change in the character of the development;

(2) An increase in the ratio of the gross floor area in structures to the area of any lot;

(3) An increase in the intensity of use;

(4) A reduction in the originally approved separations between buildings;

(5) An increase the problems of circulation, safety, and utilities;

(6) An increase in the external effects on adjacent property;

(7) A reduction in the originally approved setbacks from property lines;

(8) An increase in ground coverage by structures;[.]

(Ordinance 135-87 adopted 4/14/87)

§ 21. FP - FLOODPLAIN DISTRICT.

A. FLOODPLAIN PREFIX TO DISTRICT DESIGNATION.The FP prefix designation constitutes

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a zoning overlay district, and the addition or removal of the FP prefix constitutes zoning action requiring due process provided under State law. Further public notice to all downstream property owners within the City of Aubrey with like FP zoning is required prior to any such zoning action.

To provide for the appropriate use of land which has a history of inundation or is determined to be subject to flood hazard and to promote the health, safety and general welfare of the community, portions of certain districts are designated with a floodplain prefix FP and shall be subject to the following provisions.

B. PERMITTED USES.In this district no land shall be used except for one or more of the following permitted uses to the extent that they are not prohibited by other regulations or ordinances, and provided that such uses do not require above-ground structures, filling or storage of material or equipment except as herein specifically authorized.

(1) Agricultural activities, including the ordinary cultivation of land or legal forms of animal husbandry.

(2) Electrical substation.

(3) All types of location utilities, including but not limited to water distribution and wastewater collection systems; water and wastewater treatment facilities and water quality/monitoring stations or other structures required to provide water and sewerage, telephone, gas and electrical services.

(4) Parks, community centers, playgrounds, public golf courses.

(5) Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by conditional use zoning action.

(6) Facilities that would warrant no flood protection, such as accessory private open space in conjunction with commercial or residential development, community unit recreational areas or recreation developments.

(7) Parking areas associated with a part of contiguous land use.

No building or structure shall be erected in that portion of a district designated with a floodplain FP prefix other than those listed in this section.
There shall be no dumping, excavation, storage or filling operation within that portion of a district having a floodplain FP prefix designation except under conditions of this Ordinance.

C. CONDITIONS FOR ADDING FP PREFIX DESIGNATION.The City Council may, after a public hearing, amend the zoning classification of any property by adding the floodplain FP prefix designation based on hydraulic engineering studies indicating new boundaries of the area that is subject to inundation by floodwaters. The City Council shall provide for the addition of such floodplain FP prefix designation to the zoning district maps.

D. CONDITIONS FOR REMOVAL OF FP PREFIX DESIGNATION.The City Council, in considering and determining its decision relative to any application for the removal of the floodplain FP prefix designation, shall require the applicant to furnish to the administrator fill and development plans (hydraulic calculations concerning maximum high water and flow rates and their effect on abutting, lateral, and downstream properties) and data concerning the operation, location, function and characteristics of any use of land or building proposed. The

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application will not be scheduled for public hearing until the city engineer certified information furnished is adequate for review and comment as required in this section.

(Ordinance 135-87 adopted 4/14/87)

§ 22. SCHEDULE OF DISTRICT REGULATIONS.

	AG-R	SF1	SF10	SF75	SFAC	MF	GR	SC	C	IND	MH
Maximum height (feet)	45	35	35	35	45	45	45	50	50	50	35
Side yard width (feet)	30	25	8	8	8	8	B	B	B	B	C
Rear yard (feet)	50	30	25	25	25	25	B	B	B	B	C
Front yard (feet)	45	30	25	25	25	25	B	B	B	B	C
Lot area (square feet)	1 acre	1 acre	10,000	7,500	7,500	A	B	B	0	0	C
Minimum lot width (feet)	150	150	70	60	60	75	B	B	B	B	C
Minimum lot depth (feet)	225	225	150	120	120	120	B	B	B	B	C
Minimum structure size (square feet)	2,000	2,000	1,500	1,200	1,200	D	E	E	E	0	C
Maximum lot coverage (%)	40%	40%	40%	35%	45%	50%	B	B	B	B	C

A - Total lot area shall not be less than 9,000 square feet for dwelling unit construction. For each dwelling unit over three (3) in number, no less than 1,500 square feet of additional lot area is required. A maximum of ten (12)[sic] units may be constructed per acre.

B - None required except where a nonresidential use abuts a residential lot in which case the requirement shall be the same as the adjoining residential zone and shall comply with visibility and parking requirements as provided within this ordinance.

C - See Section 19 for Mobile Home District regulations.

D - Minimum structure size shall be for one-bedroom unit: 650 square feet; two-bedroom unit: 800 square feet; three-bedroom unit: 900 square feet.

E - Requirements for residential construction shall be the same as for the R3 District; nonresidential construction shall be 500 square feet.

(Ordinance 135-87 adopted 4/14/87)

§ 23. SUPPLEMENTARY DISTRICT REGULATIONS.

A. BUFFERS.

(1) Requirements.

(a) Purpose. The purpose of the buffer requirements is to provide for the orderly and aesthetic development of the City. It is the intent of these requirements to:

(i) Provide for the separation and buffering of incongruous uses and intensity of activities and provide for the visual softening of building masses.

(ii) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent

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of these requirements.

(iii) Promote mutually beneficial improvements by utilizing incentives rather than penalties.

(iv) Reduce dust nuisances and the impact of noise.

(v) Protect and promote the value of residential and commercial properties within the City.

(vi) Promote a positive image for the attraction of new business enterprises within the City.

and

(vii) Encourage the protection of healthy trees and vegetation and promote the natural ecological, environmental and aesthetic qualities of the City.

(b) Bufferyards Required.The requirements of this Section shall apply to all new nonresidential and multifamily construction. Buildings in existence on the effective date of this ordinance shall be considered legally nonconforming. Any new construction that exceeds 2,000 square feet, or more than a 30 percent expansion of an existing building, shall be required to meet the requirements herein.

Bufferyards shall be required in accordance with this Section to separate different land uses from each other to eliminate or minimize potential nuisances such as dirt, litter, noise, glare of lights, signs, and unsightly buildings or parking areas, or to provide spacing to reduce adverse impacts of noise, odor or danger from fire or explosions. Both the amount of land and the type and amount of planting and specified structures for each bufferyard are designed to lessen nuisances between adjacent land uses or between a land use and a public road.

(c) Location.Bufferyards shall be located within and along the outer perimeter of a lot or boundary line. Bufferyards may overlap drainage and/or utility easements; however, plantings should not impede the flow of water within a drainage easement nor conflict in any way with the utility contained within the overlapping easement. Bufferyards shall not be located on any portion of an existing or dedicated public street or right-of-way.

(d) Bufferyard Requirements.Table 2-1 is a summary of the bufferyards and requirements. Tables 2-3 and 2-4 determine the type of bufferyard required between two adjacent parcels or a parcel and a roadway. The letter designations contained in the tables refer to the different bufferyards described in Figure 2-1, Illustration of Bufferyards in this Section.

Table 2-1 Bufferyard Summary

Bufferyard Required	Width (feet)	Plantings per 100 feet			Fence Requirements
		Canopy Trees	Accent Trees	Shrubs	
A	5	1	2	8	none
B	10	2	3	10	none

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Table 2-1 Bufferyard Summary					
Bufferyard Required	Width (feet)	Plantings per 100 feet			Fence Requirements
		Canopy Trees	Accent Trees	Shrubs	
C	10	3	4	12	none
D	10	4	5	18	none
E	10	1	2	8	Berm-B1
F	10	4	8	12	Fence-F2

(i) Plantings shall be credited to meet only one bufferyard (i.e. plants on corners do not satisfy two bufferyards).

(ii) Existing Plant Credits:Existing trees, anticipated to be preserved, which are located on the subject property, are within fifty feet (50') of the property line and have a minimum of 50 percent of the dripline within a bufferyard area shall be granted credits toward reducing the required plantings as follows:

Table 2-2 Existing Plant Credits		
Size of Tree Saved	Canopy Tree	Understory Tree
6" to 12" caliper	2	3
12" caliper or greater	3	4

Table 2-3 Bufferyards Adjacent To Other Land Uses					
Zoning of Developing Tract	Zoning or Exiting Use of Adjacent Tract				
	SF-1, SF-10, SF-75, AG	SFAC, MF	GR, SC, C	IND	MH
SF-1, SF-10, SF-75, AG	*	*	*	*	*
SFAC, MF	F	A	A	F	F
GR, SC, C	F	F	A	A	F
IND	F	F	F	A	F
MH	F	F	F	F	E

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* No bufferyard required

Table 2-4 Bufferyards Required Adjacent To Streets				
Zoning of Developing Tract	Frontage On State Highway	Frontage on Thoroughfares and Collectors		Frontage on Residential Street
		Across From Commercial or Industrial	Across From Residential	
SF-1, SF-10, SF-75, AG	B	*	*	*
SFAC, MF	C	A	A	A
GR, SC, C	E	E	E	E
IND	D	E	E	E
MH	C	B	C	D

* No bufferyard required

(iii) All bufferyards, unless lawn grass or ground cover is already established, shall be seeded with lawn grass or planted with ground cover so as to assure coverage within three years. Hardscape ground cover measures may be substituted for lawn grass, with Site Plan approval from the Planning and Zoning Commission.

Figure 2-1 Illustration of Bufferyards

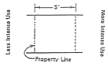
Bufferyard "A"

* Minimum Width is five feet (5')

* A minimum width of ten feet (10') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	1
Understory Trees	2
Shrubs	8



Bufferyard "B"

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

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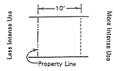
Canopy trees	2
Understory Trees	3
Shrubs	10



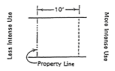
Bufferyard “C”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	3
Understory Trees	4
Shrubs	12



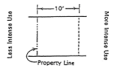
Bufferyard “D”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	4
Understory Trees	5
Shrubs	18



Bufferyard “E”

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet:

Canopy trees	1
Understory Trees	2

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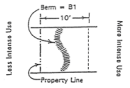
Shrubs	8



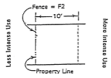
Bufferyard "F"

* Minimum Width is ten feet (10')

* A minimum width of twenty feet (20') may be used in combination with a twenty percent (20%) reduction in planting density

* Required Plants per 100 Linear Feet

Canopy trees	4
Understory Trees	8
Shrubs	12



(e) Required Structures.

(i) Walls and Fences: Whenever a wall or fence is required within a bufferyard, it shall be six feet (6') in height and constructed in accordance with specifications set forth in the City's Design Standards. A "F2" fence shall be of masonry construction. A "finished side" of a wall or fence shall face the residential or less intense land use side. Wood fences (stockade fences, etc.) are not considered adequate screening devices in the City of Aubrey, therefore, where a screening structure is required, a wooden fence shall not be allowed. With Site Plan approval from the Planning and Zoning Commission, a required screen wall may be substituted for a solid landscape screen, a minimum 4-foot tall berm and double the landscaping required for the required bufferyard.

(ii) Berms: Whenever a berm is required in a bufferyard, it shall be a minimum of three feet in height and constructed in accordance with the specifications set forth in the City's Design Standards. Berms shall have side slopes no steeper than 2:1. When possible, all berms shall be curvilinear, rather than straight. Berms are not required to be continuous and are preferred to be broken periodically, but must cover a minimum of 75 percent of the length of the property line to be buffered.

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Figure 10-1 Required Structures			
Structure Type	Additional Requirements	Minimum Height	Graphical Representation
F2	Poured concrete, brick, etc. Concrete block or hadite block allowed with ornamental/textured face towards less intensive use	Six feet (6') minimum height	
B1	Curved layout covering a minimum of seventy-five percent (75%) of total length with Plantings along a minimum of fifty percent (50%) of the length of the berm.	Three foot (3') minimum height of berm Two foot (2') minimum height of plantings	

(f) Uses of Bufferyards.A bufferyard may be used for passive recreation, such as pedestrian, bike or equestrian trails, provided that (a) no plant material is eliminated, (b) the total width of the bufferyard is maintained, and all other requirements of this section are met. Bufferyards may not be used for play fields, stables, swimming pools, tennis courts, accessory buildings, parking facilities or trash dumpster locations.

(2) Maintenance.

(a) General:The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation located within the bufferyard. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.

(b) Plant Replacement:The owner shall be responsible for replacing all plant materials which shows dead branching over 30 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the Certificate of Occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The Owner shall make such necessary replacements within 30 days of notification by the City.

Editor's note–The subsection numbering of Ordinance 494-13 was changed at the editor's discretion to be consistent with the subsection numbering throughout the zoning ordinance.

B. ACCESSORY BUILDINGS.The following regulations shall govern the location, size, and use of any accessory buildings:

(1) No accessory building shall be erected in any required yard area as stipulated in this Ordinance, except as allowed in the following paragraphs.

(2) No accessory building shall be erected within ten (10) feet of any other building, except detached residential garages may be located within five (5) feet of the main dwelling and

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except as the provisions of paragraph (5) below are met.

(3) No detached residential garage or carport shall be erected or placed closer to any street or alley right-of-way line than the minimum yard requirements (building setback line) governing the district in which such garage or carport is located.

(4) No detached residential garage or carport shall be erected or placed within eight (8) feet from any side lot line.

(5) Residential accessory buildings and sheds housing domestic lawn and garden equipment and all other household effects may be detached or attached to the main building, but shall not encroach in any required front yard and may not occupy more than thirty percent (30%) of the rear yard.

(6) No accessory building shall be used for dwelling purposes other than by domestic servants employed on the premises, as provided in the applicable zoning district.

(7) No accessory building shall be higher than the main building and in no case be in excess of eighteen (18) feet in height.

(8) No accessory building shall be erected or placed within five (5) feet of any side or rear lot line and shall not encroach upon any easement.

C. FRONT YARD ADJUSTMENTS.Front yard requirements as established in Section 22, "Schedule of District Regulations" may be adjusted where forty percent (40%) or more of the frontage on the same side of a street between two (2) intersecting streets is presently developed or may hereafter be developed with buildings that have (with a variation of ten (10) feet or less) a front yard greater or lesser in depth than herein required; new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings.

D. PROJECTIONS OF BUILDINGS, STRUCTURES, AND APPURTENANCES INTO REQUIRED YARDS.

(1) Open or lattice-enclosed fire escapes may project into a required yard not to exceed five (5) feet. The ordinary projections of chimney's pilasters shall be permitted by the city's building official when placed so as not to obstruct light and ventilation.

(2) Terraces, balconies, decks, uncovered porches and ornamental features which do not extend more than four (4) feet from the side wall line and being at least seven (7) feet above the floor level of the ground (first) story, may project into a required side yard, provided these projections be a distance at least four (4) feet from any adjacent side lot line. Such features may not project onto a required front or rear yard more than eight (8) feet from the front or rear wall line.

(3) An unenclosed porch containing not more than forty (40) square feet may project into a required front yard for a distance not to exceed five (5) feet.

(4) A carport or canopy may project into a required side yard, provided every part of such carport or canopy is unenclosed except for necessary structural supports, and not less than five (5) feet from any side lot line.

(5) Every part of a required yard shall be open to the sky, unobstructed by a building, except for the ordinary projections of sills, belt courses, cornices, and ornamental features not

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exceeding twelve (12) inches, or as otherwise excepted in paragraphs (1) through (4) above.

E. MULTIFAMILY DEVELOPMENT STANDARDS.

(1) Location Criteria:

(a) Apartment development should generally be no greater in size than either 20-acres or 400 dwelling units and shall be located at major thoroughfare intersections rather than between intersections (i.e. not mid-block).

(b) Multifamily zoning shall not be located within 1,320 feet (one-quarter mile) of any other multifamily zoning district.

(c) Vertical developments (i.e. nonresidential use, typically retail or office, on the lower floors and residential uses on the upper floors) shall not be considered multifamily for the purposes of the location criteria contained herein. The mixing of rental units with other land uses is encouraged.

(2) Uses Permitted:

(a) Multifamily residential dwellings and related accessory structures

(b) Attached single-family residential dwellings (Townhomes) and related accessory structures

(c) Detached single-family residential dwellings and related accessory structures

(d) Athletic facilities (noncommercial)

(e) Schools (private or public)

(f) Public libraries, municipal or county administrative offices, police substations, and fire stations

(g) Public works, including without limitation drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities

(h) Home occupations

(i) Parks, playgrounds, trails, swimming pools and other forms of improved and unimproved open space

(j) Recreational centers, pools

(k) Local utility lines

(l) Franchise utilities (public or private)

(m) Houses of worship

(n) Day care centers

(3) Permitted Accessory Uses:

(a) Private garage and parking area.

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(b) Other necessary uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

(4) Conditional Uses.The following conditional uses may be allowed in the MF District subject to the provisions of Section 6:

(a) Any uses allowed as a conditional use in the SFAC District unless permitted above.

(b) One-family dwelling units.

(c) Retail/office/restaurant uses on the first floor (i.e., mixed uses), with approval of a Specific Use Permit, per the provision of Section 6.

(5) Development Standards:

Max. Height	Min. Side Yard (1, 2)	Min. Rear Yard (1)	Min. Front Yard	Min. Lot Width	Min. Lot Depth	Min. Unit Size (Sq. ft.)	Max Lot Coverage	Max. number of units per gross acre (3)
45-feet	8-feet 15-feet adjacent to street	25-feet	25-feet	75-feet	120-feet	1 bedroom: 650 sf 2 bedroom: 850 sf 3 bedroom: 1,000 sf	50%	18

(a) The minimum setback shall be increased to 60 feet for multifamily structures adjacent to property that is zoned or developed for single-family uses.

(b) A minimum of ten feet of building separation shall be provided between buildings of two stories or less. For buildings greater than two stories, a minimum building separation of 20 feet shall be provided.

(c) Maximum number of units per gross acre may be increased to 21 if four (4) of the following are provided:

(i) Day care (on-site)

(ii) Exercise facility

(iii) Gazebo

(iv) Improved picnic areas

(v) Multiuse trails (including required landscaping and easement)

(vi) Lake with constant water level (minimum size of 0.5 acres)

(vii) Developed and equipped children play areas greater than one thousand (1,000) square feet of usable area

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(viii) Putting green

(ix) Multiuse areas / sports courts and fields (including but not limited to tennis, volleyball, baseball, basketball, etc.)

(x) Swimming pool and/or spa

(xi) Theater

(6) Parking Requirements:The minimum parking requirements shall be as follows:

(a) 1.5 spaces per efficiency unit or one-bedroom unit

(b) 1.75 spaces per two-bedroom unit

(c) 2 spaces per three-bedroom unit

(d) 3 spaces per unit with four or more bedrooms

(e) Tandem parking spaces shall only count toward required parking when located in front of a garage. Tandem parking spaces shall be a minimum of nine by twenty (9 x 20) feet.

(f) On-street parking spaces shall not be permitted.

(g) Covered or enclosed parking shall not be required. Where provided, covered or enclosed parking shall be counted to satisfy the minimum off-street parking requirements.

(7) Usable Open Space and Children's Play Area, Required.Usable Open Space and Children's Play Area requirements shall be applicable to any multifamily or attached single-family dwellings.

(a) A minimum of 20% of Usable Open Space shall be provided. Usable Open Space must be a minimum of 30 feet wide, and must have a slope no greater than 10%. The City Council may allow full or partial credit for open areas that exceed the 10% maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area, with Site Plan approval.

(b) Any multifamily or single-family attached dwelling which allows and/or accepts children shall provide designated and equipped playground areas with not less than one thousand (1,000) square feet of usable area for developments of ten dwelling units or more. For each additional dwelling unit above the initial ten dwelling units, an additional five square feet of playground area shall be required.

(8) Minimum Standards for Provided Amenities.

(a) Swimming pools and/or spas

(i) Shall comply with ADA (Americans with Disabilities Act) and the Texas Department of State Health Services most recent set of standards regulating all public and semi-public pools and spas.

(b) Developed and equipped children's play areas

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(i) Shall comply with ADA (Americans with Disabilities Act), ASTM International (American Society for Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines as relating to playground equipment and safety surfacing.

(c) Multiuse trails

(i) Shall consist of an open space corridor with a paved path, a soft surface path, landscape improvements, and/or other optional amenities.

(ii) The minimum width of a multiuse trail easement (including trail surface and landscaping) shall have no dimension less than 15 feet.

(iii) The trail surface shall be of native material or paved surface, with a minimum 8-foot width.

(d) Multiuse areas/sports courts and fields(including but not limited to tennis, volleyball, baseball, basketball, and similar activities)

(i) Shall comply with the minimum standards for each proposed facility as set in the National Recreation and Park Association (NRPA) standard guidelines for recreation, park, and open space standards. Alternative industry standards may be utilized in lieu of NRPA standard guidelines, as mutually agreed to by the City Mayor or his/her designee.

(9) Mail Kiosks.Mail kiosks shall have a minimum of five of the required parking spaces for the development within 50 feet, unless a drive-through facility is provided.

(10) Landscaping.Landscaping requirements shall be applicable to any multifamily or attached single-family dwellings.

(a) All required landscaping must be located within the required Usable Open Space, exclusive of required perimeter or parking landscaped areas.

(b) One (1) large tree, defined as a tree three (3) inches in caliper, shall be provided per dwelling unit. The alternative to one large tree is three (3) ornamental trees, defined as a tree one (1) inch in caliper, however the same number of total caliper inches shall be provided. A minimum of ten large trees must be planted for any development of multifamily or attached single-family dwellings.

Editor's note–The subsection numbering of Ordinance 495-13 was changed at the editor's discretion to be consistent with the numbering throughout the zoning ordinance.

F. NONRESIDENTIAL DESIGN STANDARDS.

(1) Design Standards.All properties developed for non-Single-Family purposes shall meet all Base Standards provided in this Section for Architectural Features. In addition, properties shall achieve the required minimum number of Enhancing Elements from each category. Base Standards and Enhancing Elements are summarized in Figure 1 and detailed in Subsection (5). Additional Requirements [are] detailed in Subsection (6).

(2) Purpose.The purpose of the Design Standards is to provide for exterior building materials, building articulation, form and massing, and architectural compatibility.

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(3) General Provisions.Design review is required for new construction and substantial renovation of existing buildings in the form of a Site Plan with a table which describes clearly how the site meets the requirements of this section. Site Plans shall be reviewed as per the standard requirements for Site Plans according to this Chapter. Substantial renovation means:

(a) Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;

(b) An increase in the floor area of the building greater than thirty percent (30%).

(c) Alterations of the exterior of existing building materials greater than thirty percent (30%) of the surface area of the front facade, excluding painting of existing painted exterior materials where paint colors fall within those described in this Section.

Color elevations of all four facades should be submitted for each building, listing each proposed exterior material, with a percentage breakdown of each material used, exclusive of windows and doors. A listing of the selected auxiliary design standards, described herein, should also be included to illustrate compliance. For any proposed streetscape elements (such as bike racks, trash receptacles, lampposts, tree grates, bollards, outdoor seating, and/or other street furniture) or screening devices (masonry walls screening dumpsters, mechanical equipment, residential subdivision, etc.), graphics should also be submitted showing the material, color, height, and any other pertinent details.

All requests for exterior building materials not specifically described herein (including roof pitch and roof materials) shall be clearly noted and described in detail on a color Facade Plan submitted along with the Site Plan. Submission of actual samples of the proposed exterior finish material(s) may be required along with the Facade Plan and the Site Plan. As part of the site plan approval process, the Planning and Zoning Commission may recommend, and the City Council may approve, exterior building materials not specifically described herein, if it is determined to be equivalent or better than the exterior building materials otherwise required by this Subsection.

Consideration for exterior building materials not specifically described herein, shall be based only upon the following:

(a) Architectural design, creativity and innovation;
(b) Compatibility with surrounding structures;
(c) Relative ease of maintenance of the material(s);
(d) Long-term durability and weather-resistance of the material(s); and
(e) Long-term stability in property value due to the high quality of the material(s).

Interior renovations of existing buildings that do not alter the exterior appearance of the building do not require site plan and design review under the provisions of this Section. (e.g., a drop ceiling that covers part of an existing window would alter the exterior appearance and require review.)

Original brick or masonry surfaces should be maintained and not covered or removed. It is not the intent of this Section to require replacement of original brick or masonry, if the existing building exterior material is in good repair. It is not appropriate to paint unpainted brick. If the brick is already painted, paint removal is preferred. Avoid paint removal procedures that damage the original brick finish such as sand blasting or caustic chemicals. Before removing paint, conduct a test to determine detrimental effects. If the existing paint on the brick is in poor condition and paint removal will damage the underlying brick, the brick should be repainted.

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(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:

(a) Unique circumstances exist on the property that make application of specific items in this section unduly burdensome on the applicant;

(b) The variance will have no adverse impact on current or future development;

(c) 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;

(d) The variance will have no adverse impact on the public health, safety and general welfare.

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A financial hardship shall not be considered a basis for the granting of a variance.

FIGURE IS INTENDED FOR SUMMARY ONLY. DETAILED REQUIREMENTS CAN BE FOUND IN THE VERBIAGE, BELOW.

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FIGURE 1 ARCHITECTURAL FEATURE		
DESIGN ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	ENHANCING ELEMENTS
Building Materials	(1) Buildings in the GR, SC, and C Districts, and in the IND District (where adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of: 90% masonry and 75% brick. (2) Buildings in the IND District (where not adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of: 25% brick. (3) Historically compatible accent materials for architectural details, trim, window or door framing. (4) Roof and cornice lines shall be horizontal or triangular. (5) Primary building colors shall be softer, muted colors such as brick red, brown, etc.; use of brighter colors shall be limited to accents. (6) Provide no less than 4, 'downtown' detail devices such as: a. Kick plates b. First Floor Display Windows c. Recessed central entrance areas or angled entrances on corners d. Transoms windows above entrance doors e. or similar	EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW (1) Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing. (2) Application of base standards to facades not adjacent to a public street. (3) Provide no less than 6, but no more than 8, 'downtown' detail devices such as: a. Kick plates b. First Floor Display Windows c. Recessed central entrance areas or angled entrances on corners d. Transoms windows above entrance doors e. or similar
Building Articulation, Form and Massing	For facades facing a public street: (1) Walls shall not exceed a height to width ratio of 1:2 without variation in massing of facade, both horizontally and vertically. (2) Entrances must be emphasized with architectural elements. (3) Ground floor facades in GR, SC, and C Districts require specified features (along 75% of length) as specified in 5. Architectural Features, below.	EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW (1) Application of base standards to facades not adjacent to a public street. (2) Articulation of bays to reflect a smaller building massing to more accurately mimic early 1900's style downtowns. (3) Use of Architectural detailing and/or materials to provide variety in visual appearance.
Additional Requirements	Requirements specifically related to: Accessibility and Layout, Mechanical Equipment and Utilities, Sanitation Containers, Drive-Thru Facilities, and Gas pumps and fueling stations	

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(5) Architectural Features.
Design requirements are achieved by projects in accordance with the following:

(a) Building Materials.

(i) Base Standard(ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)

1. Primary materials for exterior facades of buildings in the GR, SC, and C Districts, and in the IND District (where buildings are adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of the following:

a. Ninety percent (90%) masonry including, but not limited to: brick, cast brick, decorative concrete, or tilt wall. Note: Tilt wall construction shall suffice as masonry construction, provided that facing material is elastometric, non-EFIS stucco, or a variant thereof.

b. The facade adjacent to a street shall be constructed of a minimum of seventy-five percent (75%) of the following materials including, but not limited to:

i. Brick.

ii. Cast brick.

iii. Decorative concrete stamped and stained to resemble the appearance of brick.

iv. Or similar.

c. The following materials are generally not acceptable:

i. Coarsely finished, “rustic” materials, such as wood shakes, shingles, barn board or stained for plywood. Poorly crafted or “rustic” woodworking and finishing techniques

ii. Indoor-outdoor carpeting or astro-turf

iii. Corrugated metal and fiberglass. (unless used sparingly)

iv. Moss rock

v. “Antique” or old brick with partial paint, mottled light variegated brick, oversized brick and white brick mortar

vi. Ornate wrought-iron, “New Orleans” style grille and rail work

vii. Stucco surfaces that are highly textured such as those sometimes associated with a “hacienda” or “Mediterranean” style

viii. Expanded metal

ix. Silver or clear anodized aluminum sheets

x. Silver or clear aluminum extrusions for windows and doorways

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xi. Residential type sliding glass doors

xii. Imitation wood siding or stone

xiii. Flat or molded plastic sheeting in quantities exceeding five square feet when used as primary facade materials

xiv. Imitation metal “rock work”

xv. Plastic molded imitations of any conventional building material

xvi. Mirror or metalized reflective glass

xvii. Glass block

2. Primary materials for buildings in the IND District (where buildings are not adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater), shall be constructed of the following:

a. The facade adjacent to a street shall be constructed of a minimum of twenty-five percent (25%) of the following materials including, but not limited to:

i. Brick.

ii. Cast brick.

iii. Decorative concrete stamped and stained to resemble the appearance of brick.

iv. Or similar.

b. Exteriors of buildings in the IND District may be constructed of metal materials for the remaining portion of the facade, but shall meet the requirements of the Building Code.

c. The following materials are generally not acceptable:

i. Coarsely finished, “rustic” materials, such as wood shakes, shingles, barn board or stained for plywood. Poorly crafted or “rustic” woodworking and finishing techniques

ii. Indoor-outdoor carpeting or astro-turf

iii. Corrugated metal and fiberglass. (unless used sparingly)

iv. Moss rock

v. “Antique” or old brick with partial paint, mottled light variegated brick, oversized brick and white brick mortar

vi. Ornate wrought-iron, “New Orleans” style grille and rail work

vii. Stucco surfaces that are highly textured such as those sometimes associated with a “hacienda” or “Mediterranean” style

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viii. Expanded metal

ix. Silver or clear anodized aluminum sheets

x. Silver or clear aluminum extrusions for windows and doorways

xi. Residential type sliding glass doors

xii. Imitation wood siding or stone

xiii. Flat or molded plastic sheeting in quantities exceeding five square feet when used as primary facade materials

xiv. Imitation metal “rock work”

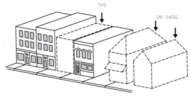
xv. Plastic molded imitations of any conventional building material

xvi. Mirror or metalized reflective glass

xvii. Glass block

3. Accent materials for architectural details, trim, window or door framing may be wood (painted or stained), brick, cast brick, wrought iron, or other materials compatible with the historic and architectural character of the early 1900’s downtown style. Permanent bars over windows or doors shall not be allowed under any circumstances.

4. Roof and cornice lines shall be horizontal or triangular, as shown below:



5. Primary building colors shall be red brick, brown or variants thereof, specifically excluding white, yellow or pink. Vibrant accents may be used in limited quantities at appropriate locations. Accents are to be of high quality materials and are used to promote a vibrant street life in a manner compatible with the “civic” nature of the street. Accent and highlight building colors shall equal no more than twenty-five percent (25%) of the front facade of and shall allow the full spectrum of colors. Original brick or masonry surfaces should be maintained and not be painted, unless severe deterioration of the brick or brick can be shown to require painting and other consolidation or stabilization methods cannot be shown to be appropriate.

6. Along the facade adjacent to a street, buildings shall provide an awning for a minimum of seventy-five percent (75%) of the entire length of the frontage which projects no less than six feet (6') from the building face, designed to be retracted and constructed with placement of the signage and windows in mind.

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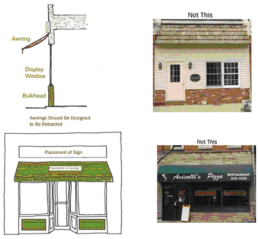


7. Each building shall provide a minimum of four (4), a maximum of eight (8) 'early 1900's downtown' detail devices. No more than one (1) of any one device shall be counted toward meeting the minimum. Acceptable devices include, but are not limited to, the following:

   a. Kick plates

   b. First Floor Display Windows

   c. Recessed central entrance areas or angled entrances on corners

   d. Transoms windows above entrance doors

   e. Clerestory portions of display windows

   f. Sign bands

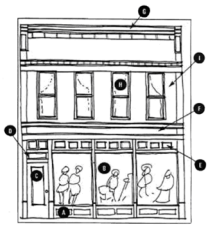
   g. Parapet walls with caps or cornices

   h. Vertical window patterns, shapes, window sills on 2nd floor

   i. Pilasters and decorative brick or stone

   j. Decorative Street Lamps

   k. Or similar device.



(ii) Enhancing Elements(EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW).

1. Provide two complementary primary facade materials to achieve facade articulation, visual variety and/or architectural detailing buildings.

2. Application of base standards to facades not facing a public street.

3. Provide a minimum of six (6), a maximum of eight (8) 'early 1900's

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downtown' detail devices. No more than two (2) of any one device shall be allowed. Acceptable devices include, but are not limited to, the following:

a. Kick plates

b. First Floor Display Windows

c. Recessed central entrance areas or angled entrances on corners

d. Transoms windows above entrance doors

e. Clerestory portions of display windows

f. Sign bands

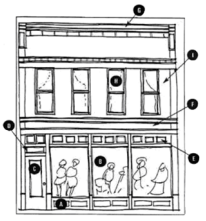
g. Parapet walls with caps or cornices

h. Vertical window patterns, shapes, window sills on 2nd floor

i. Pilasters and decorative brick or stone

j. Decorative Street Lamps

k. Or similar device.



4. Buildings with cornice line, parapet wall, gable roof, pediment, corbel, and/ or coping.

(b) Building Articulation, Form and Massing.

(i) Base Standard(ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW).

1. In order to avoid large blank building facades, variations in the elevation of building facades adjacent to a public street shall be provided in both the vertical and horizontal dimensions. Walls shall not exceed a height to width ratio of 1 to 2 without substantial variations in massing that include a change in height and either a projective or recessed element, as follows:

a. At least fifteen percent (15%) of the roof line of the facade adjacent to a public street shall be offset a minimum of four feet (4') in height, in a form compatible with traditional downtown-style architecture of the early 1900's, as illustrated below:

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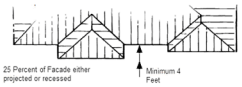
b. At least fifteen percent (15%) of the facade adjacent to a public street shall be offset a minimum of four feet (4') either protruding from or recessed back from the remainder of the facade in GR, SC, and C Districts. At least ten percent (10%) of the facade adjacent to a public street shall be offset a minimum of four feet (4') either protruding from or recessed back from the remainder of the facade in the IND District where buildings are adjacent to residential or Main Street or other thoroughfare with a right-of-way width of 80-feet or greater. This concept is illustrated below:



2. Entrances to buildings shall be emphasized through providing projections, recessed areas, canopies, projections in height, or other architectural elements.

3. Ground floor facades adjacent to a public street in a GR, SC, and C Districts shall have arcades, display windows, entry areas, awnings, or other such features along at least seventy-five percent (75%) of their horizontal length (listing of feature labels can be found above).



(ii) Enhancing Elements(EACH DEVELOPMENT MUST SELECT 2 OF THE 3 ELEMENTS LISTED BELOW)

1. Application of the base standard to facades not adjacent to a public street, but visible from a public street.

2. Articulation of bays to reflect a smaller building massing to more accurately mimic early 1900's style downtowns.

3. Use of architectural detailing to provide variety in the visual appearance of the facade of the building. Architectural detailing may be achieved by the harmonious use of materials, colors, or textures.

(6) Additional Requirements.

(a) Gas pumps and fueling stations

(i) Roofs of the associated pump canopy of convenience store buildings shall not be

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flat or straight-lined, and should be noticeably pitched or otherwise distinguished, subject to review and approval by the City Planner.

(ii) Canopy columns shall be fully encased with masonry materials that are complimentary to the material and color used on the main building.

(iii) The canopy band face shall be flat with no projections or stripes, be non-plastic and generally a metal or masonry based material, be primarily one earth-tone color that matches or accents the primary building, may not be backlit or otherwise illuminated or used as signage, and should generally be no greater than 4 feet in size, except as follows:

1. The canopy band face may utilize one small button logo on each face that can be internally illuminated, as long as each button logo does not exceed 15 square feet for bands 3' in size and 20 square feet for bands 4' in size, is generally as tall as it is wide, and does not protrude more than 18 inches from the canopy in any direction.

2. The canopy band face may utilize an external LED halo type light, if properly shielded/recessed and oriented downward/upward so that only the "wash" is visible.

3. The canopy band face may utilize internally illuminated rings, as long as the source is LED, it is flush with the band face and only protrudes nominally (up to a maximum of 6"), and the size of the ring does not exceed more than 25% for single rings and 50% for multiple rings of the thickness of the canopy band face.

(iv) Exhaust valves for underground fuel storage tanks shall be designed to be located against a building, sanitation container screening wall, or other structure to mitigate their visual impact and should be an earth-tone color. If impractical, the exhaust valves may be located in an interior landscape area, if properly screened, but should not be located in the exterior landscape buffer adjacent to the public right-of-way.

(b) Drive-Thru Facilities.

(i) Drive-thru facilities shall provide sufficient stacking spaces, as determined by the City Planner.

(ii) Drive-thru facilities with a side egress onto the drive-thru shall provide the following:

1. A minimum 4' wide curbed sidewalk separating the drive-thru from the pedestrian entrance.

2. A minimum 4' high safety railing, comprised of black tubular steel or similar material, that stretches a minimum 10' along the curb.

3. A stamped and stained cross-walk from the entrance across the drive-thru.

4. Signage effectively warning of pedestrians that includes a minimum hanging/projecting sign, a stand-up sign on the sidewalk, and a minimum

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2" tall door sign for patrons exiting the building.

(c) Sanitation Containers.

(i) Garbage, trash, or refuse containers (generally known as "sanitation containers") shall be screened on all sides. Screening materials shall be masonry of the same material and color as the main exterior facade of the main structure.

(ii) Sanitation containers shall not be located in front of the main building unless no other option is available and shall only be allowed with Site Plan approval from City Council.

(iii) A solid metal gate shall be provided. Gates shall be kept closed except when in use for access.

(iv) Sanitation containers shall be subject to the following design specifications:

1. Single container enclosures shall be a minimum of 12 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.

2. Double container enclosures shall be a minimum of 25.5 feet wide by 14 feet deep, as measured from the inside of the enclosure's walls.

3. Trash compactor enclosures and all other enclosure types shall be constructed to the manufacturer's specifications.

4. All enclosure types shall be required a minimum of 40 feet of straight backing, as measured from the front gates of the enclosure, to accommodate a sanitation truck's maneuverability. If special circumstances prevent straight backing from being provided, the City Planner shall have the authority to approve angled or alternative backing movements.

5. All enclosure types shall be required to provide a 24-foot vertical clear zone.

(d) Mechanical Equipment and Utilities.

(i) Exposed conduits, ladders, exhaust valves, utility boxes and drain spouts shall be a color matching the building, an accent color, or earth-tone color.

(ii) All new utilities shall be underground.

(iii) Mechanical and heating and air conditioning equipment in nonresidential and multifamily uses shall be screened from view from the public right-of-way and from adjacent residential property with a solid masonry wall of the same material and color as the main exterior facade of the main structure. For such equipment located on the roof of a nonresidential or multifamily structure, the screening of the equipment shall be a minimum of one foot higher than the height of the equipment.

(e) Accessibility and Layout.

(i) Walkways.

1. Shaded walkways shall be at least six feet in width and shall not include

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street or access laneway crossings.

2. All commercial buildings shall be connected by a shaded walkway that also connects to the public right-of-way in at least one location per drive opening onto the public right-of-way.

3. In parking lots with greater than fifty parking spaces, there shall be provided a central shaded walkway located between parking rows in a minimum of two locations, unless otherwise approved with Site Plan approval from City Council.

4. Shading may be accomplished through the use of trees planted 30 feet on-center, or awnings, canopies or shade structures.

(ii) Vehicular cross-access to adjacent lots shall be provided at all times.

(iii) Bay doors shall not be oriented toward the right-of-way and shall be screened from view from adjacent residential properties per requirements contained herein, unless otherwise approved with Site Plan approval from City Council.

G. NONRESIDENTIAL LANDSCAPE REQUIREMENTS.

(1) Purpose.The purpose of the landscaping requirements is to provide for the orderly and aesthetic development of the City. It is the intent of these requirements to:

(a) [Provide] a balance between the need for landscape treatments and the need for commercial growth in the City.

(b) Promote a flexible attitude of enforcement sufficient to meet the spirit and intent of these requirements.

(c) Promote mutually beneficial improvements by utilizing incentives rather than penalties.

(d) To aid in stabilizing the environmental balance by contributing to the processes of air purification, oxygen regeneration, groundwater recharge, stormwater runoff retardation and erosion control.

(e) Provide for the separation and buffering of incongruous uses and intensity of activities and provide for the visual softening of building masses.

(f) Reduce glare from paved surfaces, dust nuisances and the impact of noise.

(g) Protect and promote the value of residential and commercial properties within the City.

(h) Promote a positive image for the attraction of new business enterprises within the City.

and

(i) Encourage the protection of healthy trees and vegetation and promote the natural ecological, environmental and aesthetic qualities of the City.

(2) Landscaping Required.The requirements of this Section shall apply to all new nonresidential and multifamily construction. Buildings in existence on the effective date of

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this ordinance shall be considered legally nonconforming. Any new construction that exceeds 5,000 square feet, or more than a 30 percent expansion of an existing building, shall be required to meet the requirements herein. Pad site developments or ground lease developments shall be required to provide landscaping in accordance with the landscaping requirements herein. Landscaping requirements include detention pond landscaping and parking lot landscaping. Each requirement is in addition to the others.

(3) Xeriscaping.

(a) Texas has an abundance of native plants which are naturally adapted to the region. Most native or adapted plants are drought tolerant or have lower water demands, and by combining Texas natives with well adapted exotic plants, water is conserved. The use of xeriscape can:

(i) Reduce landscape water and maintenance use by 60 percent or more, which helps extend limited water supplies and conserve water resources;

(ii) Provide an enhanced regional identity for Aubrey;

(iii) Lower pest problems and require less fertilizer needs than many non-adapted, exotic plants brought into Texas landscapes. By eradicating weeds, competition for available water resources is diminished;

(iv) Lower monthly water bills for users;

(v) Reduce runoff through the plants root system, which helps water percolate into the soil, reducing erosion and runoff, improving water quality.

(b) In order to promote prudent use of the City's water resources and reduce the need for additional water system infrastructure, additional water resources and water purification systems, and to help ensure viability of required plantings during periods of drought, all required landscaping shall comply with the following requirements designed to reduce water usage:

(i) All landscaping shall be from the recommended plant material list, which is comprised of native and adapted vegetation, unless alternate plant materials are approved through the landscape plan.

(ii) For maximum reduction in water usage, xeriscape plants shall not be interspersed in plant massing with plants requiring higher water usage.

(iii) Irrigation systems shall be designed to provide the appropriate amount of water without over watering.

(iv) Lawn or turf is not permitted in areas with a dimension of less than eight square feet.

(4) Detention Pond Landscaping Requirements.

(a) Stormwater control devices, such as detention/retention basins and ponds, shall be landscaped to reduce their visual impacts. Such landscaping shall not negatively impact the operation of such devices, but may include suitable planting materials that will control siltation and erosion, and in all cases shall be sodded. Ponds shall be designed in one of the following ways, subject to review and approval by the City

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Engineer:

(i) Basic (dry) ponds shall have a decorative retaining wall or slopes no greater than 4:1, shall provide a large canopy tree each 30 linear feet of the perimeter, shall provide a large canopy tree each 100 square feet of the basin, and shall provide a minimum four-inch high black tubular metal (wrought iron style) fence around the perimeter with evergreen screening.

(ii) Amenity detention (dry) ponds shall be designed in a manner to be an amenity to the development by providing a gentle 6:1 slope (a partial decorative stone retaining wall may be allowed), shall provide a large canopy tree for each 30 linear feet of the perimeter (which may be clustered), shall provide a large canopy tree each 100 square feet of the basin (which may be clustered), shall provide a public-access path the full circumference of the pond, and shall provide benches and trash receptacles.

(iii) Amenity retention (wet) ponds shall be designed in a manner to be an amenity to the development by providing a gentle 6:1 slope (a partial decorative stone retaining wall may be allowed), shall provide a large canopy tree for each 30 linear feet of the perimeter (which may be clustered), benches and trash receptacles. Such ponds shall include aeration to ensure water quality.

(5) Parking Lot Landscaping Requirements.

(a) Planter Islands.Planter islands shall be provided in parking areas on the basis of ten (10) square feet of landscape area for each parking stall provided (approximately one island per 16 stalls.) The City Planner may modify the island requirement for each row in situations where it would be beneficial to combine islands into a larger island.

(i) Each row of parking stalls shall terminate in a landscape area containing a tree.

(ii) Planter islands shall have a minimum width of 8 feet back to back, if curbed, or 9 feet edge to edge if no curb is provided.

(iii) No parking space shall be placed greater than 100-feet from a landscaped area containing a tree.

(iv) Each planter island in parking areas shall contain a minimum of one canopy tree. Planter islands that have light poles may substitute two understory/accent trees for the required canopy tree.

(v) Big boxes may, in lieu of providing a tree every 12 spaces, choose to provide a minimum ten-foot wide continuous landscape island every eight single rows of parking, with a large canopy tree each 30 linear feet, subject to review and approval by the Director. This does not waive the requirement for terminus islands and trees on parking rows.

(vi) In retail developments of 15,000 square feet or more, an urban tree shall be placed in a tree grate or tree well each 30 feet on center within a minimum 12-foot wide sidewalk along active storefronts and mixed-use building fronts. Trees may be clustered so not to block the main vestibule. Facade trees are not required in areas with an architectural arcade.

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(b) Screening from Abutting Properties and Rights-of-Way.All vehicular use areas with more than 10 parking spaces located within 50-feet of an abutting property or public right-of-way shall be screened from the abutting properties and the public right-of-way with a wall, fence, evergreen hedge, berm or other durable landscape barrier. Use of berms and other hardscape materials to meet this requirement are strongly encouraged. Plants and shrubs used in living barriers shall be at least 24 inches high at time of planting and shall be a type and species from the recommended plant list that will attain a minimum height of three feet within 18 months of planting and will form a continuous hedge. Sporadic breaks in the hedge row may be approved to achieve unique designs, but breaks must be screened using hardscape devices such as decorative fencing or berms. Any landscape barrier not containing live plants or trees shall be a minimum of three feet high at time of installation.

(i) For all nonresidential and multiple-family parcels, a minimum 20-foot landscape buffer adjacent to the right-of-way is required.

(ii) For all nonresidential and multifamily parcels located at the intersection of two dedicated public streets (rights-of-way), a 20-foot landscape buffer shall be provided parallel to the corner clip right-of-way dedication.

(iii) Landscape buffers adjacent to the public right-of-way shall contain at least one large canopy tree each 20 linear feet or fraction thereof of street frontage, inclusive of driveways. Trees may be grouped or clustered to facilitate site design. A permanent public art item of greater than 5-feet in height (i.e. obelisks, sculptures, statues, clock towers, water fountains, etc.) may be placed prominently on a site in lieu of up to 3 required trees.

(iv) A perimeter landscape buffer of at least ten feet in width shall be maintained between adjacent properties. This landscaping can be reduced to five feet when abutting property of the same zoning. Access ways between lots may be permitted through all perimeter landscape areas.

(v) Perimeter landscape buffers not adjacent to the public right-of-way shall contain at least one large canopy tree each 50 linear feet or fraction thereof when adjacent to another commercial use, and at least one large canopy tree each 30 linear feet when adjacent to residential uses or zoning. Trees may be grouped or clustered to facilitate site design and shall be appropriately staggered when adjacent to property of the same zoning.

(vi) For every five large canopy trees or fraction thereof required along the street frontage and perimeter, one small ornamental tree shall also be provided.

(c) Existing Trees:The City Planner may approve variations to the planter island requirements to preserve existing trees in interior parking areas. For existing trees, the minimum width of the planter island shall be as follows:

6" caliper or less	8' minimum width
6" to 12" caliper	12' minimum width
more than 12" caliper	18' minimum width

(6) Plant Materials.

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(a) Quality Standard:All plant material shall be of No. 1 grade, free from plant disease, of typical growth for the species, have a healthy, normal root system, rounded branching pattern, and shall conform to the code of standards set forth in the current edition of the American Standard for Nursery Stock.

(b) Recommended Plants:A list of recommended plants within each plant material type is included in Table 10-3. The applicant may propose plants other than those listed if the plant is appropriate for the intended use or the applicant maintains a plant care program sufficient to properly care for the proposed plant material. Plant materials shall be appropriate for the region and local soil conditions and shall be planted in accordance with good horticultural practice. Plants selected should require only low maintenance and should be temperature and drought tolerant.

(c) Size Requirements when Planted:All plants shall equal or exceed the following measurements when planted. Plants larger than specified may be used, but use of such plants shall not decrease the size requirements of other proposed plants.

(i) Tree measurement:Canopy and understory trees with single trunks shall be measured by caliper size one foot (1') above the ground line. Multi-trunk trees shall be measured by the height of the tree.

Table 10-3 Recommended Plants

Canopy Tree	Accent/Understory Trees	Shrubs	Ground Covers
Pecan Cedar Elm Texas Red Oak Live Oak (also Southern Live Oak) Bur Oak Western Soapberry Texas Ash American Elm Chinquapin Oak Lacey Oak Shumard Oak	Mexican Buckeye Red Buckeye Texas Buckeye Carolina Buckthorn Desert Willow Eastern Red Cedar Hawthorn Honeylocust Mexican Plum Possumhaw Holly Redbud Roughleaf Dogwood Rusty Blackhaw Viburnum Texas Persimmon Yaupon Holly (not dwarf species)	Agarita American Beautyberry Coral Berry Texas Nolina Red Yucca Skeletonleaf Goldeneye Texas Sage Japanese Barberry Pampas Grass	Sideoats Grama Silver Bluestem Splitbeard Bluestem Switchgrass Mexican Feather Grass

The City reserves the right to approve plants and planting through an appointed horticulturist, landscape architect, or other persons so qualified.

(ii) Minimum sizes:The minimum plant size when planted shall be as follows:

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Plant Material Type	Minimum Size
Single Stem/trunk Canopy Tree	3" caliper
Multi-trunk clump Canopy Tree	6 feet high
Understory Tree	4 feet high
Shrub	15 inches high
Groundcover	4 inch containers

The City Planner may approve smaller size shrubs based on unusual growing circumstances and/or on a specific design that reflects the overall intent of this Section.

(7) Landscape/Irrigation Plan Requirements.

(a) Qualification to Prepare Plans:Landscape plans shall be prepared by a Registered Landscape Architect, a Landscape Designer or Landscape Contractor, knowledgeable in plant materials and landscape design may also prepare the landscape plan. Irrigation plans shall be prepared by a Licensed Irrigator or Landscape Architect.

(b) Landscape Plan Requirements.The following items shall be provided on the required landscape plan:

(i) Sheet size 24" by 36", or as approved,

(ii) Acceptable scale: 1"=10', 1"=20', 1"=40', or as approved.

(iii) North arrow, graphic and written scale

(iv) Appropriate title (i.e. “Landscape Plan”)

(v) Title block, including street address, legal description, and date of preparation.

(vi) Name and address of owner

(vii) Name, address and telephone number of person preparing plan.

(viii) Property line shown with dimensions

(ix) Existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)

(x) Width and type of bufferyards labeled on all sides

(xi) Location, caliper size and species of all existing trees 6" caliper or greater which are to be preserved,

(xii) Location, quantity, size and species of all proposed plant materials.

(xiii) Maintenance Note (see paragraph H.1 [subsection (9))

(xiv) Label type of any enhanced pavement proposed.

(xv) Visibility triangles shown

(xvi) Seal and dated signature of Landscape Architect (if applicable)

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(xvii) Plant list, and

(xviii) Any berms delineated with one-foot (1') contours

(c) Irrigation Plan Requirements.The following items shall be provided on the required irrigation plan:

(i) Sheet size 24" by 36", or as approved

(ii) Acceptable scale: 1" = 10', 1"=20', 1"=40', or as approved (Must be at same scale as landscape plan)

(iii) North arrow, graphic and written scale

(iv) Appropriate title (i.e. “Irrigation Plan”)

(v) Title block including street address, legal description, and date of preparation.

(vi) Name and address of owner

(vii) Name, address and telephone number of person preparing plan.

(viii) Property line with dimensions

(ix) Location of all existing trees 6" caliper or larger which are to be saved

(x) All pipes labeled as to size

(xi) All sprinkler heads labeled as to type (key is acceptable)

(xii) Backflow prevention device labeled with type and size

(xiii) Location of water meter and connection to water service

(xiv) Any existing utilities (water, sewer, storm drain, gas, electric, cable TV, etc.)

(xv) Note indicating that installation must be inspected by the City of Aubrey

(xvi) Maintenance Note indicated.

(xvii) Seal and dated signature of professional who prepared plan.

(8) Visibility Triangles.In complying with the landscaping requirements set forth herein, no landscaping shall be permitted or allowed to cause visibility obstructions and/or blind corners at intersections.

(a) Whenever an access way intersects with a public right-of-way or when the subject property abuts the intersection of two or more public right-of-ways a triangular visibility area, as described below in subsection (e) of this section, is created. Landscaping within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between three feet and six feet in height. Trees may be permitted in this area provided they are trimmed in a manner that prevent limbs or foliage from extending into the triangular visibility area.

(b) All sight/visibility triangle distances herein shall be measured from the intersection edges of the curb or, where there is no curb, from the end of the pavement or gravel,

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unless otherwise specified.

(c) Street intersections -Each such intersection shall have a sight triangle of 45 feet on each leg from the point of intersection.

(d) Driveway -Each driveway intersection shall have a sight triangle of 45 feet along the street and 20 feet along the driveway from the point of intersection.

(e) Landscaping, except required grass and low groundcovers, shall not be located closer than three feet from the edge of any access way pavement.

(f) In the event other visibility obstructions are apparent in the proposed landscape plan, as determined by the Director, the minimum landscape area requirements set forth herein may be reduced to the extent to remove the conflict.

(9) Maintenance.

(a) General:The owner, tenant and the agent, if any, shall be jointly and severably responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping, all plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines that are broken and flow water shall be replaced or repaired immediately to prevent the waste of water.

(b) Plant Replacement:The owner shall be responsible for replacing all plant materials which shows dead branching over 25 percent or more of the normal branching pattern and repair irrigation system for a period of one year from the date of issuance of the Certificate of Occupancy. Plant materials that die shall be replaced with plant material of similar variety and similar initial size. The Owner shall make such necessary replacements within 30 days of notification by the City.

H. SCREENING ELEMENTS AND FENCES.In order to provide maximum safety to pedestrians and motorists at intersections and at ingress and egress points from public streets, highways and alleys to private property, to conserve and protect aesthetic views and vistas, to secure hazardous areas from unauthorized entry, to contain livestock and other agricultural activities, and to screen and protect permitted outside materials storage areas, the following regulations are prescribed for the location, type and height of regulated required and nonrequired screening elements and fences. The terms “screening elements” and “fence” as used herein, are defined in Section 4.

(1) Traffic Visibility at Intersections.On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of two and one-half (2-1/2) feet and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines twenty (20) feet from the point of the intersection.

(2) Traffic Visibility at Interior Lots.On an interior lot in any district, nothing shall be erected,

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placed, planted or allowed to grow in such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley, or private street or driveway from or to adjacent private property.

(3) Residential Districts - General.

(a) Screening elements and fences shall be restricted to a maximum height of eight (8) feet, measured from the adjacent grade line, except as otherwise allowed.

(b) Nonresidential uses in a residential district shall be suitably screened from view, to a height not less than six (6) feet of any adjacent residential lot or dwelling use along the side and rear property lines of such nonresidential use. Said screening requirements shall not be mandatory for public schools, parks or churches, except where a parking lot of active outdoor intensive use area (such as a playground) is adjacent to a residential lot or dwelling. Parking lot screening need not be more than three and one-half (3-1/2) feet in height. Off-street loading areas of any nonresidential use shall be adequately screened from view of any residential dwelling or lot or of any other adjacent public or semi-public land use.

(c) Where a multifamily use abuts a one or two-family district, the side and rear property lines of said multifamily district shall be suitably screened from view, to a height not less than six (6) feet, of any adjacent dissimilar residential dwelling or lot.

(d) Garbage, refuse and trash collection/storage areas in any multifamily development or other nonresidential use permitted in a residential district shall be enclosed on at least three (3) sides by a dense screening element to adequately screen such area from view of the surrounding area.

(e) A screening fence may be placed at the front property line of a residential district, measured from the adjacent grade, when (1) the height does not exceed eight (8) feet, and (2) there is minimum transparency of 75%. Masonry columns constructed of brick, stone, or reinforced concrete, ornamental metal rail fencing, or any sustainable material with more than a 30-year life expectancy is allowed as long as the opacity of the screen does not exceed 25%.

(f) No screening element comprised of brick, masonry, concrete or solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service or drainageway, within the easements reserved therefor.

(4) Nonresidential Districts - General.

(a) Where a nonresidential use abuts a residential lot, use or district, the side and rear property lines abutting said residential lot, use or district shall be suitably screened by the nonresidential use so as to obscure the view from the residential lot, use or district to the nonresidential use to a height not less than six (6) feet.

(b) Where a district boundary separating a residential district from a nonresidential district is along a street or alley, and an automobile parking lot or parking area is located in the front yard of the nonresidential use, then said parking lot or parking area facing the residential lot, use or district shall be suitably screened to a height of not less than three and one-half (3-1/2) feet.

(c) Where garbage, refuse and trash collection/storage is permitted and the screening

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thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than six (6) feet in height.

(d) In all districts where open space is permitted and the screening thereof is required, then such screening shall be provided around the exposed perimeter thereof of not less than six (6) feet in height.

(e) Off-street loading areas shall be adequately screened from view of any residential dwelling or any other adjacent residential land use.

(f) No screening element comprised of brick, masonry, concrete or solid metal shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service or drainageway, within the easements reserve therefor.

(g) All required screening elements shall be permanently and adequately maintained by the nonresidential property owner.

(5) Barbed Wire Fences.

(a) Barbed wire fences used in conjunction with permitted agricultural and related activities and in industrial districts are permitted without restrictions, but are expressly prohibited in all other districts.

(Ordinance 135-87 adopted 4/14/87; Ordinance 494-13, ex. A, adopted 3/19/13; Ordinance 495-13, ex. A, adopted 3/19/13; Ordinance 503-13, ex. A, adopted 6/18/13; Ordinance 504-13 adopted 6/18/13; Ordinance 549-15 adopted 1/20/15)

§ 24. BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY.

A. BUILDING PERMITS REQUIRED.No building or other structure shall be erected, moved, added to, enclosed, or structurally altered without a permit. For single-family structures, or for any construction which is of a lesser extent but is a part of a single-family structure, including fences, driveways, or room additions, a permit shall be issued by the administrative official. For any other type of building or structure, which is of a multifamily, commercial or industrial type use, no permit shall be issued by the administrative official without prior approval of the planning and zoning commission.

B. APPLICATION FOR BUILDING PERMIT.All applications for building permits where the estimated construction costs exceed $1,000.00 shall be accompanied by plans in triplicate drawn to scale, showing the actual dimensions and shape of the lot to be built upon, the exact sizes and locations on the lot of buildings already existing, if any, and the location and dimensions of the proposed building or alteration. The application shall include such other information as lawfully may be required by the building inspector, including existing or proposed building or alteration, existing or proposed uses of the building and land, the number of families, housekeeping units, or rental units the building is designed to accommodate, conditions existing on the lot, and such other matters as may be necessary to determine conformance with, and provide for the enforcement of, this Ordinance.

One (1) copy of the plans shall be returned to the applicant by the building inspector, after he shall have marked such copy either as approved or disapproved and attested to same by his signature on such copy. The original and one (1) copy of the plans, similarly marked, shall be retained by the building inspector.

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C. EXPIRATION OF BUILDING PERMIT.If the work described in any building permit has not begun within six (6) calendar months from the date of issuance thereof, said permit shall expire; it shall be canceled by the building inspector; and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless and until a new building permit has been obtained.

D. CERTIFICATE OF OCCUPANCY REQUIRED FOR NEW OR ALTERED BUILDINGS OR CHANGES IN USE OF NONCONFORMING USES.

(1) No nonconforming building or use shall be maintained, renewed, changed, or extended until a certificate of occupancy shall have been issued by the building inspector. The certificate of occupancy shall state specifically wherein the nonconforming use differs from the provisions of this Ordinance, provided that upon enactment or amendment of this Ordinance, owners or occupants of nonconforming uses or buildings shall have three (3) months to apply for certificates of occupancy. Failure to make such application within three (3) months shall be presumptive evidence that the property was in a nonconforming use at the time of enactment of this Ordinance.

(2) No permit for erection, alteration, moving, or structural repair of any building shall be issued until an application has been made for a certificate of occupancy, and the certificate shall be issued in conformity with the provisions of this Ordinance upon completion of the work.

(3) A temporary certificate of occupancy may be issued by the building inspector for a period not exceeding six (6) months during alterations or partial occupancy of a building pending its completion, provided that said temporary certificate may include such conditions and safeguards as will protect the safety of the occupants and the public.

(4) The building inspector shall maintain a public record of all certificates of occupancy.

(5) Failure to obtain a certificate of occupancy shall be a violation of this Ordinance and punishable under Section 3 of this Ordinance.

E. CONSTRUCTION AND USE TO BE AS PROVIDED IN APPLICATIONS, PLANS, PERMITS, AND CERTIFICATES OF OCCUPANCY.Building permits or certificates of occupancy issued on the basis of plans and applications approved by the administrative official authorize only the use, arrangement, or construction set forth in such approved plans and applications, and no other use, arrangement, or construction. Use, arrangement, or construction at variance with that authorized shall be deemed a violation of this Ordinance, and punishable as provided by Section 3.B. hereof.

F. CERTIFICATE OF OCCUPANCY REQUIRED.

(1) Certificates of Occupancy Required.A certificate of occupancy (CO) permit must be obtained on all buildings hereafter erected or structurally altered; which shall include nonresidential or commercial, before any building is occupied and its utilities are turned on. A building must pass an inspection prior to being issued a Certificate of Occupancy permit. The provisions of this section of the ordinance are designed specifically to provide for the safety and well-being of the tenants whom are to occupy said dwellings.

The Building Inspector will issue a written list of violations that must be corrected before the property may be occupied by a tenant; or will instruct, in writing, the City Secretary to

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issue the Certificate of Occupancy as soon as the property has been inspected and found to be suitable for occupancy.

If initial inspection finds the property does not pass the safety inspection, the inspector will issue a list of repairs that must be completed before the Certificate of Occupancy is issued; when the repairs are completed the inspector will re-inspect the property and if the repairs are in order, will issue the Certificate of Occupancy.

(2) Fee Established.A person who applies for a Certificate of Occupancy shall pay a nonrefundable administrative fee. This administrative fee is to cover the cost associated with the inspections, reviewing and maintaining the documentation required by this Chapter. Such fee may appear on the person's water utility statement. The Director of Public Works is authorized to collect such charges in a manner consistent with this Ordinance, City Codes and State law.

(3) Expiration.If a property is unoccupied for more than 180 days, a new Certificate of Occupancy must be completed before tenant can occupy property.

(4) Penalty for Violations and Other Remedies.A person who violates any provision of this Chapter by performing an act prohibited or by failing to perform an act required is guilty of a misdemeanor; each day the violation continues shall be a separate offense.

(5) Appeal.A person may appeal the decision of the Building Inspector by making a written request for appeal to the Mayor or designee within seven business days of the adverse decision or action. The appeal hearing shall be conducted as soon as practicable following receipt of the notice of appeal. The appeal shall be heard by the Mayor. An adverse decision of the Mayor may be appealed by written notice to the City Board of Adjustment, whose decision shall be final and binding.

(6) A Certificate of Occupancy shall be required for the following:

(a) occupancy and use of a building hereafter erected or structurally altered;

(b) change in use of an existing building to a use of a different classification;

(c) occupancy and use of vacant land, except agricultural Use;

(d) change in the use of land to a different classification;

(e) any Nonconforming Use or change in a Nonconforming Use;

(f) change of tenant, or applicant, or property owner of a lease space or building[.]

No such use, or change of use, shall take place until a Certificate of Occupancy therefor shall have been issued by the Building Official.

(Ordinance 135-87 adopted 4/14/87; Ordinance 195-94 adopted 2/7/94; Ordinance 285-00 adopted 6/20/00; Ordinance 491-13 adopted 2/19/13; Ordinance 555-15, sec. 2, adopted 4/21/15; Ordinance 560-15, sec. 2, adopted 7/21/15; Ordinance 570-15, sec. 2, adopted 7/21/15; Ordinance 642-18 adopted 9/25/18)

§ 25. PARKING SPACE REGULATIONS.

A. AUTOMOBILE PARKING SPACE REGULATIONS.Whenever any ordinance, regulation, or

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plan enacted or adopted by the City Council is for the purpose of providing off-street automobile parking spaces or of establishing requirements that such spaces be provided within any section or sections of the city, then such plan or requirements shall govern within such sections. Otherwise off-street automobile parking spaces shall be provided as follows, applicable to buildings hereafter erected and uses hereafter established, to such nonconforming uses as may be required to conform to the regulations hereof, and to extensions and enlargements of buildings and uses.

(1) Except as otherwise provided in this section, off-street parking spaces shall be provided as follows:

USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Residential:	
Single-Family	2.0 per dwelling unit
Two-family	2.0 per dwelling unit
Multifamily:	
Efficiency and one bedroom	2.0 per dwelling unit
Two or more bedrooms	2.0 per dwelling unit
Commercial:	
Offices, General	1.0 per 300 sq. ft. gross floor area
Banks and Savings and Loan	1.0 per 600 sq. ft. gross floor area plus 1.0 space per employee
Clinics and Doctor’s Offices	1.0 per 300 sq. ft. gross floor area
General Retail	4.0 per 1,000 sq. ft. gross floor area
Shopping Centers	3.0 per 1,000 sq. ft. gross floor area
Carwash	0.3 per employee, plus 1.0 for owner or manager, plus reservoir parking as provided below
Restaurants	1.0 per 3 seats
Hotels, Motels	1.0 per rentable room plus 0.5 per employee on any one shift
Halls for meeting, dancing, social events	1.0 per 4 persons accommodated
Entertainment:	
Bowling Alleys	6.0 per lane
Pool Hall	6.0 per 1,000 sq. ft. gross floor area
Industrial:	1.0 per 2 employees on any one shift
Auditoriums and Theaters:	1.0 per 3 seats
Churches:	1.0 per 3 seats

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USE OF BUILDING OR SITE	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Day Care Center or Nursery:	1.0 space for every ten (10) children or clients, based on maximum occupancy and licensing capacity; plus 1.0 space per employee; plus 1.0 space for each bus or van parked on property; and adequate stacking spaces for pick-up and drop-off.
Elementary and Jr. High Schools:	1.0 per classroom plus 1.0 space per 4 seats in auditorium
High School:	1.0 per classroom plus 1.0 per 3 students in instruction plus 1.0 space per 4 seats
Hospitals:	1.0 per 2 beds plus 1.0 per 3 staff members on any one shift
Nursing Homes:	1.0 per five beds plus 1.0 per 2 staff members on any one shift
Wholesale Storage and Jobbing:	1.0 per employee, plus 1.0 per business vehicle parked on premises, plus 2.0 for visitor or customer parking

Off-street reservoir parking shall be provided for an automatically operated carwash equal to three (3) times the maximum capacity of the carwash, and for a manually operated carwash equal to six (6) times the maximum capacity of the carwash, for automobiles awaiting entrance. “Maximum Capacity” shall mean the greatest number of automobiles undergoing some phase of washing at the same time.

The required yard setbacks for any building shall not be included in calculating the minimum space requirements for off-street parking.

(2) Where a building or a site contains two (2) or more uses, the off-street parking requirement shall be computed as the sum of the required off-street parking spaces for each individual use.

(3) Each business, commercial, manufacturing or industrial use having deliveries made by truck more than once a day between the hours of 8:00 a.m. and 6:00 p.m., or where the time of loading and unloading materials or goods exceeds ten (10) minutes between those hours, shall provide off-street truck loading space on the lot, such space to be not less than thirty-five (35) feet in length, twelve (12) feet in width, and fifteen (15) feet in height.

(4) For the purpose of this subsection, one parking stall shall be not less than one hundred seventy-five (175) square feet in area, together with whatever area is required for means of ingress and egress thereto, except that in the case where attendants perform the act of parking in defined and adequate stalls then each such stall shall be considered a parking stall as required herein.

(5) A driveway for access to any single parking space or to a parking lot shall be not less than twenty (20) feet in width nor more than thirty (30) feet in width at the property line along the street and shall be so located as to minimize traffic hazard and congestion.

(6) All required parking stalls shall be located on the premises to which such requirement

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applies or within an off-street space distance not more than five hundred (500) feet from such premises, provided that such stalls as are required for employees and proprietors of any premises may be located within an off-street space distance not more than one thousand (1,000) feet from such premises except as otherwise provided in this subsection or other subsections of this Ordinance.

(7) Provision of parking stalls shared jointly by several persons in the same block or in the same vicinity is permissible, in which case the number of stalls required shall be the sum total of the individual requirements, provided that where it is found by the board of adjustment, upon application thereto, that the parking demand generated by the different uses included in any joint arrangement to provide parking stalls required herein occurs at distinctly different times, as in the case of a theater generating demand for parking during such daytime hours, and in similar cases, the board of adjustment may reduce the total number of parking stalls to be jointly provided.

(8) All parking spaces required for any use and provided in compliance with the provisions of this subsection on the same lot or plot as that occupied by such use shall be considered to be required spaces for the use or uses to which appurtenant and shall not be reduced or encroached upon in any manner.

(9) The surface of parking stalls and aisles, truck standing spaces, and access driveways therefor shall be treated, prepared and maintained for adequate drainage and the elimination of dust, dirt, and mud, according to city specifications.

(10) In a case where existing off-street parking facilities have unused parking capacity and where such facilities are open to the use of the public free of charge or at reasonable rates, the board may reduce the parking space requirements for any use [at a] distance not more than eight hundred (800) feet from such facility or facilities, provided that the total number of stalls in such reduction shall be not greater than the total number of stalls of unused capacity.

(11) In a case where any public or private off-street parking facility, to be open to the use of the public free of charge or at a reasonable rate, is planned or is in process of development and where the board has reasonable assurance that such development will be carried to completion and will when completed relieve the parking demand in an area within five hundred (500) feet thereof in some measure or in full measure, the board may establish a reasonable time period within which any use or uses within such area shall provide required space for parking stalls. Upon completion of all or a portion of such development, the provision of paragraph (10) above may be applied by the City Council.

(12) In a case where the customary mode of transportation of a majority of the patrons, employees, and proprietors of any use, to and from the area in which such use is located, is other than by private automobile, the board may reduce by an amount not to exceed fifty percent (50%) the space required for parking stalls for such use.

(13) In a case where it is clearly shown by the applicant to the satisfaction of the board that the provision of the amount of space required herein for parking stalls, due to the particular nature of the proposed use or other condition, would be unnecessary hardship, the City Council may reduce such requirement.

B. RECREATIONAL VEHICLES.

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(1) With property owner consent, a recreational vehicle may be used as a temporary dwelling on private property only if permitted by the City by the granting of a Temporary Recreational Vehicle Permit, for a period not to exceed fourteen days. For a Temporary Recreational Vehicle Permit to be granted, an applicant must provide the property owner's written consent. For any given lot or tract of privately owned real property, a Temporary Recreational Vehicle Permit may be granted up to four times per calendar year. The Permit must be clearly displayed in the window of the RV.

(2) Under circumstances of force majeure, an RV may be used as a temporary dwelling in excess of the fourteen-day time period with approval from the City Administrator and subsequent approval by City Council at the next available Council meeting.

(3) A recreational vehicle parked in accordance with a Temporary Recreational Vehicle Permit may not discharge gray water or toilet waste on the ground or in violation of any applicable state laws or regulations. An RV, if connected to an electrical outlet, shall be connected to a minimum 30 amp or 50 amp outlet for purposes of storage.

(4) A recreational vehicle parked in accordance with a Temporary Recreational Vehicle Permit shall be parked on a driveway, outside of the public right-of-way, or in the side or rear yard of the property owner's residence. A recreational vehicle stored on private property or parked for long-term storage (not used for dwelling purposes) does not require a Temporary Recreational Vehicle Permit.

(5) On-street parking of any recreational vehicle shall be limited to a 72-hour period for purposes of loading and unloading.

(6) A recreational vehicle parked or stored at an otherwise legally operating RV park or RV storage business is not required to obtain a Temporary Recreational Vehicle Permit.

(Ordinance 135-87 adopted 4/14/87; Ordinance 474-12, sec. 2.05, adopted 8/21/12; Ordinance 593-16, sec. 3, adopted 7/19/16; Ordinance 643-18, sec. 7, adopted 9/28/18)

§ 26. NONCONFORMING USES.

A. INTENT.Within the districts established by this Ordinance, or amendments that may later be adopted, there exist:

lots and uses of lands;

buildings and structures;

uses of land and buildings in combination; and

characteristics of use which were lawful before this Ordinance was passed and amended, but which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendments. It is the intent of this Ordinance to permit these nonconformities to continue until they are removed. It is further the intent of this Ordinance that such nonconformities shall not be enlarged upon, expanded or extended, nor be used as ground for adding other buildings and structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this Ordinance to be incompatible with permitted uses in the districts involved. A conforming use of a building or structure, a nonconforming use of land, or a nonconforming use of buildings and land in combination shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended

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to be seen from off the premises or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

B. NONCONFORMING LOTS OF RECORD.In any district in which residential, commercial, or industrial buildings are permitted, buildings may be erected on any single lot of record, or multiple lots of contiguous street frontage in the same ownership, which were recorded prior to the effective date of this Ordinance. This provision shall apply even though such lot or lots fail to meet the minimum requirements for area, width, or depth, as governed by Section 22, however all other provisions of Section 22 shall apply.

(1) Conformance When.The lawful use of a building or land existing at the date of enactment of this Ordinance, although such does not conform to the provisions hereof, may be continued, but if nonconforming use is discontinued for a period of six (6) consecutive calendar months it shall not thereafter be resumed and any future use of such building or land shall be in conformity with the provisions hereof.

The use of the land, if changed from a nonconforming use, shall be in conformity with the provisions hereof.

(2) Repairs - Cost Ceiling.The total structure repairs or alterations in a nonconforming building shall not, during its life, exceed 50 percent (50%) of the assessed value of the building unless changed to a conforming use. The use of a nonconforming building may be changed to another nonconforming use of the same or more restricted classification.

(3) Extension When.A nonconforming use of a building or land shall not be extended unless changed to a conforming use.

(4) Classification Changes.Whenever the nonconforming use of a structure is changed to the use of a more restricted classification, such use shall not thereafter be changed to a use of a less restricted classification.

For the purpose of this regulation, uses permitted in SF1 Districts shall be deemed to be those in the most restricted classification.

(5) Restoration When.A nonconforming structures destroyed or damaged by fire, flood, wind, earthquake, explosion or other casualty, or by the public enemy, to the extent where the cost of restoration would amount to less than fifty percent (50%) of its assessed value, may be restored. If the damage is in excess of fifty percent (50%) of its assessed value or restoration is not started within a period of one (1) year and carried diligently to completion, application for restoration shall be made to the board of adjustment to permit such restoration. Property owners, as shown by the city tax records on the effective date of this Ordinance, shall be able to restore their property regardless of the extent of destruction, without making application to the board of adjustment. However, said

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restoration shall comply with all construction codes then in effect within the city.

(6) Applicability.The provisions of this section shall apply to any use that may become a nonconforming use due to a change in the classification of the district in which located, from the effective date of the ordinance making the change.

(Ordinance 135-87 adopted 4/14/87; Ordinance 548-14, sec. 3 adopted 12/16/14)

§ 27. SIGN REGULATIONS.

A. APPLICABILITY; PURPOSE AND INTENT.The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

(1) Safety.To promote the safety of persons and property by providing that signs do not:

(a) Create a hazard due to collapse, fire, decay, and/or abandonment;

(b) Obstruct firefighting or police observation; or

(c) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

(2) Communication Efficiency.To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(a) Businesses and services may identify themselves;

(b) Motorists, pedestrians, and other persons may locate a business or service;

(c) Priority is given to the conveyance of public safety messages; and

(d) The right of free speech is preserved and exercised using signs.

(3) Environmental Preservation and Aesthetics.To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(a) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(b) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(c) Do not create visual clutter to persons using the public rights-of-way;

(d) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(e) Are not detrimental to land or property values.

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B. DEFINITIONS.For the purposes of this Section 27, Sign Regulations, the following words shall have the following definitions ascribed to them. Words not defined in this Section 27, Sign Regulations shall be as defined in Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

Abandoned sign means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

Advertising means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Attached sign means any sign affixed to, applied on, or supported by any part of a building located on-premises.

Awning sign means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in subsection E(1)(a), Permanent Signs Allowed in Downtown Area, Awning Signs.)

Balloon/floating device means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

Bandit sign means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

Banner sign means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection E(2)(a), Temporary Signs in Downtown Area, Banner Signs.)

Billboard sign means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

Builder promotional sign means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection E(5)(a), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

Building means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant enough to prevent the spread of fire, each portion of such structure separated may be deemed as a separate building.

Building official means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

Canopy sign means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas

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where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection E(3)(a), Permanent Signs, Canopy Signs.)

Cantilevered ground sign means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection E(3)(b), Permanent Signs, Cantilevered Ground Signs.)

Certificate of occupancy means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

Changeable electronic message/reader board sign means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection E(5)(b), Miscellaneous or Temporary Signs, Changeable Electronic Message/Reader Board Sign.)

City means the City of Aubrey, Texas.

City Manager means the City Manager or his designee or other City-authorized agent designated by the City Manager.

Conforming sign means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

Construction sign means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection E(5)(c), Miscellaneous or Temporary Signs, Construction Sign.)

Crown sign means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection E(3)(c), Permanent Signs, Crown Signs.)

Development sign, temporary means a temporary sign which advertises real estate, brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information and restrictions in subsection E(5)(d), Miscellaneous or Temporary Signs, Development Sign.)

Drive-through order sign means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection E(3)(d), Permanent Signs, Drive-Through Order Signs.)

Effective sign area means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

Erect or install means to build, construct, attach, hang, place, suspend, affix, paint, display, apply,

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assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

Exempt means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

Facade means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

Feather flag means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

Flag means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection E(5)(e), Miscellaneous or Temporary Signs, Flags.)

Flagpole means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

Frame duration means the time during which the frame continues a changeable message sign.

Garage sale see yard sale.

Government/regulatory sign means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

Graffiti means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

Grand opening means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

Human sign means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

Illegal sign means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

Illuminated sign means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

Impounded sign means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

Incidental sign means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection E(5)(f), Miscellaneous or Temporary Signs, Incidental Signs.)

Inflatable sign means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection E(5)(g),

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Miscellaneous or Temporary Signs, Inflatable Signs.)

Logo means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

Mechanical sign means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

Merchandise display means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

Message transition means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

Monument sign means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

Monument sign, multiple tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection E(3)(e), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

Monument sign, single tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection E(3)(f), Permanent Signs, Monument Signs - Single Tenant.)

Mural sign means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions in subsection E(1)(b), Permanent Signs in Downtown Area, Mural Signs.)

Neglected sign means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

Non-profit sign means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Non-residential use means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

Nonconforming sign means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

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Notice means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

Obscene sign means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

Off-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

On-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

Outdoor vending machine sign means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection E(5)(i), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

Person means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

Pole sign means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design of the sign; or (2) less than 1/4 the width of the sign.

Political sign means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection E(5)(j), Miscellaneous or Temporary Signs, Political Signs.)

Portable sign means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

Premises means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

Prohibited sign means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

Projecting sign means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection E(1)(c), Permanent Signs allowed in Downtown Area, Projecting Signs.)

Public informational sign means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

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Residential subdivision entrance sign (subdivision entry sign) means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection E(4)(a), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

Residential use means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

Residential yard sign means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection E(5)(n), Miscellaneous or Temporary Signs, Residential Yard Signs.)

Revolving sign means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

Right-of-way means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

Roof sign means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign that is painted directly upon the roof or top of a building.

Scoreboard means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection E(5)(k), Scoreboards.)

Searchlight means any use of lighting intended to attract the general public by the waving or moving of light beams.

Section or this section means these Sign Regulations unless the context otherwise specifically provides.

Sidewalk sign means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection E(2)(b), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection E(5)(l), Miscellaneous and Temporary Signs, Sidewalk Signs.)

Sign means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

Sign cabinet means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

Strip center means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building

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development.

Temporary development sign means a sign that identifies a real estate project that is under construction.

Temporary sign means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

Temporary, non-profit sign means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Total sign area means the total area of a sign including the display, framework, and base.

Unified development zone means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

Unified sign plan means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color, type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

Vacant building sign means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

Vehicle means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

Vehicular sign means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection E(5)(m), Miscellaneous or Temporary Signs, Vehicular Signs.)

Wall sign means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection E(1)(d), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection E(3)(g), Permanent Signs, Wall Signs.)

Wayfaring sign means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection E(1)(e), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

Wind device means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

Window sign means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection E(1)(f), Permanent Signs allowed in Downtown Area, Window Signs.)

Yard/garage sale means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection E(5)(o), Miscellaneous or Temporary Signs, Yard Sale Signs.)

Zoning districts means the various use districts designated in the City's Zoning Ordinance.

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Zoning sign means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

C. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Section 27, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

D. ADMINISTRATION.

(1) Permit Required.

(a) Sign Permit Required.No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/regulatory sign, and a government/ regulatory sign may be placed in the public right-of-way.

(b) Application.An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(i) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(ii) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(iii) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(iv) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(v) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

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(c) Permit Fee.Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will not be accepted without the permit fee paid in full.

(i) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(ii) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) Inspection.The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) Permit Expiration/Extension/Removal.If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

(2) Interpretation, Administration and Revocation of Permit.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency

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circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

(3) Prohibited Signs.The following signs are expressly prohibited:

(a) Abandoned signs;

(b) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(c) Billboard signs;

(d) Graffiti;

(e) Neglected signs;

(f) Balloon and air devices;

(g) Bandit signs;

(h) Human signs;

(i) Portable signs, unless specifically permitted within this section;

(j) Revolving signs;

(k) Mechanical signs;

(l) Pole signs;

(m) Roof signs;

(n) Vacant building signs;

(o) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(p) Obscene signs;

(q) LED, string or similar lighting outlining windows, doors, or other similar building features;

(r) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(s) Other prohibited signs:

(i) Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

(ii) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

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(iii) Any sign that emits odor or visible matter;

(iv) Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

(v) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

(vi) Any sign located on private property without the consent of the owner of the premises;

(vii) Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

(viii) Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

(ix) Any sign supported by a fence, except as otherwise permitted in this section;

(x) Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

(xi) Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county, state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

(xii) Off-premises signs, unless specifically permitted within this section.

(4) Nonconforming Signs.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign regulations when and if the following occurs:

(i) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(ii) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

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(iii) An alteration in the structure of sign support.

(iv) A change in the mechanical facilities or type of illumination.

(v) A change in the material of the sign face.

(vi) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(vii) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(viii) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(ix) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign.A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch.216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

(5) Maintenance of Signs/Neglected and Abandoned Signs.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat

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condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

(6) Removal of Signs in Violation.

(a) Removal/Impoundment of Prohibited Signs.All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(i) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written

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notification to do so.

(ii) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(iii) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(iv) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(v) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(vi) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(vii) Bandit signs may be removed immediately by the City.

(b) Failure to Comply.It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) Impounded Signs and Recovery.

(i) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(ii) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

(7) Unified Sign Plan.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and

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for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(i) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(ii) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(iii) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(iv) Other information to illustrate the consistency and uniformity of the signs; and

(v) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

(8) Waivers and Appeals.

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(a) Sign Board.All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) Process.Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) Approval Standards.When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(i) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(ii) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(iii) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(iv) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(v) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) Approval by the Sign Board.In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) Appeal.If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) Limitation on Reapplications.When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of

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a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

(9) Penalty for Violation of Section 27, Sign Regulations.

(a) Penalty for Violation.Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) Presumption of Ownership.There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(i) The permit holder for the sign; or

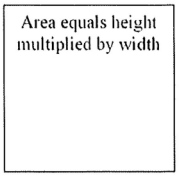
(ii) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

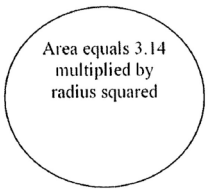
(c) Presumption Rebuttable.The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

(10) Sign Measurement.

(a) Area.The area of a sign shall be measured as follows:

(i) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.





(ii) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical

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formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(iii) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(iv) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(v) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) Height.The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

(11) Criteria for Permissible Signs.The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

E. APPROVED SIGNS.

(1) Permanent Signs Allowed in Proposed Downtown Area.

(a) Awning Signs.

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(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	
(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.	
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches	
(vi) Permit Required	Yes.	

(b) Murals.

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(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	
(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.	
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.	
(iv) Permit Required	Yes, location must be approved by the City Manager.	
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.	

(c) Projecting Signs.

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(d) Wall Signs.

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(e) Wayfaring Signs.

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(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(f) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	
(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.	
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.	
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.	

(2) Temporary Signs Allowed in Proposed Downtown Area.

(a) Banner Signs (Temporary).

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(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.	
(viii) Duration	Each permit is valid for a two-week period.	
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.	
(x) Permit Required	Yes.	

(b) Sidewalk Sign (Temporary).

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(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	
(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.	
(iv) Design	No illumination is permitted.	
(v) Duration	The sign must be removed and placed indoors at the close of each business day.	
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.	

(3) Permanent Signs Allowed in All Other Non-Residential Districts and the ETJ. In addition to the signs listed in subsection E(1), the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(a) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(b) Cantilevered Ground Signs.

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(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(c) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(d) Drive-Through Order Signs.

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(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	
(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs	One preview board and one order board shall be permitted for each drive-through/drive-up lane.	
(v) Design	Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.	
(vi) Permit Required	Yes.	

(e) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	

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(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).
(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(f) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.	
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.	
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.	

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(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.
(viii) Permit Required	Yes.

(g) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	

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(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.
(viii) Permit Required	Yes. A sign reface requires a separate permit.

(4) Permanent Signs Allowed in Residential and Multi-Family Districts and the ETJ (Other Than the Proposed Downtown Area).In addition to the signs listed in subsection E(1), the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

(a) Residential Subdivision Entrance Sign.

(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.	 
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.	
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.	
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.	
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.	
(viii) Permit Required	Yes.	
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.	

(5) Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.In

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addition to the signs listed in subsection E(1), the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(a) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(b) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped with automatic dimming technology which adjusts the sign's brightness based on ambient light.	

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(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.
(v) Permit Required	Yes.

(c) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.
(vii) Permit Required	Yes

(d) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	

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(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	
(viii) Permit Required	Yes	
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.	

(e) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.
(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non-residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(f) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches

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(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.
(ix) Fees	No

(g) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	
	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.	
(ii) Maximum Effective Sign Area	48 square feet	
(iii) Maximum Height	30 feet	
(iv) Maximum Number of Signs	One per premises per event	
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.	
(vi) Permit Required	Yes	

(h) Non-Profit Signs (Temporary).

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(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(i) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.
(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(j) Political Signs (Temporary Sign)

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(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(k) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.
(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(l) Sidewalk Signs (Miscellaneous Sign)

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(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(m) Vehicular Signs.

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(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(n) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of Signs	2 per lot	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above	

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(o) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

(Ordinance 429-10, sec. 2.02, adopted 2/23/10; Ordinance 477-12 adopted 8/27/12; Ordinance 505-13 adopted 6/18/13; Ordinance 551-15 adopted 2/17/15; Ordinance 914-25 adopted 6/26/2025)

§ 28. AMENDMENTS.

A. GENERAL.The zoning regulations, restrictions, and boundaries may from time to time be amended, supplemented, changed, modified or repealed. Such amendments, supplements, changes, modification, or repeal shall be deemed to amend, supplement, change, modify, or repeal the community plan of the City and shall become a part of such community plan. The Planning and Zoning Commission and its composition and duties are established by the City Council of Aubrey.

B. AMENDMENT INITIATION.An amendment to this Ordinance may be initiated by:

(1) City Council on its own motion;

(2) Planning and Zoning Commission;

(3) Request by owner or agency of owner of property to be changed.

C. PROCEDURE.All requests for amendments to zoning district boundaries shall be submitted, together with required fees to the administrative official, which officer shall cause notices to be sent and the petition placed on the Planning and Zoning Commission agenda.

The City Council may not enact any proposed amendment until the Planning and Zoning Commission makes its final report to the City Council. The City Council may refer proposed amendments to the Planning and Zoning Commission for recommendation. Requests for changes in zoning districts shall include the proposed designation or designations for the area concerned. Alternative proposals may be made at the time of filing the original request for amendment; however, all hearings and deliberations shall be limited to the request as submitted by the applicant at the time of original filing.

D. PUBLIC HEARING AND NOTICE.Prior to making its report to the City Council, the Planning and Zoning Commission shall hold one (1) public hearing thereon. Written notice of all public

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hearings on proposed changes in district boundaries shall be sent not less than ten (10) days before such hearing is held to all owners of property which is located within the area proposed to be changed, within two hundred (200) feet of such property or within two hundred (200) feet of any other adjacent property under the same ownership as the tract to be rezoned. Measurements shall be taken exclusive of public streets. Such notice may be served by using the last known address as listed on the City tax roll and depositing the notice, postage paid, in the United States Mail. No notice of hearings before the Planning and Zoning Commission on proposed changes in zoning regulations need be given except as may be required by state law.

E. COMMISSION REPORT.The Planning and Zoning Commission, after the public hearing is closed, shall vote on its recommendations on the proposed change to be sent in a report to the City Council. Such report may recommend for or against such proposed change and may, but need not, include reasons for such decision. The commission may defer its report for not more than sixty (60) days until it has had opportunity to consider other proposed changes which may have a direct bearing thereon. If the commission fails to finally report after sixty (60) days, it would be deemed to have recommended negatively to the proposal.

F. FORWARDING FINAL REPORT.Every proposal receiving a final report by the commission shall be forwarded to the council for setting and holding of public hearing thereon. No change, however, shall become effective until after the adoption of an ordinance for same and its publication as required by law.

G. WITHDRAWAL.Any proposal or application may be withdrawn by the proponent after the commission makes its final report, and such proposal or application shall not be subject to the provision hereof that a period of time must pass before a new application is considered. If such proposal is withdrawn, the council will not consider it. Any proposal or application withdrawn may be resubmitted and shall be subject to all fees and notice requirements as an original application.

H. COUNCIL HEARING AND NOTICE.The City Council may from time to time amend, supplement, or change by ordinance the boundaries of the districts or the regulations herein established. A public hearing on such amendment, supplement, or change shall be held by the council. Notice of council hearing shall be given by publication one (1) time in the official newspaper of the city, stating the time and place of such hearing, which time shall not be earlier than fifteen (15) days from the date of publication. No such amendment, supplement, or change shall be considered unless and until the commission makes its final report thereon. Publication of such change shall be accomplished by publishing the descriptive caption and penalty clause of the ordinance amending the comprehensive plan to incorporate the change.

I. APPLICATION NOT TO BE CONSIDERED FOR ONE YEAR AFTER DENIAL OF REQUEST FOR REZONING.No application for rezoning shall be considered within one year of denial of a request by the City Council for the same classification on the same property.

J. PROTEST AGAINST CHANGE.In case of a protest against such change signed by the owners of twenty percent (20%) or more either of the land included in such proposed change, or of the land within two hundred (200) feet thereof, excluding any intervening public street, such amendment shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the City Council present and qualified to vote.

K. COUNCIL ACTION ON APPLICATION.The proponent of any zone change shall satisfy the City Council that either the general welfare of all the city affected by the area to be changed will be enhanced or that the property is unusable for the purposes allowed under existing zoning. If

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such is proved to the council's satisfaction, it may grant the requested zone change; or it may change the zone's designation of a portion of such property; or it may initiate a request to consider changing all or a portion of such property to a district other than that requested and of a different character.

L. SITE PLAN AND SUPPORTING DOCUMENTS REQUIRED; PETITION FOR ZONING DISTRICT CHANGE OR CONDITIONAL USE. When in the opinion of the Planning and Zoning Commission or City Council that greater information is required from the petitioner concerning the nature, extent, and impact of his request than supplied with his application for a change in zoning or conditional use permit, in order for such commission, council, or board to properly review and evaluate all relevant factors thereof, said commission, council, or board may require the applicant to submit a site plan and supporting documents, conforming with all or a portion of the requirements set forth in this subsection, prior to rendering a decision thereon.

The petitioner is encouraged to meet with the appropriate commission or council in an informal work session to ascertain the exact extent of plans and documents required, if any, prior to the city initiating the advertisement for public hearing on the petition.

The general type and extent of plans and supporting documents which may be required of the petitioner include, but are not necessarily limited to:

(1) Site Plan. Meeting all of the requirements of a "preliminary plat" as described in the City's subdivision regulations, except that topographic and drainage map information provisions may be waived by the reviewing body when the inclusion of such data would not materially contribute to the necessary evaluation of the project's petition. Additional site plan drawing information which the reviewing body may require include:

(a) Existing and proposed zoning district;

(b) General outline of extensive tree covered areas;

(c) Drainageways and 100-year floodplain limits;

(d) Proposed treatment for screening the perimeter of the land embraced by the petition, including screening of internal separations of land use where required;

(e) Proposed internal nonvehicular circulation linkages such as pedestrian paths and hike trails, bike trails, and equestrian bridle paths, where applicable, including their interrelationships with vehicular circulation systems and proposed handling of points of conflict;

(f) A tabular summary schedule indicating:

(i) The gross acreage and percent of each type of zoning category proposed;

(ii) The gross acreage and percent of each type of land use proposed, with streets and open space categories listed separately, and residential uses further stratified as to type, i.e., single-family, two-family, multifamily townhouse, etc., including the total gross project acreage;

(iii) The gross residential density of each type of residential land use proposed, expressed in dwelling units per acre; and based on net residential land use plus

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one-half (1/2) of any abutting street;

(iv) The quantitative number of dwelling units proposed for each residential dwelling type (i.e., single-family, two-family, etc.);

(v) Proposed maximum lot coverage by building types (i.e., 1/F, 2/F, M/F, commercial, office, industrial, etc.) expressed in terms of percent or floor area ratio of the lot or site.

(2) Architectural Drawings.Elevations, concept sketches, or renderings depicting building types and other significant proposed improvements, including the treatment and use of open spaces, etc., where the submission of such drawings would more clearly portray the nature and character of the applicant's land use and development proposals.

(3) Written Documents.In narrative form on 8-1/2" x 11" sheets, including:

(a) Statement(s) on planning objectives to be achieved in use/development proposal, including a narrative description of the character of the proposed development and rationale behind the assumptions and choices made by the applicant, including use and ownership of open spaces, etc.

(b) Legal description of the total site area proposed for rezoning, development, or conditional use permit.

(c) A development schedule indicating the approximate date(s) when construction of the proposed development, and subsequent stages or phases thereof, if any, can be expected to begin and be completed to the best of the applicant's knowledge and belief.

(d) A statement as to the present and proposed ownership of the site or parcels thereof embraced by the application.

(e) Economic feasibility and/or market analysis studies, when deemed necessary by the reviewing body to adequately assess the necessity for zoning certain parcels to the sizes indicated by the applicant, or to evaluate the need for granting a conditional use permit.

(f) Environmental assessment statement, prepared pursuant to the National Environmental Policy Act of 1969, and any subsequent amendments thereto, when deemed necessary by the reviewing body to properly assess the impact of the proposed development/land use on the existing environment.

(g) Statement(s) as to how and when the applicant proposes to provide water and sewer to the development.

(h) Signature, title, and date of the applicant, at the conclusion of the written documents certifying the information presented in the plans and supporting documents reflecting a reasonably accurate portrayal of the general nature and character of the proposals.

(Ordinance 135-87 adopted 4/14/87)

§ 29. SEVERABILITY.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences,

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clauses and phrases of this Ordinance hereby adopted are severable and if any phrase, clause, sentence, paragraph, or section 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, since the same would have been enacted by the City Council without the incorporation of any unconstitutional phrase, clause, sentence, paragraph, or section.

This Ordinance shall take effect immediately from and after its passage and the publications of the caption as the law in such cases provides.

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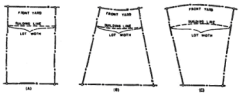
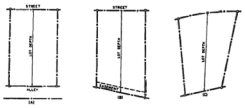
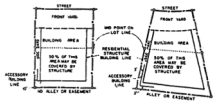
ILLUSTRATIONS
LOT WIDTH



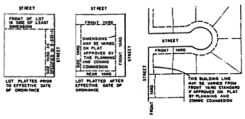
LOT DEPTH



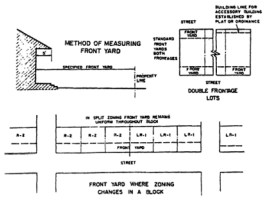
YARDS



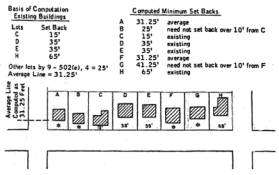
CORNER LOT



METHOD OF MEASURING FRONT YARD



INTERPRETATION AVERAGE FRONT YARD WHERE YARD DEPTH VARIES



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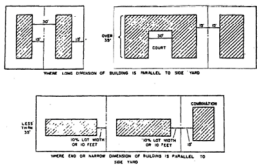
SPECIAL APARTMENT SIDE YARD AND SPACING STANDARDS



FLOOR AREA RATIO



SET BACK STANDARDS HIGH RISE APARTMENT AND SIMILAR STRUCTURES



(Ordinance 135-87 adopted 4/14/87)

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EXHIBIT I
DEVELOPMENT STANDARDS

Community Planning Standards (CP Standards)

I. PLANNING STANDARDS

1.1 Purpose: The purpose and intent of these Community Planning Standards are to provide quality subdivision development with residential uses for the Property. Capitalized terms not otherwise defined in this Exhibit D have the meanings given such terms in the Development Agreement to which this Exhibit D is attached.

1.2 Zoning Districts: The following districts apply to the Property:

SF-6	Single Family Residential, 6,000 sf minimum lot
SF-5	Single Family Residential, 5,000 sf minimum lot

Zoning Regulations:

(a) SF-6

Permitted Uses: Single-family detached dwellings in accordance with the following limits:

Development Minimums:

Lot Area:	6,000 square feet
Lot Width:	60 feet, 55 feet for lots fronting cul-de-sac. Lot width is measured at building line.
Lot Depth:	110 feet
Front Yard:	20 feet
Side Yard:	5 feet; 15 feet on corner lot adjacent to street
Rear Yard:	20 feet, 10' for lots adjacent to park or tail with tubular steel, wrought iron or similar material fencing (no wood)
Dwelling Unit Size:	1,200 square feet
Parking Spaces:	2 per dwelling unit

Development Maximums:

Height:	35 feet
Lot Coverage:	50%

(b) SF-5

Permitted Uses: Single-family detached dwellings in accordance with the limits of SF-6 zoning or the following limits:

Development Minimums:	
Lot Area:	5,000 square feet
Lot Width:	45 feet. Lot width is measured at building line.
Lot Depth:	100 feet
Front Yard:	20 feet
Side Yard:	5 feet; 15 feet on corner lot adjacent to street
Rear Yard:	20 feet, 10' for lots adjacent to park or trail with
Rear Yard	tubular steel, wrought iron, or similar material fencing (no wood)
Dwelling Unit Size:	1,200 square feet
Parking Spaces:	2 per dwelling unit
Development Maximums:	
Height	35 feet
Lot Coverage	55%

1.3 Regulations Applicable: All regulations and standards pertaining to the development of the Property set forth in this Agreement and all exhibits hereto together with the following regulations and standards as modified by this Agreement shall constitute the exclusive development regulations and conditions applicable to the Property (the regulations and standards described above and set forth below, and as set forth in or modified by all exhibits attached hereto and in any final plats and construction plans hereafter approved for future phases (the "Development Regulations"):

(a) Property Maintenance Code adopted by the City Council on May 29, 2007, by Ordinance No. 383-07 as set forth in Exhibit E.

(b) Nuisance Ordinance adopted by the City Council on July 16, 2002, by Ordinance No. 321-02 as set forth in Exhibit F.

1.4 Hike and Bike Trail System: The Property shall be developed in a manner generally consistent with the hike and bike trail system depicted upon the Concept Plan. The trail system will consist of a combination of eight feet (8') sidewalks through open space and five feet (5') sidewalks located in street right-of-ways, as shown on Exhibit G attached hereto.

1.5 Homeowner's Association (HOA):

a. In accordance with this Ordinance, a HOA shall be established to maintain open space, recreational areas, and other commonly owned facilities.

b. The developer is responsible for drafting the HOA documents pertaining to the HOA's responsibilities to maintain these areas.

c. Prior to approval of a Final Plat, a document establishing the HOA shall be submitted to the City for review and approved by the City for conformance with all requirements and other applicable ordinances.

1.6 Exterior Wall Masonry: All exterior walls, excluding doors, windows and window units, shall be comprised of at least sixty (60) percent masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as HardiPlank and stucco. HardiPlank material shall be limited to fifty (50) percent of any exterior unless the style of the home calls for 100% HardiPlank such as the Cape Cod or Victorian products.

1.7 Floodplain Dedication: All floodplain areas shall be dedicated to the District and shall be considered common open space.

1.8 Lot Orientation: Lots may face, back or side any open space, park, floodplain, trail or other public access area. Lots shall comply with setbacks as specified in Section 1.2 of these CP Standards. Lots can back to streets with a right of way width of 80 feet or more. Lots can front streets with a right of way width of 80 feet or less.

1.9 Public Access: A 20 foot wide public access easement shall be placed at a minimum of 1200 foot spacing along floodplains, parks or other open spaces where no adjacent street is provided. Drainage and utility easements can serve as a public access easement provided they are at least 20 feet in width. An 8 foot trail shall be provided in the public access easement between a street and the corresponding open space.

II. DESIGN STANDARDS

SECTION A. GENERAL.

1. CONFORMITY TO THE DEVELOPMENT REGULATIONS:

   No plat shall be approved by the Planning and Zoning Commission, unless and until such conforms to the Development Regulations and these design and construction standards. All streets, alleys, sidewalks, drainage ways, water and sewer lines, and improvements shall be designed, placed and constructed in accordance with the Standard Specifications for Public Works Construction, North Central Texas, with all amendments thereto, except as amended or conflicted by these CP Standards. To the extent that there is a conflict between the regulations herein, and those found elsewhere, the regulations found herein shall control development within this Property.

2. SUBDIVISION NAMES:

   Subdivision names shall not duplicate or cause confusion with the names of existing subdivisions. All subdivision names shall be approved by the Planning and Zoning Commission upon recommendation of the Planning Department.

3. DESIGN DETAIL STANDARDS:

   If applicable, the Design Detail Standards (herein so called) attached to these CP Standards as drawings labeled P-1 through P-26, S1 and D1 through D7 shall pertain, generally, to the development of the Property.

SECTION B. BLOCKS.

Block lengths shall not exceed twelve hundred fifty (1,250) feet, except along arterial thoroughfares.

1. The length, width and shape of blocks shall be determined with due regard to:

   a. Provision of adequate building sites suitable to the special needs of the type of use contemplated;

   b. Zoning requirements as to lot size and dimensions; and

   c. Need for convenient and safe access, circulation, and control of street traffic.

2. In general, intersecting streets determining the block lengths and widths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets. Where no existing subdivision establishes control, the block lengths shall not exceed twelve hundred fifty (1,250)feet nor be less than two hundred fifty (250) feet in length. However, in cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied by the Planning and Zoning Commission, the length may be increased or decreased to meet the existing conditions, having due regard for connecting streets, circulation of traffic and public safety.

SECTION C. LOTS.

1. Every lot shall meet the minimum area and dimension standards as set forth in the Development Regulations. The Planning and Zoning Commission shall have the authority to approve a subdivision plat where lots have area, dimensions or setbacks greater than the minimum standards set forth in the Development Regulations.

2. Every lot shall have access to a public street or to a private or gated street that has direct access to a public street.

SECTION D. EASEMENTS.

1. Easements shall be located across lots or may be on rear or side lot lines to provide for utilities where necessary, as determined by the utility companies and the District, and shall be of such widths as may be reasonably necessary for the utility or utilities using such easement. However, water, sewer, and drainage easements shall be a minimum of sixteen (16) feet wide.

2. Where a subdivision is traversed by a watercourse, drainage way, or channel, there shall be provided a storm sewer easement or drainage right-of-way or easement conforming substantially with such course and of such additional width as shall be designated by the District Engineer. Streets or access easements may be required into the watercourse from a public right-of-way.

3. Drainage easements shall not be obstructed by fences, landscaping or any other structure or building that may impede the surface flow of water, as determined by the District Engineer.

SECTION E. SIDEWALKS.

1. Sidewalks shall be required along any street upon which a lot abuts, regardless of whether such lot faces, abuts on the side, or backs up to such street, or is separated from such street by an alley. The only exceptions to this requirement are along freeways and freeway frontage.

2. Residential Subdivisions.

    a. Sidewalks shall be constructed by the developer along all arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such arterial or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all arterial thoroughfares and perimeter streets. The developer is not responsible, however, for constructing a sidewalk along the frontage, as herein defined, of any residential lot.

    b. The builder on a lot is responsible for the construction of all sidewalks along the frontage, as herein defined, of such residential lot and along that portion of the lot that sides or rears to a street other than an arterial. Provided, however, that such sidewalk is not required on a lot until completion of building construction. Upon completion of building construction, sidewalks shall be provided in accordance with the provisions contained herein. Authorization for occupancy shall not be granted until this requirement has been met.

SECTION F. STREETS

I. GENERAL:

a. Adequate streets shall be provided by the subdivider. The arrangement, character, extent, pavement width, right-of-way width, grade and location of each street shall substantially conform to the Concept Plan and these CP Standards and shall be considered in its relation to existing and planned streets, topographical conditions, significant natural features such as mature trees or water courses, public safety and convenience, and its relationship to the proposed uses of land to be served by such street.

b. Whenever a tract to be subdivided abuts any part of any street so designated on the Concept Plan, or where a street designated on the Concept Plan crosses any part of the tract to be subdivided, such part of the proposed public street shall be platted generally consistent with the location as indicated on the Concept Plan, and to a width consistent with the Concept Plan and the requirements of this ordinance.

Additional right-of-way shall not be required from a previously platted property where:

1. The plat of such property is being modified by an amending plat; or

2. The plat of such property is being modified by a replat, and where:

A. The property is occupied by a building or buildings; and
B. The sole purpose of the replat is to remove previously platted fire lanes, easements, mutual access easements, or delineate the legal boundaries of ownership of the property; and
C. No additional development rights will be conveyed to the property as a result of the replat.

c. When such street is not on the Concept Plan, the arrangement of streets in a subdivision shall either:

1. Provide for the continuation or appropriate projection of existing streets in surrounding areas; or

2. Conform to a plat approved by the Planning and Zoning Commission to meet a particular situation where topographical or other conditions make continuance or conformity with existing streets impracticable.

d. Existing streets in adjoining areas shall be continued into the proposed subdivision. Proposed streets shall be at least as wide as, and in alignment with, such existing streets in the adjoining subdivision.

e. Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such unsubdivided area.

f. Names of new streets shall not duplicate or cause confusion with the names of existing streets. All street names shall be approved by the Planning and Zoning Commission upon recommendation of the Fire Marshal.

g. Street intersections shall be as nearly at right angles as practicable, giving due regard to terrain, topography, site distances and safety. All arterial streets, unless otherwise approved by the Planning and Zoning Commission, shall intersect at or near a ninety (90) degree angle. No streets, however, shall intersect at less than sixty (60) degrees. Curb tangent and radii shall be as follows:

R.O.W. Width	*Tangent*	*Radius*
50'	As approved by the District Engineer	
50'-80' Transition	As approved by the District Engineer	
80'	100'	600'
90'-120'	100'	1000'

h. With the exception of arterial thoroughfares, street lengths without an intersection or turnaround shall not exceed twelve hundred fifty (1,250) feet.

i. Dead-end streets shall be prohibited except as temporary stubs to permit future street extension. In no case shall the length of such a temporary dead end street exceed five hundred feet (500'). If such street exceeds one hundred fifty (150) feet, then a temporary turnaround which meets Fire Department standards shall be provided. Nothing in these CP Standards prohibits cul-de-sacs or hammerhead cul-de-sacs, which are specifically permitted.

j. Local streets shall be laid out so as to discourage their use by cut-through traffic.

k. No driveway shall be allowed on streets with right-of-ways greater than 80 feet in width.

l. Street rights-of-way and pavement widths shall be as follows:

Street Type	R.O.W. Width	Pavement Width
Residential	50'	31'
Residential, Divided	80'	2x22'
Arterial, Transition	80'	31'
Arterial, Four Lane Divided (A4D)	110'	2x22'

*Pavement widths shall be measured from the back of one curb to the back of the opposite curb.

The Planning and Zoning Commission may determine that topography, length of street, existing street pattern, location of existing buildings, nature of the proposed land use, or other special conditions warrant a street of greater or lesser width. However, the relationship of pavement width to right-of-way width shall be consistent with the requirements of this subsection and these design standards.

Where new street construction is to be connected to an existing street of the same designation, and where the existing street pavement width is less than that required herein, the pavement width of the new street may be adjusted to match the pavement width of the existing street, upon approval by the District Engineer.

m. Where residential lots within the Property are developed adjacent to an arterial thoroughfare, as designated on the development site plan for such lots, the developer shall provide a landscaped and irrigated buffer area within the dedicated right-of-way for the arterial thoroughfare. Once planted, all landscaping provided in District right-of-way shall be the responsibility of the District except for seasonal color which will be maintained by the HOA.

n. Streets which terminate into a cul-de-sac shall not exceed six hundred (600) feet. Each end of a hammerhead cul-de-sac shall not exceed six hundred (600) feet.

o. Residential street pavement shall be constructed of concrete that is six (6) inches in thickness and three thousand, six hundred (3,600) psi or greater, of Portland cement concrete, or as required by the District Engineer. Concrete reinforcing shall be No. 3 bars on twenty-four (24) inch centers running both ways, or as required by the District Engineer. Alternatively, as approved by the District Engineer, residential streets may be constructed of hot- mix asphalt of five (5) inch thickness with three thousand, six hundred (3,600) psi or greater equivalent thickness. Pavement crowning shall be a minimum of four (4) inches and a maximum of six (6) inches.

p. All street subgrades shall be lime stabilized with hydrated lime in the minimum amount of six (6) percent by weight to a depth of six (6) inches for the stipulated width plus one (1) foot behind the curbs or as recommended by a site specific geotechnical report. The more stringent standard will always apply.

q. Curbs shall be six (6) inches in height.

r. The minimum slopes of a street or alley shall be one half (0.50) percent. The maximum

slope for a residential street shall be ten (10) percent. The maximum slope for an arterial shall be seven (7) percent.

s. Vertical Alignment

Profile grades of streets and alleys shall be connected by vertical curves of a minimum length expressed as a multiple of the algebraic difference between the rates of grades, expressed in feet per hundred feet and the values shown as follows:

Multiple of algebraic difference	Design Speed 20	25	30	40	50	60
Crest vertical curve	10	15	28	50	80	150
Sag vertical curve	15	20	35	50	70	100

SECTION G. DRAINAGE

1. THE RATIONAL METHOD: The Rational Method is based on the direct relationship between rainfall and runoff, and the method is expressed by the following equation:

    1. Q=CIA where:

    2. Q = maximum rate of runoff (cfs)
    3. C = runoff coefficient representing a ratio of runoff to rainfall
    4. I = average rainfall intensity for a duration equal to the tc (in/hr)
    5. A = drainage area contributing to the design location (acres)

2. The relationship between rainfall and runoff is expressed through application of the Rational Method with satisfactory accuracy for small watersheds, but the accuracy diminishes as the watershed to which the procedure is applied increases in size. For this reason, in development of runoff rates in larger drainage areas (1000 ac.) use of the unit hydrograph method or other approved method is required. The size and shape of the watershed must be determined through the use of plan metric-topographic maps of the area, supplemented by field surveys in areas where topographic data has changed or where the contour interval is insufficient to adequately determine the direction of flow.

3. RUNOFF COEFFICIENTS (C): Runoff coefficients, as shown in Table I, shall be the minimum used, based on total development under the Owner's or Applicant's proposed land uses.

4. Where land uses other than those listed in Table 1 are planned, a coefficient shall be developed utilizing values comparable to those shown. Larger coefficients may be used if considered appropriate to the project by the Engineer.

TABLE 1
RUNOFF COEFFICIENTS

LAND USE	RUNOFF COEFFICIENT "C"

Parks or Open Space	0.35
Single Family	0.50

5. Rainfall Intensity (I) Rainfall intensity will be determined from the Rainfall-Intensity-Duration data as shown in the most current Denton County Subdivision Rules & Regulations or as approved by the District Engineer.

6. Time of Concentration (Tc) The time of concentration is defined as the longest time, without interruption of flow by detention systems, that will be required for a drop of water to flow from the upper limit of the drainage area to the point of concentration. The time of concentration to any point in a storm drainage system is the summation of the inlet time and the time of flow in the conduit or channel. The inlet time is the time for water to flow over the surface of the ground from the upper limit of the drainage area to the first storm drain inlet. The flow time in the conduit or channel is computed by dividing the length of the conduit by the average velocity in the conduit. Inlet time decreases as the slope and the imperviousness of the surface increase.

7. Minimum inlet time is 15.0 minutes.

SECTION H. DESIGN STORM FREQUENCY

The storm frequency used for this determination will be according to the facility to be designed as listed below. Emergency overflows where used are to be located at sags and T-intersections of streets and designed to prevent erosion and surface water damage.

DESIGN STORM FREQUENCY

Drainage Facility	Storm Frequency
Drainage ditches located in street right-of-way used in conjunction with County Lanes and Parkway street construction with no freeboard	100 years
Pipe storm sewers with emergency overflow to give a combined capacity of 100-year frequency	10 years
Pipe storm sewer with no emergency overflow	100 years
All open channels with a minimum of 2 feet freeboard above to the top of the bank	100 years
Culverts (pipe or concrete box)	100 years
Bridges, low point of bridge beams or similar bridge deck supporting structure to be 2 feet above 100-year storm or highest flood recorded, whichever is greater	100 years

SECTION I. FLOW IN GUTTER AND INLET LOCATION.

A storm drain conduit shall begin at the point where the depth of flow based on the 50-year storm frequency reaches the top of curb. Inlets are then to be located as necessary to remove the flow based on a 50-year storm frequency. Multiple inlets at a single location are permitted with sufficient justification provided. Where possible, inlets should be placed upstream from an intersection to prevent large amounts of water running though intersection.

a. Inlet Sizing: Inlets shall be sized based on the following:

STREET GRADE	LENGTH OF INLET OPENING FOR EACH CFS OF GUITER FLOW
Sags	0.6 foot
Less than4%	1 foot
Greater than 4%	1.5 foot

b. Road and Alley Capacities: Road and alley capacities shall be calculated by the Manning's formula:

$$Q=1.486/N\ A\ R2/3\ S1/2$$

SECTION J. ROUGHNESS COEFFICIENTS "n" FOR STORM DRAINS/ROADWAYS

Materials of Construction	Manning's Coefficient
Monolithic Concrete Structure	0.013
Concrete Pipe	
Good alignment, smooth joints	0.013
Fair alignment, ordinary joints	0.015
Poor alignment, poor joints	0.017
Corrugated Metal Pipe	0.024
Standards unpaved with or without bituminous coating	0.024
Paved invert, 25% of periphery paved	0.021
All Roadways	0.020

SECTION K. RECOMMENDED MAXIMUM VELOCITY

Type of Conduit	Maximum Velocity
Culverts	12 fps
Inlet Laterals	15 fps
Storm Sewers	12 fps

SECTION L. STREET STORM WATER LIMITS

The use of the street for carrying storm water shall be limited to the following:

SPREAD OF WATER- 10 YEAR STORM FREQUENCY

Arterial- One traffic lane to remain clear.

Residential Streets with curbs and gutters-Six inch (6") depth of flow at curb or no lanes completely clear.

Alleys-Contained within the paved surface.

For County Lanes and Parkway thoroughfares, the spread of water shall be based on a 100-year storm frequency. All storm water must be contained within the right-of-way. The depth of flow shall not exceed the roadway crown elevation.

SPREAD OF WATER- 100 YEAR STORM FREQUENCY

Notwithstanding the requirements above, all storm water in the 100-year storm frequency shall be contained within the street or alley right-of-way or with in the drainage easement. The water depth shall not be greater than 1" over any curb.

SECTION M. OPEN CHANNELS.

Open channels may be used to convey storm waters where closed conduits are not justified economically. The use of existing channels in their natural condition is encouraged when possible. In such cases, an adequate drainage easement shall be dedicated to meet ultimate flow requirements.

a. For unlimited channel sections, the normal side slope is 4:1 with 3:1 maximum.

b. For concrete lined channel sections and riprap lined channel sections the paved slopes normally are 2:1 with 1-1/2:1 maximum.

c. Maximum allowable velocity is 8 fps.

Detention is not required when storm drainage discharge is into existing 100-year floodplain as defined by FEMA.

SECTION N. WATER IMPROVEMENTS

a. All subdivisions shall be provided with a water system that meets or exceeds the TCEQ/~~Mustang SUD~~ City requirements. In the corporate limits, all subdivisions shall be connected to the City's water distribution system or other approved alternate.

b. Water lines shall be laid in streets and alleys or in easements.

c. Water mains shall be a minimum of 6-inch nominal internal diameter.

d. Water services for each lot shall be 1" type K copper. Each service shall be provided with two in-line nylon ball cutoff vales contained inside the meter box. The meter shall have 3/4" diameter yoke and shall be purchased from the ~~Mustang SUD~~ City. Service to each lot shall have a maximum cover of 18 inches.

e. Valves shall be located such that the distance between valves is a maximum of 600 feet on 12" and smaller lines, or larger lines. Valves shall be furnished with extensions, such that the working nut is a maximum of 48" below grade.

f. Fire hydrants shall be located such that the horizontal distance to any structure in a residential area does not exceed 500 feet laying length. In commercial areas that horizontal distance shall not exceed 300 feet laying length. Fire hydrants shall be located 3ft. from back-of-curb.

    i. All fire hydrants shall be coated with Kern-Luster or an equivalent coating. Body painted silver and caps painted green.

g. Reflective fire hydrant spotters shall be installed in all streets at a point adjacent to fire hydrants.

h. When PVC pipe is used, 12 gauge single strand wire 'or tracer tape, blue in color, shall be installed in the backfill material 24 inches above the top of the pipe in accordance with the manufacturer's recommendations.

i. Water lines 12 inch or smaller shall be installed with a minimum cover over the top of the pipe of 48 inches. Water lines larger than 12 inch shall be installed with a minimum cover over the top of the pipe of 60 inches to 72 inches.

j. Water lines shall be pressure tested and disinfected in accordance with AWWA C601.

k. The embedment of water lines shall be as per the ~~Mustang SUD~~ City "Pipe Embedment Detail."

l. The design shall conform to the latest criteria set forth in the AWWA Standards, as published by the American Water Works Association and the Texas Commission on Environmental Quality (TCEQ) requirements.

m. The specification for materials and workmanship shall conform to the latest edition of the "Standard Specifications for Public Works Construction" as published by North Central Texas Council of Governments and the TCEQ requirements.

SECTION O. SEWER IMPROVEMENTS.

a. All subdivisions shall be provided with sewage disposal system that meets the TCEQ/~~Mustang SUB~~ City requirements.

b. The developer shall furnish and install the complete sewage system, including the mains, manholes, cleanouts, Y-branches, service laterals for all lots, life stations and appurtenances.

c. Should the subdivision or addition abut and use a sewer main of the UTRWD, the developer shall pay ~~Mustang SUD~~ City a "pro rata" charge as necessary.

d. Sewer pipe shall have a minimum internal diameter of 6 inches.

e. Life stations, either temporary or permanent, are permitted.

f. Sewer service for each lot shall have a minimum, internal diameter of 4 inches. Minimum cover at the property line shall be 4 feet. Need red tracer tape to indicate location of sewer stub out.

g. Sewers shall be extended across the property being subdivided.

h. Offsite sewer utilities shall be constructed by developers at no expense to the District.

i. Sewer lines may be constructed using the following materials or approved equal:
   a. Polyvinyl Chloride PVC SDR-35 for depths of burial up to 20 feet.
   b. Polyvinyl Chloride PVC SDR-26 for depths of burial more than 20 feet.

j. The embedment of sewer lines shall be as per the ~~Mustang SUD~~ City "Wastewater Pipe Embedment Detail"

k. Prior to acceptance, the sanitary shall be subjected to an air test and/or leakage test.

l. All force mains, stream crossings, railroad crossings and road bores shall be ductile iron pipe.

m. All railroad crossings and road bores shall be encased in a steel carrier pipe.

n. Manhole spacing shall be in accordance with TCEQ requirements.

o. Horizontal curves in sewer lines shall meet the TCEQ requirements

p. The specification for materials and workmanship shall conform to the latest addition of the "Standard Specifications or Public Works Construction", published by the North Central Texas Council of Governments and the TCEQ requirements.

q. All utility lines that pass under a street or alley shall be installed before the street or alley is paved. When it is necessary that utility lines pass under the street or alley pavement, they shall be installed to a point at least three feet beyond the edge of the pavement.

III. CONSTRUCTION AND IMPROVEMENTS

SECTION A. GENERAL.

1. The developer shall prepare, or have prepared, and submit copies, in accordance with the requirements of the Engineering Department, of the complete engineering plans of the Road Improvements for the area covered by the plat. The developer shall have such plans prepared by an engineer registered in the state of Texas, subject to approval of the plans by the City. The City Engineer shall review the plans and specifications, and, if approved, shall mark them approved and return one (1) set to the developer. If not approved, the plans shall be marked with the objections noted and returned to the developer for correction. No building permits shall be issued for the main structure on a site until the engineering plans have been approved, or the City Engineer approves the permit. The developer shall have no obligation to submit engineering plans for the Utility Improvements to the City for review or approval.

2. After approval of the final plat and final construction plans for the Road Improvements, the developer shall install the facilities in accordance with such approved plans, and these regulations. The District shall inspect the installation of the Road Improvements.

3. The District will inspect the Road Improvements, and the District's determinations will be binding on the City. Any maintenance bonds shall benefit the party obligated to maintain the Road Improvements.

4. All improvements required herein shall be constructed in accordance with the standards prescribed by these CP Standards.

SECTION B. CONSTRUCTION PLANS.

Except as otherwise provided with respect to construction plans for the Utility Improvements, no construction work shall begin on the improvements in any proposed subdivision prior to approval of the final construction plans by the City Engineer.

Engineering plans showing details of the Road Improvements and all engineering details, other than buildings, of the proposed subdivision shall be submitted to the Engineering Department along with the final plat of the subdivision. Such plans shall be prepared by an engineer registered in the state of Texas.

Copies of the final paving and utility plans, not less than 24" x 36" in sheet size, shall be submitted to, and in the manner prescribed by, the City Engineer, including:

1. Streets, alleys, sidewalks, and monuments:

   a. Copies of plans and profiles of all required streets, alleys, sidewalks, crosswalk ways and monuments shall be provided. The right-of-way and paved width of all streets and street names shall be shown, including their top of curb grade and distances with the elevations indicated at all intersections and grade breaks. Such plans shall show the location of all proposed curbs and gutters.

3. Drainage:

   a. Copies of the proposed plan and profiles, indicating minimum two (2) foot contours based on

state datum shall be submitted to the City Engineer and utility companies. All street widths and grades shall be indicated on the plans and runoff figures shall be indicated on the outlet and inlet side of all drainage ditches, storm sewers and at all points in the street at changes of grade or where the water enters another street storm sewer or drainage ditch

b. A general location map of the subdivision showing the entire watershed;

c. Calculations shall show the anticipated storm water flow, including watershed area, runoff coefficient, time of concentration, and intensity. When a drainage ditch or storm sewer is proposed, calculations showing the basis for design shall be submitted to the City Engineer; and

d. When a drainage channel or storm sewer is proposed, complete plans, profiles, cross sections, grades and specifications shall be submitted, showing complete construction details.

SECTION C. SURVEY MONUMENTS.

In all subdivisions and additions, all block and lot corners shall be established and set. All corners, except those comprising the perimeter of the subdivision, shall consist of iron rods of a diameter not less than one-half (1/2) inch and eighteen (18) inches deep, set a maximum of two (2) inches below finished grade.

Perimeter markers shall be monuments consisting of a two (2) inch diameter aluminum disc and set in accordance with the City's general design standards.

SECTION D. STREET AND ALLEY IMPROVEMENTS.

1. Construction:

All streets and alleys shall be constructed in accordance with the NCTCOG Standards and Specifications for Public Works Construction, and these CP Standards.

2. Streets:

a. The developer shall be responsible for the dedication of right-of-way and construction of all streets which cross his or her subdivision. Where an arterial thoroughfare, as designated on the Concept Plan, crosses such subdivision, the developer shall dedicate all right-of-way for such arterial thoroughfare in accordance with the applicable right-of-way.

b. For any arterial thoroughfare that crosses such subdivision, the developer of the subdivision shall be responsible for installing not more than two (2) traffic lanes.

c. In the event it is impractical to install a portion of a street at the time of subdivision development, as determined by the City Engineer, the developer may escrow with the City money in lieu of construction of the required paving. Such escrow amount shall equal the cost for the design and construction of such required paving, including curb and gutter, and sidewalks where applicable, and shall be considered as full and final payment for the installation of said improvements. No further cost shall be assessed the developer thereafter.

3. Connection to Existing Streets:

No building shall be occupied and no use shall commence on a lot until such time as any street or portion thereof providing access to such lot shall have been connected to the existing street system by a street of at least 24 feet in width, located within public right-of-way. The construction of such street extension shall be in accordance with the NCTCOG Standards and Specifications for Public Works Construction

Where construction of the street extension occurs concurrently with construction of any building on a lot to be served by such extension, an access road shall be provided and maintained for fire apparatus and other emergency vehicles during the construction of the building, or until such time as the extension to the existing street system has been constructed. Such access road shall be provided in accordance with the City's Uniform Fire Code.

4. Engineer's Certificate:

Upon the completion of construction of the street or alley, a certificate shall be provided, signed by the subdivision's engineer, who shall be registered in the State of Texas, that any and all improvements constructed in the subdivision have been completed in accordance with the approved construction plans, and that all monuments and lot markers have been properly located and placed in accordance with these CP Standards.

5. Curb and Gutter:

Curb and gutter shall be installed in the subdivision by the developer on both sides of all interior streets and streets adjacent to greenbelts, and on the subdivision side of all streets forming part of the boundary of the subdivision, including half streets, where provided. Such curb and gutter shall be constructed in accordance with the NCTCOG Standards and Specifications for Public Works Construction. Curb and gutter shall not be required on streets adjacent to residential lots equal to or exceeding 20,000 square feet. A waiver of the curb and gutter requirements may be granted by the Planning and Zoning Commission, in its discretion, at the time of final plat.

6. Street Signs:

a. Within the corporate limits of the city, street signs shall be furnished and installed by the city at each intersection. The subdivider shall pay to the City Engineer, before beginning construction on site improvements, such sum as computed by the Transportation Department for street sign material and labor for the installation of such signs.

b. Street signs in subdivisions outside the city limits but within the extraterritorial jurisdiction of the City shall be installed in accordance with or exceeding city standards by the subdivider at his or her expense. Such signs shall be of a standard type approved by the city or may exceed the city standard, and shall be installed in accordance with the standards approved by the Director of Transportation. The District shall maintain street signs.

7. Street Lights:

Residential, Streets:
Street lights along residential streets shall be installed and paid for by the developer, including materials and labor, and shall be placed at each public street intersection, at the end of cui-de-sacs, and in curves or hazardous areas. The minimum spacing between streetlights shall be 175 feet. The maximum spacing shall be 350 feet. All

streetlights shall be installed prior to final inspections of any building by the Building Inspection Department.

9. Alleys

Alleys shall not be required, but if installed must conform to these CP Standards.

SECTION E. INTENTIONALLY OMITTED

SECTION F. INTENTIONALLY OMITTED.

SECTION G. SCREENING WALLS.

The purpose of providing screening walls is to improve the appearance of subdivisions abutting public rights-of-way; preserve and promote the aesthetic appeal of surrounding neighborhoods; and provide a cohesive identity for each subdivision.

1. Lots Backing Upon a Freeway Frontage Road or Arterial Thoroughfare:

   A screening wall shall be provided and maintained along the Property line as shown on Exhibit __ attached hereto and may be constructed of any of the materials shown on Exhibit __.

   The construction of such screening wall shall be the responsibility of the developer of the subdivision. Construction of the required screening wall shall occur subsequent to the final grading of the subdivision.

2. Lots Siding Upon a Freeway Frontage Road or Arterial Thoroughfare:

   Where a street within a single-family or multifamily subdivision must intersect a freeway frontage road or arterial thoroughfare, as identified on the Concept Plan, in order to provide access into the subdivision, and where a single-family, mobile home or duplex lot sides to a freeway frontage road or arterial thoroughfare, a screening wall shall be provided along the side of the lot adjacent to such freeway frontage road or arterial thoroughfare where the screening wall would constitute a continuation of any existing or proposed screening wall.

   Where two residential streets intersect with a freeway frontage road or arterial thoroughfare identified on the General Development Plan, the Planning and Zoning Commission shall determine whether adequate distance exists between the residential streets such that the provision of a masonry screening wall would be reasonable and appropriate.

   The provisions of this subsection shall apply where the sides of such lots are separated from the freeway frontage road or arterial thoroughfare by an alley. In such instance the screening wall shall be placed on the right-of-way line separating the alley and freeway frontage road or arterial thoroughfare.

5. Building Materials:

Screening walls may be constructed of masonry, decorative metals, wood, or a combination of these materials or any of the materials shown on Exhibit __.

6. Maintenance:

All areas adjacent to any screening wall or fence, or areas adjacent to a public street or right of way, shall be maintained in a clean and orderly condition by the HOA, free of debris and trash, in accordance with the applicable codes of the City.

7. Alternative Screening Material:

a. Other material or screening devices which meet the intent of this Section, as determined by the Planning and Zoning Commission, may be utilized to satisfy the requirements of this Section only upon approval of the Planning and Zoning Commission

8. Conflicts:

Where the screening or buffering standards prescribed by this Section are in conflict with special screening or buffering requirements which have been established within certain zoning districts, then the more restrictive requirements shall apply.

In instances where placement of a screening wall conflicts with the Visibility Obstructions Ordinance or other applicable ordinances, the screening wall shall be placed on private property within a screening wall maintenance easement which shall be provided on the subdivision plat of the property.

SECTION H. FINISHED FLOOR ELEVATION.

1. Where any lot is adjacent to a flood plain as identified on the Federal Emergency Management Agency (FEMA) maps, there shall be a minimum finished floor elevation of at least two (2) feet above the one hundred (100) year flood plain elevation, based on ultimate development.

SECTION K. SIDEWALKS.

1. When the delay of sidewalk construction is deemed appropriate due to future right of way improvements, escrow of funds in lieu of the construction of sidewalks may be approved by the City Engineer. Such funds shall be escrowed with the Town of Aubrey prior to the filing of the subdivision plat with the appropriate county clerk. The escrow amount shall be determined by the square foot cost of constructing such sidewalk, as estimated by the City Engineer. No building permits shall be granted until the escrow has been paid to the Engineering Department.

Supplemental Development Standards.

1.1 Development Standards.

The purpose and intent of these Development Standards are to provide quality subdivision development with residential used for the Property. Capitalized terms not otherwise defined in **Exhibit D** or this **Exhibit D-1** have the meanings given such terms in the Development Agreement to which **Exhibit D** and this **Exhibit D-1** is attached.

No plat shall be approved by the Planning and Zoning Commission, unless and until such conforms to the Development Regulations and these design and construction standards. All streets, alleys, sidewalks, drainage ways, water and sewer lines, and improvements shall be designed, placed and constructed in accordance with the Standard Specifications for Public Works Construction, North Central Texas, with all amendments thereto, except as amended or directly conflicted by these Development Standards. To the extent that there is a direct conflict between the regulations herein, and those found elsewhere, the regulations found herein shall control development within this Property.

1.2 Single-Family Lots.

The following regulations will govern the design and development of the Property.

The following Lot Types are allowed in the subject development:

a) SF-40
b) SF-50
c) SF-55
d) SF-60
e) SF-65
f) SF-75

The maximum number of lots for the subject development is one-thousand four-hundred fifty-two (1452).

Lot distribution shall be per the Concept Plan attached as **Exhibit C** to this Development Agreement.

The following lot standards shall apply:

a) SF-40

Regulation	**Criteria**

1.	Minimum Lot Size -	4,600 S.F.
2.	Minimum Lot Width (*) -	40 feet
3.	Minimum Lot Depth (**) -	115 feet
4.	Minimum Front Yard Setback -	20 feet
5.	Minimum Garage Setback -	22 feet
6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	15 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	60 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 105 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

b) SF-50

Regulation		**Criteria**
1.	Minimum Lot Size -	6,000 S.F.
2.	Minimum Lot Width (*) -	50 feet
3.	Minimum Lot Depth (**) -	120 feet
4.	Minimum Front Yard Setback -	20 feet
5.	Minimum Garage Setback -	22 feet
6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	20 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	60 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 110 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

c) SF-55

Regulation	Criteria
1. Minimum Lot Size -	7,150 S.F.
2. Minimum Lot Width (*) -	50 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet
6. Side Yard Setback (Interior Lot) -	5 feet
7. Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8. Rear Yard Setback -	25 feet
9. Maximum Height -	35 feet
10. Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

d) SF-60

Regulation	Criteria
1. Minimum Lot Size -	7,800 S.F.
2. Minimum Lot Width (*) -	60 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet

6.	Side Yard Setback (Interior Lot) -	5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	25 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

e) SF-65

Regulation		**Criteria**
1.	Minimum Lot Size -	8,450 S.F.
2.	Minimum Lot Width (*) -	65 feet
3.	Minimum Lot Depth (**) -	130 feet
4.	Minimum Front Yard Setback -	25 feet
5.	Minimum Garage Setback -	25 feet
6.	Side Yard Setback (Interior Lot) -	7.5 feet
7.	Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8.	Rear Yard Setback -	25 feet
9.	Maximum Height -	35 feet
10.	Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

f) SF-75

Regulation	Criteria
1. Minimum Lot Size -	9,750 S.F.
2. Minimum Lot Width (*) -	75 feet
3. Minimum Lot Depth (**) -	130 feet
4. Minimum Front Yard Setback -	25 feet
5. Minimum Garage Setback -	25 feet
6. Side Yard Setback (Interior Lot) -	7.5 feet
7. Side Yard Setback (Corner Lot/Adjacent to ROW) -	10 feet
8. Rear Yard Setback -	25 feet
9. Maximum Height -	35 feet
10. Maximum Lot Coverage (***) -	50 percent

* Minimum Lot Width is measured along the front building line for all lots.

** Minimum Lot Depth along a "knuckle", "cul-de-sac", or along easements dedicated in accordance with Section 5.12 of the Development Agreement shall be 115 feet.

*** Maximum Lot Coverage percentage shall be exclusive of gazebos, pools, and outdoor living areas.

1.3 Block Lengths

The following block length requirements shall apply to the subject development. In general, intersecting streets determining the block lengths and widths shall be provided at such intervals as to serve cross traffic adequately and to meet existing streets. Where no existing subdivision establishes control, the block lengths shall not exceed those enumerated below. However, in cases where physical barriers or property ownership creates conditions where it is appropriate that these standards be varied by the Planning and Zoning Commission, the length may be increased or decreased to meet the existing conditions, having due regard for connecting streets, circulation of traffic and public safety.

a) Interior Block Length – No block face may be longer than one thousand feet (1000'); however, Open Space with a width greater than forty feet (40') will be deemed to terminate a block face. Block face is measured along the Right-of-Way line.

b) Perimeter Block Length – Along the perimeter of the property the block face may be extended to two-thousand feet (2000'); however, Open Space with a width greater than forty feet (40') will be deemed to terminate a block face. Block face is measured along the Right-of-Way line.

1.4 Front Yard Landscaping Minimum Requirements.

The following landscaping requirements shall apply to the subject development for all front yards.

a) Trees. A minimum of one (1) – three-inch (3") caliper tree shall be provided measured twelve-inches (12") from the ground for SF-40, SF-50, and SF-55. A minimum of two (2) – three-inch (3") caliper tree shall be provided measured twelve-inches (12") from the ground for SF-60, SF-65, and SF-75. The following tree shall be acceptable:

1. Caddo Sugar Maple
2. Chinkapin Oak
3. Southern Live Oak
4. Bald Cypress
5. Cedar Elm
6. Bur Oak
7. Shumard Red Oak
8. Chinese Pistache
9. American Elm
10. Lacebark Elm
11. Southern Magnolia

b) Ornamental Trees. A minimum of one (1) – one and a half-inch (1.5") caliper ornamental tree shall be provided measured twelve-inches (12") from the ground. The following ornamental trees shall be acceptable:

1. Possumhaw Holly
2. Desert Willow
3. River Birch
4. Eastern Redbud
5. Crape Myrtle
6. Japanese Maple
7. Yaupon Holly
8. Dwarf Southern Magnolia

c) Shrubs. A minimum of ten (10) three-gallon to five-gallon shrubs shall be provided. The following shrubs and ornamental grasses shall be acceptable:

1. Compact Abelia
2. Glossy Abelia
3. Nellie R. Stevens Holly
4. Dwarf Buford Holly
5. Dwarf Yaupon
6. Autumn Sage
7. Mexican Bush Sage
8. Russian Sage
9. Texas Sage
10. Japanese Privet
11. Variegated Privet
12. Japanese Boxwood
13. Indian Hawthorn
14. Rosemary
15. Pink Muhly
16. Mexican Feather Grass
17. Purple Fountain Grass
18. Sea Green Juniper
19. Yucca

d) Border plants. A minimum of eight (8) one-gallon perennial plants shall be provided.

e) Lawn. Sod is required.

f) Irrigation. Irrigation is required.

1.5 Exterior Wall Masonry

a) **Residential Structures.** All exterior walls of residential structures, excluding doors, windows, and window units, shall be comprised of at least sixty percent (60%) masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as HardiPlank and stucco. HardiPlank material shall be limited to fifty percent (50%) of the total amount of any exterior wall which faces to a front or side lot line, unless the style of the home calls for 100% HardiPlank such as the Cape Cod, Victorian, or Farmhouse style products.

b) Commercial Structures. All exterior walls of commercial structures, excluding doors, windows, and architectural features, shall be comprised of one hundred percent (100%) masonry product. Masonry product shall include stone, brick, cultured stone and cementitious materials such as

HardiPlank and stucco. HardiPlank material shall be limited to fifty percent (50%) of the total amount of any exterior wall.

1.6 Fencing.

The following requirements shall apply to the subject development for all fencing.

a) **Fencing for lots adjacent to open spaces.** All lots adjacent to public open spaces shall have four-foot (4') in height tubular steel or wrought iron fencing. Wooden privacy fencing shall not be allowed for these lots. Landscaping adjacent to the fencing is allowed, but not required.

b) **Fencing for interior lots not adjacent to open spaces.** All lots that are not adjacent to open spaces shall provide wooden privacy fencing. Fence shall be six-foot (6') in height with four-inch (4") cedar pickets that are pre-stained. Fence shall be constructed with galvanized fence posts and hardware. Fence does not have to be board on board style construction.

c) **Screening adjacent to US 377, Springhill Road and E. Blackjack Road (Perimeter Roadways).** Subdivision fencing/screening along Perimeter Roadways shall be constructed of one hundred percent (100%) masonry material. Screening shall be six-foot (6') in height.

d) **Screening adjacent to commercial uses.** Screening between residential and commercial uses shall be constructed of masonry (brick, stone, or split face concrete block) with enhanced masonry columns. Screening shall be six-foot (6') in height. Masonry columns shall be constructed on a maximum spacing of one-hundred feet (100') on center. The portion of the Development that is constructed first shall be responsible for the construction of the masonry screening whether it is the commercial or residential use.

1.7 Sidewalks and Trails.

a) Sidewalks shall be constructed by the developer along all arterial thoroughfares, and along all perimeter streets abutting the subdivision, regardless of whether such arterial or perimeter thoroughfare abuts a lot, alley, or other space. Sidewalks shall be constructed along all arterial thoroughfares and perimeter streets. The developer is not responsible, however, for constructing a sidewalk along the frontage of any residential lot.

b) The builder on a lot is responsible for the construction of all sidewalks along the frontage of such residential lot and along that portion of the lot that sides or rears to a street other than an arterial. Provided, however, that such sidewalk is not required on a lot until completion of building

construction. Upon completion of building construction, sidewalks shall be provided in accordance with the provisions contained herein. Authorization for occupancy shall not be granted until this requirement has been met.

c) Sidewalks shall be a minimum of six-foot (6') wide.

d) Trails located in public open spaces and as generally depicted on **Exhibits C and C-1** to this Development Agreement shall be a minimum of eight-foot (8') wide.

e) Pavement shall be a minimum of four-inch (4") thick, 3000 PSI with number three (3) bars on twenty-four-inch (24") centers both ways.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Receive a presentation, consider and act on Resolution No. 1049-26 of the City Council of the City of Aubrey, Texas, accepting the Preliminary Service and Assessment Plan for authorized improvements within the Palomino Public Improvement District; setting a date for public hearing on the proposed levy of assessments; authorizing the publication and mailing of notice; enacting other provisions relating thereto; and providing for the effective date.

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

Summary
The Palomino PID was created on 11/20/24 (Resolution 990-24). The property in the PID is proposed to be developed in one individual phase and the PID will finance public improvements as the property is developed. The PID is located within the corporate limits of the City and contains approximately 40 acres. At completion, the PID is expected to consist of approximately 300 single family residential units on 30 foot lots, landscaping, roadways, drainage, and utilities.

Financial Summary
Total initial budgeted costs of the authorized improvements are $9.4m consisting of Roads ($2.3m), Water and Sewer ($3.5m), Drainage ($1.3m), and Landscaping ($0.9m). The remaining amount ($1.4m) includes engineering, surveying, project management, contingency, PID set up costs and other soft costs. The average annual assessment per home is $1,650.

Staff Recommended Action
Approve

Staff Recommended Motion
I move to (approve, deny or table)the resolution for the Palomino public improvement district and setting a public hearing for 6:00 p.m. on June 25, 2026.

RESOLUTION NO. 1049-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS, ACCEPTING THE PRELIMINARY SERVICE AND ASSESSMENT PLAN FOR AUTHORIZED IMPROVEMENTS WITHIN THE PALOMINO PUBLIC IMPROVEMENT DISTRICT; SETTING A DATE FOR PUBLIC HEARING ON THE PROPOSED LEVY OF ASSESSMENTS; AUTHORIZING THE PUBLICATION AND MAILING OF NOTICE; ENACTING OTHER PROVISIONS RELATING THERETO; AND PROVIDING FOR THE EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “PID Act”) authorizes the City of Aubrey, Texas (the "City") to create a public improvement district (a “PID”) within the corporate boundaries and the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council (the "City Council") of the City, received a Petition requesting the establishment of a PID (to be known as the "Palomino Public Improvement District") (the "District") within the corporate limits of the City which was signed by the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment and the record owners of more than fifty percent (50%) of the area of all taxable real property within the proposed boundaries of the District that was liable for assessment, and as such, the Petition complied with the Act; and

WHEREAS, on November 20, 2024, after publication and notification as required by the PID Act, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district within the extraterritorial jurisdiction of the City; and

WHEREAS, on November 20, 2024, the City Council adopted Resolution No. 990-24 (the "Authorization Resolution"), authorizing, establishing, and creating the “Palomino Public Improvement District” (the “District”); and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a preliminary service and assessment plan for the financing of certain public improvements within the District (the "Authorized Improvements"); and

WHEREAS, the preliminary service and assessment plan, which is attached hereto as Exhibit "B" and incorporated herein for all intents and purposes, (the "Preliminary Plan") covers a period of at least five years and defines the annual indebtedness and the projected costs of the Authorized Improvements within the District; and

WHEREAS, the Preliminary Plan also includes assessment plans that apportion the cost of the Authorized Improvements to be assessed against property within the District, and such apportionment is made on the basis of special benefits accruing to the assessed property within the District because of the Authorized Improvements; and

WHEREAS, the City Council also directed the preparation of an assessment roll for the District that states the assessment against each parcel of land within the District (the "Proposed Assessment Roll") and such Proposed Assessment Roll is attached to and a part of the Preliminary Plan; and

WHEREAS, the PID Act requires that the Proposed Assessment Roll be filed with the municipal secretary of the City (the "City Secretary"), and be subject to public inspection; and

WHEREAS, after determining the total costs of the Authorized Improvements for the District, the City Council notes that the Preliminary Plan and Proposed Assessment Roll may be changed as the City Council deems appropriate before such Preliminary Plan and Proposed Assessment Roll are adopted as final by the City Council; and

WHEREAS, the City has determined to call a public hearing regarding the proposed levy of assessments pursuant to the Preliminary Plan and the Proposed Assessment Roll on property within the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to publish and mail notice of such public hearing in order to provide notice to all interested parties of the City's proposed levy of assessments against such property in the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City desires to file the Preliminary Plan and Proposed Assessment Roll with the City Secretary such that they are available for public inspection pursuant to Section 372.016 of the Act; NOW THEREFORE,

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

Section 1. Findings. The findings and determinations set forth in the preamble hereto are hereby incorporated by reference for all purposes.

(a) The City Council does hereby accept the Preliminary Plan for the District, including the Proposed Assessment Roll, in a form substantially similar to the attached Exhibit B and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary Plan.

(b) The City Council hereby determines that the total costs of the Authorized Improvements to be financed by the District are as set forth in the Preliminary Plan.

(c) The City Council's final determination and approval of the costs of the Authorized Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held an assessment hearing.

(d) The Proposed Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in the District that benefits from the

Authorized Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary Plan.

(e) The City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

Section 2. Calling Public Hearing. The City Council hereby calls a public hearing (the "Public Hearing") for 6:00 p.m. on June 25, 2026, at the regular meeting place of the City, the City Council Chamber at 226 Countryside Drive, Aubrey, Texas 76227 to consider approving the Preliminary Plan, with such changes and amendments as the City Council deems necessary, and the Proposed Assessment Roll with such amendments to the assessments on any parcel as the City Council deems necessary, as the final Service and Assessment Plan (the "Final Plan") and final Assessment Roll (the "Final Roll") for the District. After all objections made at such hearing have been heard, the City Council may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan, including the Final Roll; (ii) specify the method of payment of the assessments; and (iii) provide that assessments be paid in periodic installments.

Section 3. Notice of Public Hearing. Notice of the Public Hearing setting out the matters required by Section 372.016 of the Act and substantially in the form, which is attached as Exhibit A, and incorporated herein for all intents and purposes, shall be given by publication at least eleven (11) days before the date of the hearing, in a newspaper of general circulation in the City. Notice of such hearing shall also be given by the City Secretary, by mailing a copy of the notice containing the information required by Section 372.016(b) of the Act to the last known address of each owner of property liable for an assessment in the proposed Final Roll as reflected on the tax rolls of the Denton County Appraisal District.

Section 4. Participation at Public Hearing. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and contend for or contest the Preliminary Plan and the Final Roll and the proposed assessments and offer testimony pertinent to any issue presented on the amount of the assessments, purpose of the assessments, special benefit of the assessments, and the costs of collection and the penalties and interest on delinquent assessments. At or on the adjournment of the hearing conducted pursuant to Section 372.016 on the proposed assessments, the City Council must hear and pass on any objection to a proposed assessment. The City Council may amend a proposed assessment on any parcel in the District. The failure of a property owner to receive notice does not invalidate the proceeding.

Section 5. Conducting the Public Hearing. The City Council shall convene at the location and at the time specified in the notice described above for the Public Hearing and shall conduct the Public Hearing in connection with its consideration of the Final Plan, including the Final Roll, for the District and the levy of the proposed assessments, including costs of collection, penalties and interest on delinquent assessments. At the Public Hearing, the City Council will hear and pass on any objections to the Preliminary Plan and the Proposed Assessment Roll and the levy of the proposed assessments (which objections may be written or oral). At or on the adjournment of the Public Hearing, the City Council may amend a proposed assessment on any parcel in the

District. After all objections, if any, have been heard and passed upon, the City may (i) levy the assessments as special assessments against each parcel of property in the District as set forth in the Final Plan and Final Roll for the District, (ii) specify the method of payment of the assessments, and (iii) provide that the assessments be paid in periodic installments.

Section 6. Filing of Proposed Assessment Roll. The proposed Final Roll shall be filed in the office of the City Secretary and be made available to any member of the public who wishes to inspect the same.

Section 7. Further Action. The City Secretary is hereby authorized and directed to take such other actions as are required, including providing notice of the Public Hearing as required by the Texas Open Meetings Act and placing the Public Hearing on the agenda for the June 25, 2026, meeting of the City Council.

Section 8. Effective Date. This resolution shall be effective immediately upon its passage and approval.

[Signature Page Follows]

INTRODUCED, READ AND PASSED by the affirmative vote of the City Council of the City of Aubrey on this the 28th day of May, 2026.

_____
CHRIS RICH, Mayor

ATTEST:

_____
JENNY HICKS, City Secretary

EXHIBIT "A"
CITY OF AUBREY
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Aubrey, Texas, at 6:00 p.m. on June 25, 2026, at the regular meeting place of the City, the City Council Chamber at 226 Countryside Drive, Aubrey, Texas 76227. The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Duck Point Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in sections (i) – (vi) above; and (viii)payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration and operation of the District is $15,000,000 plus the annual cost of operation and maintenance, if any. The City will pay no costs of the Authorized Improvements or operation and maintenance costs from funds other than assessments levied on property within the PID. The remaining costs of the proposed improvements will be paid from sources other than those described above.

The boundaries of the District include approximately 39.993 acres of land located within the City of Aubrey, Texas. Said Property being generally located on the west side of F.M. 2931 and east of Silverado Parkway, out of the J. Bridges Survey, Abstract No. 36, Denton County, Texas and identified as the Palomino Development. as more particularly described by a metes and bounds description available at Aubrey City Hall located at 107 S. Main Street, Aubrey, TX 76227 and available for public inspection.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the assessments to be levied against each parcel in the District, is available for public inspection at the office of the City Secretary, located at 107 S. Main Street, Aubrey, TX 76227.

WITNESS MY HAND AND THE OFFICIAL SEAL OF THE CITY, this 28th day of May, 2026.

/s/
City Secretary

EXHIBIT "B"
PRELIMINARY SERVICE AND ASSESSMENT PLAN

PALOMINO
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

May 28, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

PALOMINO

PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On November 20, 2024 the City Council of the City of Aubrey, Texas (the "City") passed and approved Resolution No. 990-24 approving and authorizing the creation of the Palomino Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, which was located within the corporate limits of the City at the time the PID was created.

The property in the PID is proposed to be developed in one individual phase, and the PID will finance public improvements as the property within the PID is developed. Assessments will be imposed on the property within the PID that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. This Palomino Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (1) cover a period of at least five years; (2) define the annual indebtedness and the projected costs for improvements; and (3) include a copy of the notice form required by Section 5.014, Property Code." Additionally, Section 372.013 of the PID Act requires that "the governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter". The Assessment Roll for the PID is included as Appendix G of this Service and Assessment Plan. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act. If and when Bonds are issued, the Additional Interest shall be charged as described in Section V.G of this Service and Assessment Plan.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v)

paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Administrative Expenses, and (iii) if and when Bonds are issued, Additional Interest as described in Section V.G of this Service and Assessment Plan.

"Annual Service Plan Update" has the meaning set forth in Section IV.A of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property. Assessed Property is shown on the map attached as Appendix A.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years including the portion of those Annual Installments collected to pay Administrative Expenses and interest on all Assessments.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the relevant Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means the Assessment Roll for the property or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"County" means Denton County, Texas.

"Delinquency and Prepayment Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, its successors and assigns.

"Development Agreement" means that certain "First Amended and Restated Development Agreement" by and between the Developer and the City, related to the property within the PID, and effective as of October 9, 2024, and recorded as Document Number 110919 in the Real Property Records of Denton County, and as the same has been or may be amended or assigned from time to time.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single-family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Maximum Assessment Per Unit" means the maximum Assessment per unit of $18,179.72.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.F of this Service and Assessment Plan.

"Reimbursement Agreement" means that certain Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances, dated as of June 25, 2026, by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Authorized Improvements and the City agrees to reimburse the Developer with interest permitted by the PID Act solely from Assessment Revenues and/ or the net proceeds of Bonds for a portion of such Actual Costs of the Authorized Improvements funded by the Developer for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"PID Assessment Notice" means the homebuyer disclosure required under section 372.013 of the PID Act and is further described in Section IV.C and Appendix E of this Service and Assessment Plan.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"City" means the City of Aubrey, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Denton County, Texas.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

(remainder of this page is intentionally left blank)

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the corporate limits of the City and contains approximately 39.993 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 300 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as shown in Table II-A.

Table II-A
Proposed Development – PID

Proposed Development	Quantity	Measurement
30 Ft Lot	300	Units
Total	**300**	

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III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing.

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B. below and shown in the opinion of probable costs and on the diagrams included as Appendix B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan. Tables included in this Section may be rounded to the nearest whole dollar.

B. DESCRIPTIONS AND BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

The Authorized Improvements benefit the entire PID. The costs of the Authorized Improvements are allocated proportionally throughout the entire PID, excluding Non-Benefited Property, in a manner that anticipates planned development of the PID based on the anticipated number of Lots. The Authorized Improvement costs are shown in Table III-A.

The Authorized Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Authorized Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Authorized Improvements follows:

Roadway Improvements

The roadway improvements portion of the Authorized Improvements consist of subgrade stabilization, concrete and reinforcing steel for roadways; trails, sidewalks, asphalt for turn lane, testing, handicapped ramps, streetlights, striping, and signage. All related earthwork, excavation, erosion control, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Authorized Improvements consists of construction and installation of waterline mains, valves, and appurtenances, necessary for the water distribution system that will service the Assessed Property. The water improvements will be designed and constructed in accordance with Mustang Special Utility District ("MSUD") standards and specifications and will be owned and operated by the MSUD.

Sanitary Sewer Improvements

The sanitary sewer portion of the Authorized Improvements consists of construction and installation of pipes, force main, service lines, manholes, lift station, lift station screening, encasements, and appurtenances necessary to provide sanitary sewer service to the Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with MSUD standards and specifications and will be owned and operated by MSUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Authorized Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, riprap, appurtenances, and regional detention necessary to provide adequate drainage

to the Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Landscaping costs

The landscaping costs portion of the Authorized Improvements consists of planting trees, sod, and grasses, as well as irrigation improvements and backflow prevention. The landscaping improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft and miscellaneous costs

The soft and miscellaneous costs portion of the Authorized Improvements consists of engineering and surveying, project management fees, contingency, PID set up costs, and other soft and miscellaneous costs.

Table III-A
Budgeted Costs – PID

Authorized Improvements	PID Improvements
Road Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	1,478,000
Total	**$9,447,638**

Note: The Budgeted Costs provided and certified by Kimley Horn. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvement Amount does not change.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. It is anticipated that the Authorized Improvements will be completed and accepted by the City and MSUD in the third quarter of 2026.

The Budgeted Costs for the Authorized Improvements and the expenses incurred in the establishment, administration, and operation of the PID is $10,485,268 as shown in Table IV-A. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

Table IV-A shows the projected sources and uses for the Authorized Improvements allocable to the Assessed property. Tables included in this Section may be rounded to the nearest whole dollar.

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Table IV-A
Sources and Uses - PID

Sources of Funds	**PID**
Assessment Amount	$5,639,000
Other funding sources[1]	$4,846,268
Total Sources	**$10,485,268**
Uses of Funds	
Authorized Improvements	
Roadway Improvements	$2,288,155
Water Improvements	$1,105,853
Sanitary Sewer Improvements	$2,346,223
Storm Drainage Improvements	$1,294,407
Landscaping Improvements	$935,000
Soft and Miscellaneous Costs	$1,478,000
Subtotal Authorized Improvements	*$9,447,638*
Estimated Bond Issuance Costs	
Issuance Costs[2]	*$382,340*
Administrative Expenses	*$60,000*
Underwriter's Discount	*$169,170*
Capitalized Interest	*$0*
Reserve Fund	*$426,120*
Subtotal Estimated Bond Issuance Costs	*$1,037,630*
Total Uses	**$10,485,268**

[1]Developer will fund or cause to be funded all costs not covered by the Bonds.
[2]Includes MuniCap's consulting fee.

Bonds may be issued in the future; and, to the extent provided by law, the proceeds from the Bonds will be used to reimburse certain Actual Costs paid by the Developer pursuant to the Reimbursement Agreement and/or to pay any unpaid Actual Costs of the Authorized Improvements required to be paid under the Reimbursement Agreement as it relates to the PID. In the event the financing capacity of the PID is reduced by appraisals, bond underwriting standards, interest rates, etc. the Assessments will be reduced to match the actual amount financed by Bonds to be issued for the PID.

B. PROJECTED FIVE-YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for the PID is shown in Table IV-B. The annual projected costs and indebtedness is subject to revision and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-B
Annual Projected Costs and Annual Projected Indebtedness – PID

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Annual Installments
2025	$3,564,991	$0	$3,564,991	$0
2026	$6,920,277	$5,639,000	$1,281,277	$494,535
2027	$0	$0	$0	$495,315
2028	$0	$0	$0	$494,859
2029	$0	$0	$0	$495,232
2030	$0	$0	$0	$495,371
2031	$0	$0	$0	$495,275
Total	**$10,485,268**	**$5,639,000**	**$4,846,268**	**$2,970,587**

The annual projected costs shown in Table IV-B are the annual expenditures relating to the Authorized Improvements shown in Table III-B and the costs associated with setting up the PID. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed Authorized Improvement program anticipates a Reimbursement Agreement potentially followed by a bond financing that is intended to finance the public infrastructure required for the development.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The costs of the Authorized Improvements shall be allocated on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

Parcels will only be assessed for the special benefits conferred upon the Parcel at this time because of the Authorized Improvements, as applicable.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within the PID as a result of the Authorized Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Authorized Improvements, as applicable, to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized

Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued, if any, to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the

PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. Assessment Methodology

For the purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Authorized Improvements to be funded by the Developer and reimbursed pursuant to the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the estimated number of Lots anticipated to be developed on each Parcel.

Based on the estimates of the costs of the Authorized Improvements, as set forth in Table III-B, the City Council has determined that the benefit of the Authorized Improvements to the Assessed Property is at least equal to the Assessments levied on the Assessed Property.

Upon subsequent divisions of any Parcel, the Assessment applicable to it will then be apportioned pro rata based on the estimated number of Lots of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on a per Lot basis at the time residential Lots are platted, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments for the PID will be levied on each Parcel or Lot according to the Assessment Roll, attached hereto as Appendix G. The Annual Installments for the PID will be collected on the dates and in the amounts shown on the Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for Assessments may exceed the actual interest rate per annum paid on the related Bonds, **if and when Bonds are issued**, by no more than one half of one percent (0.50%). If applicable, the interest rate used to determine the Assessments is one half of one percent (0.50%) per annum higher than the actual rate paid on the Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Delinquency and Prepayment Reserve"). If applicable, the Delinquency and Prepayment Reserve shall be funded as set forth in the Trust Indenture. Once the Additional Interest Reserve is funded in full, the City may allocate the Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN THE PID

The Assessment and Annual Installments for each Assessed Property located within the PID are shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Assessed Property in an amount sufficient to pay (i) principal and interest as set forth in the Reimbursement Agreement, and (ii) to pay Administrative Expenses related to the PID. If and when Bonds are issued, the Annual Installments shall include Additional Interest as described in Section V.G. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest, or other funds applicable to the Parcel.

B. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each new subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Lots to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

C. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

D. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreements, resulting in excess proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or the obligations under a reimbursement agreement are reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the actual reduced Actual Costs (plus interest, Administrative Expenses, and Additional Interest, if applicable). The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if

it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds are applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon, Additional Interest, if applicable, and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

E. PAYMENT OF ASSESSMENTS

1. Payment in Part or Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in any amount. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Additional Interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include principal, interest, Administrative Expenses, and Additional Interest **if and when** Bonds are issued. Payment of the first Annual Installments shall be due January 31, 2027.

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, plus Additional Interest if such Bonds are issued by the City, or (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Assessment Roll sets forth for each year the Annual Installment for each Parcel based on an estimated interest rate of 6.00% for years 1 through 30. Unless and until the City issues Bonds secured by Assessments levied against the Assessed Property, the interest on the Reimbursement Agreement shall be paid based on an estimated interest rate of 6.00% per annum for years 1 through 30 in accordance with the Reimbursement Agreement. Upon the issuance of Bonds for the Authorized Improvements, the Reimbursement Agreement shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Assessment Roll. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 5.01%. Furthermore, the Annual Installments may not exceed the amounts shown on the Assessment Roll. The Assessment Roll, shown in Appendix G, will be updated with the actual interest rates in the Reimbursement Agreement.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Reimbursement Agreement, the Bonds, if any, and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs that the City determines to utilize, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds, if any, and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

F. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available and directed by the City to be used for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within the PID. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Annual Installments relating to the Authorized Improvements that benefit the Assessed Property will be due when billed and will be delinquent if not paid prior to February 1, 2027.

Any sale of Assessed Property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such Assessed Property and such Assessed Property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Assessed Property as they become due and payable.

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VII. THE ASSESSMENT ROLL

A. ASSESSMENT ROLL

The City Council has evaluated each Parcel in the PID (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the PID.

The Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Authorized Improvements. Table VII-A summarizes the $10,485,268 in special benefit received by the Authorized Improvements. The Assessment amount of the Reimbursement Agreement is $5,639,000, which is less than the benefit received by the Assessed Property. Accordingly, the total Assessment to be applied to all the Assessed Property is $5,639,000, plus interest and annual Administrative Expenses. The Assessment for each Assessed Property is calculated based on the allocation methodologies described in Section V.D. The Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$9,447,638
Assessment Levy Related Costs	
Estimated Bond Issuance Costs	$382,340
Administrative Expenses	$60,000
Underwriter's Discount	$169,170
Capitalized Interest	$0
Reserve Fund	$426,120
Subtotal Estimated Bond Issuance Costs	$1,037,630
Total Special Benefit	**$10,485,268**
Special Benefit:	
Total Special Benefit	$10,485,268
Projected Special Assessment	$5,639,000
Excess Benefit	**$4,846,268**

[1]See Table III-B for details.

B. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel

of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third-party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the applicable Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to an Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels: (i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. County Filing

Within seven days of its approval by the City council, the City shall (i) file and record this Service and Assessment Plan in the real property records of the County and (ii) post a copy of this Service and Assessment Plan on the City's internet website. In addition, the City shall similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved. All such documents shall be filed and recorded in the entirety.

E. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

F. Severability

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP

GRAPHIC SCALE IN FEET
0 50 100 200
1"=100' @ 22x34

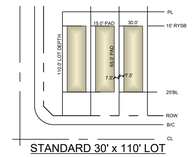


Land Use Acreage Summary

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

June 2024

DWG NAME K:\FRI_CIVIL\063451312-LOYD TRACT\CAD\EXHIBITS\PLANSHEETS\20240406 - CONCEPT PLAN UPDATES\20240905_CONCEPT PLAN.DWG
LAST SAVED 6/4/2024 2:30 PM, BY: FRANKLIN, AARON

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

A. CLEARING & EXCAVATION								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
CLEARING / GRUBBING	AC	$ 3,300.00	8.21	$ 27,093.00	1.07	$ 3,531.00	39.7	$ 131,076.00
ONSITE CUT - DIRT ONLY	CY	$ 2.55	47,082	$ 120,058.68	6,136	$ 15,647.11	227,782	$ 580,844.20
OVER EXCAVATE & PROCESS UNCONTROLLED FILL	CY	$ 2.55	64,842	$ 165,347.72	8,451	$ 21,549.58	313,707	$ 799,952.69
DEMO EXISTING HOUSE/STRUCTURES	LS	$ 66,000.00	1	$ 66,000.00	0	$ -	0	$ -
INSTALL 6 MIL POLY ON PADS	EA	$ 350.00	0	$ -	0	$ -	242	$ 84,700.00
PROCESS UTILITY SPOILS	CY	$ 3.85	4,000	$ 15,400.00	0	$ -	0	$ -
ROUGH LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
FINAL LOT GRADING	LOT	$ 200.00	0	$ -	0	$ -	300	$ 60,000.00
TOTAL CLEARING & EXCAVATION				**$ 393,899.41**		**$ 40,727.69**		**$ 1,716,572.90**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

B. WATER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 47.70	5,059	$ 241,314.30	0	$ -	0	$ -
12" P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$ 75.59	3,261	$ 246,498.99	0	$ -	0	$ -
24" STEEL CASING BY BORE (FM2931)	LF	$ 573.26	152	$ 87,135.52	0	$ -	0	$ -
15" SDR-26 CASING PIPE	LF	$ 127.05	220	$ 27,951.00	0	$ -	0	$ -
24" SDR-26 CASING PIPE	LF	$ 305.89	20	$ 6,117.80	0	$ -	0	$ -
8" PLUG	EA	$ 271.83	4	$ 1,087.32	0	$ -	0	$ -
12" PLUG	EA	$ 430.95	1	$ 430.95	0	$ -	0	$ -
8" GATE VALVE & BOX	EA	$ 2,238.06	28	$ 62,665.68	0	$ -	0	$ -
12" GATE VALVE & BOX	EA	$ 4,116.52	11	$ 45,281.72	0	$ -	0	$ -
FIRE HYDRANT ASSEMBLY (INCLUDING TEES, FITTINGS, & VALVES)	EA	$ 6,626.02	17	$ 112,642.34	0	$ -	0	$ -
1" SINGLE WATER SERVICE	EA	$ 907.88	28	$ 25,420.64	0	$ -	0	$ -
1" BULLHEAD WATER SERVICE	EA	$ 1,358.49	136	$ 184,754.64	0	$ -	0	$ -
12"X8" REDUCER	EA	$ 976.58	1	$ 976.58	0	$ -	0	$ -
12"X18" TAPPING SLEEVE AND VALVE	EA	$ 12,469.91	1	$ 12,469.91	0	$ -	0	$ -
AUTOMATIC FLUSH VALVE	EA	$ 8,341.20	1	$ 8,341.20	0	$ -	0	$ -
TEMPORARY FLUSH VALVE	EA	$ 4,200.00	1	$ 4,200.00	0	$ -	0	$ -
AIR RELEASE VALVE	EA	$ 12,190.00	1	$ 12,190.00	0	$ -	0	$ -
4" IRRIGATION SLEEVE	EA	$ 417.35	3	$ 1,252.05	0	$ -	0	$ -
3/4" IRRIGATION METER	EA	$ 922.54	3	$ 2,767.62	0	$ -	0	$ -
1" IRRIGATION METER	EA	$ 939.49	2	$ 1,878.98	0	$ -	0	$ -
1.5" IRRIGATION METER	EA	$ 2,167.70	2	$ 4,335.40	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.33	8,320	$ 2,745.60	0	$ -	0	$ -
PRESSURE TEST + CHLORINATION	LF	$ 1.61	8,320	$ 13,395.20	0	$ -	0	$ -
TOTAL WATER				**$ 1,105,853.44**		**$ -**		**$ -**

C. SANITARY SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" SDR-26 P.V.C. SEWER LINE	LF	$ 54.30	8,178	$ 444,065.40	0	$ -	0	$ -
4" P.V.C. FORCE MAIN PIPE	LF	$ 47.12	1,500	$ 70,680.00	0	$ -	0	$ -
8" SDR-26 P.V.C. SEWER LINE (FOR FORCE MAIN)	LF	$ 91.71	80	$ 7,336.80	0	$ -	0	$ -
16" STEEL ENCASEMENT BY BORE	LF	$ 547.40	134	$ 73,351.60	0	$ -	0	$ -
CEMENT-STABILIZED SAND ENCASEMENT (PER MSUD DETAIL)	LF	$ 68.08	320	$ 21,785.60	0	$ -	0	$ -
4' DIAMETER MANHOLE (8' DEPTH)	EA	$ 8,887.56	22	$ 195,526.32	0	$ -	0	$ -
4' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 8,815.75	3	$ 26,447.25	0	$ -	0	$ -
4' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 522.34	45	$ 23,505.30	0	$ -	0	$ -
5' DIAMETER MANHOLE (8' DEPTH)	EA	$ 12,826.71	5	$ 64,133.55	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 13,109.10	1	$ 13,109.10	0	$ -	0	$ -
5' DIAMETER MANHOLE WITH SEALED RING & COVER (8' DEPTH)	EA	$ 14,156.50	1	$ 14,156.50	0	$ -	0	$ -
5' MANHOLE EXTRA DEPTH (>8' DEEP)	VF	$ 692.44	34	$ 23,542.96	0	$ -	0	$ -
8" PLUG	EA	$ 40.89	3	$ 122.67	0	$ -	0	$ -
4" SERVICE	EA	$ 1,134.30	300	$ 340,290.00	0	$ -	0	$ -
TRENCH SAFETY	LF	$ 0.77	9,678	$ 7,452.06	0	$ -	0	$ -
TESTING (EXCLUDING GEOTECH)	LF	$ 2.27	9,678	$ 21,969.06	0	$ -	0	$ -
TOTAL SANITARY SEWER				**$ 1,347,474.17**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

Kimley»Horn

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

D. LIFT STATION

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
22' DEEP X 6' DIAMETER PRE-CAST CONCRETE WETWELL	LS	$ 118,000.00	1	$ 118,000.00	0	$ -	0	$ -
7' X 8' PRE-CAST CONCRETE VALVE VAULT	LS	$ 128,000.00	1	$ 128,000.00	0	$ -	0	$ -
NON-CLOG WASTEWATER PUMP & MOTOR	EA	$ 28,500.00	2	$ 57,000.00	0		0	
YARD PIPING	LF	$ 513.04	54	$ 27,704.16	0	$ -	0	$ -
ELECTRICAL, CONTROLS AND INSTRUMENTATION	LS	$ 459,500.00	1	$ 459,500.00	0	$ -	0	$ -
LINE WATER LINE (HOSE BIB)	LF	$ 50.29	74	$ 3,721.46	0	$ -	0	$ -
8' WOOD FENCE AND GATE PER DETAIL	LF	$ 132.94	248	$ 32,969.12		$ -		$ -
MISCELLANEOUS SITE WORK ITEMS	LS	$ 101,250.00	1	$ 101,250.00	0	$ -	0	$ -
ADDITIONAL COST FROM GLOBAL PUMP SOLUTIONS (TARIFF)	LS	$ 1,737.68	1	$ 1,737.68	0	$ -	0	$ -
ADDITIONAL COST FOR ARMOROCK WET WELL IN LIEU OF STD W/ EPOXY LINER	LS	$ 40,250.00	1	$ 40,250.00	0	$ -	0	$ -
ADDITIONAL COST FOR WATER SERVICE W/ RPZ	LS	$ 21,010.00	1	$ 21,010.00	0	$ -	0	$ -
VENT-O-MAX GRX ARV'S IN LIEU OF ARI D-020 (LS-03 NOTE #8)	LS	$ 6,556.00	1	$ 6,556.00	0	$ -	0	$ -
ADDITIONAL COST FOR EQUIPMENT SLAB REBAR (#5'S @ 12" OCEW)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
ADDITIONAL COST FOR GRADE BEAM CORNER REBAR UPSIZE (#7 BARS)	LS	$ 525.00	1	$ 525.00	0	$ -	0	$ -
TOTAL LIFT STATION				**$ 998,748.42**		**$ -**		**$ -**

E. STORM SEWER

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
18" R.C.P.	LF	$ 64.05	2,640	$ 169,092.00	372	$ 23,826.60	0	$ -
18" TEMPORARY R.C.P.	LF	$ 64.05	82	$ 5,252.10	0	$ -	0	$ -
21" R.C.P.	LF	$ 70.24	495	$ 34,768.80	362	$ 25,426.88	0	$ -
24" R.C.P.	LF	$ 81.06	278	$ 22,534.68	0	$ -	0	$ -
24" R.C.P. (FM 2931)	LF	$ 100.61	341	$ 34,308.01	0	$ -	0	$ -
27" R.C.P.	LF	$ 107.97	620	$ 66,941.40	237	$ 25,588.89	0	$ -
30" R.C.P.	LF	$ 107.50	817	$ 87,827.50	0	$ -	0	$ -
36" R.C.P.	LF	$ 139.81	770	$ 107,653.70	0	$ -	0	$ -
42" R.C.P.	LF	$ 185.54	1,190	$ 220,792.60	0	$ -	0	$ -
GASKETED 4'X4' R.C.B.	LF	$ 381.60	57	$ 21,751.20	0	$ -	0	$ -
STD 4' CURB INLET	EA	$ 5,525.00	13	$ 71,825.00	0	$ -	0	$ -
NON-STD 4' CURB INLET	EA	$ 5,525.00	3	$ 16,575.00	0	$ -	0	$ -
STD 6' CURB INLET	EA	$ 5,746.00	24	$ 137,904.00	0	$ -	0	$ -
STD 8' CURB INLET	EA	$ 6,050.00	2	$ 12,100.00	0	$ -	0	$ -
STD 10' CURB INLET	EA	$ 6,630.00	3	$ 19,890.00	3	$ 19,890.00	0	$ -
NON-STD 10' CURB INLET	EA	$ 7,200.00	1	$ 7,200.00	0	$ -	0	$ -
4' X 4' STD DROP INLET	EA	$ 6,630.00	2	$ 13,260.00	0	$ -	0	$ -
4' X 4' STD DROP INLET (FM 2931)	EA	$ 6,630.00	1	$ 6,630.00	0	$ -	0	$ -
TYPE A STORM MANHOLE	EA	$ 5,083.00	4	$ 20,332.00	2	$ 10,166.00	0	$ -
TYPE B STORM MANHOLE	EA	$ 6,270.88	8	$ 50,167.04	0	$ -	0	$ -
TEMPORARY 18" RCP SLOPED END HEADWALL	EA	$ 2,100.00	2	$ 4,200.00	0	$ -	0	$ -
24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 2,431.00	4	$ 9,724.00	0	$ -	0	$ -
27" R.C.P. SLOPED END HEADWALL (LINE SD-K)	EA	$ 2,652.00	0	$ -	1	$ 2,652.00	0	$ -
30" R.C.P. SLOPED END HEADWALL (LINE SD-L)	EA	$ 2,873.00	2	$ 5,746.00	0	$ -	0	$ -
42" R.C.P. SLOPED END HEADWALL (LINE SD-D)	EA	$ 3,867.50	1	$ 3,867.50	0	$ -	0	$ -
4' X 4' R.C.B. TxDOT SW-0 HEADWALL (LINE SD-B)	EA	$ 12,707.50	1	$ 12,707.50	0	$ -	0	
REMOVE EXISTING 24" R.C.P. SLOPED END HEADWALL (FM 2931)	EA	$ 731.21	1	$ 731.21	0	$ -	0	
12" THICK GROUTED RIPRAP	SY	$ 154.70	104	$ 16,088.80	0	$ -	0	
TRENCH SAFETY	LF	$ 0.41	7,290	$ 2,988.90	971	$ 398.11	$ -	$ -
TV TESTING (X2)	LF	$ 3.32	7,290	$ 24,202.80	971	$ 3,223.72	$ -	$ -
TOTAL STORM SEWER				**$ 1,207,061.74**		**$ 87,345.60**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

F1. ON SITE PAVEMENT

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
6" REINF. CONCRETE STREET PAVEMENT 31' B-B	SY	$ 48.85	28,832	$ 1,408,443.20	0	$ -	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 4.00	30,692	$ 122,768.00	0	$ -	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 300.00	552	$ 165,600.00	0	$ -	0	$ -
5' CONCRETE SIDEWALK	LF	$ 35.00	2,570	$ 89,950.00	0	$ -	0	$ -
6' CONCRETE SIDEWALK	LF	$ 42.00	1,527	$ 64,134.00	0	$ -	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,500.00	26	$ 65,000.00	0	$ -	0	$ -
STREET NAME SIGN	EA	$ 500.00	3	$ 1,500.00	0	$ -	0	$ -
STOP SIGN WITH STREET NAMES	EA	$ 2,000.00	13	$ 26,000.00	0	$ -	0	$ -
4" PARKING STRIPE	LF	$ 4.35	612	$ 2,662.20	0	$ -	0	$ -
CROSSWALK STRIPING	LF	$ 50.55	25	$ 1,263.75	0	$ -	0	$ -
PEDESTRIAN CROSSING SIGN	EA	$ 2,280.00	4	$ 9,120.00	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 500.00	8	$ 4,000.00	0	$ -	0	$ -
TOTAL ON SITE PAVEMENT				**$ 1,960,441.15**		**$ -**		**$ -**

F2. SILVERADO PARKWAY

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
8" REINF. CONCRETE STREET PAVEMENT	SY	$ 56.45	0	$ -	2,538	$ 143,270.10	0	$ -
6" LIME SUBGRADE PREPARATION	SY	$ 3.35	0	$ -	241	$ 807.35	0	$ -
HYDRATED LIME FOR RESIDENTIAL STREET (36#/SY)	TON	$ 310.00	0	$ -	49	$ 15,190.00	0	$ -
5' CONCRETE SIDEWALK	LF	$ 29.55	0	$ -	840	$ 24,822.00	0	$ -
BARRIER FREE PEDESTRIAN RAMP	EA	$ 2,235.00	0	$ -	2	$ 4,470.00	0	$ -
PAVEMENT HEADER	LF	$ 70.00	0	$ -	50	$ 3,500.00	0	$ -
TOTAL SILVERADO PARKWAY				**$ -**		**$ 192,059.45**		**$ -**

F3. FM 2931

DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
SAWCUT EXISTING ASPHALT ROAD	LF	$ 10.00	930	$ 9,300.00	0	$ -	0	$ -
UNCLASSIFIED EXCAVATION	CY	$ 20.20	690	$ 13,938.00	0	$ -	0	$ -
2" SP-C PG64-22 (SAC-B)	SY	$ 26.40	1,244	$ 32,841.60	0	$ -	0	$ -
12" CEMENT STABILIZED SUBGRADE	SY	$ 15.75	1,306	$ 20,569.50	0	$ -	0	$ -
LEFT TURN ARROW MARKING	EA	$ 290.00	2	$ 580.00	0	$ -	0	$ -
4" SOLID YELLOW LINE MARKING	LF	$ 1.85	390	$ 721.50	0	$ -	0	$ -
4" SOLID YELLOW MADIAN STRIPING	LS	$ 14,275.00	1	$ 14,275.00	0	$ -	0	$ -
"ONLY" DETAIL MARKING	EA	$ 310.00	2	$ 620.00	0	$ -	0	$ -
8" SOLID WHITE LINE MARKING	LF	$ 4.15	390	$ 1,618.50	0	$ -	0	$ -
TYPE III BARRICADE	EA	$ 1,500.00	1	$ 1,500.00	0	$ -	0	$ -
PAVEMENT HEADER	LF	$ 20.00	87	$ 1,740.00	0	$ -	0	$ -
REMOVE EXISTING PAVEMENT MARKINGS	LS	$ 7,950.00	1	$ 7,950.00	0	$ -	0	$ -
TRAFFIC CONTROL	LS	$ 30,000.00	1	$ 30,000.00	0	$ -	0	$ -
TOTAL FM 2931				**$ 135,654.10**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

G. RETAINING WALLS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
2' RETAINING WALL	LF	$ 67.00	0	$ -	0	$ -	3,205	$ 214,735.00
3' RETAINING WALL	LF	$ 83.00	0	$ -	0	$ -	280	$ 23,240.00
4' RETAINING WALL	LF	$ 107.00	0	$ -	0	$ -	60	$ 6,420.00
5' RETAINING WALL	LF	$ 138.00	0	$ -	0	$ -	560	$ 77,280.00
6' RETAINING WALL	LF	$ 167.00	0	$ -	0	$ -	615	$ 102,705.00
7' RETAINING WALL	LF	$ 199.00	0	$ -	0	$ -	450	$ 89,550.00
8' RETAINING WALL	LF	$ 233.00	0	$ -	0	$ -	260	$ 60,580.00
9' RETAINING WALL	LF	$ 270.00	0	$ -	0	$ -	60	$ 16,200.00
2' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 267.00	0	$ -	0	$ -	320	$ 85,440.00
3' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 283.00	0	$ -	0	$ -	175	$ 49,525.00
4' RETAINING WALL WITH SCREEN WALL (ADJACENT TO COMMERCIAL)	LF	$ 307.00	0	$ -	0	$ -	110	$ 33,770.00
11' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 556.00	0	$ -	0	$ -	30	$ 16,680.00
12' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 601.00	0	$ -	0	$ -	180	$ 108,180.00
13' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 654.00	0	$ -	0	$ -	255	$ 166,770.00
14' RETAINING WALL WITH SCREEN WALL (ADJACENT TO SILVERADO PKWY)	LF	$ 704.00	0	$ -	0	$ -	275	$ 193,600.00
TOTAL RETAINING WALLS				**$ -**		**$ -**		**$ 1,244,675.00**

H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
STREET LIGHTS	EA	$ 3,500.00	20	$ 70,000.00	3	$ 10,500.00	0	$ -
PLAYGROUND	LS	$ 250,000.00	1	$ 250,000.00	0	$ -	0	$ -
DOG PARK	LS	$ 150,000.00	1	$ 150,000.00	0	$ -	0	$ -
IRRIGATION METER CONNECTION FEE	EA	$ 11,250.00	1	$ 11,250.00	0	$ -	0	$ -
WROUGHT IRON FENCE AROUND DETENTION POND	LF	$ 120.00	1,200	$ 144,000.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO COMMERCIAL)	LF	$ 150.00	470	$ 70,500.00	0	$ -	0	$ -
PERIMETER SCREENING WALL (ADJACENT TO SILVERADO PARKWAY)	LF	$ 150.00	0	$ -	850	$ 127,500.00	0	$ -
MAJOR ENTRY FEATURE	LS	$ 150,000.00	0	$ -	0	$ -	1	$ 150,000.00
MINOR ENTRY FEATURE	LS	$ 40,000.00	0	$ -	0	$ -	1	$ 40,000.00
BUFFER LANDSCAPING	LF	$ 75.00	0	$ -	1,350	$ 101,250.00	0	$ -
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				**$ 695,750.00**		**$ 239,250.00**		**$ 190,000.00**

I. CITY FEES AND OTHER								
DESCRIPTION	*UNIT*	*UNIT PRICE*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*	*QUANTITY*	*TOTAL*
FRANCHISE ELECTRIC SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FRANCHISE GAS SERVICE	LOT	$ 1,000.00	300	$ 300,000.00	0	$ -	0	$ -
FINAL GEOTECHNICAL REPORT	LOT	$ 350.00	300	$ 105,000.00	0	$ -	0	$ -
PARK DEDICATION FEE	LOT	$ 2,500.00	300	$ 750,000.00	0	$ -	0	$ -
SWPPP	LS	$ 3,000.00	1	$ 3,000.00	0	$ -	0	$ -
MUNICIPAL APPLICATION/REVIEW FEES	LS	$ 20,000.00	1	$ 20,000.00	0	$ -	0	$ -
TOTAL CITY FEES & OTHER				**$ 1,478,000.00**		**$ -**		**$ -**

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY
PALOMINO - AUBREY, DENTON COUNTY, TEXAS
OVERALL COST SUMMARY, NOTES, ASSUMPTIONS, QUALIFICATIONS, ETC.
APRIL 23, 2026

PROJECT NAME:	***Palomino***	LOT COUNT	300	**DIRECT IMPROVEMENTS**	**COMMON IMPROVEMENTS (SILVERADO PARKWAY)**	**PRIVEATE IMPROVEMENTS (NON-REIMBURSEABLE)**
LOCATION:	*Aubrey, Denton County, Texas*	GROSS AC.	46.974			
JOB NUMBER:	063451312					

SUMMARY						
	PER LOT	TOTAL	PER LOT	TOTAL	PER LOT	TOTAL
A. CLEARING & EXCAVATION	$ 1,313.00	$ 393,899.41	$ 135.76	$ 40,727.69	$ 5,721.91	$ 1,716,572.90
B. WATER	$ 3,686.18	$ 1,105,853.44	$ -	$ -	$ -	$ -
C. SANITARY SEWER	$ 4,491.58	$ 1,347,474.17	$ -	$ -	$ -	$ -
D. LIFT STATION	$ 3,329.16	$ 998,748.42	$ -	$ -	$ -	$ -
E. STORM SEWER	$ 4,023.54	$ 1,207,061.74	$ 291.15	$ 87,345.60	$ -	$ -
F1. ON SITE PAVEMENT	$ 6,534.80	$ 1,960,441.15	$ -	$ -	$ -	$ -
F2. SILVERADO PARKWAY	$ -	$ -	$ 640.20	$ 192,059.45	$ -	$ -
F3. FM 2931	$ 452.18	$ 135,654.10	$ -	$ -	$ -	$ -
G. RETAINING WALLS	$ -	$ -	$ -	$ -	$ 4,148.92	$ 1,244,675.00
H. LARDSCAPE/HANDSCAPE & MISCELLANEOUS	$ 2,319.17	$ 695,750.00	$ 797.50	$ 239,250.00	$ 633.33	$ 190,000.00
I. CITY FEES & OTHER	$ 4,926.67	$ 1,478,000.00	$ -	$ -	$ -	$ -
SUB-TOTAL		**$ 9,322,882.43**		**$ 559,382.74**		**$ 3,151,247.90**

APPENDIX C
LEGAL DESCRIPTION

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northerly northeast corner of said 46.974 acre tract, common to the northwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, being on the southerly line of Pecan Creek Addition, Phase 1, according to the plat thereof recorded in Document No. 2020-349 of the Plat Records of Denton County, Texas;

THENCE South 00°41'47" West, departing the southerly line of said Pecan Creek Addition, Phase 1, and along the easterly line of said 46.974 acre tract and the westerly line of said 5.725 acre tract, a distance of 275.76 feet to a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of said 5.725 acre tract, common to an ell corner of said 5.725 acre tract;

THENCE South 86°08'34" East, along the northerly line of said 46.974 acre tract and the southerly line of said 5.725 acre tract, a distance of 423.36 feet to a point for corner;

THENCE South 01°03'39" West, departing the southerly line of said 5.725 acre tract and the northerly line of said 46.974 acre tract and crossing said 46.974 acre tract, a distance of 648.76 feet to a point for corner on the southerly line of said 46.974 acre tract and the northerly line of Silverado Phase 6, according to the plat thereof recorded in Instrument No. 2021-153 of the Official Records of Denton County, Texas;

THENCE North 88°56'21" West, along the southerly line of said 46.974 acre tract, the northerly line of said Silverado Phase 6 and the northerly line of Silverado Phase 7, according to the plat thereof recorded in Instrument No. 2021-242 of the Official Records of Denton County, Texas, a distance of 2,046.91 feet to the southwest corner of said 46.974 acre tract, common to the northwest corner of said Silverado Phase 7, being on the easterly line of a tract of land described as Parcel 2, Tract 3 in a deed to Aubrey Aggregates LLC, as recorded in Instrument No. 2017-115329 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod found for witness bears North 25°02’ East, 0.21 feet;

THENCE North 02°01'46" East, along the westerly line of said 46.974 acre tract and the easterly line of said Parcel 2, Tract 3, a distance of 933.89 feet to the northwest corner of said 46.974 acre tract, common to the southwest corner of a called 55.30 acre tract of land described in a deed to ALCM Construction, LLC, as recorded in Instrument No. 2019-139804 of the Official Records of Denton County, Texas, from which, a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for witness bears North 73°40’ West, 0.23 feet;

THENCE South 89°20'47" East, departing the easterly line of said Parcel 2, Tract 3, along the northerly line of said 46.974 acre tract, the southerly line of said 55.30 acre tract, and the southerly line of aforesaid Pecan Creek Addition, Phase 1, a distance of 1,606.55 feet to the

POINT OF BEGINNING and containing 41.248 acres (1,796,748 square feet) of land, more or less, save and except the following described tract:

SAVE AND EXCEPT TRACT:

BEING a tract of land situated in the J. Bridges Survey, Abstract No. 36, City of Aubrey, Denton County, Texas, and being a portion of a called 46.974 acre tract of land described in a deed to Jen Holdco 24 LLC, as recorded in Instrument No. 2024-61128 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped “RPLS 4561” found for the southwest corner of a called 5.725 acre tract of land described in a deed to Aubrey 2931 Investments LP, as recorded in Instrument No. 2024-18439 of the Official Records of Denton County, Texas, common to an ell corner of said 46.974 acre tract;

THENCE South 06°12’45” West, crossing said 46.974 acre tract, a distance of 190.62 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE continuing across said 46.974 acre tract, the following courses and distances:

South 41°54'56" East, a distance of 14.63 feet to a point for corner;

South 01°03'39" West, a distance of 178.86 feet to a point for corner;

North 88°56'21" West, a distance of 283.87 feet to a point at the beginning of a non-tangent curve to the right with a radius of 375.00 feet, a central angle of 29°02'47", and a chord bearing and distance of North 17°34'49" East, 188.08 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 190.11 feet to a point for corner;

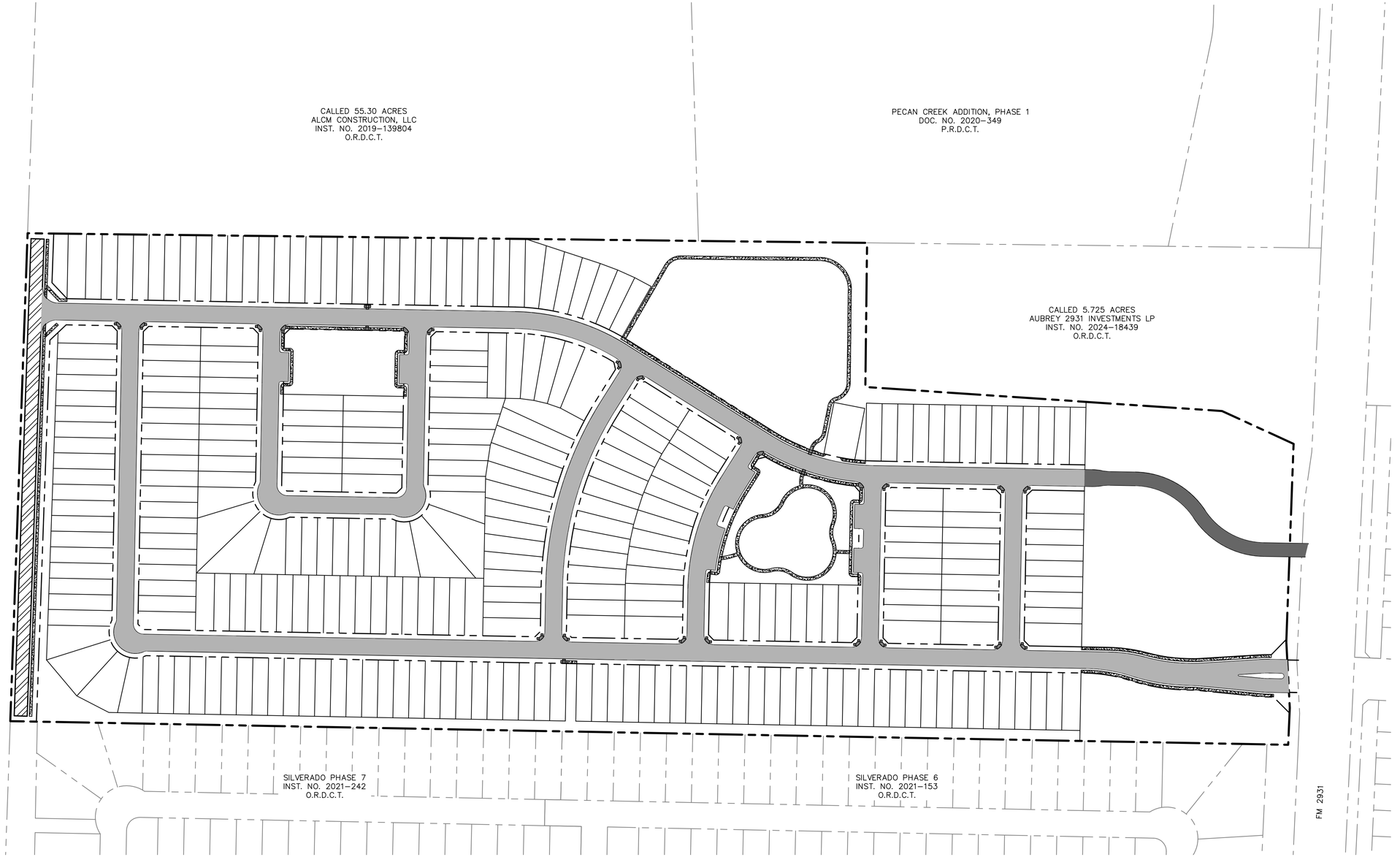
North 32°06'12" East, a distance of 67.55 feet to a point for corner;

North 76°28'16" East, a distance of 14.30 feet to a point at the beginning of a non-tangent curve to the left with a radius of 425.00 feet, a central angle of 24°23'05", and a chord bearing and distance of South 72°01'35" East, 179.52 feet;

In a southeasterly direction, with said non-tangent curve to the left, an arc distance of 180.88 feet to the **POINT OF BEGINNING** and containing 1.255 acres (54,669 square feet) of land, more or less, resulting in a net area of 39.993 acres (1,742,079 square feet) of land, more or less.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



N
W E
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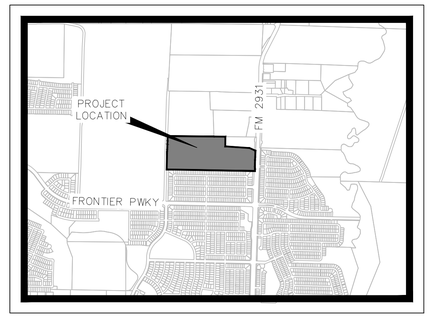
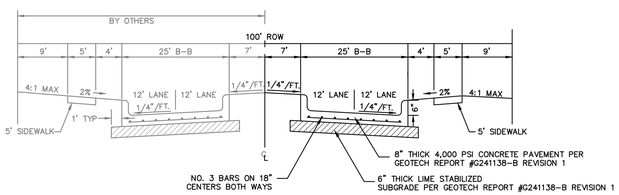
0 100' 200'
GRAPHIC SCALE 100'

LEGEND

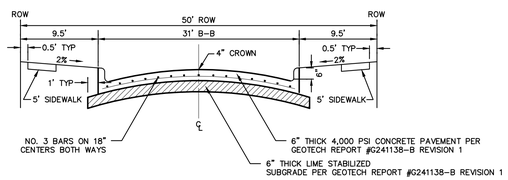
- PROPERTY LINE
- MINOR ARTERIAL (25' B-B, 50' ROW)
- RESIDENTIAL STREET (31' B-B, 50' ROW)
- TEMPORARY ACCESS ROAD (25' B-B)
- PROPOSED CONCRETE SIDEWALK



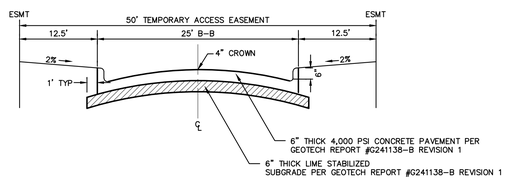
VICINITY MAP
SCALE: 1" = 2,000'



MINOR ARTERIAL STREET SECTION
NTS



RESIDENTIAL STREET SECTION
NTS



TEMPORARY ACCESS STREET SECTION
NTS

ROADWAY IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 11:16:28am File Path:K:\FRI_Civil\065451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Paving.dwg
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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.

CALLED 5.725 ACRES
AUBREY 2931 INVESTMENTS LP
INST. NO. 2024-18439
O.R.D.C.T.

SILVERADO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

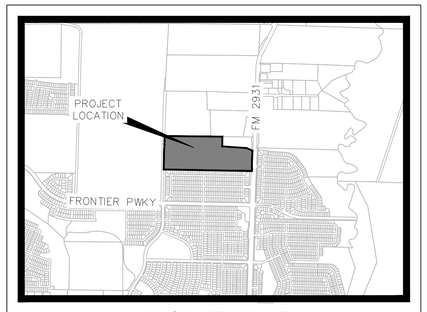
FM 2931

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

- PROPERTY LINE
- MINOR ARTERIAL RIGHT OF WAY — TOTAL AREA = 1.07 AC
- INTERNAL RIGHT OF WAY — TOTAL AREA = 8.21 AC



VICINITY MAP
SCALE: 1" = 2,000'

RIGHT OF WAY EXHIBIT

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

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O.R.D.C.T.

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O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

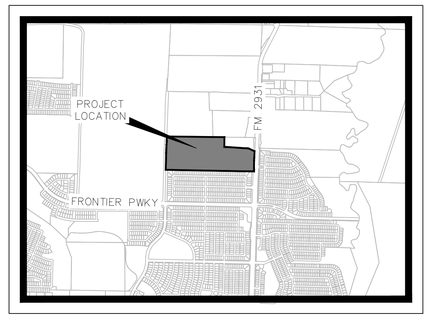
FM 2931

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

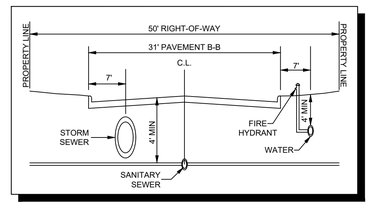
SANITARY SEWER LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



SANITARY SEWER IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
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6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn
April 2026

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CALLED 5.725 ACRES
AUBREY 2931 INVESTMENTS LP
INST. NO. 2024-18439
O.R.D.C.T.

SILVERADO PHASE 7
INST. NO. 2021-242
O.R.D.C.T.

SILVERADO PHASE 6
INST. NO. 2021-153
O.R.D.C.T.

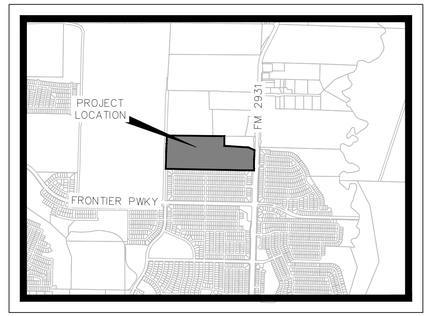
FM 2931

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

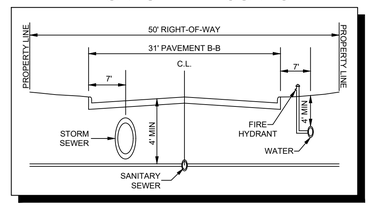
STORM DRAINAGE LEGEND

- PROPERTY LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN INLET



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



STORM DRAIN IMPROVEMENTS

Palomino

APPLICANT:
Lennar Homes of Texas
1231 Greenway Drive
Suite 800
Irving, TX 75038
Contact: Annie Hepner

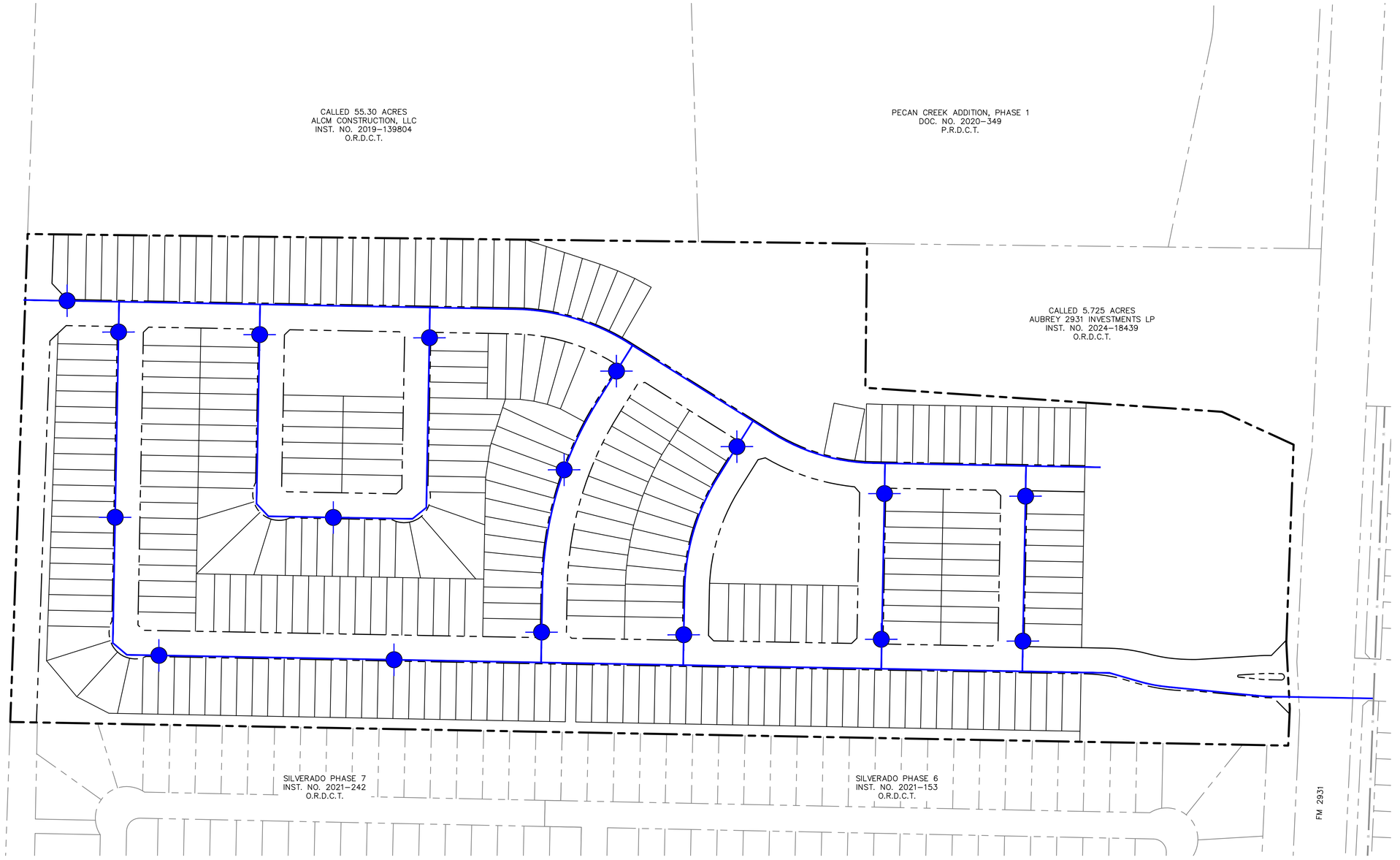
OWNER:
Jen Holdco 24, LLC
680 Fifth Avenue
25th Floor
New York, New York 10019

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6160 Warren Parkway
Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 02:32:03pm File Path:K:\FRI_Civil\063451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Storm.dwg
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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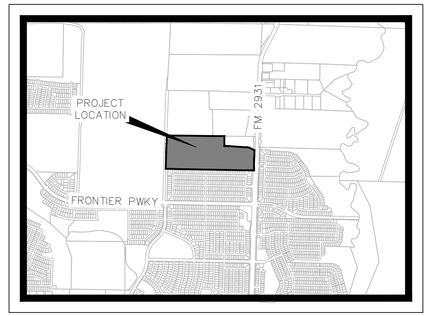
0 100' 200'
GRAPHIC SCALE 100'

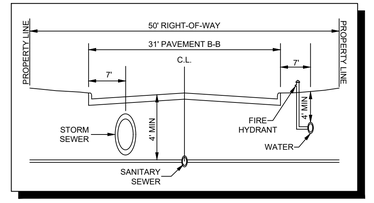
WATER LEGEND

- PROPERTY LINE
- PROPOSED WATERLINE
- EXISTING WATERLINE
- PROPOSED FIRE HYDRANT



VICINITY MAP
SCALE: 1" = 2,000'

TYPICAL UTILITY LOCATION



WATER IMPROVEMENTS

Palomino

APPLICANT:
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1231 Greenway Drive
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Suite 210
Frisco, TX 75034
P (972) 335-3580
Contact: Matt Duenwald, P.E.

Kimley»Horn

April 2026

Plotted By:Hitch, CJ Date:April 17, 2026 12:45:14pm File Path:K:\FRI_Civil\063451312-Loyd Tract\Cad\Exhibits\PlanSheets\PID Documents\Utilities.dwg
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APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF AUBREY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS OF PROPERTY

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Aubrey, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Palomino Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County, Texas.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified into one Lot Type.

"Lot Type 1" means lots identified as such on the Assessment Roll, being lots typically with a Lot width of approximately 30 feet.

A) Proposed Residential Development

Table F-A.1 shows the proposed residential units to be developed within the PID.

Table F-A.1
Proposed Development within the PID

Lot Type	Proposed Development	
Lot Type 1 (30 Ft)	300	Units
Total	**300**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.D, for the purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the PID to be financed with the Reimbursement Agreement shall be allocated to the Assessed Property by spreading the entire Assessment across the Parcels based on the number of units.

For the purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Assessed Property on a per unit basis, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the Lot Type (i.e., 30 Ft); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. Assessments are allocated to each Lot Type on the basis of the number of units.

C) Allocation of Assessments to Lots within the PID

As shown in Section IV of this Service and Assessment Plan, the total amount of the Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within the PID, is $5,296,000. As shown in Table F-A.1, there are a total of 300 units in the PID, resulting in an Assessment per Equivalent Unit of $18,796.67.

Table F-C.1
Assessment Per Unit - PID

Type	Planned No. of Units	Assessment per Unit	Total Assessments
Lot Type 1 (30 Ft)	300	$18,796.67	$5,639,000
Total			**$5,639,000**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-C.2.

Table F-C.2
Projected Leverage - PID

Lot Type	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$18,796.67	3.19	15.96

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-C.3.

Table F-C.3
Estimated Tax Rate Equivalent per unit – PID

Description	Planned No. of Units	Estimated Finished Lot Value per Unit	Projected Home Value per Unit	Projected Average Annual Installment per Unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
Lot Type 1 (30 Ft)	300	$60,000	$300,000	$1,650	$2.75	$0.55

The Assessment and Annual Installments for each Parcel or Lot located within the PID is shown on the Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PROPOSED ASSESSMENT ROLL

Appendix G-1
Proposed Assessment Roll

Parcel	**77033**
Assessment	**$5,639,000**
Equivalent Units	**1.00**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$68,000	$338,340	$0	$28,195	$60,000	$494,535
2028	$72,000	$334,260	$0	$27,855	$61,200	$495,315
2029	$75,000	$329,940	$0	$27,495	$62,424	$494,859
2030	$79,000	$325,440	$0	$27,120	$63,672	$495,232
2031	$83,000	$320,700	$0	$26,725	$64,946	$495,371
2032	$87,000	$315,720	$0	$26,310	$66,245	$495,275
2033	$91,000	$310,500	$0	$25,875	$67,570	$494,945
2034	$95,000	$305,040	$0	$25,420	$68,921	$494,381
2035	$111,000	$299,340	$0	$24,945	$60,000	$495,285
2036	$118,000	$292,680	$0	$24,390	$60,300	$495,370
2037	$125,000	$285,600	$0	$23,800	$60,602	$495,002
2038	$133,000	$278,100	$0	$23,175	$60,905	$495,180
2039	$141,000	$270,120	$0	$22,510	$61,209	$494,839
2040	$150,000	$261,660	$0	$21,805	$61,515	$494,980
2041	$159,000	$252,660	$0	$21,055	$61,823	$494,538
2042	$169,000	$243,120	$0	$20,260	$62,132	$494,512
2043	$180,000	$232,980	$0	$19,415	$62,442	$494,837
2044	$191,000	$222,180	$0	$18,515	$62,755	$494,450
2045	$204,000	$210,720	$0	$17,560	$63,068	$495,348
2046	$217,000	$198,480	$0	$16,540	$63,384	$495,404
2047	$230,000	$185,460	$0	$15,455	$63,701	$494,616
2048	$245,000	$171,660	$0	$14,305	$64,019	$494,984
2049	$261,000	$156,960	$0	$13,080	$64,339	$495,379
2050	$277,000	$141,300	$0	$11,775	$64,661	$494,736
2051	$295,000	$124,680	$0	$10,390	$64,984	$495,054
2052	$314,000	$106,980	$0	$8,915	$65,309	$495,204
2053	$334,000	$88,140	$0	$7,345	$65,636	$495,121
2054	$355,000	$68,100	$0	$5,675	$65,964	$494,739
2055	$378,000	$46,800	$0	$3,900	$66,294	$494,994
2056	$402,000	$24,120	$0	$2,010	$66,625	$494,755
Total	**$5,639,000**	**$6,741,780**	**$0**	**$561,815**	**$1,906,644**	**$14,849,239**

[1] interest is calculated using an estimated 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Appendix G-2
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (30Ft)**
Assessment	**$18,796.67**
Number of Units	**300**

Year	Principal	Interest[1]	Capitalized Interest	Additional Interest[3]	Administrative Expenses[2]	Total Annual Installment[2]
2027	$227	$1,128	$0	$28,195	$200	$1,554
2028	$240	$1,114	$0	$27,855	$204	$1,558
2029	$250	$1,100	$0	$27,495	$208	$1,558
2030	$263	$1,085	$0	$27,120	$212	$1,560
2031	$277	$1,069	$0	$26,725	$216	$1,562
2032	$290	$1,052	$0	$26,310	$221	$1,563
2033	$303	$1,035	$0	$25,875	$225	$1,564
2034	$317	$1,017	$0	$25,420	$230	$1,563
2035	$370	$998	$0	$24,945	$200	$1,568
2036	$393	$976	$0	$24,390	$201	$1,570
2037	$417	$952	$0	$23,800	$202	$1,571
2038	$443	$927	$0	$23,175	$203	$1,573
2039	$470	$900	$0	$22,510	$204	$1,574
2040	$500	$872	$0	$21,805	$205	$1,577
2041	$530	$842	$0	$21,055	$206	$1,578
2042	$563	$810	$0	$20,260	$207	$1,581
2043	$600	$777	$0	$19,415	$208	$1,585
2044	$637	$741	$0	$18,515	$209	$1,586
2045	$680	$702	$0	$17,560	$210	$1,593
2046	$723	$662	$0	$16,540	$211	$1,596
2047	$767	$618	$0	$15,455	$212	$1,597
2048	$817	$572	$0	$14,305	$213	$1,602
2049	$870	$523	$0	$13,080	$214	$1,608
2050	$923	$471	$0	$11,775	$216	$1,610
2051	$983	$416	$0	$10,390	$217	$1,616
2052	$1,047	$357	$0	$8,915	$218	$1,621
2053	$1,113	$294	$0	$7,345	$219	$1,626
2054	$1,183	$227	$0	$5,675	$220	$1,630
2055	$1,260	$156	$0	$3,900	$221	$1,637
2056	$1,340	$80	$0	$2,010	$222	$1,642
Total	**$18,797**	**$22,473**	**$0**	**$561,815**	**$6,355**	**$47,625**

[1]The interest is calculated using an estimated 6.00% interest rate for years 1 through 30 under the Reimbursement Agreement related to the Authorized Improvements. Upon the issuance of Bonds, the interest rate on the Assessments shall adjust to the rate on the Bonds plus Additional Interest.
[2]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year for years 1 through 8, and a 0.5% increase per year thereafter.
[3]Additional Interest will not be charged if there are no Bonds outstanding.

Jim Sabonis
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Amber.chien@hilltopsecurities.com

City of Aubrey, Texas

Palomino Public Improvement District

Plan of Finance for the Issuance of

Special Assessment Revenue Bonds, Series 2026

May 28, 2026

Palomino Public Improvement District
Overview

- 39.993 acres,
- 300 - 30 Ft lots,
- 0.81 acres of dedicated land,
- $90 million projected buildout taxable assessed value,
- $405 thousand annual ad valorem tax at buildout based on the City's current ad valorem tax rate,
- $0.55 Tax Equivalent Assessment Rate,
- No City TIRZ participation.

	Number	Completed Lot Value		Buildout Home Value	
Lot Type	of Units	Per Unit	Total	Per Unit	Total
Single Family - 30' Lot	300	$60,000	$18,000,000	$300,000	$90,000,000

Aubrey 2025 / 26 Ad Valorem Tax Rate	$0.4500
Annual Ad Valorem Tax	$405,000

Notes:

1) Per Draft Palomino Public Improvement District Preliminary Service and Assessment Plan V5.0 dated May 19, 2026.

2) First Amended and Reinstated Development Agreement dated October 14, 2024.

7.3 PID Bond Issuance. (21) The maximum tax equivalent assessment rate for the assessment levy shall not exceed the greater of (i) $0. 54 per $100 of projected buildout taxable assessed value per parcel, or (ii) an amount equal to $1.00 minus the City's ad valorem tax rate per $100,000 of projected buildout taxable assessed value per parcel. $1.00 - $0.45 = $0.55.

Palomino Public Improvement District
Projected Ad Valorem Tax and Assessment Levy Statement

	2025 / 26 Tax Rates	Tax Levy on $300,000 Home
City of Aubrey	$0.4500	$1,350
Denton County	$0.1859	$558
Aubrey Independent School District	$1.2249	$3,675
Total Tax Rate/Levy	$1.8608	$5,583
Avg. Annual Special Assessment as a Tax Rate Equivalent Levy	$0.5500	$1,650
Total Overlapping Ad Valorem Tax and Tax Rate Equivalent Assessment	$2.4108	$7,233

Notes:

1) Per Draft Palomino Public Improvement District Preliminary Service and Assessment Plan V5.0 dated May 19, 2026.

2) First Amended and Reinstated Development Agreement dated October 14, 2024.

7.3 PID Bond Issuance. (21) The maximum tax equivalent assessment rate for the assessment levy shall not exceed the greater of (i) $0. 54 per $100 of projected buildout taxable assessed value per parcel, or (ii) an amount equal to $1.00 minus the City's ad valorem tax rate per $100,000 of projected buildout taxable assessed value per parcel. $1.00 - $0.45 = $0.55.

Palomino Public Improvement District
Projected Assessment Levy, Assessment Lien and Leverage

			Annual Assessment [1] [2]		
Lot Size	# of Lots [1]	Estimated Buildout Value Per Lot [1]	Average Annual Assessment Levy	Average Annual Tax Equivalent Assessment Rate	Total 30 years Assessment Levy [1] [2]
Single Family - 30' Lot	300	$300,000	$1,650	$0.55	$49,500

	Value [1] [2]			Leverage [1] [2]	
Lot Type	Completed Lot	Buildout Value	Assessment Lien	Lien to Completed Lot	Lien to Buildout Value
Single Family - 30' Lot	$60,000	$300,000	$18,797	3.2	16.0

Notes:

1) Per Draft Palomino Public Improvement District Preliminary Service and Assessment Plan V5.0 dated May 19, 2026.

2) First Amended and Reinstated Development Agreement dated October 14, 2024.

7.3 PID Bond Issuance. (21) The maximum tax equivalent assessment rate for the assessment levy shall not exceed the greater of (i) $0. 54 per $100 of projected buildout taxable assessed value per parcel, or (ii) an amount equal to $1.00 minus the City's ad valorem tax rate per $100,000 of projected buildout taxable assessed value per parcel. $1.00 - $0.45 = $0.55.

3) Average Lien Per Lot is equal to Par Amount of Bonds divided by number of lots, $5,639,000 / 300 = $18,797.

4) Leverage at Bond Issuance equals Appraisal Finished Lot Value divided by Average Assessment Lien per Lot, $60,000 / $18,797 = 3.2 and $300,000 / $18,797 = 16.0.

Palomino Public Improvement District
Projected Sources and Uses of Funds, and Bond Statistics

Sources and Uses of Funds [1]	
Par Amount of Bonds	$5,639,000
Other Developer Funding	$4,846,268
Total Sources of Funds	$10,485,268
PID Bond Project Fund	$4,601,370
PID Project Fund	$4,846,268
Total Authorizied Improvements	$9,447,638
Capitalized Interest Fund	$0
Debt Service Reserve Fund	$426,120
Underwriter's Discount	$169,170
Costs of Issuance	$382,340
First Deposit to Admin Fund	$60,000
Total Uses of Funds	$10,485,268

Bond Statistics [1]	
Amortization	30 years
Interest Rate	6.00%
Total P&I	$12,380,780
Average Annual P&I (30)	$412,693
Pricing and Approval Date	October 22, 2026
Closing Date	November 19, 2026

Notes:

1) Per Draft Palomino Public Improvement District Preliminary Service and Assessment Plan V5.0 dated May 19, 2026.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC) (Preliminary Plat was conditionally approved at the April 23rd, 2026 meeting.)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Cre8stone DFW LLC
Engineer: ANA Consultants, LLC
Surveyor: Texas Heritage Surveying, LLC

Application Date: January 14, 2026
Location: Property is generally located west of Silverado Parkway, south of Frontier Parkway and north of FM 2931 and Liberty Road within the City of Aubrey Extraterritorial Jurisdiction (ETJ).
Zoning: N/A. The property is located outside the city limits within the City of Aubrey ETJ.

The applicant submitted a preliminary plat to create three lots of five tracts to construct two one-storey metal buildings and a fire lane on proposed Lot 1, Block A, and associated utility extensions and drainage improvements to serve the proposed development.

Water and sewer service will be provided by Mustang Special Utility District (MSUD). Electric will be provided by Denton County Electric Cooperative Inc. (CoServ Electric).

City Council acted on the preliminary plat at their April 23, 2026, meeting to approve with the conditions as outlined below:

The Civil Plans submitted prior to the final plat application must include an off-site access roadway:

i. **that complies with the Subdivision Ordinance, Article 1, General Provisions, Section 4.03, "Adequacy of Facilities, Generally" Subsection (c) "Streets", requiring that new development provide a safe, convenient and functional system for vehicular, bicycle and pedestrian circulation and shall be properly related to the applicable master thoroughfare plan. New developments shall be supported by a Thoroughfare network having adequate capacity, and safe and efficient traffic circulation and have adequate access to the Thoroughfare network. The off-site improvement must be approved by the City Engineer as in compliance with the Subdivision Regulations; And**
ii. **that complies with Subdivision Regulations, Subdivision Design Standards, Article 3, Section 1.03, "Adequacy of Streets and Thoroughfares", by providing a street network that provides**

adequate capacity, ingress/egress, and safe and efficient traffic circulation and approved by the City Engineer in compliance with the Design Standards.

Since Council action on April 23, 2026, the applicant has provided a response letter (Attachment 3) to address the above-noted conditions. Staff notes that progress has been made by the applicant to address Council's conditions. However, the response letter does not adequately address the conditions. It is staff's request that the conditions remain.

A Final Plat application was also filed for the subject property but was deemed incomplete. The applicant has provided a written request to withdraw the final plat application and has requested an extension pending civil plans approval from Mustang Special Utility District.

Public Comments:
Since Council action on the preliminary plat on April 23, 2026, Staff have received two letters from the public attached as Attachment 4 and 5. Staff's response to the letters from the public has been attached as Attachment 6.

Recommendation:
Staff have reviewed the Preliminary Plat and recommend that the conditions remain.

Attachments:

1. Location Map
2. Preliminary Plat
3. Applicant's Response Letter
4. Public Comment 1
5. Public Comment 2
6. Staff Response to Public Comments

Financial Summary

Staff Recommended Action

Staff Recommended Motion
Motion for conditions to remain for the Preliminary Plat.

Solid Rock



Legend

Lakes and Streams

Lakes

Streams



0 500 1000 ft

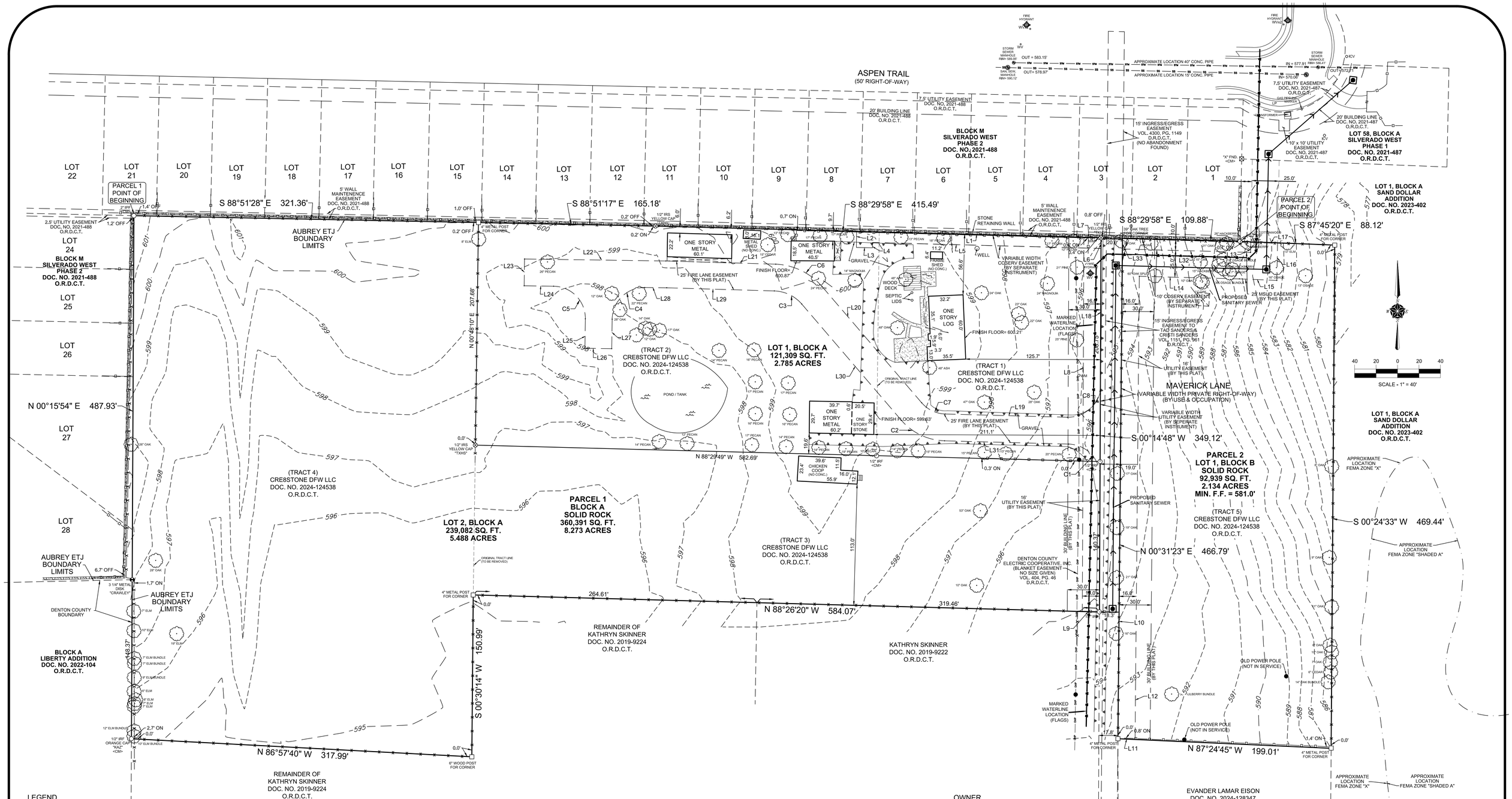
https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

3/26/2026 5:00:46 PM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL CURVE TABLE				
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD
L1	228.02'	N88°29'57"W	L12	432.09'	S0°31'23"W	L23	25.00'	N0°48'10"E	C1	46.47'	30.00'	88°44'41"	N44° 07' 32"W 41.96'
L2	15.00'	S0°42'02"W	L13	10.00'	S1°06'41"W	L24	27.50'	N89°11'50"W	C2	46.00'	55.00'	47°55'09"	S64° 32' 19"E 44.67'
L3	15.00'	S88°29'56"E	L14	93.37'	N88°29'56"W	L25	27.50'	N0°48'10"E	C3	29.17'	35.00'	47°44'56"	N64° 27' 13"W 28.33'
L4	5.00'	N0°42'02"E	L15	34.91'	N87°45'08"W	L26	25.00'	N89°11'50"W	C4	47.12'	30.00'	90°00'00"	S45° 48' 10"W 42.43'
L5	213.09'	N88°29'56"W	L16	35.00'	S1°06'41"W	L27	27.50'	S0°48'10"W	C5	47.12'	30.00'	90°00'00"	N44° 11' 50"W 42.43'
L6	10.00'	N0°14'48"E	L17	35.01'	S87°45'39"E	L28	20.42'	S89°11'50"E	C6	49.39'	60.00'	47°09'40"	N64° 09' 34"W 48.00'
L7	16.00'	S88°29'58"E	L18	208.75'	S0°14'48"W	L29	100.42'	N88°19'41"W	C7	25.09'	30.00'	47°55'09"	S64° 32' 19"E 24.37'
L8	349.10'	N0°14'48"E	L19	113.89'	S88°29'53"E	L30	142.73'	N40°34'44"W	C8	47.78'	30.00'	91°15'19"	N45° 52' 28"E 42.89'
L9	16.00'	N88°26'20"W	L20	142.73'	S40°34'44"E	L31	115.76'	N88°29'53"W					
L10	446.79'	S0°31'23"W	L21	102.53'	S88°20'14"E	L32	109.71'	S88°29'56"E					
L11	16.00'	N87°24'45"W	L22	131.79'	S89°11'50"E	L33	10.00'	N0°31'23"E					

LEGEND

O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C .T.	PLAT RECORDS, DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
VOL., PG.	VOLUME, PAGE
SQ. FT.	SQUARE FEET
IRF ○	IRON ROD FOUND
IPF ○	IRON PIPE FOUND
IRS ⊗	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
<CM>	CONTROL MONUMENT
□	FENCE POST FOR CORNER
○	POINT ON EASEMENT LINE FOR BEARING CHANGE

EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
OLD TRACT LINE
OVERHEAD POWER LINE — OHP —
GRAVEL
WOOD FENCE — □ —
PIPE RAIL FENCE — /// —
BARBED WIRE FENCE — X —
SANITARY SEWER — SS —
STORM SEWER — STM —
WATERLINE — W — W —
TOPO LINE — 500 —
FEMA FLOOD ZONE
SEWER FLOW LINE

OWNER
CRE8STONE DFW LLC
4644 VENETO DRIVE
FRISCO, TX 75033-7135
ATTN: DONNA PILANT
214-497-3132
DONNA@CRE8STONE.COM

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

LAND USE TABLE
3 residential lots

PRELIMINARY PLAT

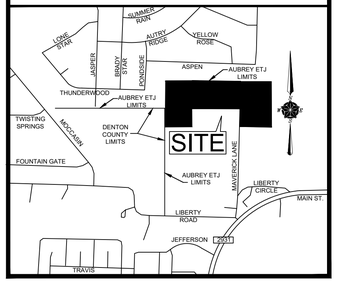
SOLID ROCK
LOTS 1 & 2, BLOCK A & LOT 1, BLOCK B

10.407 ACRES OUT OF THE JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

DATE: 01/14/2026 / JOB # 2500983-4 / SCALE= 1" = 40' / DRAWN: KO

PAGE 1 OF 2

VICINITY MAP (NOT TO SCALE)



OWNERS CERTIFICATE:

PARCEL 1

BEING a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being Tracts 1, 2, 3 and 4 of that land described in Warranty Deed with Vendor's Lien to Cre8stone DFW LLC as recorded in Document Number 2024-124538, Official Records, Denton County, Texas, and being of said Cre8stone tracts, same being more particularly described by metes and bounds as follows;

BEGINNING at a 2 inch iron pipe found for the northwest corner of Lot 24, Block M, Silverado West Phase 2, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2021-488, Official Records, Denton County, Texas, same being the northwest corner of Tract 4 of said Cre8stone DFW LLC tracts, same also lying in the south line of Lot 21, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 51 minutes 28 seconds East, along the south line of said Block M, a distance of 321.36 feet to a 4 inch metal fence post for the northeast corner of said Tract 4 and lying in the south line of Lot 15, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 51 minutes 17 seconds East, continuing along the south line of said Block M, a distance of 165.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for angle point in the south line of Lot 11, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 29 minutes 58 seconds East, continuing along the south line of said Block M, a distance of 415.49 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the south line of Lot 3, Block M of said Silverado West Phase 2, same being the northwest corner of Maverick Lane (variable width right-of-way)(no record found);

THENCE South 00 degrees 14 minutes 48 seconds West, along the west line of said Maverick Lane, passing a 1/2 inch iron rod found for the northeast corner of said Tract 3, and continuing for a total distance of 349.12 to a 1/2 inch iron rod found for the northeast corner of that tract of land described in General Warranty Deed to Kathryn Skinner as recorded in Document Number 2019-9222, Official Records, Denton County, Texas;

THENCE North 88 degrees 26 minutes 20 seconds West, along the north line of said Skinner tract, passing the northwest corner of said Skinner tract at a distance of 319.46 feet, same being the northeast corner of the remainder of that tract of land described in General Warranty Deed to Kathryn Skinner as recorded in Document Number 2019-9224, Official Records, Denton County, Texas, and continuing for a total distance of 584.07 feet to a 4 inch metal fence post for an ell corner and being the northmost northwest corner of said Skinner remainder tract;

THENCE South 00 degrees 30 minutes 14 seconds West, along the northmost west line of said Skinner remainder tract, a distance of 150.99 feet to a 6 inch wood fence post for an ell corner;

THENCE North 86 degrees 57 minutes 40 seconds West, along the westmost north line of said Skinner remainder tract, a distance of 317.99 feet to a 1/2 inch iron rod found with orange plastic cap stamped "KAZ" for the northwest corner of said Skinner remainder tract, same lying in the east line of Block A, Liberty Addition, an addition to Denton County, Texas, recorded in Document Number 2022-104, Official Records, Denton County, Texas;

THENCE North 00 degrees 15 minutes 54 seconds East, along the east line of said Block A, passing a 3 1/4 metal disk stamped "CRAWLEY" for the northeast corner of said Block A, same being the southwest corner of Lot 28, Block M of said Silverado West Phase 2, and continuing for a total distance of 487.93 feet to the POINT OF BEGINNING and containing 360,391 square feet or 8.273 acres of land more or less.

OWNERS CERTIFICATE:

PARCEL 2

BEING a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being Tract 5 of that land described in Warranty Deed with Vendor's Lien to Cre8stone DFW LLC as recorded in Document Number 2024-124538, Official Records, Denton County, Texas, and being of said Cre8stone tracts, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the southeast corner of Lot 1, Block M, Silverado West Phase 2, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2021-488, Official Records, Denton County, Texas, same being the northmost southwest corner of ot 1, Block A, Sand Dollar Addition, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2023-402, Official Records, Denton County, Texas;

THENCE South 87 degrees 45 minutes 20 seconds East, along the northmost south line of said Lot 1, Block A, a distance of 88.12 feet to a 4 inch metal fence post for an ell corner of said Lot 1, Block A;

THENCE South 00 degrees 24 minutes 33 seconds West, along the west line of said Lot 1, Block A, a distance of 469.44 feet to a 4 inch metal fence post for the northeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Evander Lamar Eison as recorded in Document Number 2024-128347, Official Records, Denton County, Texas;

THENCE North 87 degrees 24 minutes 45 seconds West, along the north line of said Eison tract, a distance of 199.01 feet to a 4 inch metal fence post for the northwest corner said Eison tract, same lying in the east line of Maverick Lane (variable width right-of-way)(no record found);

THENCE North 00 degrees 31 minutes 23 seconds East, along the east line of said Maverick Lane, a distance of 466.79 feet to a 39 inch oak tree for the northeast corner of said Maverick Lane, same lying in the south line of Lot 3, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 29 minutes 58 seconds East, along the south line of said Block M, a distance of 109.88 feet to the POINT OF BEGINNING and containing 92,939 square feet or 2.134 acres of land more or less.

OWNER'S DEDICATION:

THAT Cre8stone DFW LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **SOLID ROCK**, an addition to the City of Aubrey, Texas, ETJ, Denton County, 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.

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.

_____
Cre8stone DFW LLC
DONNA PILANT- OWNER

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for Collin County

My commission expires:_____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the City of Aubrey, Texas.

Dated this the _____ day of _____, 2026.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (04/08/2026)

_____
J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2026.

Notary Public in and for _____County

My commission expires:_____

GENERAL NOTES:

1) The purpose of this plat is to create three lots out of five tracts.

2) Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) (Surface).

3) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48121C0265G, with a date of identification of 05/15/2025, for Community Number 480774, in Denton County (unincorporated), State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

4) City of Aubrey Benchmarks used:
BM found flush with natural ground, 35' east of centerline of Main Street, 30' south of centerline of Elm Street, 8' north of northwest corner of Townhall asphalt parking lot. N- 7,160,724.91 E- 2,430,986.95 Elev.= 688.29'

BM found flush with natural ground, 3' east of concrete walk, 38' south of back of curb to north, 4.5' north of back of curb to south.
N- 7,155,634.66 E- 2,429,694.62 Elev.= 676.28'

5) The maintenance of paving, gradings and drainage improvements and/or easements shown on the plat are the responsibility of the individual property owners and does not constitute acceptance of the same for maintenance purposes by Denton County.

6) Note: selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of city utilities and building permits.

7) Structures on subject property to remain.

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 _____, 2026

_____
Chris Rich
City of Aubrey, Texas

OWNER
CRE8STONE DFW LLC
4644 VENETO DRIVE
FRISCO, TX 75033-7135
ATTN: DONNA PILANT
214-497-3132
DONNA@CRE8STONE.COM

SURVEYOR
TEXAS HERITAGE SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

LAND USE TABLE
3 residential lots

PRELIMINARY PLAT
SOLID ROCK
LOTS 1 & 2, BLOCK A & LOT 1, BLOCK B
10.407 ACRES OUT OF THE
JAMES BRIDGES JR. SURVEY,
ABSTRACT NO. 36
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

DATE: 02/04/2026 / JOB # 2500983-4 / SCALE= 1" = 40' / DRAWN: KO

SOLID ROCK

Manufacturing

Shanda Guffee
City of Aubrey Development Services
107 S. Main St.
Aubrey, TX 76227

May 7, 2026

Dear Ms. Guffee,

This letter constitutes Solid Rock's response to the City of Aubrey's conditional approval re: our request for a preliminary plat at our property located at 2823 Maverick Lane.

1. Pursuant to your request for an additional access to Maverick Lane, we have engaged both our civil engineer and surveyor to draw a second access driveway. It is anticipated that this will be included within the final plat due to be completed by May 22. The road will comply with all county requirements.

2. On the concern pertaining to Maverick Lane, we have spoken to Sandra Torres, our project manager at the Denton County Development Department, who, after reviewing all appropriate documentation including the County's own physical, on-site survey of the road, has stated unequivocally that Maverick Lane is fully approved by the County (i.e., fully compliant with all County regulations) to be used by 18-wheeler and emergency vehicle (i.e., fire trucks, etc.) traffic. Furthermore, Sandra has acknowledged receipt of a letter from the Aubrey City Planning Department and anticipates sending a reply by May 11 reaffirming that Solid Rock has satisfied in full all County-related structural issues related to this project. This letter will also reaffirm what is stated above re: the road, that is, that the County has determined the road to be fully capable of handling 18-wheeler and emergency vehicle traffic.

Should you need anything further from us, please feel free to contact us.

Sincerely,

Garrison Pilant, Owner

972-237-9616

2823 Maverick Ln
Aubrey, TX 76227

Garrison@cre8stone.com

Outlook

Re: Property Concerns in ETJ (2823 Maverick Lane, Cre8stone DFW LLC)

From Jessica Lowe [redacted]
Date Wed 5/13/2026 8:51 PM
To Development <development@aubreytx.gov>
Cc City Secretary <CitySecretary@aubreytx.gov>

Thank you for your quick response to my email.

I reached out to the Texas Commission on Environmental Quality (TCEQ), and they advised that, "There does not appear to be an active or pending permit for the given address or company name in Denton County. Pre-construction authorization is required." Additionally, Denton County stated that, as of 5/13/26, "A development permit has not yet been issued."

Given these responses, I am confused as to which entity is ultimately overseeing this business development, who is responsible for issuing the necessary permits, and who will ensure the health and wellbeing of nearby Silverado residents are being adequately protected.

The City of Aubrey development website states: "Broad authority is given to cities to enter into contracts with landowners in the ETJ to address a wide variety of development-related issues, including land planning, construction standards, and environmental standards, among others."

With that in mind, are you able to contact Denton County and/or investigate whether this business is complying with all applicable rules, environmental requirements, and permitting regulations?

Jessica Lowe

[redacted]

> On 05/05/2026, at 5:23 PM, Development <development@aubreytx.gov> wrote:
>
> Thank you for taking the time to share your concerns regarding the property and business activity located near the Silverado community. We understand and appreciate the importance of protecting the quality of life for residents, and we take inquiries such as yours seriously.
>
> The property in question is located within the City of Aubrey's**Extraterritorial Jurisdiction (ETJ)**. While the ETJ allows the City to review certain aspects of development—primarily related to subdivision platting and infrastructure coordination—it is important to clarify that the City's authority in the ETJ is **limited by state law**.

Specifically:

- The City does **not have zoning authority** in the ETJ. This means we cannot regulate land use (such as residential, commercial, or industrial uses) or restrict the type of business operating on a property outside the city limits.

- The City's review of plats in the ETJ is limited to ensuring compliance with subdivision regulations, access, drainage, and infrastructure considerations. Approval of a plat does **not constitute approval of a specific business use or operation**.

- The City does **not have the authority to conduct or require environmental impact studies** for developments in the ETJ, nor do we regulate air quality, emissions, or industrial operations in these areas.

Concerns related to environmental impacts, air quality, dust, or potential health risks from manufacturing operations are typically regulated at the state and federal level. The Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA), have jurisdiction over air quality and environmental compliance, including dust and particulate emissions. Since this manufacturing operation is already **active** you may report any concerns to the TCEQ related to environmental hazards that may be generated by the site. They can investigate and provide guidance regarding potential environmental or health concerns.

Additionally, depending on the specific location and services, the property may fall under the jurisdiction of Denton County for permitting purposes.

We understand that communication is important, and while the City is limited in its authority in the ETJ, we are committed to providing information and helping direct residents to the appropriate agencies. If the property were to be annexed into the City in the future, different regulations—including zoning—could apply at that time allowing for City of Aubrey control.

The best way to stay up-to-date on developments within the City of Aubrey and the Aubrey ETJ is to utilize our **website** for agenda postings.

Thank you again for reaching out and for your continued engagement in the community.

Sincerely,

Aubrey Development Team

Hello,

I am a resident of Aspen Trail in the Silverado community, and I am writing to express my concern regarding the recent purchase of land by Cre8stone directly behind to my property as well as several homes along Aspen Trail and Pondside. Also important to note is that Pete & Myra West Elementary school is only 1.6 miles away.

The prospect of a manufacturing operation being established in such close proximity to a residential neighborhood raises serious questions about its potential impact on our quality of life. The production and manufacturing of stone will generate dust and possible carcinogens in our air. I would like to better understand how this development was approved. Specifically, was an environmental impact study conducted prior to approval? What regulations and safeguards are in place to ensure that air quality, noise levels, and overall environmental conditions will not negatively affect nearby residents?

Equally concerning is the apparent lack of communication with the community. Many residents were not informed of this development, nor given the opportunity to voice concerns before decisions were made.

I read the article in The Post-Signal dated May 1, 2026, titled “Council hears road concerns”. This article states that Mayor Pro Tem Perry voted NO when approving the premlinary plat for Cre8stone. Would you be able to expand on this decision?

I respectfully request clarification on these issues and any available documentation related to the approval process, environmental assessments and regulatory protections.

Thank you,

Jessica Lowe

[redacted]

Outlook

Fwd: Zoning and Air Quality Concern – Nearby Stone Fabrication Business

From Virah Kong [redacted]
Date Mon 5/4/2026 7:35 PM
To Mike Browning <mbrowning@aubreytx.gov>; Jeff Perry <jperry@aubreytx.gov>; Code Compliance <codecompliance@aubreytx.gov>; Leanne Wilson <lwilson@aubreytx.gov>; Shanda Guffee <sguffee@aubreytx.gov>

Hello,

I am a resident living near a business operating as Cre8 Stone, which appears to be engaged in stone cutting and fabrication behind my home.

I would like to request clarification on the zoning designation for this property and whether this type of operation is permitted in this area.

Additionally, I have concerns about airborne dust generated from their work. My understanding is that stone fabrication, particularly involving engineered stone, can release respirable crystalline silica, which may pose health risks if not properly controlled.

Could you please advise:

- The current zoning classification of the property
- Whether this type of business is compliant with local zoning regulations
- What regulations or safeguards are in place regarding dust control and air quality
- Whom I should contact to report or further evaluate potential health and environmental concerns

I am not looking to escalate unnecessarily, but I do want to ensure that my family and neighbors are not being exposed to harmful air pollutants.

Thank you for your time and assistance.

Sincerely,
Virah Kong
Concerned Resident of Silverado

Sent from Gmail Mobile

From: Development <development@aubreytx.gov>
Sent: Tuesday, May 5, 2026 5:22 PM
To: Virah Kong [redacted]
Subject: Property Concerns in ETJ

Thank you for taking the time to share your concerns regarding the property and business activity located near the Silverado community. We understand and appreciate the importance of protecting the quality of life for residents, and we take inquiries such as yours seriously.

The property in question is located within the City of Aubrey's **Extraterritorial Jurisdiction (ETJ)**. While the ETJ allows the City to review certain aspects of development—primarily related to subdivision platting and infrastructure coordination—it is important to clarify that the City's authority in the ETJ is **limited by state law**.

Specifically:

- The City does **not have zoning authority** in the ETJ. This means we cannot regulate land use (such as residential, commercial, or industrial uses) or restrict the type of business operating on a property outside the city limits.
- The City's review of plats in the ETJ is limited to ensuring compliance with subdivision regulations, access, drainage, and infrastructure considerations. Approval of a plat does **not constitute approval of a specific business use or operation**.
- The City does **not have the authority to conduct or require environmental impact studies** for developments in the ETJ, nor do we regulate air quality, emissions, or industrial operations in these areas.

Concerns related to environmental impacts, air quality, dust, or potential health risks from manufacturing operations are typically regulated at the state and federal level. The Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA), have jurisdiction over air quality and environmental compliance, including dust and particulate emissions. Since this manufacturing operation is already **active** you may report any concerns to the TCEQ related to environmental hazards that may be generated by the site. They can investigate and provide guidance regarding potential environmental or health concerns.

Additionally, depending on the specific location and services, the property may fall under the jurisdiction of Denton County for permitting purposes.

We understand that communication is important, and while the City is limited in its authority in the ETJ, we are committed to providing information and helping direct residents to the appropriate agencies. If the property were to be annexed into the City in the future, different regulations—including zoning—could apply at that time allowing for City of Aubrey control.

The best way to stay up-to-date on developments within the City of Aubrey and the Aubrey ETJ is to utilize our **website** for agenda postings.

Thank you again for reaching out and for your continued engagement in the community.

Sincerely,

Aubrey Development Team

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Hold a public hearing, consider and take action on Ordinance No. 955-26, repealing Section 27, “Sign Regulations” of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and adopting a new Chapter 17, "Sign Regulations," of the Code of Ordinances of the City of Aubrey, Texas, regulating signage within the corporate limits and extraterritorial jurisdiction of the City of Aubrey, recodifying the Sign Regulations as Chapter 17 of the general ordinances of the City; providing amendments; providing a penalty of a fine not to exceed $500 for each violation, with a separate offense deemed committed on each day or part of a day that a violation occurs or continues; and providing an effective date. (Sign Regulations)

Staff Contact
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Summary
The Sign Regulations for the City of Aubrey were originally adopted as a new section of the Zoning Ordinance in February 2010. An amendment to the Section 27 "Sign Regulations" within Exhibit 14A, "Zoning Ordinance" was made in June 2025 to repeal and replace the previous sign standards with a comprehensively revised and improved set of standards. Since the last amendment, the City has determined that sign regulations are more appropriately administered as a standalone chapter applicable citywide and within the City's Extraterritorial Jurisdiction (ETJ), rather than a section within the Zoning Ordinance. This determination is based on several policy and administrative considerations:

- Sign regulations apply both within the City's corporate limits and its Extraterritorial Jurisdiction (ETJ). Housing them within the Zoning Ordinance — which is primarily applicable within corporate boundaries of the City — creates potential ambiguity regarding ETJ enforcement authority. A standalone chapter eliminates this ambiguity.
- A standalone chapter is more easily located, referenced, and applied by City staff, applicants, and the public without navigating the Zoning Ordinance framework.
- Enforcement of sign standards should not be constrained by, the procedural or jurisdictional limits of the Zoning Ordinance.
- A standalone chapter within the Code of Ordinances makes the sign regulations more visible and accessible to residents, businesses, and the development community.

Relocation of Existing Sign Regulations to a new Chapter 17 of the Aubrey Code of Ordinances
In order to relocate sign regulations from Section 27, "Sign Regulations" of the Zoning Ordinance, to a new standalone Chapter 17, "Sign Regulations," of the Aubrey Code of Ordinances, the following action is needed and would be accomplished through the Ordinance:

- Section 27, "Sign Regulations," of Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances is repealed in its entirety, and a new Chapter 17, "Sign Regulations," is adopted as a standalone chapter of the Aubrey Code of Ordinances.

The new Chapter 17 incorporates the full text of the existing sign regulations — previously codified as Section 27 of the Zoning Ordinance — transferred verbatim, with only technical amendments to update the article and section numbers throughout to reflect the new Chapter 17 structure, and accordingly update all internal cross-references to reflect the new numbering.

This amendment is purely administrative in nature and does not impact the practical application and enforcement of the Sign Regulations of the City of Aubrey. No amendments to the content, standards, or requirements of the Sign Regulations are proposed at this time. The regulations will be transferred verbatim into the new chapter, with only technical amendments as are necessary to update the article and section numbers to reflect the new chapter.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, the City had not received any comments/responses in opposition to or in support of the proposed zoning ordinance amendment.

Recommendation
Staff recommends approval of the proposed Ordinance for Sign Regulations as presented.

Planning and Zoning Commission Action
Planning and Zoning Commission unanimously recommended (5-0) approval of the Zoning Ordinance Amendment at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the Ordinance amending the zoning ordinance and adopting sign regulations;
2. Approve the Ordinance amending the zoning ordinance and adopting sign regulations with conditions; or
3. Deny the Ordinance.

Attachments

1. Proposed Sign Regulations
2. Existing Sign Regulations
3. Ordinance

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to *(approve, approve with conditions, table or deny)* the Zoning Ordinance Amendment for Sign Regulations.

Chapter 17, “Sign Regulations”

ARTICLE 17.01. GENERAL PROVISIONS

§ 17.01.001. APPLICABILITY; PURPOSE AND INTENT.

The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

A. Safety. To promote the safety of persons and property by providing that signs do not:

(1) Create a hazard due to collapse, fire, decay, and/or abandonment;

(2) Obstruct firefighting or police observation; or

(3) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

B. Communication Efficiency. To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(1) Businesses and services may identify themselves;

(2) Motorists, pedestrians, and other persons may locate a business or service;

(3) Priority is given to the conveyance of public safety messages; and

(4) The right of free speech is preserved and exercised using signs.

C. Environmental Preservation and Aesthetics. To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(1) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(2) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(3) Do not create visual clutter to persons using the public rights-of-way;

(4) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(5) Are not detrimental to land or property values.

§ 17.01.002 DEFINITIONS.

For the purposes of this Chapter 17, Sign Regulations, the following words shall have the following definitions ascribed to them. Words not defined in this Chapter 17, Sign Regulations, shall be as defined in Chapter 14, Zoning, Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

(1) *Abandoned sign* means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

(2) *Advertising* means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

(3) *Attached sign* means any sign affixed to, applied on, or supported by any part of a building located on-premises.

(4) *Awning sign* means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in section 17.03.001(1), Permanent Signs Allowed in Downtown Area, Awning Signs.)

(5) *Balloon/floating device* means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

(6) *Bandit sign* means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

(7) *Banner sign* means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection 17.03.002(1), Temporary Signs in Downtown Area, Banner Signs.)

(8) *Billboard sign* means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

(9) *Builder promotional sign* means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection 17.03.005(1), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

(10) *Building* means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant

enough to prevent the spread of fire, each portion of such structure separated may be deemed as a separate building.

(11) *Building official* means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

(12) *Canopy sign* means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection 17.03.003(1), Permanent Signs, Canopy Signs.)

(13) *Cantilevered ground sign* means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection 17.03.003(2), Permanent Signs, Cantilevered Ground Signs.)

(14) *Certificate of occupancy* means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

(15) *Changeable electronic message/reader board sign* means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection 17.03.005(2), Miscellaneous or Temporary Signs, Changeable Electronic Message/ Reader Board Sign.)

(16) *City* means the City of Aubrey, Texas.

(17) *City Manager* means the City Manager or his designee or other City-authorized agent designated by the City Manager.

(18) *Conforming sign* means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

(19) *Construction sign* means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection 17.03.005(3), Miscellaneous or Temporary Signs, Construction Sign.)

(20) *Crown sign* means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection 17.03.003(3), Permanent Signs, Crown Signs.)

(21) *Development sign, temporary* means a temporary sign which advertises real estate, brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information

and restrictions in subsection 17.03.005(4), Miscellaneous or Temporary Signs, Development Sign.)

(22) *Drive-through order sign* means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection 17.03.003(4), Permanent Signs, Drive-Through Order Signs.)

(23) *Effective sign area* means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

(24) *Erect or install* means to build, construct, attach, hang, place, suspend, affix, paint, display, apply, assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

(25) *Exempt* means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

(26) *Facade* means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

(27) *Feather flag* means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

(28) *Flag* means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection 17.03.005(5), Miscellaneous or Temporary Signs, Flags.)

(29) *Flagpole* means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

(30) *Frame duration* means the time during which the frame continues a changeable message sign.

(31) *Garage sale* see yard sale.

(32) *Government/regulatory sign* means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

(33) *Graffiti* means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

(34) *Grand opening* means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

(35) *Human sign* means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

(36) *Illegal sign* means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

(37) *Illuminated sign* means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

(38) *Impounded sign* means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

(39) *Incidental sign* means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection 17.03.005(6), Miscellaneous or Temporary Signs, Incidental Signs.)

(40) *Inflatable sign* means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection 17.03.005(7), Miscellaneous or Temporary Signs, Inflatable Signs.)

(41) *Logo* means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

(42) *Mechanical sign* means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

(43) *Merchandise display* means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

(44) *Message transition* means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

(45) *Monument sign* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

(46) *Monument sign, multiple tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection 17.03.003(5), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

(47) *Monument sign, single tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection 17.03.003(6), Permanent Signs, Monument Signs - Single Tenant.)

(48) *Mural sign* means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions in subsection 17.03.001(2), Permanent Signs in Downtown Area, Mural Signs.)

(49) *Neglected sign* means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

(50) *Non-profit sign* means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/ or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(51) *Non-residential use* means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

(52) *Nonconforming sign* means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

(53) *Notice* means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

(54) *Obscene sign* means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

(55) *Off-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

(56) *On-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

(57) *Outdoor vending machine sign* means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection 17.03.005(9), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

(58) *Person* means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

(59) *Pole sign* means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design of the sign; or (2) less than 1/4 the width of the sign.

(60) *Political sign* means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection 17.03.005(10), Miscellaneous or Temporary Signs, Political Signs.)

(61) *Portable sign* means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

(62) *Premises* means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

(63) *Prohibited sign* means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

(64) *Projecting sign* means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection 17.03.001(3), Permanent Signs allowed in Downtown Area, Projecting Signs.)

(65) *Public informational sign* means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

(66) *Residential subdivision entrance sign (subdivision entry sign)* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection 17.03.004(1), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

(67) *Residential use* means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

(68) *Residential yard sign* means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection 17.03.005(14), Miscellaneous or Temporary Signs, Residential Yard Signs.)

(69) *Revolving sign* means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

(70) *Right-of-way* means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

(71) *Roof sign* means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign that is painted directly upon the roof or top of a building.

(72) *Scoreboard* means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection 17.03.005(11), Scoreboards.)

(73) *Searchlight* means any use of lighting intended to attract the general public by the waving or moving of light beams.

(74) *Section or this section* means these Sign Regulations unless the context otherwise specifically provides.

(75) *Sidewalk sign* means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection 17.03.002(2), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection 17.03.005(12), Miscellaneous and Temporary Signs, Sidewalk Signs.)

(76) *Sign* means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

(77) *Sign cabinet* means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

(78) *Strip center* means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

(79) *Subdivision* means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

(80) *Temporary development sign* means a sign that identifies a real estate project that is under construction.

(81) *Temporary sign* means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

(82) *Temporary, non-profit sign* means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(83) *Total sign area* means the total area of a sign including the display, framework, and base.

(84) *Unified development zone* means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

(85) *Unified sign plan* means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color, type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

(86) *Vacant building sign* means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

(87) *Vehicle* means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

(88) *Vehicular sign* means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection 17.03.005(13), Miscellaneous or Temporary Signs, Vehicular Signs.)

(89) *Wall sign* means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection 17.03.001(4), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection 17.03.003(7), Permanent Signs, Wall Signs.)

(90) *Wayfaring sign* means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection 17.03.001(5), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

(91) *Wind device* means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

(92) *Window sign* means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection 17.03.001(6), Permanent Signs allowed in Downtown Area, Window Signs.)

(93) *Yard/garage sale* means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection 17.03.005(15), Miscellaneous or Temporary Signs, Yard Sale Signs.)

(94) *Zoning districts* means the various use districts designated in the City's Zoning Ordinance.

(95) *Zoning sign* means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

§ 17.01.003. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Chapter 17, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to

Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

ARTICLE 17.02. ADMINISTRATION

§17.02.001 PERMIT REQUIRED.

(a) *Sign Permit Required.* No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/ regulatory sign, and a government/regulatory sign may be placed in the public right-of-way.

(b) *Application.* An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(1) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(2) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(3) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(4) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(5) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

(c) *Permit Fee.* Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will not be accepted without the permit fee paid in full.

(1) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(2) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) *Inspection.* The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) *Permit Expiration/Extension/Removal.* If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

§ 17.02.002. INTERPRETATION, ADMINISTRATION AND REVOCATION OF PERMIT.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

§ 17.02.003 PROHIBITED SIGNS.

The following signs are expressly prohibited:

(1) Abandoned signs;

(2) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(3) Billboard signs;

(4) Graffiti;

(5) Neglected signs;

(6) Balloon and air devices;

(7) Bandit signs;

(8) Human signs;

(9) Portable signs, unless specifically permitted within this section;

(10) Revolving signs;

(11) Mechanical signs;

(12) Pole signs;

(13) Roof signs;

(14) Vacant building signs;

(15) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(16) Obscene signs;

(17) LED, string or similar lighting outlining windows, doors, or other similar building features;

(18) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(19) Other prohibited signs:

a. Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

b. Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

c. Any sign that emits odor or visible matter;

d. Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

e. Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

f. Any sign located on private property without the consent of the owner of the premises;

g. Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

h. Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

i. Any sign supported by a fence, except as otherwise permitted in this section;

j. Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

k. Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county,

state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

l. Off-premises signs, unless specifically permitted within this section.

§17.02.004 NONCONFORMING SIGNS.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign regulations when and if the following occurs:

(1) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(2) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

(3) An alteration in the structure of sign support.

(4) A change in the mechanical facilities or type of illumination.

(5) A change in the material of the sign face.

(6) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(7) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(8) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(9) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign. A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch. 216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

§17.02.005 MAINTENANCE OF SIGNS/NEGLECTED AND ABANDONED SIGNS.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

§ 17.02.006 Removal of Signs in Violation.

(a) *Removal/Impoundment of Prohibited Signs.* All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(1) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written notification to do so.

(2) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(3) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(4) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(5) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(6) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(7) Bandit signs may be removed immediately by the City.

(b) *Failure to Comply.* It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) *Impounded Signs and Recovery.*

(1) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(2) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

§ 17.02.007 UNIFIED SIGN PLAN.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(1) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(2) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(3) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(4) Other information to illustrate the consistency and uniformity of the signs; and

(5) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as

otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

§ 17.02.008 WAIVERS AND APPEALS.

(a) *Sign Board.* All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) *Process.* Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) *Approval Standards.* When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(1) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(2) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(3) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(4) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(5) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) *Approval by the Sign Board.* In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) *Appeal.* If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) *Limitation on Reapplications.* When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

§ 17.02.009 PENALTY FOR VIOLATION OF SECTION 27, SIGN REGULATIONS.

(a) *Penalty for Violation.* Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) *Presumption of Ownership.* There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(1) The permit holder for the sign; or

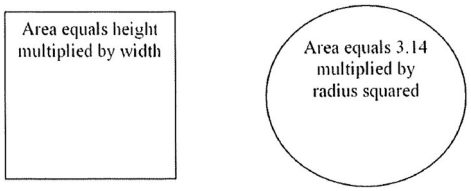
(2) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

(c) *Presumption Rebuttable.* The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

§ 17.02.010 SIGN MEASUREMENT.

(a) *Area.* The area of a sign shall be measured as follows:

(1) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.



(2) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(3) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(4) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(5) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) *Height.* The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

§ 17.02.011 CRITERIA FOR PERMISSIBLE SIGNS.

The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

ARTICLE 17.03. APPROVED SIGNS

§17.03.001 PERMANENT SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

(1) Awning Signs.

(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	
(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.	
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches	
(vi) Permit Required	Yes.	

(2) Murals.

(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	 *Image credit: Tyler, Texas*

(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.
(iv) Permit Required	Yes, location must be approved by the City Manager.
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.

(3) Projecting Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave	

	line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(4) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the	

	applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(5) Wayfaring Signs.

(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(6) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	

(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.

§17.03.002 TEMPORARY SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

(1) Banner Signs (Temporary).

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of	

	worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.
(viii) Duration	Each permit is valid for a two-week period.
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.
(x) Permit Required	Yes.

(2) Sidewalk Sign (Temporary).

(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	
(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.	
(iv) Design	No illumination is permitted.	
(v) Duration	The sign must be removed and placed indoors at the close of each business day.	
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.	

§17.03.003 PERMANENT SIGNS ALLOWED IN ALL OTHER NON-RESIDENTIAL DISTRICTS AND THE ETJ.

In addition to the signs listed in Section 17.03.001, the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(1) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(2) Cantilevered Ground Signs

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/ or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(3) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(4) Drive-Through Order Signs.

(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	
(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs		

(v) Design	One preview board and one order board shall be permitted for each drive-through/drive-up lane. Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.
(vi) Permit Required	Yes.

(5) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	
(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.	
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).	

(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(6) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.	
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.	
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.	
(viii) Permit Required	Yes.	

(7) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	

(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.
(viii) Permit Required	Yes. A sign reface requires a separate permit.

§17.03.004 PERMANENT SIGNS ALLOWED IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS AND THE ETJ (OTHER THAN THE PROPOSED DOWNTOWN AREA).

In addition to the signs listed in section 17.03.001, the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

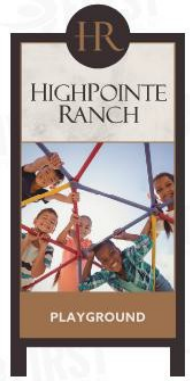
(1) Residential Subdivision Entrance Sign.

(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.	 
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.	
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.	
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.	
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.	
(viii) Permit Required	Yes.	
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.	

§17.03.005 Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.

In addition to the signs listed in section 17.03.001, the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(1) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(2) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped	

	with automatic dimming technology which adjusts the sign's brightness based on ambient light.
(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.
(v) Permit Required	Yes.

(3) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.

(vii) Permit Required	Yes

(4) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	
(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	
(viii) Permit Required	Yes	
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.	

(5) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.

(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non- residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(6) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches
(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.
(ix) Fees	No

(7) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	

	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.
(ii) Maximum Effective Sign Area	48 square feet
(iii) Maximum Height	30 feet
(iv) Maximum Number of Signs	One per premises per event
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.
(vi) Permit Required	Yes

(8) Non-Profit Signs (Temporary).

(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(9) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.

(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(10) Political Signs (Temporary Sign)

(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(11) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.

(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(12) Sidewalk Signs (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(13) Vehicular Signs.

(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used	

	as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(14) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of	2 per lot	

Signs	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above

(15) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

CHAPTER 14, "ZONING"
EXHIBIT 14A – ZONING ORDINANCE

§ 27. SIGN REGULATIONS.

A. APPLICABILITY; PURPOSE AND INTENT. The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

(1) Safety.To promote the safety of persons and property by providing that signs do not:

(a) Create a hazard due to collapse, fire, decay, and/or abandonment;

(b) Obstruct firefighting or police observation; or

(c) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

(2) Communication Efficiency.To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(a) Businesses and services may identify themselves;

(b) Motorists, pedestrians, and other persons may locate a business or service;

(c) Priority is given to the conveyance of public safety messages; and

(d) The right of free speech is preserved and exercised using signs.

(3) Environmental Preservation and Aesthetics.To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(a) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(b) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(c) Do not create visual clutter to persons using the public rights-of-way;

(d) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(e) Are not detrimental to land or property values.

B. DEFINITIONS.For the purposes of this Section 27, Sign Regulations, the following

words shall have the following definitions ascribed to them. Words not defined in this Section 27, Sign Regulations shall be as defined in Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

Abandoned sign means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

Advertising means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

Attached sign means any sign affixed to, applied on, or supported by any part of a building located on-premises.

Awning sign means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in subsection E(1)(a), Permanent Signs Allowed in Downtown Area, Awning Signs.)

Balloon/floating device means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

Bandit sign means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

Banner sign means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection E(2)(a), Temporary Signs in Downtown Area, Banner Signs.)

Billboard sign means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

Builder promotional sign means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection E(5)(a), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

Building means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant enough to prevent the spread of fire, each portion of such structure separated may be

deemed as a separate building.

Building official means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

Canopy sign means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection E(3)(a), Permanent Signs, Canopy Signs.)

Cantilevered ground sign means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection E(3)(b), Permanent Signs, Cantilevered Ground Signs.)

Certificate of occupancy means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

Changeable electronic message/reader board sign means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection E(5)(b), Miscellaneous or Temporary Signs, Changeable Electronic Message/ Reader Board Sign.)

City means the City of Aubrey, Texas.

City Manager means the City Manager or his designee or other City-authorized agent designated by the City Manager.

Conforming sign means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

Construction sign means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection E(5)(c), Miscellaneous or Temporary Signs, Construction Sign.)

Crown sign means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection E(3)(c), Permanent Signs, Crown Signs.)

Development sign, temporary means a temporary sign which advertises real estate,

brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information and restrictions in subsection E(5)(d), Miscellaneous or Temporary Signs, Development Sign.)

Drive-through order sign means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection E(3)(d), Permanent Signs, Drive-Through Order Signs.)

Effective sign area means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

Erect or install means to build, construct, attach, hang, place, suspend, affix, paint, display, apply, assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

Exempt means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

Facade means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

Feather flag means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

Flag means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection E(5)(e), Miscellaneous or Temporary Signs, Flags.)

Flagpole means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

Frame duration means the time during which the frame continues a changeable message sign.

Garage sale see yard sale.

Government/regulatory sign means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

Graffiti means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

Grand opening means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

Human sign means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

Illegal sign means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

Illuminated sign means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

Impounded sign means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

Incidental sign means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection E(5)(f), Miscellaneous or Temporary Signs, Incidental Signs.)

Inflatable sign means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection E(5)(g), Miscellaneous or Temporary Signs, Inflatable Signs.)

Logo means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

Mechanical sign means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

Merchandise display means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

Message transition means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

Monument sign means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

Monument sign, multiple tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection E(3)(e), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

Monument sign, single tenant means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection E(3)(f), Permanent Signs, Monument Signs - Single Tenant.)

Mural sign means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions

in subsection E(1)(b), Permanent Signs in Downtown Area, Mural Signs.)

Neglected sign means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

Non-profit sign means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/ or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Non-residential use means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

Nonconforming sign means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

Notice means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

Obscene sign means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

Off-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

On-premises sign means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

Outdoor vending machine sign means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection E(5)(i), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

Person means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

Pole sign means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design

of the sign; or (2) less than 1/4 the width of the sign.

Political sign means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection E(5)(j), Miscellaneous or Temporary Signs, Political Signs.)

Portable sign means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

Premises means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

Prohibited sign means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

Projecting sign means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection E(1)(c), Permanent Signs allowed in Downtown Area, Projecting Signs.)

Public informational sign means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

Residential subdivision entrance sign (subdivision entry sign) means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection E(4)(a), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

Residential use means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

Residential yard sign means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection E(5)(n), Miscellaneous or Temporary Signs, Residential Yard Signs.)

Revolving sign means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

Right-of-way means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

Roof sign means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign

that is painted directly upon the roof or top of a building.

Scoreboard means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection E(5)(k), Scoreboards.)

Searchlight means any use of lighting intended to attract the general public by the waving or moving of light beams.

Section or this section means these Sign Regulations unless the context otherwise specifically provides.

Sidewalk sign means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection E(2)(b), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection E(5)(l), Miscellaneous and Temporary Signs, Sidewalk Signs.)

Sign means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

Sign cabinet means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

Strip center means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

Subdivision means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

Temporary development sign means a sign that identifies a real estate project that is under construction.

Temporary sign means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

Temporary, non-profit sign means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection E(5)(h), Miscellaneous or Temporary Signs, Non-Profit Signs.)

Total sign area means the total area of a sign including the display, framework, and base.

Unified development zone means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

Unified sign plan means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color,

type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

Vacant building sign means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

Vehicle means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

Vehicular sign means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection E(5)(m), Miscellaneous or Temporary Signs, Vehicular Signs.)

Wall sign means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection E(1)(d), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection E(3)(g), Permanent Signs, Wall Signs.)

Wayfaring sign means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection E(1)(e), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

Wind device means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

Window sign means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection E(1)(f), Permanent Signs allowed in Downtown Area, Window Signs.)

Yard/garage sale means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection E(5)(o), Miscellaneous or Temporary Signs, Yard Sale Signs.)

Zoning districts means the various use districts designated in the City's Zoning Ordinance.

Zoning sign means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

C. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Section 27, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section

as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

D. ADMINISTRATION.

(1) Permit Required.

(a) Sign Permit Required.No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/ regulatory sign, and a government/regulatory sign may be placed in the public right-of-way.

(b) Application.An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(i) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(ii) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(iii) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(iv) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(v) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

(c) Permit Fee.Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will

not be accepted without the permit fee paid in full.

(i) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(ii) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) Inspection.The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) Permit Expiration/Extension/Removal.If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

(2) Interpretation, Administration and Revocation of Permit.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

(3) Prohibited Signs.The following signs are expressly prohibited:

(a) Abandoned signs;

(b) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(c) Billboard signs;

(d) Graffiti;

(e) Neglected signs;

(f) Balloon and air devices;

(g) Bandit signs;

(h) Human signs;

(i) Portable signs, unless specifically permitted within this section;

(j) Revolving signs;

(k) Mechanical signs;

(l) Pole signs;

(m) Roof signs;

(n) Vacant building signs;

(o) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(p) Obscene signs;

(q) LED, string or similar lighting outlining windows, doors, or other similar building features;

(r) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(s) Other prohibited signs:

(i) Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

(ii) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

(iii) Any sign that emits odor or visible matter;

(iv) Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

(v) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

(vi) Any sign located on private property without the consent of the owner of the premises;

(vii) Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

(viii) Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

(ix) Any sign supported by a fence, except as otherwise permitted in this section;

(x) Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

(xi) Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county, state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

(xii) Off-premises signs, unless specifically permitted within this section.

(4) Nonconforming Signs.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign

regulations when and if the following occurs:

(i) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(ii) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

(iii) An alteration in the structure of sign support.

(iv) A change in the mechanical facilities or type of illumination.

(v) A change in the material of the sign face.

(vi) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(vii) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(viii) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(ix) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign.A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, ch. 216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

(5) Maintenance of Signs/Neglected and Abandoned Signs.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign.

(f) It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

(6) Removal of Signs in Violation.

(a) Removal/Impoundment of Prohibited Signs.All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(i) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written notification to do so.

(ii) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued and the City may resort to any civil remedy available up to and including impoundment.

(iii) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(iv) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(v) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(vi) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(vii) Bandit signs may be removed immediately by the City.

(b) Failure to Comply.It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) Impounded Signs and Recovery.

(i) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(ii) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

(7) Unified Sign Plan.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(i) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(ii) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(iii) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(iv) Other information to illustrate the consistency and uniformity of the signs; and

(v) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified

development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

(8) Waivers and Appeals.

(a) Sign Board.All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) Process.Any person requesting a waiver from the rules and regulations detailed herein shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) Approval Standards.When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(i) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(ii) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(iii) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(iv) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(v) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) Approval by the Sign Board.In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) Appeal.If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) Limitation on Reapplications.When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

(9) Penalty for Violation of Section 27, Sign Regulations.

(a) Penalty for Violation.Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the

maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) Presumption of Ownership.There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(i) The permit holder for the sign; or

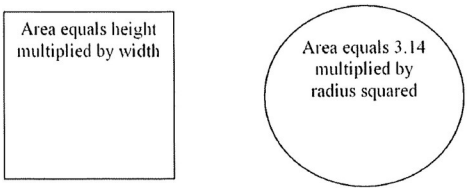
(ii) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

(c) Presumption Rebuttable.The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

(10) Sign Measurement.

(a) Area.The area of a sign shall be measured as follows:

(i) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.



(ii) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(iii) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(iv) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(v) Letters forming a word or name shall be considered a single sign, regardless of the spacing between letters.

(b) Height.The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

(11) Criteria for Permissible Signs.The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

E. APPROVED SIGNS.

(1) Permanent Signs Allowed in Proposed Downtown Area.

(a) Awning Signs.

(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	

(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches
(vi) Permit Required	Yes.

(b) Murals.

(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	 Image credit: Tyler, Texas
(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.	
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.	
(iv) Permit Required	Yes, location must be approved by the City Manager.	
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.	

(c) Projecting Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(d) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center. Signage shall be restricted to the facade of the applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(e) Wayfaring Signs.

(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(f) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	
(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.	
(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.	
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.	

(2) Temporary Signs Allowed in Proposed Downtown Area.

(a) Banner Signs (Temporary).

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.	
(viii) Duration	Each permit is valid for a two-week period.	
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.	
(x) Permit Required	Yes.	

(b) Sidewalk Sign (Temporary).

(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	

(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.
(iv) Design	No illumination is permitted.
(v) Duration	The sign must be removed and placed indoors at the close of each business day.
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.

(3) Permanent Signs Allowed in All Other Non-Residential Districts and the ETJ. In addition to the signs listed in subsection E(1), the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(a) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.	
(v) Permit Required	Yes.	

(b) Cantilevered Ground Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(c) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(d) Drive-Through Order Signs.

(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	

(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs	One preview board and one order board shall be permitted for each drive-through/drive-up lane.	
(v) Design	Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.	
(vi) Permit Required	Yes.	

(e) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	
(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.	
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.	

(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).
(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.
(x) Permit Required	Yes. A sign reface requires a separate permit.

(f) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.
(iii) Minimum Base Height	12 inches.
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.
(viii) Permit Required	Yes.





(g) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(4) Permanent Signs Allowed in Residential and Multi-Family Districts and the ETJ (Other Than the Proposed Downtown Area).In addition to the signs listed in subsection E(1), the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

(a) Residential Subdivision Entrance Sign.

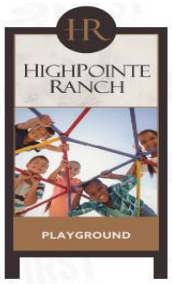
(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.
(iii) Minimum Base Height	12 inches.
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(viii) Permit Required	Yes.
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.





(5) Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.In addition to the signs listed in subsection E(1), the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(a) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(b) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped with automatic dimming technology which adjusts the sign's brightness based on ambient light.	
(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second. Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.	
(v) Permit Required	Yes.	

(c) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.
(vii) Permit Required	Yes

(d) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	
(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	

(viii) Permit Required	Yes
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.

(e) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.
(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non-residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(f) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches
(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(ix) Fees	No

(g) Inflatable Signs (Temporary Sign)

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way	
	Shall be secured directly to the ground. Shall not be placed on a roof or suspended from a building.	
(ii) Maximum Effective Sign Area	48 square feet	
(iii) Maximum Height	30 feet	
(iv) Maximum Number of Signs	One per premises per event	
(v) Timeframe	Grand openings: Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days. Must be removed within two days after the scheduled event. City approved special event: Maximum for 10 consecutive days. Must be removed within two days after the scheduled event.	
(vi) Permit Required	Yes	

(h) Non-Profit Signs (Temporary).

(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(i) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.
(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(j) Political Signs (Temporary Sign)

(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(k) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.
(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(l) Sidewalk Signs (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(m) Vehicular Signs.

(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used as a sign.	
	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.	
(ii) Permit Required	No, but shall comply with the above conditions and specifications	

(n) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of Signs	2 per lot	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above	

(o) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

(Ordinance 429-10, sec. 2.02, adopted 2/23/10; Ordinance 477-12 adopted 8/27/12; Ordinance 505-13 adopted 6/18/13; Ordinance 551-15 adopted 2/17/15; Ordinance 914-25 adopted 6/26/2025)

CITY OF AUBREY

ORDINANCE NUMBER 955-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, REPEALING SECTION 27, "SIGN REGULATIONS" OF EXHIBIT 14A "ZONING ORDINANCE" OF CHAPTER 14 "ZONING" OF THE CODE OF ORDINANCES AND ADOPTING A NEW CHAPTER 17 "SIGN REGULATIONS" OF THE AUBREY CODE OF ORDINANCES AS SET FORTH IN EXHIBIT A HERETO; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS; PROVIDING FOR A MAXIMUM PENALTY OF FIVE HUNDRED 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 AND PROVIDING CIVIL REMEDIES; 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 of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 216 of the Texas Local Government Code, to license, regulate, control, or prohibit the erection of sign or billboards by ordinance; and

WHEREAS, the City Council previously adopted Exhibit 14A "Zoning Ordinance" of Chapter 14 "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, 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, currently integrated within the Zoning Ordinance are regulations governing signage which are codified as Section 27 "Sign Regulations" of the Zoning Ordinance; and

WHEREAS, sign regulations are primarily focused on issues of time, place, and manner, including public safety, traffic visibility, structural integrity, as well as management of litter and aesthetic nuisance resulting from lack of maintenance; and

WHEREAS, consolidating sign regulations into a single, stand-alone ordinance within the Code of Ordinances improves the organization of the Code, facilitating access

to Sign Regulations; and improving clarity, organization and administration of the Sign Regulations; and

WHEREAS, codifying the Sign Regulations within the Code of Ordinances rather than the Zoning Ordinance ensures the City's Sign Regulations may be easily updated to adapt to evolving sign technologies and changing laws; and

WHEREAS, the City finds it necessary and appropriate to repeal Section 27 “Sign Regulations” from the Zoning Ordinance; and

WHEREAS, after public notices were given in compliance with Texas law for the amendment to the Section 27 of the Zoning Ordinance and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the “Planning and Zoning Commission”) has recommended to the City Council to approve the repeal of Section 27, “Sign Regulations” and the adoption of those Sign Regulations as part of the Code of Ordinances; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission regarding the repeal of Section 27 of the Zoning Ordinance, and, among other things, the compatibility of the proposed repeal and recodification of the Sign Regulations with the goals and objective of the Comprehensive Plan, the Zoning Ordinance of the City, and good and efficient governance, and the City Council does hereby find that the requested zoning amendment accomplishes such objectives; and

WHEREAS, this Ordinance does not affect any substantive change to the Sign Regulations; rather, this Ordinance repeals the existing Sign Regulations from Section 27, of the Zoning Ordinance, and readopts and recodifies the Sign Regulations to Chapter 17 of the Aubrey Code of Ordinances to improve clarity, organization, and administration; and

WHEREAS, the City Council finds it necessary and appropriate to adopt a new Chapter 17 “Sign Regulations” of the Code of Ordinances of the City, as set forth in **Exhibit A** hereto; and

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct and are incorporated herein by reference.

SECTION 2. AMENDMENTS.

2.01. Zoning Ordinance. Section 27 “Sign Regulations” of Exhibit 14A “Zoning Ordinance” of Chapter 14, “Zoning” of the Code of Ordinances is hereby repealed in its entirety and all other chapters, sections and subsections of Chapter 14,

Exhibit 14A “Zoning Ordinance” not expressly repealed or amended hereby shall remain in full force and effect.

2.02 Code of Ordinances. The Code of Ordinances of the City of Aubrey is hereby amended to adopt a new Chapter 17, “Sign Regulations” applicable within the corporate limits and the extraterritorial jurisdiction of the City as allowed by law, which shall be and read in its entirety as set forth in **Exhibit A**, attached hereto and incorporated herein, and all other chapters, sections and subsections of the Code of Ordinances not expressly amended hereby shall remain in full force and effect.

SECTION 3. 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 five hundred dollars ($500.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues. This penalty is cumulative of civil remedies allowed by State law and as provided in the Sign Regulations in the Code of Ordinances for enforcement of this Ordinance.

SECTION 4. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to the Sign Regulations codified as part of the Zoning 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 5. 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 6. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 9th DAY OF APRIL 2026.

APPROVED:

_____

Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

EXHIBIT A

SIGN REGULATIONS

Chapter 17, "Sign Regulations"

ARTICLE 17.01. GENERAL PROVISIONS

§ 17.01.001. APPLICABILITY; PURPOSE AND INTENT.

The purpose of this section is to regulate the location, size, construction, duration, use, and maintenance of all signs on a content-neutral basis. The regulations contained within this section shall be applicable within the corporate territorial limits and the extraterritorial jurisdiction of the City of Aubrey, Texas. The general objectives of this section are to balance the rights of individuals to convey their messages through the lawful use of signs with the rights of the public to be protected from potential harm, to promote the health, safety, and welfare of the general public, and to aid in achieving the following goals:

A. Safety. To promote the safety of persons and property by providing that signs do not:

(1) Create a hazard due to collapse, fire, decay, and/or abandonment;

(2) Obstruct firefighting or police observation; or

(3) Create traffic hazards by confusing or distracting pedestrians, motorists, or cyclists.

B. Communication Efficiency. To enhance the economy, the business, and the industry of the City by promoting the reasonable, orderly and effective display of signs and thereby encourage clear communication with the public, so that:

(1) Businesses and services may identify themselves;

(2) Motorists, pedestrians, and other persons may locate a business or service;

(3) Priority is given to the conveyance of public safety messages; and

(4) The right of free speech is preserved and exercised using signs.

C. Environmental Preservation and Aesthetics. To protect the public welfare and to preserve and enhance the appearance and economic value of the built environment, by providing that signs:

(1) Protect, preserve and enhance scenic views, natural landscapes, and historic values of the city;

(2) Protect, preserve and enhance economic viability of the city's commercial corridors by assuring aesthetic appeal to businesses and residents alike;

(3) Do not create visual clutter to persons using the public rights-of-way;

(4) Do not create a nuisance to occupants or customers of adjacent property by sign size, height, brightness, or materials; and

(5) Are not detrimental to land or property values.

§ 17.01.002 DEFINITIONS.

For the purposes of this Chapter 17, Sign Regulations, the following words shall have the following definitions ascribed to them. Words not defined in this Chapter 17, Sign Regulations, shall be as defined in Chapter 14, Zoning, Exhibit 14A, Section 4, or if not defined herein or in Exhibit 14A, such terms shall be given their common and ordinary meaning.

(1) *Abandoned sign* means a sign that for at least six continuous months does not identify or advertise a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found, and/or that pertains to a time, event or purpose that no longer applies.

(2) *Advertising* means the act of conveying information to seek the attraction of or to direct the attention of the public to any location, event, person, activity, goods, services or merchandise.

(3) *Attached sign* means any sign affixed to, applied on, or supported by any part of a building located on-premises.

(4) *Awning sign* means a permanent sign that is directly applied, attached, or painted onto an awning, which is a projection, shelter, or structure of canvas, metal, wood, or other similar approved material that covers a pedestrian walkway and is intended for protection from the weather or as a decorative architectural feature. (See detailed information and restrictions in section 17.03.001(1), Permanent Signs Allowed in Downtown Area, Awning Signs.)

(5) *Balloon/floating device* means a visible airtight or airflow through apparatus commonly made of latex, mylar or other similar material that extends by a cord, rope, string, wire or other similar material.

(6) *Bandit sign* means unauthorized signs posted on utility poles, street signs, traffic signals or signal supports, signal boxes, fences, barricades, trees, posts, or other fixtures within the public right-of-way or public property. The term also includes signs on private property not meeting the definition of a temporary sign and placed with or without the permission of the owner of the property.

(7) *Banner sign* means a temporary sign having characters, letters, or illustrations applied to plastic, cloth, canvas, or other light fabric or similar material, with the only purpose of such nonrigid material being for background. (See detailed information and restrictions in subsection 17.03.002(1), Temporary Signs in Downtown Area, Banner Signs.)

(8) *Billboard sign* means a large freestanding sign, generally supported by a metal frame, and consisting of two parallel sign faces which are oriented in opposite directions, used for the display of posters, printed, painted, fixed or electronic advertisements that generally directs attention to a location other than the premises on which the sign is located.

(9) *Builder promotional sign* means a sign that is located on a residential or commercial property advertising the availability of homes and/or tenant space. (See detailed information and restrictions in subsection 17.03.005(1), Miscellaneous or Temporary Signs, Builder Promotional Signs.)

(10) *Building* means any structure that has a roof supported by columns or walls for shelter, support, or enclosure intended for persons, animals, or material goods for any use or occupancy. When separated by dividing walls without openings in a manner significant enough to prevent the spread of fire, each portion of such structure separated may be deemed as a separate building.

(11) *Building official* means the City's building official or his designee or other City-authorized agent appointed by the City Manager.

(12) *Canopy sign* means a permanent sign that is applied, attached, painted, or affixed on a canopy or other roof-like cover over gasoline fuel pump, vacuum area at car detail facilities, or other areas where services are provided to a patron in a vehicle intended for protection from the weather or as a decorative embellishment. (See detailed information and restrictions in subsection 17.03.003(1), Permanent Signs, Canopy Signs.)

(13) *Cantilevered ground sign* means a permanently affixed sign which is wholly independent of a building for support and where the primary support is supplied by a post and the sign hangs from a bracket or support. (See detailed information and restrictions in subsection 17.03.003(2), Permanent Signs, Cantilevered Ground Signs.)

(14) *Certificate of occupancy* means an official certificate issued by the City which indicates conformance with building, zoning, and health safety regulations and authorizes legal use and occupancy of the premises for which it is issued.

(15) *Changeable electronic message/reader board sign* means a permanent sign or portion of a permanent sign designed to allow advertising or wording to be changed at periodic intervals, either manually or electronically, and is operated whereby light is turned on and off intermittently. This definition includes any illuminated sign in which such illumination is not kept stationary or constant in intensity and color when said sign is in use, including a light emitting diode ("LED") or digital sign. The term "changeable electronic message/reader board sign" does not include a sign located within the right-of-way that functions as a traffic control device and that is described and identified in the Manual on Uniform Traffic Control Devices approved by the Federal Highway Administrator as the National Standard. (See detailed information and restrictions in subsection 17.03.005(2), Miscellaneous or Temporary Signs, Changeable Electronic Message/ Reader Board Sign.)

(16) *City* means the City of Aubrey, Texas.

(17) *City Manager* means the City Manager or his designee or other City-authorized agent designated by the City Manager.

(18) *Conforming sign* means a sign that is legally installed in conformance with jurisdictional laws and ordinances.

(19) *Construction sign* means a temporary sign containing graphics, symbols, text or images securely attached to, or printed directly onto the screening fabric of, a temporary fence or barrier placed around an active construction site. (See detailed information and restrictions in subsection 17.03.005(3), Miscellaneous or Temporary Signs, Construction Sign.)

(20) *Crown sign* means a wall sign extending not more than three feet from the building facade and located on the upper horizontal band of a building at least 55 feet in height and four stories in height. (See detailed information and restrictions in subsection 17.03.003(3), Permanent Signs, Crown Signs.)

(21) *Development sign, temporary* means a temporary sign which advertises real estate, brokerage, development or similar opportunities related to the land on which the sign is located. The definition does not include Builder Promotional Signs. (See detailed information and restrictions in subsection 17.03.005(4), Miscellaneous or Temporary Signs, Development Sign.)

(22) *Drive-through order sign* means a sign erected in conjunction with a use that incorporates a drive-through or drive-in. (See detailed information and restrictions in subsection 17.03.003(4), Permanent Signs, Drive-Through Order Signs.)

(23) *Effective sign area* means the portion of the sign face that is utilized for the display of information to include background, however, does not include the framework or base of the sign.

(24) *Erect or install* means to build, construct, attach, hang, place, suspend, affix, paint, display, apply, assemble or place in any manner, including, but not limited to, on the exterior of a building or structure.

(25) *Exempt* means a sign permit is not required; however, compliance with all other City ordinances and the City's Zoning Ordinance, as it currently exists or may be amended, is required.

(26) *Facade* means any separate face of a building, including parapet walls and omitted wall lines, or any part of a building which encloses or covers usable space. Where separate faces are oriented in the same direction, or in directions within 45 degrees of one another, they are considered as part of a single facade.

(27) *Feather flag* means a wind device as defined herein that contains a harpoon-style pole or staff driven into the ground for support.

(28) *Flag* means a piece of fabric attached to a staff or cord on one end and generally used as a symbol of a nation, state, political subdivision, or organization. (See detailed information and restrictions in subsection 17.03.005(5), Miscellaneous or Temporary Signs, Flags.)

(29) *Flagpole* means a freestanding device permanently placed in the ground for the purpose of flying a flag of a nation, state, political subdivision, or organization.

(30) *Frame duration* means the time during which the frame continues a changeable message sign.

(31) *Garage sale* see yard sale.

(32) *Government/regulatory sign* means any sign that is erected by or upon the order of a public officer, employee or agent thereof, in the discharge of official duties.

(33) *Graffiti* means pictures, words, slogans, images, or other artwork painted, drawn, scratched, or applied in any manner to exterior walls, fences, structures, vehicles, stone, statues, buildings, or other items in public view. Graffiti includes the illegal or unauthorized defacing of a building, wall, or other edifice or object by painting, or otherwise marking it with words, pictures, symbols, advertising, logos, relations with a group, indecent/vulgar images, or offensive language.

(34) *Grand opening* means a commemoration that promotes the opening of a new business. A grand opening may only be located at the business that received a certificate of occupancy.

(35) *Human sign* means any hand-carried or held sign, symbol, or display on persons visible from the public right-of-way, which may include persons dressed in costume.

(36) *Illegal sign* means a sign that fails to comply with any provision of this section 27, or other applicable Ordinance of the City, and which is not classified as a nonconforming sign as defined herein.

(37) *Illuminated sign* means a sign designed or made that consists of lights, LEDs, or other form of illumination that displays a message or picture that does not scroll, fade, blink, flash, travel, or through any other means that do not provide constant illumination.

(38) *Impounded sign* means a sign that is legally removed by the City in accordance with the provisions of subsection D(6), "Removal of Signs in Violation."

(39) *Incidental sign* means a sign that is normally incidental to the allowed use on the property such as, but not limited to, directional signs, entrance, exit, or overhead clearance. (See detailed information and restrictions in subsection 17.03.005(6), Miscellaneous or Temporary Signs, Incidental Signs.)

(40) *Inflatable sign* means a temporary sign manufactured of plastic, cloth, canvas, or other light fabric and inflated with air. (See detailed information and restrictions in subsection 17.03.005(7), Miscellaneous or Temporary Signs, Inflatable Signs.)

(41) *Logo* means any registered or recognized design, insignia, or other mark, which is used in advertising to identify an organization, individual, company, or product.

(42) *Mechanical sign* means any sign, which rotates, shakes, or moves by means of a motor, battery, or the like.

(43) *Merchandise display* means any goods, wares, merchandise, or other advertising object or structure suspending from any building, pole, structure, sidewalk, parkway, driveway, parking area, or fuel pump island for the purpose of advertising such items.

(44) *Message transition* means the process by which a change occurs or the period of time between the changing from one message to another on a changeable message sign.

(45) *Monument sign* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure.

(46) *Monument sign, multiple tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains multiple businesses. (See detailed information and restrictions in subsection 17.03.003(5), Permanent Signs, Monument Signs - Multiple Tenant Signs.)

(47) *Monument sign, single tenant* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the principle building or structure located on a single lot that contains only one business. (See detailed information and restrictions in subsection 17.03.003(6), Permanent Signs, Monument Signs - Single Tenant.)

(48) *Mural sign* means pictures or artwork painted, drawn, or applied on the exterior walls of a building depicting a non-commercial message. (See detailed information and restrictions in subsection 17.03.001(2), Permanent Signs in Downtown Area, Mural Signs.)

(49) *Neglected sign* means a sign that has any missing panels, burned out lights, missing letters or characters, rust, loose parts, damage, fading from its original color, supports or framework with missing sign or parts, or is not maintained.

(50) *Non-profit sign* means a temporary sign that shall be located on private property that is owned by a legitimate business or entity that has as a primary function a charitable and/ or non-profit status, as determined by the IRS standard. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(51) *Non-residential use* means any structure or use not included in the definition of "residential use" contained in this section including, but not limited to, a home-builder model home, a temporary sales trailer, and an apartment leasing office.

(52) *Nonconforming sign* means any sign and its supporting structure that does not conform to all or any portion of this section 27, Sign Regulations, and (1) was in existence and lawfully erected prior to the effective date of this section; (2) was in existence and lawfully located and used in accordance with the provisions of any prior ordinances applicable thereto or which was considered legally nonconforming thereunder, and has since been in continuous or regular use; or (3) was used on the premises at the time it was annexed into the City and has since been in regular and continuous use. (See detailed information and restrictions in subsection D(4), Nonconforming Signs.)

(53) *Notice* means a notice required by this section shall be sufficient if it is submitted by personal delivery, registered or certified mail with return receipt requested, and/or sending the notice through the United States Postal Service.

(54) *Obscene sign* means a sign in which the dominant theme of material taken as a whole appeals to a prurient interest in sex, is patently offensive because it affronts community standards relating to the description or representation of sexual matters and is utterly without redeeming social value.

(55) *Off-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at a location other than where the sign is located.

(56) *On-premises sign* means a sign that advertises, promotes, or pertains to a business, person, organization, activity, event, place, service, product, etc., at the location of which the sign is located.

(57) *Outdoor vending machine sign* means a sign located on an outdoor machine, device, or equipment which may include, but is not limited to, coin-operated/electronic payment vending machines, fuel dispensing pumps, telephone facilities, automatic teller machines, automotive vacuum cleaners, amusement rides, propane tank sales, and similar machines, devices, or equipment. (See detailed information and restrictions in subsection 17.03.005(9), Miscellaneous or Temporary Signs, Outdoor Vending Machine Signs.)

(58) *Person* means any individual, firm, partnership, corporation, company, organization, or business entity of any kind.

(59) *Pole sign* means a freestanding sign that is detached from a building and is supported by one or more structural elements that are either: (1) architecturally dissimilar to the design of the sign; or (2) less than 1/4 the width of the sign.

(60) *Political sign* means a temporary sign announcing or supporting political candidates or issues in connection with a national, state, or local election. (See detailed information and restrictions in subsection 17.03.005(10), Miscellaneous or Temporary Signs, Political Signs.)

(61) *Portable sign* means any sign not permanently attached to the ground or to a building which is designed to be easily transported or conveyed to different locations.

(62) *Premises* means a lot, parcel, tract, or plot of land together with the buildings and structures thereon.

(63) *Prohibited sign* means signs that do not comply with this or other applicable ordinances and that are otherwise not allowed within City boundaries or in Aubrey's Extraterritorial Jurisdiction (ETJ).

(64) *Projecting sign* means a permanent attached sign that is wholly or partially dependent upon a building for support and extends from said building, generally at a right angle. (See detailed information and restrictions in subsection 17.03.001(3), Permanent Signs allowed in Downtown Area, Projecting Signs.)

(65) *Public informational sign* means a sign erected by or at the direction of the City, local, federal or state governments for the purpose of providing instruction, information, or direction to the general public, including, but not limited to, signs identifying a property address, restrooms, handicap parking spaces, reserved parking spaces, freeze warning, no trespassing, no dumping, no loitering, no soliciting, beware of dog warning, water resource information, lock/take and hide, construction entrance and/or exit signage.

(66) *Residential subdivision entrance sign (subdivision entry sign)* means a permanent freestanding sign that is supported from grade to the bottom of the sign having or appearing to have a solid and opaque base independent of the individual residential structures and located on a lot owned and maintained by the HOA for the purposes of identifying the main or secondary entrances to a residential community. (See detailed information and restrictions in subsection 17.03.004(1), Permanent Signs allowed in Residential and Multi-Family Districts, Residential Subdivision Entrance Sign.)

(67) *Residential use* means a structure where the primary purpose is to provide a permanent place of residence to an individual or family.

(68) *Residential yard sign* means an on-site temporary residential sign used to publicize or announce information at the discretion of the homeowner or tenant of the property such as, but not limited to, home improvement signs, residential real estate signs, or school affiliation signs. (See detailed information and restrictions in subsection 17.03.005(14), Miscellaneous or Temporary Signs, Residential Yard Signs.)

(69) *Revolving sign* means a sign that turns, spins, partially revolves, or completely revolves 360 degrees on an axis.

(70) *Right-of-way* means the area on, below, or above a public roadway, highway, street, public sidewalk, waterway, or utility easement in which the City has an interest.

(71) *Roof sign* means a sign mounted on and supported by the roof portion of a building, above the uppermost edge of a parapet wall and is supported by the building, or a sign that is painted directly upon the roof or top of a building.

(72) *Scoreboard* means a sign located on or adjacent to an athletic field or stadium, which is used to display information pertaining to an event at the field or stadium. (See detailed information and restrictions in subsection 17.03.005(11), Scoreboards.)

(73) *Searchlight* means any use of lighting intended to attract the general public by the waving or moving of light beams.

(74) *Section or this section* means these Sign Regulations unless the context otherwise specifically provides.

(75) *Sidewalk sign* means a movable sign not secured or attached to the ground or surface upon which it is located. This sign type is typically an A-frame or spring-mounted sign. (See detailed information and restrictions in subsection 17.03.002(2), Temporary Signs allowed in Downtown Area, Sidewalk Signs and in subsection 17.03.005(12), Miscellaneous and Temporary Signs, Sidewalk Signs.)

(76) *Sign* means any form of publicity or advertising which directs attention to an individual, business, commodity, service, activity, or product by means of words, figures, numerals, emblems, devices, trade names or trademarks, or other pictorial matter that communicates information of any kind to the public.

(77) *Sign cabinet* means a wall or freestanding sign that is self-enclosed and contains all the text and/or logo symbols within the enclosed cabinet which may or may not be illuminated. It can be single- or double-faced.

(78) *Strip center* means a commercial building comprised of multiple, individual businesses on a single lot where the primary entrance for each tenant is generally accessed from the outside.

(79) *Subdivision* means the division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale or of building development.

(80) *Temporary development sign* means a sign that identifies a real estate project that is under construction.

(81) *Temporary sign* means any sign which is not rigidly and permanently installed into or on the ground, attached to a building, or as defined in this section.

(82) *Temporary, non-profit sign* means any sign which meets the criteria for a temporary sign within this section but is used by a non-profit agency or entity and placed for a limited duration on the property owned by the non-profit agency or entity. (See detailed information and restrictions in subsection 17.03.005(8), Miscellaneous or Temporary Signs, Non-Profit Signs.)

(83) *Total sign area* means the total area of a sign including the display, framework, and base.

(84) *Unified development zone* means a tract of land or a grouping of lots that are considered as one unit, such as a shopping center or a college campus.

(85) *Unified sign plan* means a specific and uniform scheme for a unified development zone or a specific geographic area within the City whereby the signage is coordinated by color, type of materials, size, graphics, fonts, and design elements to create a cohesive and attractive.

(86) *Vacant building sign* means any sign associated with a vacant building or a vacant lease space, except a sign pertaining to the lease or sale of the building to which it pertains, or a sign which is under lease from an owner or his authorized agent when such sign is maintained by a person operating under his own bond.

(87) *Vehicle* means a motorized machine on wheels, treads, or runners by which any person, material, commodity, or property is or may be transported.

(88) *Vehicular sign* means a commercial sign painted upon or applied directly to (including magnetic) any truck, car, bus, trailer, boat, recreational vehicle, motorcycle, or other vehicle. (See detailed information and restrictions. (See detailed information and restrictions in subsection 17.03.005(13), Miscellaneous or Temporary Signs, Vehicular Signs.)

(89) *Wall sign* means a permanent sign affixed to or painted on an exterior wall and extending not more than 12 inches from the facade of any building to which it is attached, supported throughout its entire length by the building face. (See detailed information and restrictions in subsection 17.03.001(4), Permanent Signs allowed in Downtown Area, Wall Signs and in subsection 17.03.003(7), Permanent Signs, Wall Signs.)

(90) *Wayfaring sign* means a specific sign erected or endorsed by the City that is placed to direct citizens and visitors to points of interest within the City. (See detailed information and restrictions in subsection 17.03.001(5), Permanent Signs allowed in Downtown Area, Wayfaring Signs.)

(91) *Wind device* means any pennant flag, streamer, spinner, balloon, feather sign, or similar device made of cloth, canvas, plastic, or any flexible material designed to float or move freely.

(92) *Window sign* means a sign affixed to any surface of a window (internal or external) or is located within three feet from the interior window of any establishment. (See detailed information and restrictions in subsection 17.03.001(6), Permanent Signs allowed in Downtown Area, Window Signs.)

(93) *Yard/garage sale* means a sign indicating the date and location of the sale of goods at a residential property and includes yard sales and estate sales. (See detailed information and restrictions in subsection 17.03.005(15), Miscellaneous or Temporary Signs, Yard Sale Signs.)

(94) *Zoning districts* means the various use districts designated in the City's Zoning Ordinance.

(95) *Zoning sign* means any temporary sign erected in conjunction with a request to zone or rezone a property in accordance with the City's Zoning Ordinance.

§ 17.01.003. JURISDICTION AND APPLICABILITY.

(1) The terms and conditions of this Chapter 17, Sign Regulations shall apply to all signs located within both the City of Aubrey and its extraterritorial jurisdiction (ETJ), pursuant to Local Government Code, Chapter 216, as amended. The City Manager shall be responsible for interpreting and administering the provisions of this section as set forth herein.

(2) Signs located on property owned by the City of Aubrey, an independent school district or any other governmental agency are not required to meet the requirements of this section. However, signs located on property owned by the City of Aubrey shall be permitted only upon approval of the City Manager.

ARTICLE 17.02. ADMINISTRATION

§17.02.001 PERMIT REQUIRED.

(a) *Sign Permit Required.* No sign, unless otherwise excepted under this Section 27, Sign Regulations, shall be erected, placed, located, secured, constructed, altered, attached, painted or displayed to/on the ground, any building, and/or any structure, until a permit for such sign has been approved and issued by the City Manager. In no event shall a permit be required for any government/ regulatory sign, and a government/regulatory sign may be placed in the public right-of-way.

(b) *Application.* An application for a sign permit may be obtained from the City's offices. The City Manager shall approve or deny an application for a sign permit within 30 days of the City's receipt of a completed application. An application shall be complete upon City's receipt of all submittal documents and information outlined in the sign permit application and this section. An application shall provide all information required by this section for the type of sign for which a permit is requested, shall be subject to the criteria based upon the type of sign requested, and shall be subject to the general criteria as set forth below:

(1) A diagram shall be provided showing the location of the sign on the property, all applicable required measurements and dimensions of the proposed sign, as well as any applicable proposed electrical connections.

(2) Engineer sealed plans may be required for a proposed sign as determined necessary in the discretion of the City Manager, upon review of a permit application.

(3) Incorrect, inaccurate, false, or misleading information provided in an application shall be grounds for denial of the proposed permit.

(4) An application shall be eligible for permit issuance if a proposed sign conforms to all City ordinances and the requirements of applicable adopted building codes that may be applicable.

(5) After a sign permit has been issued, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of the approved sign permit without prior approval by the City Manager.

(c) *Permit Fee.* Every application for a sign permit shall be submitted with a nonrefundable fee as provided in the City's fee schedule. An application will not be accepted without the permit fee paid in full.

(1) Fees for sign permit applications shall be assessed in accordance with the City's currently adopted fee schedule.

(2) Work without a permit. A fee of two times the amount of the permit fee shall be assessed for any work done without or prior to the issuance of a permit.

(d) *Inspection.* The City Manager is authorized to perform or direct the performance of an inspection of any and all signs to determine that the sign has been constructed in accordance with and complies with the requirements of this section, all applicable

ordinances, and the approved permit. The City Manager shall determine the method and time of such inspections.

(e) *Permit Expiration/Extension/Removal.* If the work authorized by a sign permit issued under the provisions of this section has not been completed within 90 days after the date of issuance of a sign permit, the permit shall expire unless extended as provided herein. Additional time for completion of construction may be approved by the City Manager upon receipt of a written request by a permit holder documenting good cause for the delay if such request is received prior to expiration of the 90 day period for construction. If a sign has not received final inspection approval by the City within the 90 day period, or an extension is not approved, the permit holder shall remove all components of the partially constructed sign from premises upon which the sign is located within 10 business days of permit expiration.

§ 17.02.002. INTERPRETATION, ADMINISTRATION AND REVOCATION OF PERMIT.

(a) The City Manager shall be responsible for interpreting and administering these Sign Regulations. The City Manager may suspend or revoke any permit for a sign issued in error, or for which incorrect, misleading, or false information was supplied as part of the permit application, or if a permit is issued in violation of any provision of this section, any other ordinance of the City, or the laws of the state or the federal government. Such revocation shall be effective when communicated as provided in subsection (2)(b). Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or premises upon which the sign is located, or within a reasonable time as determined by the City Manager. The time for removal shall not exceed 10 business days of the date of the written notice of revocation.

(b) Notice of revocation shall be deemed to have been given by letter sent certified, first-class mail, return receipt requested and addressed to the person to whom the permit is issued, the owner of the sign, or the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district.

(i) The City Manager may revoke a contractor registration issued in error or for those reasons stated herein.

(c) Temporary exemptions: The City Manager shall have the authority to approve temporary exceptions to the sign ordinance as set forth in this section in emergency circumstances and/or in relation to public works project's directional and safety signage.

(d) Public safety protection: Nothing in this section is meant to prevent any public safety agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion such agency or the City.

§ 17.02.003 PROHIBITED SIGNS.

The following signs are expressly prohibited:

(1) Abandoned signs;

(2) Merchandise displays, except as authorized by the City's Zoning Ordinance;

(3) Billboard signs;

(4) Graffiti;

(5) Neglected signs;

(6) Balloon and air devices;

(7) Bandit signs;

(8) Human signs;

(9) Portable signs, unless specifically permitted within this section;

(10) Revolving signs;

(11) Mechanical signs;

(12) Pole signs;

(13) Roof signs;

(14) Vacant building signs;

(15) Wind devices/feather flags, unless used in conjunction with a City-authorized special event, excluding flags and banners as authorized by this section;

(16) Obscene signs;

(17) LED, string or similar lighting outlining windows, doors, or other similar building features;

(18) Searchlights, beacons, or laser lights, unless used in conjunction with a City-authorized special as defined in subsection B, Definitions, of this Code, as amended; and

(19) Other prohibited signs:

a. Any sign not referenced in or governed by these Sign Regulations or expressly allowed by City ordinance, state or federal law;

b. Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this section (if a permit was required);

c. Any sign that emits odor or visible matter;

d. Any billboard sign located, relocated, or upgraded within the corporate limits or extraterritorial jurisdiction of the City;

e. Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this section;

f. Any sign located on private property without the consent of the owner of the premises;

g. Any sign that does not comply with this or other applicable municipal ordinances, or those which do not comply with federal or state laws;

h. Any sign supported by a bench, tree, rock, bridge, [or] public utility pole;

i. Any sign supported by a fence, except as otherwise permitted in this section;

j. Any floating device(s) anchored to the ground of any vehicle, structure or any other fixed object for the purpose of advertising or attracting attention to a business, commodity, service, sale, or product, except as otherwise permitted in this section;

k. Any sign placed on any traffic control device or utility support structure or pole, or over public right-of-way or other public property, unless the sign is placed by the City, county, state, or other authorized governmental agency, or with the permission of the City, for public purposes, unless permitted within this section; and

l. Off-premises signs, unless specifically permitted within this section.

§17.02.004 NONCONFORMING SIGNS.

(a) Signs legally in existence at the time of the adoption of this Section 27, Sign Regulations, which do not conform to the requirements of this section and/or signs meeting the definition of a nonconforming sign provided in this section, shall be considered nonconforming signs, and may remain in place as provided herein. A sign that is not classified as a nonconforming sign as defined herein shall be classified as an illegal sign.

(b) All permanent signs and sign structures, with the exception of existing pole signs, which are addressed in subsections D(4)(b)(vii) and D(4)(b)(viii), and billboards (currently deemed illegal and nonconforming) and addressed in subsection D(4)(b)(ix) shall be brought into conformance with the sign regulations when and if the following occurs:

(1) The sign is removed, relocated, or significantly altered. Significant alterations include changes in the size or dimension of the sign. Changes to the sign copy or the replacement of a sign face on a nonconforming sign shall not be considered a significant alteration.

(2) If more than 50 percent of the sign area is damaged, it shall be repaired to conform to this section.

(3) An alteration in the structure of sign support.

(4) A change in the mechanical facilities or type of illumination.

(5) A change in the material of the sign face.

(6) If the property where the nonconforming sign is sold with full ownership being transferred, the nonconforming sign shall be brought into conformance with this Code at the time of transfer unless the buyer continues to operate the business under the same name that was on the nonconforming sign at the time of transfer.

(7) Notwithstanding subsection D(3)(l), pole signs existing as of the date of June 26, 2025 which are less than two years old may be maintained for a maximum of seven years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(8) Notwithstanding subsection D(3)(l), pole signs existing as of June 26, 2025 which are more than two years old may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(9) Notwithstanding subsection D(3)(c), billboard signs existing as of June 26, 2025 may be maintained for a maximum of five years, if they otherwise conform to this Section 27 of the Aubrey Code of Ordinances.

(c) Change to a Conforming Sign. A Nonconforming Sign may be altered to become or be replaced with a sign that conforms to the requirements of this section. Once a sign is altered to conform or is replaced with a sign that conforms with the requirements of this section, the nonconforming rights for the original sign shall lapse and a nonconforming sign may not be re-established. Unless a sign is prohibited or is an illegal sign as defined herein, proposed changes or modifications to a Nonconforming Sign that are not allowed as provided in this section shall only be allowed with an approved variance utilizing the variance process provided in subsection D(8).

(d) If there is no sign in place on a sign structure or building wall for six continuous months, the nonconforming rights are lost, and a nonconforming sign may not be re-established. If the sign structure is unused for less than six continuous months, a nonconforming sign may be re-established.

(e) A nonconforming sign in the City or its extraterritorial jurisdiction (ETJ) may be relocated, reconstructed, or removed as provided by law including, but not limited to, V.T.C.A., Local Government Code, Ch. 216 as it exists or may be amended.

(f) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair. In order to preserve the nonconforming sign status, the person removing the sign must inform the City Manager, in writing, before the sign is removed. If the responsible party fails to inform the City Manager, any re-erected sign shall lose its nonconforming status and will be considered a new sign subject to compliance with all requirements of this section.

§17.02.005 MAINTENANCE OF SIGNS/NEGLECTED AND ABANDONED SIGNS.

(a) All signs, including nonconforming signs, shall be continuously maintained in a neat condition and appearance. Sign panels and/or sign graphics shall be secured and maintained so that they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage. Illuminated signs with all or part of the sign being unilluminated shall be repaired within seven business days of the date of notice.

(b) Abandoned signs and neglected signs shall be considered a public nuisance and are prohibited.

(c) Upon written notification to the permit holder by the City Manager, such abandoned signs shall be removed from the premises, and neglected signs shall be repaired or removed from the premises by the property owner, agent, or person having beneficial use of the land, building, or structure upon which sign is located within seven business days of the date of notice.

(d) The notification shall state that the offending sign shall be repaired or removed by the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign is located within seven business days of the date of notice. The notification shall further state that if the sign is not removed or repaired, a citation may be issued and the City may utilize any civil remedy available to remove or repair the sign, up to and including impoundment and placement of a lien on the property to recover costs of repair or removal.

(e) If any sign is determined to present an immediate danger to the health, safety, and general welfare of the public, the City may remove it immediately without providing prior written notice. However, within 10 days of the date of removal of the sign, the City shall notify the owner of the property on which the sign was located of the reason(s) for removal of the sign and may utilize a civil process or place a lien on the property to recover costs. Such notice shall be sufficient if provided in writing to the owner of the premises on which the sign is located at the owner's address as recorded in the appraisal district records of the appraisal district or the person to whom a sign permit has been issued for the sign. It shall be unlawful for any person, firm, or corporation receiving such written notice to fail to comply with the direction of the notice. In the event of failure to comply with such notice, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building, or structure upon which such sign was located.

§ 17.02.006 Removal of Signs in Violation.

(a) *Removal/Impoundment of Prohibited Signs.* All prohibited signs, dilapidated signs, or noncompliant signs shall be considered a public nuisance and are prohibited by this section within the City limits and its extraterritorial jurisdiction. Upon identification of any prohibited sign, the City Manager shall provide written notification of the violation to the owner of the property on which the prohibited sign is located and/or the installer of the sign.

(1) The notification shall state that the offending sign shall be removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within the time period prescribed after written notification to do so.

(2) The notification shall further state that if the prohibited sign is not removed within a specific time frame (not to exceed 10 calendar days) a citation may be issued, and the City may resort to any civil remedy available up to and including impoundment.

(3) If any sign is determined to present an immediate danger to public health, safety, or welfare, the City shall remove it immediately.

(4) Within 10 calendar days of the removal of the sign, the City Manager shall notify the owner of the property on which the sign was located of the reason(s) for the removal of the sign.

(5) Signs authorized by a sign permit number with an expiration date shall be removed promptly upon the date of expiration.

(6) Signs remaining after the date of expiration shall be deemed prohibited. The sign permit that provides the expiration date shall be considered adequate notice of violation.

(7) Bandit signs may be removed immediately by the City.

(b) *Failure to Comply.* It shall be unlawful for any person receiving such written notification or having an expired sign permit to fail to comply with the direction of the notification. In the event any person fails to comply with such notice provided, the City Manager is hereby authorized to cause the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent or person having beneficial use of the land, building or structure upon which such sign was located.

(c) *Impounded Signs and Recovery.*

(1) Impounded signs may be recovered by the owner within seven calendar days from the date of the written notification of impoundment by paying a fee determined by the City's current fee schedule as approved by the City Council.

(2) Impounded signs not recovered within seven calendar days from the date written notification of impoundment is sent shall be deemed abandoned and may be disposed of by the City in any manner City Manager determines appropriate.

§ 17.02.007 UNIFIED SIGN PLAN.

(a) A Unified Sign Plan is required prior to the issuance of a sign permit for all signage on properties that are greater than four acres in size and/or have more than six independent businesses located on the overall property. The purpose of the Unified Sign Plan is (i) to provide overall sign locations on a property by identifying the relationship of each sign to surrounding and existing signs and properties; and (ii) to provide uniformity in size, design, colors, and proportions of signs within the development. In addition, the Unified Sign Plan shall be designed to promote a cohesive relationship between current developments and

proposed future improvements and to provide for consistency and uniformity among buildings and signs for a commercial development made up of multiple independent businesses and for adjacent residential developments. The Unified Sign Plan purpose is to provide signage so that it identifies commercial establishments in a readable and distinct manner to allow uses to be easily differentiated, and to maintain an uncluttered appearance that provides a pleasing visual environment.

(b) A Unified Sign Plan shall contain the following information:

(1) Elevations of the locations of signs illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

(2) Elevations depicting the size of the signs in relation to the size of the buildings within the development;

(3) A plan drawn to preliminary site plan, or site plan specifications, as detailed in the Zoning Ordinance, as it currently exists or may be amended, of the site illustrating the location of existing and proposed signs on the property and, if required by City staff, on adjacent properties;

(4) Other information to illustrate the consistency and uniformity of the signs; and

(5) For Unified Sign Plans, the sign plan shall identify a unified development zone. Only those properties and businesses included within the unified development zone shall be included/identified on the unified development signs erected within the unified development zone. Prior to City consideration of a unified development zone, all property owners located within a proposed unified development zone must submit notarized letters to the City authorizing the creation of the unified development zone. A lot shall only be included in one unified development zone.

(c) A Unified Sign Plan is required for all commercial use developments in all zoning districts that include six or more independent businesses within the overall development zone or that are located upon land that is greater than four acres in size, whichever is the most restrictive.

(d) A proposed Unified Sign Plan and all individual signs requested within such plan, or as otherwise required in this section, shall be submitted to the development services department for review and approval. The Unified Sign Plan, including individual signs therein, will be reviewed for compliance with this section 27 and in accordance with the City's development review schedule. The Building Official may approve or deny a Unified Sign Plan or approve such plan or individual signs therein with conditions. Should the building official deny a proposed Unified Sign Plan or sign therein, the applicant shall be notified in writing within 10 days of such decision and shall have a right to appeal the decision of the Building Official to the sign board within 10 days of the date of the decision of the Building Official, and thereafter may appeal the decision of the Sign Board to the City Council. Appeals under this section to the Sign Board and City Council shall be in accordance with the procedure and criteria set forth in subsection D(8)(b) hereof.

§ 17.02.008 WAIVERS AND APPEALS.

(a) *Sign Board.* All waivers and appeals to this section of the Zoning Ordinance shall be presented to the Sign Board. This appointed body shall be made up of the same members as the Board of Adjustment.

(b) *Process.* Any person requesting a waiver from the rules and regulations detailed herein

shall apply in writing to the Sign Board. The application shall contain the information and plans requested in the waiver specifically identifying the requested variation or relief from the provisions of this section, along with the established application fee required in the City's fee schedule. The application shall include reasons for the requested waiver including any situation or issue that the applicant believes will necessitate the requested variation or relief from the requirements of this section, and the existing regulations to be altered. No public hearing and/or notification of property owners is required for a sign waiver. The burden of demonstrating that the requested waiver meets the requirements of this section shall be on the applicant.

(c) *Approval Standards.* When considering a request for a waiver from the requirements of this section 27, the Sign Board shall consider the following criteria when granting a waiver:

(1) Special conditions exist which are unique to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same vicinity. The Sign Board may attach such conditions to granting all or a portion of any waiver necessary to achieve the purpose of this section; and

(2) The strict interpretation of the provisions of this section would deprive the applicant of rights commonly enjoyed by other properties in the vicinity under the terms of this section; and

(3) The special conditions and circumstances necessitating the request for waiver do not result from the actions of the applicant and such conditions and circumstances do not merely constitute pecuniary hardship or inconveniences; and

(4) Granting the waiver will meet the objectives of the section and not be injurious to the adjoining property owners or otherwise detrimental to the public welfare; and

(5) Granting of the waiver will be in harmony with the spirit and purpose of this section, the Zoning Ordinance and the Comprehensive Plan of the City.

(d) *Approval by the Sign Board.* In its sole discretion, the Sign Board shall have the authority to waive or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(e) *Appeal.* If the Sign Board denies the application for a waiver, the applicant may appeal to the City Council, which will have the final authority. In its sole discretion, the City Council shall have the authority to grant a waiver or amend certain regulations if it deems the change to be in the best interest of the City of Aubrey.

(f) *Limitation on Reapplications.* When the City Council has denied an application for waiver under this section, no new applications for the same request or for a request of a similar nature shall be accepted or scheduled for consideration by the City Council for a period of 12 months after the date of such City Council denial. Applications that have been withdrawn at or before the meeting date at which an application is posted for consideration by the Sign Board, and appeals of Sign Board decisions that have been withdrawn at or before the meeting date at which an appeal is posted for consideration by the City Council may be resubmitted at any time for consideration before the Sign Board and/or City Council.

§ 17.02.009 PENALTY FOR VIOLATION OF SECTION 27, SIGN REGULATIONS.

(a) *Penalty for Violation.* Any person, as defined herein, who violates any one or more of the provisions of this section or causes or permits the violation of any one or more provisions

of this section shall be guilty of a Class C Misdemeanor upon conviction, and shall be subject to a fine not to exceed the maximum fine of $500.00 or $2,000.00 as applicable and allowed by state law. A separate offense shall be deemed committed upon each day or part of a day during or on which a violation occurs or continues.

(b) *Presumption of Ownership.* There shall be a rebuttable presumption that a person is responsible for a violation of this section if the person is:

(1) The permit holder for the sign; or

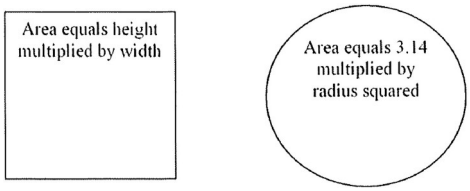
(2) The owner, operator, agent, employee, or manager of an entity or business that is identified on or endorsed or promoted by the Sign, or if the Sign identifies a phone number or email, physical or other social media address for such person or a person who is listed or otherwise identified on the sign as responsible for the sign or the purpose being advertised.

(c) *Presumption Rebuttable.* The presumption established by subsection (9)(b) may be rebutted if the person provides the full name, date of birth, physical and mailing address, and telephone number or numbers for the person who is determined to be responsible for the violation.

§ 17.02.010 SIGN MEASUREMENT.

(a) *Area.* The area of a sign shall be measured as follows:

(1) For signs in the shape of a square, rectangle, circle, or similar standard geometric shape, the area shall be calculated by using the standard mathematical formula (height multiplied by width, 3.14 multiplied by radius squared, etc.) of the effective sign area.



(2) For signs with an irregular shape, the area shall be measured by enclosing the sign elements with intersecting lines and using the standard mathematical formula (height multiplied by width). This method of measurement shall be used for wall sign with individually mounted letters.



(3) The area of a spherical, cylindrical, or other three-dimensional sign shall be measured by calculating the area of a two-dimensional drawing of the largest elevation of the sign.

(4) Where a sign has two faces, the area of the largest sign face shall be used to determine the area of the sign provided the two faces are within 30 degrees from parallel. Where a sign has two or more faces that are greater than 30 degrees from parallel, the sign area shall either be calculated as the sum of the area of each face, or the sign will constitute two signs (a V-shaped sign).

(5) Letters forming a word or name shall be considered a single sign, regardless of the

spacing between letters.

(b) *Height.* The height of all signs shall be measured from the top edge of the sign and/or support structure to the average finished grade of the ground below the sign and/or support structure. If a sign is located on a mound, berm, or other raised area for the sole purpose of increasing the height of the sign, the height of the mound, berm, or other raised area shall be included in the height of the sign. The supports of a freestanding sign shall not be included in calculating the area of the sign but shall be included in the measurement of the height of the sign.

§ 17.02.011 CRITERIA FOR PERMISSIBLE SIGNS.

The following signs are allowed, subject to compliance with the conditions and the specifications provided in this section. Signs that do not comply with the following conditions and specifications or are not specifically authorized within this section are considered to be an illegal sign and shall be prohibited. It shall be unlawful for a person to erect, allow, maintain, or cause to be erected an illegal sign.

ARTICLE 17.03. APPROVED SIGNS

§17.03.001 PERMANENT SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

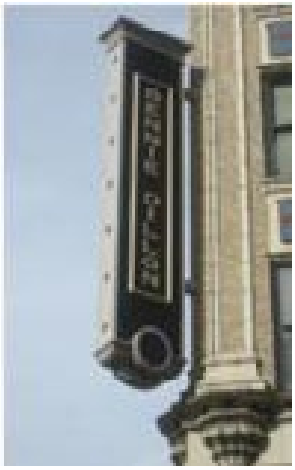
(1) Awning Signs.

(i) Location	Permitted in conjunction with non-residential uses or in a residential zoning district for apartment uses for which a building permit and/or certificate of occupancy has been issued. The supporting structure may not extend into or over the street right-of-way. Signs shall be securely attached to the elevation of the awning, and may not swing, sway, or move in any manner.	
(ii) Maximum Effective Sign Area	10 percent of the total area of the awning.	
(iii) Minimum Clearance	9 feet in height above sidewalk or walkway.	
(iv) Design	Canvas, metal, wood, or other material approved by the City Manager. Minimum height for text or graphic elements shall be 6 inches. The awning shall be secured to the building and may not move in any manner. An awning requires the issuance of a building permit prior to installation, unless approved with the initial building permit.	
(v) Dimensions	Maximum width of awning: 75 percent of building width Maximum height of message: 12 inches	
(vi) Permit Required	Yes.	

(2) Murals.

(i) Location	Shall be tiled or painted directly upon or affixed to the exterior wall of the building. Must have written permission of the property owner at the time of permit application. May be up to 100 percent of the building elevation on which it is located. Text and symbols are limited to 10 percent of the size of the entire mural.	 *Image credit: Tyler, Texas*
(ii) Maintenance	It is the intent of the City to maintain the historic murals in downtown Aubrey. To that end, mural signs shall be kept in good repair, free from excessive paint chipping, peeling, or fading. Mural signs found not to be in good repair must be repaired within 90 days from the date upon which the property owner receives a written order from the building official to repair the mural sign. Should the mural sign not be repaired within 90 days of notice by the City, the City reserves the right to repair and/or repaint the mural sign. If the City repairs and/or repaints the mural sign, the property owner will be charged the cost of the repair and/or repainting. If payment of the cost of the repair and/or repainting has not been paid within 60 days, the City may place a lien against the property in the amount of the charge for the repair and/or repainting.	
(iii) Illumination	Mural signs may be illuminated by external lighting cast onto the mural sign provided that: The brightness and intensity shall not be greater than necessary to make the mural visible; and Lighting shall be shielded from all adjacent buildings and streets; and The lighting shall not create excessive glare to pedestrians and/or motorists and will not obstruct traffic control or any other public informational signs.	
(iv) Permit Required	Yes, location must be approved by the City Manager.	
(v) Permit Stipulation	Mural signs may not be used to advertise products or services offered or sold off-location or on-site.	

(3) Projecting Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. May project into right-of-way (with City Council approval of an encroachment agreement) but shall be located a minimum of three feet from back of curb of any adjacent street or drive. May be erected on a building corner when the building corner adjoins the intersection of two streets. No portion shall extend above the roof line, a parapet wall, or the eave line.	
(ii) Maximum Total Sign Area	The surface area of the sign where text and graphics are displayed shall not exceed a maximum of 10 percent of the area of the building elevation to which it is attached.	
(iii) Minimum Clearance	9 feet above sidewalk or walkway. Requires Fire Department review and approval.	
(iv) Maximum Number of Signs	One per tenant per elevation.	
(v) Design	Shall not extend above a building wall. May extend no more than three feet from the facade of a building.	
(vi) Support	Shall be supported from the side edge of the sign in an approved manner.	
(vii) Permit Required	Yes.	

(4) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on accessory structures. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned for single-family uses if the sign is within 150 feet of the property line of said residential property.	

	Tenant within a strip center. Signage shall be restricted to the facade of the applicable tenant space on the building.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center. Shall be measured by the size of the front facade of the applicable tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: Four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the individual sign heights may not exceed what is allowed in subsection (iii) above, and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry, shall be limited to a maximum of two signs per elevation of appropriate scale and size identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry. Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

(5) Wayfaring Signs.

(i) Location	May be located on private property that is adjacent to public rights-of-way (with written permission from the property owner). May be located within the parkway of public rights-of-way (with permission from the state or county, as appropriate).	
(ii) Manner	The number and location of wayfaring signs shall be determined by the City Manager. The cost of production, installation, maintenance, and relocation or removal of the wayfaring signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and several liability.	
(iii) Maximum Height	10 feet	
(iv) Maximum Width	6 feet	
(v) Color/Theme	Wayfaring Signs shall incorporate logo/artwork approved by City Council.	
(vi) Permit Required	The City may place or contract for placement of wayfaring signs, and as the permitting authority, a permit shall not be required for City installed wayfaring signs; however, City may require a third-party contractor to obtain a permit for wayfaring signs and pay applicable fees.	

(6) Window Signs.

(i) Location	Shall be affixed to any surface of a window (interior or exterior) or within three feet of the interior window glazing.	
(ii) Maximum Total Sign Area	Window signs are exempt from the provisions of this section, provided that not more than 30 percent of the transparent window area is occupied at any one time, regardless of whether the sign covers a single pane or multiple panes.	

(iii) Exceptions	Addresses, open/closed signs, hours of operation, and window signs required by City ordinances are exempt from meeting the maximum sign area criteria required in this section of the ordinance.
(iv) Permit Required	No. Window signs shall comply with all conditions and specifications listed above and other applicable provisions herein.

§17.03.002 TEMPORARY SIGNS ALLOWED IN PROPOSED DOWNTOWN AREA.

(1) Banner Signs (Temporary).

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not face a residential neighborhood unless separated by a major or minor thoroughfare.	
(ii) Maximum Total Sign Area	All four corners shall be securely attached to the front, side, or rear surfaces of a building excluding banners located on public school property or church property, which may be affixed to a freestanding support. May not be used as the primary signage for a business.	
(iii) Maximum Total Sign Area	35 square feet.	
(iv) Minimum Clearance	Nine feet in height above sidewalk or walkway when installed in a location that may restrict pedestrian travel.	
(v) Maximum Number of Signs	One at any given time for any given business.	
(vi) Maximum Number of Occurrences/Year	Three two-week periods per business per calendar year that shall not be consecutive.	
(vii) Exceptions	A business is permitted to have one banner sign prior to the receipt of a certificate of occupancy. A permit shall be allowed for a period not to exceed 14 days for grand openings. A banner signed approved for a grand opening shall not be counted against the allowed time frames provided in this section. Banner signs are allowed with a special event permit for 14 days prior to the event and two days after the event is over. Religious organizations that operate in a school or other temporary facility may place a banner during times of worship. The banner cannot be placed earlier than 24 hours prior to worship and shall be removed no later than two hours after worship. The banner shall not count against the businesses' annual allowance.	

(viii) Duration	Each permit is valid for a two-week period.
(ix) Removal	Shall be removed on the day of the expiration of the permit. Special event banner, within 24 hours after the event.
(x) Permit Required	Yes.

(2) Sidewalk Sign (Temporary).

(i) Location	A sidewalk sign may be located on any downtown sidewalk so long as the sign does not obstruct vehicular, bicycle, or pedestrian traffic. Must comply with ADA clearance and accessibility.	
(ii) Maximum Effective Sign Area	A sidewalk sign must be no more than 42" tall and 36" wide. The sign face must be no more than six square feet in area.	
(iii) Maximum Number of Signs	There may be no more than one sidewalk sign per tenant, generally located adjacent to the primary facade in front of the business and shall not obstruct ingress and egress to a building or upon a sidewalk or roadway.	
(iv) Design	No illumination is permitted.	
(v) Duration	The sign must be removed and placed indoors at the close of each business day.	
(vi) Permit Required	Yes, but there is no fee for this sidewalk signs.	

§17.03.003 PERMANENT SIGNS ALLOWED IN ALL OTHER NON-RESIDENTIAL DISTRICTS AND THE ETJ.

In addition to the signs listed in Section 17.03.001, the following signs are allowed in all other non-residential zoning districts and the City's extraterritorial jurisdiction (ETJ).

(1) Canopy Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall be attached to the face of the canopy band that is parallel to a public street.	
(ii) Maximum Effective Sign Area	10 percent of the area of the building elevation to which it is attached.	
(iii) Maximum Number of Signs	One canopy sign per public street frontage.	

(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. Must not extend outside the overall length or width of the canopy, however, may extend above or below the canopy provided the clear height is met.
(v) Permit Required	Yes.

(2) Cantilevered Ground Signs

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Intended primarily for small-scale businesses. Must be placed a minimum of five feet from the front building line.	 
(ii) Maximum Effective Sign Area	8 square feet	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company. Pricing and/ or sale specials are prohibited. May not be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(3) Crown Signs.

(i) Location	Permitted in conjunction with commercial uses for which a building permit and/or certificate of occupancy has been issued. Shall be located on the primary building facade and located on the upper horizontal band of the building that is a minimum of 55 feet in height and four stories. Must be located so as not to	

	cover windows or architectural details.	
(ii) Maximum Effective Sign Area	Three percent of the area of the facade to which it is attached.	
(iii) Maximum Number of Signs	One, to be located on the main entrance side of the building.	
(iv) Design	Shall only contain the name and/or logo of the company at the location. Pricing and/or sale specials are prohibited. May be internally illuminated or backlit.	
(v) Permit Required	Yes.	

(4) Drive-Through Order Signs.

(i) Location	Permitted in for retail trade or services uses providing drive-through and drive-up facilities which shall be designed and operated to effectively mitigate problems of congestion, excessive pavement, litter, noise, traffic, and unsightliness.	
(ii) Maximum Effective Sign Area	40 square feet, each preview/order board. A carhop and/or walk-up menu board shall not exceed 10 square feet in area.	
(iii) Maximum Signs Height	Eight feet, unless constructed as part of a rain/shade barrier. A maximum distance off ground shall be 12 inches.	
(iv) Maximum Number of Signs	One preview board and one order board shall be permitted for each drive-through/drive-up lane.	
(v) Design	Each drive-through and drive-up access aisle for restaurants shall provide sufficient space before the menu board to accommodate at least four waiting vehicles and at least four waiting vehicles between the menu board and the drive-up window. The sign board may modify this standard based on specific site characteristics pursuant to subsection D(8), Waivers and Appeals.	
(vi) Permit Required	Yes.	

(5) Monument Signs (Multiple Tenant).

(i) Location	Permitted in conjunction with multiple non-residential uses established on one lot for which a building permit and/or certificate of occupancy has been issued. Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Multi-tenant monument sign adjacent to US Hwy 377: 150 square feet Other multi-tenant monument sign: 96 square feet	
(iii) Minimum Base Height	12 inches	
(iv) Maximum Height	Multi-tenant monument sign: 20 feet for commercial centers greater than 100,000 square feet. Multi-tenant monument sign: 15 feet for commercial centers equal to or less than 100,000 square feet. Multi-tenant monument sign adjacent to US Hwy 377: 25 feet. If one or more of the above maximum height calculations conflicts, the lesser height of the two regulations applies.	
(v) Maximum Number of Signs per Street Frontage	One per 400 feet of street frontage per lot.	
(vi) Minimum Spacing between Signs	The distance required between any two multi-tenant monument signs is 200 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development. Blank panels shall be installed on monument signs where tenant panels are absent (see illustrations, above).	
(viii) Removal	Model home monument sign: Shall be removed prior to final inspection of home when model is transitioned to a single-family dwelling or upon removal of sales trailer from same lot.	
(ix) Unified Sign Plan Required	See subsection D(7) for more details on the requirements of the Unified Sign Plan for multi-tenant monument signs and coordination of wall signs within a shopping center.	
(x) Permit Required	Yes. A sign reface requires a separate permit.	

(6) Monument Signs (Single Tenant)

(i) Location	Single tenant monument sign: Permitted in conjunction with non-residential uses or on a lot containing a multi-family use for which a building permit and/or certificate of occupancy has been issued. Single tenant/multi-tenant monument sign: Minimum 15-foot setback from all property lines.	 
(ii) Maximum Total Sign Area	Single tenant monument sign adjacent to US Hwy 377: 100 square feet. Other single tenant monument signs: 64 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Single tenant monument sign adjacent to US Hwy 377: 10 feet. Other single tenant monument sign: Eight feet.	
(v) Maximum Number of Signs	Single tenant monument sign: One per lot.	
(vi) Minimum Spacing Between Signs	The distance required between any two single tenant monument signs on adjacent properties is 75 feet.	
(vii) Design	Shall be constructed of the same primary masonry materials as the front building facade of the principal building on the same lot and shall be of similar architectural style. Monument signs shall be consistent with the building elements and materials of development.	
(viii) Permit Required	Yes.	

(7) Wall Signs.

(i) Location	Permitted in conjunction with non-residential uses for which a building permit and/or certificate of occupancy has been issued. Shall not be allowed on any facade (other than the main front of the building) that faces property zoned single-family uses if the sign is within 150 feet of the property line of said residential property. Tenant within a strip center: Signage shall be restricted to the facade of the tenant space on the building and is	

	subject to a Unified Sign Plan.	
(ii) Maximum Effective Sign Area	The total of all effective sign area on each facade, shall not exceed 60 square feet or 20 percent of the facade, whichever is greater. In no instance shall a wall sign exceed the maximum height limitations noted in subsection (iii) below. Tenant within a strip center: Shall be measured by the size of the facade of the tenant space.	
(iii) Maximum Height	Height of sign is based on the height of the building: Less than 20 feet: four feet 20 feet to less than 30 feet: Six feet 30 feet to less than 40 feet: Eight feet 40 feet to less than 50 feet: 10 feet 50 feet or greater: 12 feet	
(iv) Minimum Clearance	9 feet above sidewalk, walkway, or street. If sign is painted on the wall, there is no minimum clearance.	
(v) Maximum Number of Signs	Unlimited, however, the Individual sign heights may not exceed what is allowed in subsection (iii) above and the total combined area cannot exceed what is allowed in subsection (ii) above. Signage for a multi-tenant building with a single entry: shall be limited to a maximum of two signs per elevation of appropriate scale and size Identifying the major tenant or name of building.	
(vi) Design	When projections on the wall face prevent the placement of the sign flat against the wall face, the space between the back of the sign and the wall shall be closed at the top, bottom, and ends with incombustible materials. In no case shall an attached sign project above the roof line or parapet wall of any building.	
(vii) Permitting Stipulation	Signage for a multi-tenant building with a single entry: Shall be required to provide a letter from the owner of the building authorizing placement of sign and location at permit submittal.	
(viii) Permit Required	Yes. A sign reface requires a separate permit.	

§17.03.004 PERMANENT SIGNS ALLOWED IN RESIDENTIAL AND MULTI-FAMILY DISTRICTS AND THE ETJ (OTHER THAN THE PROPOSED DOWNTOWN AREA).

In addition to the signs listed in section 17.03.001, the following signs are allowed in all other residential and multi-family zoning districts and the City's extraterritorial jurisdiction (ETJ), as indicated.

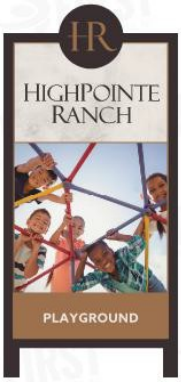
(1) Residential Subdivision Entrance Sign.

(i) Location	Main entrance sign should be placed in HOA-owned median providing a divided entryway into the community.	 
(ii) Maximum Total Sign Area	Residential subdivision monument signs: 200 square feet.	
(iii) Minimum Base Height	12 inches.	
(iv) Maximum Height	Residential subdivision monument sign: 12 feet.	
(v) Maximum Number of Signs	One required at main entrance. Additional smaller entrance signs may be permitted at other entrances.	
(vi) Design	Shall be constructed of the masonry materials or a combination of similar materials to complement the community's architectural style.	
(vii) Lighting	Ground lighting where the light itself and supporting structure are not visible from public right-of-way is allowed. All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.	
(viii) Permit Required	Yes.	
(ix) Other Requirements	No such signage will be allowed in the right-of-way. Structures enhancing associated signage may be permitted in the right-of-way upon City Council approval of an encroachment agreement or license and Fire Department review and approval of clearance provisions.	

§17.03.005 Miscellaneous or Temporary Signs Allowed in All Districts and the ETJ, as Indicated.

In addition to the signs listed in section 17.03.001, the following miscellaneous and/or temporary signs are allowed in all non-residential zoning districts other than the Proposed Downtown Area.

(1) Builder Promotional Signs (Miscellaneous Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area Shall be located on private property that is adjacent to public rights-of-way. May be located within the parkway of public (i.e. state, county, City) rights-of-way (with permission from the entity, as appropriate). Placement of builder promotional signs are subject to TxDOT approval.	
(ii) Manner	Signs are permitted at a minimum spacing of 200 feet along a right-of-way and may not be located within 100 feet of a street intersection. The cost of production, installation, maintenance, and relocation or removal of the builder development signs shall be the responsibility of the permittee, or, if located on private property, the permittee and the property owner shall have joint and severable liability.	
(iii) Maximum Height	10 feet.	
(iv) Maximum Width	4 feet.	
(v) Maximum Number of Signs	The maximum number of signs is based on length of roadway frontage.	
(vi) Permit Required	Yes	
(vii) Site Plan Required	Yes	
(viii) Duration	Shall be removed prior to the issuance of 90 percent of the home building permits for a subdivision on the property.	

(2) Changeable Electronic Message/Reader Board Sign (Miscellaneous Sign)

(i) Location	Changeable electronic reader boards shall be allowed on all permitted monument signs except in the Proposed Downtown Area	
(ii) Maximum Area	Electronic reader board may utilize no more than 50 percent of the effective sign area.	
(iii) Lighting Restrictions	Changeable electronic reader boards shall come equipped with automatic dimming technology which adjusts the sign's brightness based on ambient light.	
(iv) Message/Transitions	One sign per premises shall be allowed as a changeable message sign. Frame duration shall not be less than 10 seconds and shall occur simultaneously on the entire electronic sign face. Message transition shall not be greater than one second.	

	Frame effects such as flashing shall be prohibited. May not be used to display commercial messages relating to products or services that are not offered on-premises. May include time and temperature.
(v) Permit Required	Yes.

(3) Construction Signs (Temporary Sign).

(i) Location	Any zoning district outside the Proposed Downtown Area. Permitted in conjunction with a construction project. Shall be set on premises out of the right-of-way.
(ii) Maximum Effective Sign Area	Sites under 10 acres: Maximum size is 36 square feet. Sites over 10 acres: Maximum size is 64 square feet.
(iii) Maximum Height	12 feet measured from the ground (including posts).
(iv) Maximum Number of Signs	One per major street thoroughfare per property. When a property has more than one major thoroughfare, one sign may be placed along each major thoroughfare.
(v) Minimum Spacing Between Signs	A property with more than 200 feet of major thoroughfare frontage is entitled to place one additional temporary construction fence sign with a minimum separation of 200 feet between each temporary construction fence sign.
(vi) Removal	Shall be removed prior to the issuance of a certificate of occupancy for the building on the property or the completion of construction. Where the property has multiple buildings with outstanding building permits, the temporary construction fence sign must be removed upon the earlier of: The expiration or termination of all such outstanding building permits, or Prior to the issuance of a certificate of occupancy for the last such building on the property.
(vii) Permit Required	Yes

(4) Development Signs.

(i) Location	Permitted in any zoning district. Shall be located on-site. Shall be setback a minimum of 15 feet from the front	

	property line	
(ii) Maximum Effective Sign Area	64 square feet	
(iii) Maximum Height	12 feet	
(iv) Design	The supporting structure shall be constructed of metal, wood, plastic, or wood-plastic composite	
(v) Lighting	No illumination allowed	
(vi) Maximum Number of Signs	One sign shall be permitted adjacent to each street frontage of the property	
(vii) Duration	Non-residential property shall be removed prior to the issuance of a certificate of occupancy on the property.	
(viii) Permit Required	Yes	
(ix) Permitting Stipulation	Permit renewal is required every two years in order to verify duration criteria, property ownership, and maintenance of sign. Permit fee is only required at initial issuance. Failure to renew permit shall result in non-conforming sign status.	

(5) Flags (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall be located on private real property with the consent of the property owner. No flag shall be placed in or encroach over or onto any public right-of-way or median and shall not be attached to fences or trees. Residential: Shall be placed in ground in the front or rear yard of the lot or attached to the primary structure. Flags may not be attached to a fence.
(ii) Maximum Total Area	Residential: 60 square feet. Non-residential: 100 square feet.
(iii) Maximum Height	Residential: 30 feet. Non-residential: 50 feet.
(iv) Maximum Number of Flags per Lot	Residential: Three. Non- residential: Three
(v) Support	Flagpoles over 20 feet in height require a professional contractor to install.
(vi) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(6) Incidental Signs - (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be on-premises. Minimum 20-foot setback from front property line. Shall be attached to the ground. Includes institutional uses.
(ii) Maximum Effective Sign Area	8 square feet
(iii) Minimum Base Size	12 inches
(iv) Maximum Height	4 feet
(v) Maximum Number of Signs	Two per acre per lot
(vi) Minimum Spacing between Signs	50 feet
(vii) Design	The design, materials, and finish of the base shall match those of the front building facade of the primary structure on the same lot.
(viii) Permit Required	No, but shall comply with the above conditions and specifications listed above.
(ix) Fees	No

(7) Inflatable Signs (Temporary Sign)

<table>
<tr><td>(i) Location</td><td>Any zoning district outside the Proposed Downtown Area.
Permitted for grand openings and for holidays and festivals. Shall not be located within required parking spaces, driveways that provide access to parking spaces, or fire lanes, nor shall the sign or its securing devices encroach into the right-of-way</td><td>  </td></tr>
<tr><td rowspan="2">(ii) Maximum Effective Sign Area</td><td colspan="2">Shall be secured directly to the ground.
Shall not be placed on a roof or suspended from a building.</td></tr>
<tr><td colspan="2">48 square feet</td></tr>
<tr><td>(iii) Maximum Height</td><td colspan="2">30 feet</td></tr>
<tr><td>(iv) Maximum Number of Signs</td><td colspan="2">One per premises per event</td></tr>
<tr><td>(v) Timeframe</td><td colspan="2">Grand openings:
Once for each separate certificate of occupancy (CO). Maximum for 15 consecutive days.
Must be removed within two days after the scheduled event. City approved special event:
Maximum for 10 consecutive days.</td></tr>
</table>

	Must be removed within two days after the scheduled event.
(vi) Permit Required	Yes

(8) Non-Profit Signs (Temporary).

(i) Location	Allowed in any zoning district. Shall be located only on private property that is owned by and utilized for a non-profit purpose. Temporary signs referenced in this section prohibit bandit signs in any location.
(ii) Maximum Effective Sign Area	20 square feet
(iii) Maximum Height	6 feet
(iv) Maximum Number of Signs	As allowed by the City Manager
(v) Duration	May be placed up to 72 hours in advance of an event and removed within 24 hours following the event. In no case shall the temporary sign be displayed on a continuous basis.
(vi) Permit Required	No

(9) Outdoor Vending Machine Signs (Miscellaneous Sign).

(i) Location	Allowed in any zoning district. Shall not obstruct pedestrian or vehicular traffic. Shall be directly attached to a vending machine or gasoline pump. Shall be flat and shall not project from the vending machine or gasoline pump. May be displayed 24 hours each day.
(ii) Lighting	All lighting shall comply with the currently adopted National Electrical Code. Any electrical work that requires an addition or extension of circuits shall require a separate permit.
(iii) Permit Required	No, but shall comply with the above conditions and specifications listed above.

(10) Political Signs (Temporary Sign)

(i) Location and State Statutes	Allowed in any zoning district. Texas state law provides certain restrictions on political signage at polling places as well as on private real property. The City hereby incorporates applicable provisions of such state law into this section. V.T.C.A., Local Government Code, § 216.903, as amended.	
	State law authorizes the placement of signs that contain primarily a political message on private real property with the consent of the property owner, subject to the following: ○ Shall not have an area greater than 36 square feet; ○ Shall not be more than eight feet in height; ○ Shall not be illuminated; or ○ Shall not have any moving elements. Signs are not permitted on City property or within any right-of-way, except as required by V.T.C.A., Election Code, §§ 61.003 or 85.036, both as amended. Signs shall only be located on private property with the consent of the property owner no closer than 10 feet from the edge of the street pavement.	
(ii) Duration	Shall be removed within 10 days after the election day. In the case of a run-off election, signs advertising those candidates who are in the run-off election may be continued to be displayed during the interim period but must be removed within 10 days after the run-off election.	
(iii) Permit Required	No, but must comply with the above conditions.	

(11) Scoreboards.

(i) Location	Allowed in any zoning district that allows an athletic field or stadium. Shall be constructed within the limits of and be oriented into the athletic field or stadium.
(ii) Design/Electronics	Changeable electronic message/reader board component allowed
(iii) Permit Required	Yes

(12) Sidewalk Signs (Miscellaneous Sign)

(i) Location	Allowed in any non-residential zoning district. Shall be located a minimum of three feet back from the curb or any adjacent street, drive, or parking lot. Shall be located within 10 feet of the business entrance. Shall not be placed in public right-of-way.	
(ii) Maximum Height	4 feet	
(iii) Maximum Width	3 feet	
(iv) Minimum Clearance	If placed on or adjacent to a sidewalk or walkway (that is not in a public right-of-way), an unobstructed pedestrian clearance of at least four feet in width shall be provided adjacent to the sign.	
(v) Maximum Number of Signs	One per business	
(vi) Minimum Spacing Between Signs	30 feet	
(vii) Illumination	Shall not be illuminated.	
(viii) Timeframe	May be placed on properties during business hours only	
(ix) Permit Required	No, but shall comply with the above conditions and specifications listed above	

(13) Vehicular Signs.

(i) Location	Allowed in any zoning district outside the Proposed Downtown Area or any residential district. During periods of inactivity, such vehicle with prominent signage may not be parked in the parking lot or placed in such a manner that the sign is readily visible from adjacent public rights-of-way and is primarily being used as a sign.	

	Such vehicles may not be parked in the parking bay immediately adjacent to the street frontage. Vehicles with prominent signage are in violation only if the vehicle is parked in a manner that the signage on the vehicle is acting as a sign for an extended period of time and where it is visible from the street. All vehicles parked on a public street and/or a commercial parking lot must be operable, currently registered, and actively used in the daily function of the business to which such signs relate or for transporting employees to and from the premises. "For Sale" signs placed in or on vehicles when the vehicle is parked or placed in a manner that the sign is readily visible from adjacent public rights-of-way are prohibited with the exception that one vehicle containing a "For Sale" sign parked or placed at an approved parking space associated with a single-family, two-family, townhome, or multi-family dwelling unit is allowed.
(ii) Permit Required	No, but shall comply with the above conditions and specifications

(14) Residential [Yard] Signs.

(i) Location	Any residential zoning district. Permitted on a lot containing a single-family, two-family dwelling or multi-family dwelling. Also permitted on a residentially zoned lot owned by a HOA or property owners' association.	
	Shall be located only on private property with the consent of the property owner. Shall not be placed closer than ten feet from the edge of the street pavement.	
(ii) Maximum Effective Sign Area	4 square feet	
(iii) Maximum Height	3 feet	
(iv) Maximum Number of Signs	2 per lot	
(v) Permit Required	No, but shall comply with the conditions and specifications listed above	

(15) Yard/Garage Sale Signs.

(i) Location	Allowed in any zoning district. Shall be located on private property with the consent of the property owner. Shall not be permitted in the right-of-way, public property, or utility pole	
(ii) Sign Type	Maximum size 24 x 30 inches	
(iii) Timeframe	The signs shall not be displayed for more than 72 consecutive hours and shall be removed by 8:00 a.m. on the day following the conclusion of the garage sale.	
(iv) Confiscation	Signs in violation of this section may be confiscated and destroyed without notice by the City.	
(v) Permit Required	Yes. A permit is required for each garage sale. There is no fee for the permit. A maximum of two permits for a maximum of three days shall be issued per property per calendar year.	

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Hold a public hearing, consider and take action on Ordinance No. 957-26 amending Section 14.03.01, “Comprehensive Plan” of Article 14.03, “Comprehensive Plan” of Chapter 14, “Zoning” of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximate 10.0 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, and amending Map 3, “Future Land Use Plan” of the Comprehensive Plan, from the general land use designation for the Property from "Rural Life" to "Public/Institutional". (DCAD Parcel ID No. 52432 - Aubrey Fire Station No. 4)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
The subject property is an approximately 10.00 acre tract situated along FM 2931 (a major arterial thoroughfare) in an area transitioning from rural land uses to suburban development. The property was recently annexed into the city of Aubrey by action of the Aubrey City Council on March 26, 2026. The annexation was initiated to accommodate the City's planned construction of Fire Station No. 4 and a centralized training facility to serve the growing areas of the community, particularly those accessible via FM 2931 in the eastern and northeastern portions of the City's service area.

Current Future Land Use Designation: Rural Life
The Aubrey 2045 Comprehensive Plan designates the subject property as "Rural Life". This designation is intended to preserve existing rural character, agricultural uses, and low-density development patterns in areas at the outer edges of the City's growth boundary. Typical uses consistent with the Rural Life designation include agricultural activities, rural residential development, and open space conservation. Institutional uses such as fire stations are not contemplated under this category.

Surrounding Land Uses and Designations
The property is located along FM 2931, a major arterial roadway that serves as a corridor for both existing and future growth. The surrounding area includes a mix of rural residential properties, agricultural tracts, and developing suburban neighborhoods characteristic of Aubrey's rapid growth pattern. The Comprehensive Plan designates areas in the vicinity for a range of future uses such as Residential (Medium Density), Parks, Recreation & Open Space, Floodplain, Public/Institutional, and Regional Commercial.

Requested Future Land Use Designation: Public/Institutional
The request is for an amendment to the Future Land Use Plan within the Aubrey 2045 Comprehensive Plan to change the Future Land Use designation from "Rural Life" to "Public/Institutional". The Public/Institutional land use designation is intended to accommodate government facilities, public safety infrastructure, schools, libraries, utilities, and similar civic uses that serve the community. Fire stations, training facilities, and other emergency services infrastructure are ideal examples of Public/Institutional uses.

Staff Analysis
Consistency with the Aubrey 2045 Comprehensive Plan

The Aubrey 2045 Comprehensive Plan serves as the guiding policy document for the City's long-range growth and development. The Plan recognizes Aubrey's growth and corresponding need for expanded public infrastructure and services. The provision of adequate public safety facilities — including fire stations — is a core element of responsible growth management and supports the plan's goals for community health, safety and welfare.

The subject property's current Rural Life designation reflects the area's historical character prior to Aubrey's recent growth and the March 2026 annexation.The proposed Public/Institutional designation is more appropriate given that the City has identified this specific site for a critical public safety and training facility. The Fire Station No. 4 when constructed, will:

- Reduce emergency response times to eastern and northeastern Aubrey.
- Provide dedicated training facility to support ongoing firefighter certification and skill development
- Position the City to accommodate continued growth in a responsible, proactive manner.

Compatibility with Surrounding Area
Fire stations and public safety facilities are generally compatible with a wide variety of surrounding land uses and have minimal impact on adjacent properties during normal operations. The FM 2931 corridor provides direct arterial access for emergency vehicle deployment without routing apparatus through residential streets. The 10-acre site provides adequate space to buffer training activities and station operations from the surrounding properties.

Notification
Notifications as required by Texas Local Government Code were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommmendation
Staff have reviewed the comprehensive plan amendment application and recommend it for approval.

Planning and Zoning Commission Recommendation:
The Planning & Zoning Commission unanimously recommended (5-0) approval of the comprehensive plan amendment at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the comprehensive plan amendment application; or
2. Deny the comprehensive plan amendment application.

Attachments

1. Location/Notification Map
2. Survey of the Property
3. Ordinance

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion

Motion to *(approve, table or deny)* the comprehensive plan amendment application to City Council.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

8445 FM 2931, PILOT POINT, TX, 76258

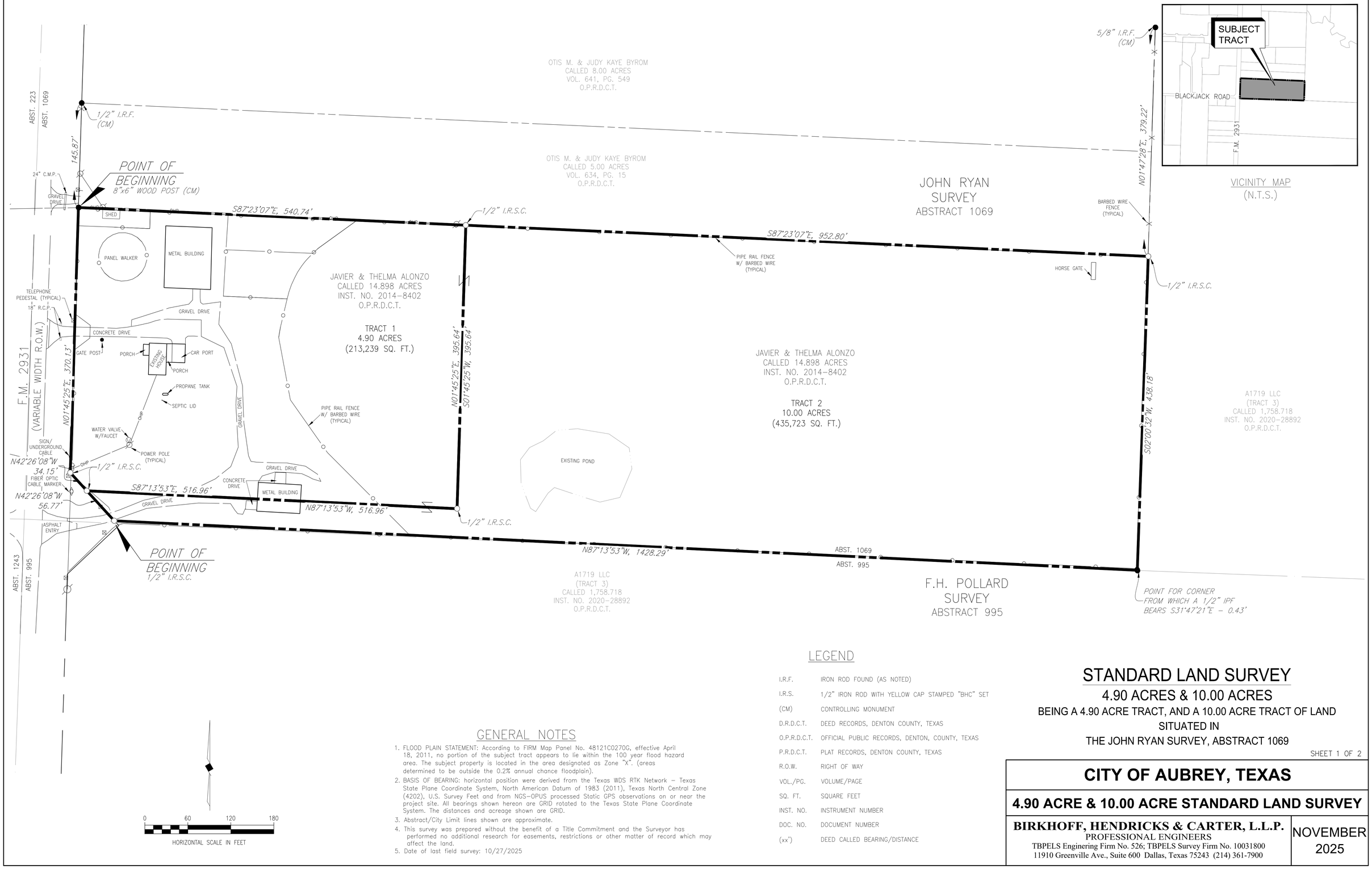


Legend

- 200-Foot Buffer
- Parcels
- Aubrey City Limits

N

0 250 500 1,000 Feet



GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

LEGEND

I.R.F.	IRON ROD FOUND (AS NOTED)
I.R.S.	1/2" IRON ROD WITH YELLOW CAP STAMPED "BHC" SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL./PG.	VOLUME/PAGE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
(xx')	DEED CALLED BEARING/DISTANCE

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER
2025

Field Note Description

(TRACT 1 – 4.90 ACRES)

Being a 4.90 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 8 inch by 6 inch wooden fence post (Controlling Monument (CM)) found on the common northwest corner of said 14.898 acre Alonzo tract, and the southwest corner of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.), said wooden fence post also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way), from which a 1/2 inch iron rod (CM) found on the common northwest corner of said 5.00 acre Byrom tract, and the southwest corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 45 minutes 25 seconds East, a distance of 145.87 feet;

THENCE South 87 degrees 23 minutes 07 seconds East, departing the east right–of–way line of said F.M. 2931, and being along the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 540.74 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds West, departing the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, and being across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE North 87 degrees 13 minutes 53 seconds West, continuing across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931;

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 34.15 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the northernmost southwest corner of said 14.898 acre Alonzo tract;

THENCE North 01 degrees 45 minutes 25 seconds East, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 370.13 feet to the POINT OF BEGINNING and containing 4.90 acres of land (213,239 square feet), more or less.

(TRACT 1 – 10.00 ACRES)

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo tract, and the northwest corner of a called 1,758.718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in Instrument Number 2020–28892 (O.P.R.D.C.T.), said iron rod set also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way);

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 56.77 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds East, continuing across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common north line of said 14.898 acre Alonzo tract, and the south line of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.);

THENCE South 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

THENCE South 02 degrees 00 minutes 32 seconds West, along the common east line of said 14.898 acre Alonzo tract, and the easternmost west line of said 1,758.718 acre A1719 LLC tract, a distance of 438.18 feet to a point for corner, said point being on the southeast corner of said 14.898 acre Alonzo tract, and an interior ell corner of said 1,758.718 acre A1719 LLC tract, from which a 1/2 inch iron pipe found bears South 31 degrees 47 minutes 21 seconds East, a distance of 0.43 feet;

THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of said 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435,723 square feet), more or less.

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

SURVEYOR'S CERTIFICATE

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1B, Condition IV, Standard Land Survey.

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

11/03/25

Chase Crawford, R.P.L.S. Date
Registered Professional Land Surveyor
State of Texas No. 6913

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER 2025

CITY OF AUBREY

ORDINANCE NUMBER 957-26

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING CHAPTER 14, "ZONING", ARTICLE 14.03, "COMPREHENSIVE PLAN", SECTION 14.03.01, "COMPREHENSIVE PLAN" OF THE CODE OF ORDINANCES ADOPTING THE 2045 COMPREHENSIVE PLAN OF THE CITY OF AUBREY, TEXAS, TO AMEND THE COMPREHENSIVE PLAN AND BY CHANGING THE FUTURE LAND USE DESIGNATION FOR AN APPROXIMATE 10.0 ACRES OF LAND LOCATED IN THE JOHN RYAN SURVEY, ABSTRACT NO. 1069, DENTON COUNTY, TEXAS, AS DESCRIBED AND DEPICTED IN EXHIBIT A, GENERALLY LOCATED AT 8445 FM 2931 AND RECENTLY ANNEXED INTO THE CITY OF AUBREY, AND AMENDING MAP 3, "FUTURE LAND USE PLAN" OF THE COMPREHENSIVE PLAN, TO CHANGE THE GENERAL LAND USE DESIGNATION FOR THE PROPERTY FROM "RURAL LIFE" TO "PUBLIC/INSTITUTIONAL"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; AMENDING THE OFFICIAL FUTURE LAND USE PLAN, MAP 3; 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 of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 213 of the Texas Local Government Code, to adopt or amend a comprehensive plan for the long-range development of the City; and

WHEREAS, the City Council adopted a Comprehensive Plan as set forth in Ordinance No. 936-25 and codified as Section 14.03.001, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances, the same being the 2045 Comprehensive Plan of the City, which governs the long-range use and development of land in the City (the "2045 Comprehensive Plan" or "Comprehensive Plan"); and

WHEREAS, the City is the owner of an approximate total of 10.0-acre tract of land, located at 8445 FM 2931, previously located in the Extraterritorial Jurisdiction of the City of Aubrey and recently annexed to the City of Aubrey, and all of which is situated in the John Ryan Survey, Abstract No. 1069, as more specifically described and depicted in **Exhibit A**, attached hereto (the "Property"); and

WHEREAS, the 2045 Comprehensive Plan identifies the future land use designation for the Property as Rural Life, the City intends to use the Property for a fire station to provide essential

services, and essential public and private services is an authorized use of land in the Public/Institutional land use designation; therefore, the City has determined it necessary to consider this Ordinance amending the Comprehensive Plan to change the future land use designation for the Property from Rural Life to Public/Institutional; and

WHEREAS, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve changing the future land use designation on the Property and to amend the future land use plan of the City (the "Future Land Use Plan") to reflect the "Public/Institutional" Land Use; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and 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 of the proposed future land use plan amendment to Public/Institutional with surrounding uses, the goals and objectives of the 2045 Comprehensive Plan and Future Land Use Plan of the City, the City Council determined that the proposed amendment to the 2045 Comprehensive Plan set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan, and would encourage the most appropriate use of land in the City, and the City Council does hereby find that the requested future land use designation accomplishes such objectives; and

WHEREAS, the City Council finds that amending the future land use designation for the newly annexed Property to Public/Institutional will allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; and

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct legislative findings of the City Council and are incorporated herein by reference.

SECTION 2. COMPREHENSIVE PLAN AMENDMENT. Chapter 14, "Zoning", Article 14.03, "Comprehensive Plan", Section 14.03.001, "Comprehensive Plan" of the Code of Ordinances of the City of Aubrey, Texas adopting the "2045 Comprehensive Plan," (the "Comprehensive Plan") is hereby amended to change the future land use designation of an approximate 10.0-acres of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, recently annexed into the City of Aubrey, Texas, generally located at 8445 FM 2931, and more specifically described and depicted in **Exhibit A** attached hereto and incorporated herein (the "Property"), from "Rural Life" land use designation to "Public/Institutional" land use designation.

SECTION 3. FUTURE LAND USE PLAN. The official Future Land Use Plan of the City of Aubrey, Map 3 of the Comprehensive Plan, is hereby be amended to reflect the change in future land use designation for the Property from "Rural Life" to "Public/Institutional" as described herein, and amended Map 3 is hereby incorporated into the Comprehensive Plan.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for the 2045 Comprehensive Plan of the City, as amended by this Ordinance.

SECTION 5. PENALTY. Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 28TH DAY OF MAY 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
AN APPROXIMATE 10.0-ACRES
A1069A J. Ryan, TR 18

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in instrument Number 2014-8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at ½ inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo trat, and the northwest corner of a called 1,7583718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in instrument Number 2020-28892 (O.P.R.D.C.T.), said iron rod set also being on the east right-of-way line of Farm to Market Road 2931 (F.M. 2931) (variable width right-of-way);

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right-of-way line of said F.M. 2931, a distance of 56.77 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right-of-way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

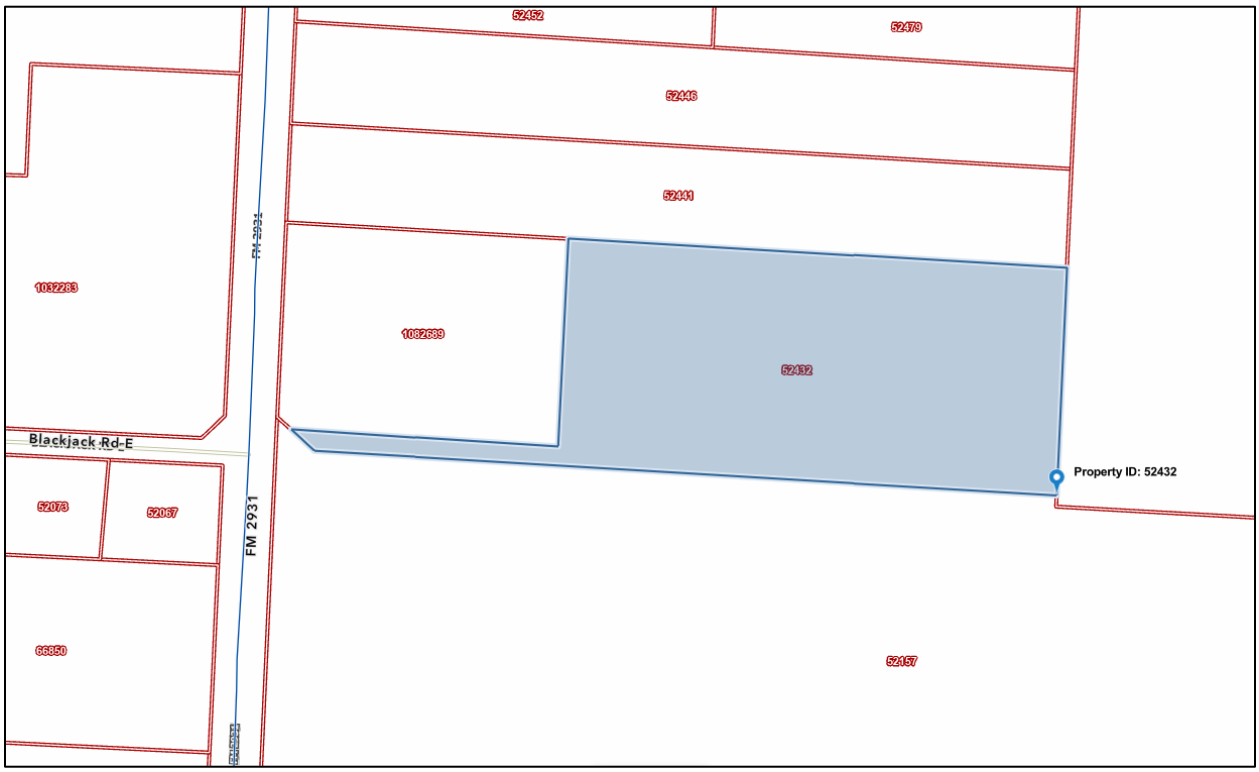
THENCE North 01 degrees 45 minutes 25 seconds East, continuing across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common north line of said 14.898 acre Alonzo tract, and the south line of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.);

THENCE south 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

THENCE south 02 degrees 00 minutes 32 seconds West, along the common east line of said 14.898 acre Alonzo tract, and the easternmost west line of said 1,758.718 acre A1719 LLC tract, a distance of 438.18 feet to a point for corner, said point being on the southeast corner of said 14.898 acre Alonzo tract, and an interior ell corner of said 1,758.718 acre A1719 LLC tract, from which a 1/2 inch iron pipe found bears South 31 degrees 47 minutes 21 seconds East, a distance of 0.43 feet;

THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435.723 square feet), more or less.

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
AN APPROXIMATE 10.0-ACRES
A1069A J. Ryan, TR 18



City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Hold a public hearing, consider, and take action on Ordinance No. 958-26 amending Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone an approximate 10.00 acres of land located in the John Ryan Survey, Abstract No. 1069, Denton County, Texas and generally located at 8445 FM 2931, recently annexed into the City of Aubrey, from Unzoned to General Retail (GR). (DCAD Parcel ID No. 52732 - Aubrey Fire Station No. 4)

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
The subject property is an approximately 10.00 acres tract situated along FM 2931 (a major arterial thoroughfare) in an area transitioning from rural land to suburban development. The subject site was recently annexed into the City of Aubrey by action of the Aubrey City Council on March 26, 2026. The annexation was initiated to accommodate the City's planned construction of Fire Station No. 4 and a centralized training facility to serve the growing areas of the community, particularly those accessible via FM 2931 in the eastern and northeastern portions of the City's service area. Upon annexation, the City is required to assign an appropriate zoning district classification consistent with the Comprehensive Plan. The request is to establish General Retail (GR) zoning district for the approximately 10.00 acre subject tract. This zoning change request is companion to the Comprehensive Plan Amendment, which proposes to change the Future Land Use designation from Rural Life to Public/Institutional to align with the intended use.

Staff Analyis
General Retail (GR) District
The General Retail (GR) zoning district is intended to accommodate the shopping needs of residents in adjacent residential areas. This district is meant to be used in limited areas to serve the community at a general scale. The GR district permits Government Uses as a principal permitted use by right. Government Uses, is defined in the Aubrey Zoning Ordinance as outlined below:

> *Government Use: Any structure, building and/or grounds owned by, leased to and/or operated by a state or municipal government entity for the sole purpose of providing public services that the govoernmental entity is authorized to provide to the public or to engage in, including but not limited to water, sewer and drainage services, and/or to accommodate other public needs of the entity. The definition also includes a building and/or grounds operated by a governmental body for social, recreational, health or welfare purposes, such as a municipal park or public gathering area. This use designation is not intended for and does not include government entities that are classified as special districts formed pursuant to state law or formed by special legislature. (§ 14A-4(48.1))*

A fire station and associated training facility constitutes a Government Use and is permitted by right in the General Retail (GR) district. The GR district's development standards are compatible with the building scale, site design, and operational characteristics of a fire station and training facility. Upon establishment, the property will be subject to the dimensional and development standards of the GR district as set forth in the Zoning Ordinance, including applicable setbacks, building height, lot coverage, parking, landscaping, and screening standards. The 10-acre site is of sufficient size to accommodate the fire station building, training facilities, parking, and required landscaping and screening.

Consistency with the Aubrey 2045 Comprehensive Plan
The companion Comprehensive Plan Amendment proposes to change the Future Land Use Plan (FLUP) from Rural Life to Public/Institutional, which directly supports and is consistent with the proposed GR zoning for a Government Use.

Compatibility with Surrounding Properties
The subject property is bordered by properties within the City of Aubrey Extraterritorial Jurisdiction. Fire stations are inherently community-serving facilities and are generally compatible with a wide variety of surrounding land uses, including rural residential, agricultural, medium and high density residential, and developing commercial properties. The site has direct access from FM 2931 which is a major arterial avoiding impacts on interior residential streets. The 10-acre site provides sufficient area to incorporate appropriate buffers and screening as required by the Zoning ordinance.

Notifications
Notifications as required by Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.
At the time of agenda report preparation, no letters in support of or in opposition to the rezoning request had been received.

Recommendation
Staff have reviewed the rezoning application and recommend it for approval.

Planning & Zoning Commission Recommendation:
The Planning & Zoning Commission unanimously recommended (5-0) approval of the rezoning application at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the rezoning application; or
2. Deny the rezoning application.

Attachments

1. Location/Notification Map
2. Survey of the Subject Site
3. Ordinance

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion *(approve, table or deny)* the rezoning application.

200 FOOT PUBLIC HEARING NOTIFICATION MAP

8445 FM 2931, PILOT POINT, TX, 76258

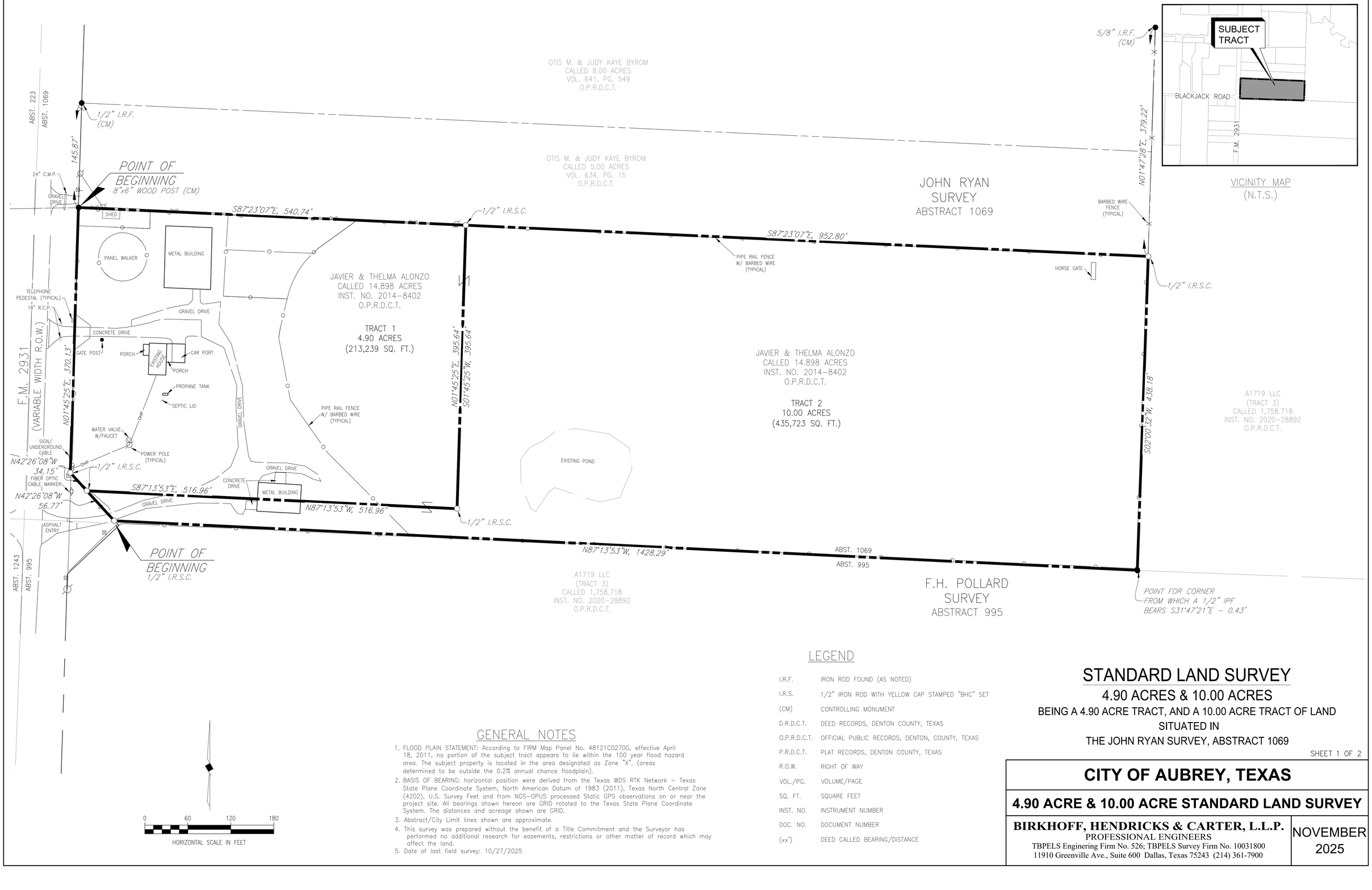


Legend

- 200-Foot Buffer
- Parcels
- Aubrey City Limits

N

0 250 500 1,000 Feet



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

LEGEND

I.R.F.	IRON ROD FOUND (AS NOTED)
I.R.S.	1/2" IRON ROD WITH YELLOW CAP STAMPED "BHC" SET
(CM)	CONTROLLING MONUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
VOL./PG.	VOLUME/PAGE
SQ. FT.	SQUARE FEET
INST. NO.	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER
(xx')	DEED CALLED BEARING/DISTANCE

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

SHEET 1 OF 2

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER
2025

Field Note Description

(TRACT 1 – 4.90 ACRES)

Being a 4.90 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at an 8 inch by 6 inch wooden fence post (Controlling Monument (CM)) found on the common northwest corner of said 14.898 acre Alonzo tract, and the southwest corner of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.), said wooden fence post also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way), from which a 1/2 inch iron rod (CM) found on the common northwest corner of said 5.00 acre Byrom tract, and the southwest corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 45 minutes 25 seconds East, a distance of 145.87 feet;

THENCE South 87 degrees 23 minutes 07 seconds East, departing the east right–of–way line of said F.M. 2931, and being along the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 540.74 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds West, departing the common north line of said 14.898 acre Alonzo tract, and the south line of said 5.00 acre Byrom tract, and being across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE North 87 degrees 13 minutes 53 seconds West, continuing across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931;

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 34.15 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the northernmost southwest corner of said 14.898 acre Alonzo tract;

THENCE North 01 degrees 45 minutes 25 seconds East, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 370.13 feet to the POINT OF BEGINNING and containing 4.90 acres of land (213,239 square feet), more or less.

(TRACT 1 – 10.00 ACRES)

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in Instrument Number 2014–8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at 1/2 inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo tract, and the northwest corner of a called 1,758.718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in Instrument Number 2020–28892 (O.P.R.D.C.T.), said iron rod set also being on the east right–of–way line of Farm to Market Road 2931 (F.M. 2931) (variable width right–of–way);

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, a distance of 56.77 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right–of–way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

THENCE South 01 degrees 45 minutes 25 seconds East, continuing across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common north line of said 14.898 acre Alonzo tract, and the south line of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.);

THENCE South 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

THENCE South 02 degrees 00 minutes 32 seconds West, along the common east line of said 14.898 acre Alonzo tract, and the easternmost west line of said 1,758.718 acre A1719 LLC tract, a distance of 438.18 feet to a point for corner, said point being on the southeast corner of said 14.898 acre Alonzo tract, and an interior ell corner of said 1,758.718 acre A1719 LLC tract, from which a 1/2 inch iron pipe found bears South 31 degrees 47 minutes 21 seconds East, a distance of 0.43 feet;

THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of said 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435,723 square feet), more or less.

GENERAL NOTES

1. FLOOD PLAIN STATEMENT: According to FIRM Map Panel No. 48121C0270G, effective April 18, 2011, no portion of the subject tract appears to lie within the 100 year flood hazard area. The subject property is located in the area designated as Zone "X". (areas determined to be outside the 0.2% annual chance floodplain).
2. BASIS OF BEARING: horizontal position were derived from the Texas WDS RTK Network – Texas State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone (4202), U.S. Survey Feet and from NGS–OPUS processed Static GPS observations on or near the project site. All bearings shown hereon are GRID rotated to the Texas State Plane Coordinate System. The distances and acreage shown are GRID.
3. Abstract/City Limit lines shown are approximate.
4. This survey was prepared without the benefit of a Title Commitment and the Surveyor has performed no additional research for easements, restrictions or other matter of record which may affect the land.
5. Date of last field survey: 10/27/2025

SURVEYOR'S CERTIFICATE

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice for a Category 1B, Condition IV, Standard Land Survey.

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

11/03/25

Chase Crawford, R.P.L.S. Date
Registered Professional Land Surveyor
State of Texas No. 6913

STANDARD LAND SURVEY

4.90 ACRES & 10.00 ACRES

BEING A 4.90 ACRE TRACT, AND A 10.00 ACRE TRACT OF LAND
SITUATED IN
THE JOHN RYAN SURVEY, ABSTRACT 1069

CITY OF AUBREY, TEXAS

4.90 ACRE & 10.00 ACRE STANDARD LAND SURVEY

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS Enginering Firm No. 526; TBPELS Survey Firm No. 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

NOVEMBER 2025

CITY OF AUBREY

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING CHAPTER 14, "ZONING", EXHIBIT 14A, "ZONING ORDINANCE," OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, (THE "ZONING ORDINANCE") AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM UNZONED LAND PREVIOUSLY LOCATED IN THE CITY OF AUBREY EXTRATERRITORIAL JURISDICTION AND RECENTLY ANNEXED INTO THE CITY, TO A ZONING CLASSIFICATION OF GENERAL RETAIL DISTRICT ("GR") FOR APPROXIMATELY 10.0 ACRES OF LAND (DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 52432), GENERALLY LOCATED AT 8445 FM 2931, AUBREY, TEXAS, BEING SITUATED IN THE JOHN RYAN SURVEY, ABSTRACT NO. 1069, IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS, DEPICTED IN EXHIBIT "A"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; AMENDING THE 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 City is the owner of an approximate total of 10.0-acre tract of land, located at 8445 FM 2931, previously located in the Extraterritorial Jurisdiction of the City of Aubrey and recently annexed to the City of Aubrey, and all of which is situated in the John Ryan Survey, Abstract No. 1069, as more specifically described and depicted in **Exhibit "A"**, attached hereto (the "Property"); and

WHEREAS, the City intends to use the Property for a fire station and that government use is an authorized use in the GR - General Retail 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") 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 "GR" General Retail District; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and 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 of the proposed rezoning to GR General Retail with surrounding uses, the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Zoning Ordinance, and would encourage the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the City Council finds that zoning the newly annexed Property to GR will allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; and

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

SECTION 1. INCORPORATION OF PREMISES. It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct legislative findings of the City Council and are incorporated herein by reference.

SECTION 2. ZONING AMENDMENT. Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas**,** (the "Zoning Ordinance") is hereby amended to zone an approximate 10.0-acres of land situated in the John Ryan Survey, Abstract No. 1069, City of Aubrey, Denton County, Texas and generally located at 8445 FM 2931, as more specifically described and depicted in **Exhibit "A"** attached hereto and incorporated herein (the "Property"), from previously unzoned land recently annexed into the City of Aubrey to General Retail District ("GR").

SECTION 3. ZONING MAP. The official zoning map of the City of Aubrey is hereby amended to reflect the change in zoning for the Property from unzoned to "GR," General Retail District as described herein.

SECTION 4. COMPLIANCE REQUIRED. The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

SECTION 5. PENALTY. Any person who violates of any provision this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars ($2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. CUMULATIVE REPEALER/SAVINGS. This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this

Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 7. SEVERABILITY. If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE. This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 28TH DAY OF MAY 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____
Patricia A. Adams, City Attorney

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
AN APPROXIMATE 10.0-ACRES
A1069A J. Ryan, TR 18

Being a 10.00 acre tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and being part of a called 14.898 acre tract of land as described in General Warranty Deed to Javier Alonzo and Thelma Alonzo, as recorded in instrument Number 2014-8402, of the Official Public Records of Denton County, Texas (O.P.R.D.C.T.) and being more particularly described as follows:

BEGINNING at ½ inch iron rod with yellow cap stamped "BHC" set on the common southwest corner of said 14.898 acre Alonzo trat, and the northwest corner of a called 1,7583718 acre tract of land conveyed to A1719 LLC (Tract 3), by deed recorded in instrument Number 2020-28892 (O.P.R.D.C.T.), said iron rod set also being on the east right-of-way line of Farm to Market Road 2931 (F.M. 2931) (variable width right-of-way);

THENCE North 42 degrees 26 minutes 08 seconds West, along the common west line of said 14.898 acre Alonzo tract, and the east right-of-way line of said F.M. 2931, a distance of 56.77 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set;

THENCE South 87 degrees 13 minutes 53 seconds East, departing the common west line of said 14.898 acre Alonzo tract, and the east right-of-way line of said F.M. 2931, and being across said 14.898 acre Alonzo tract, a distance of 516.96 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner;

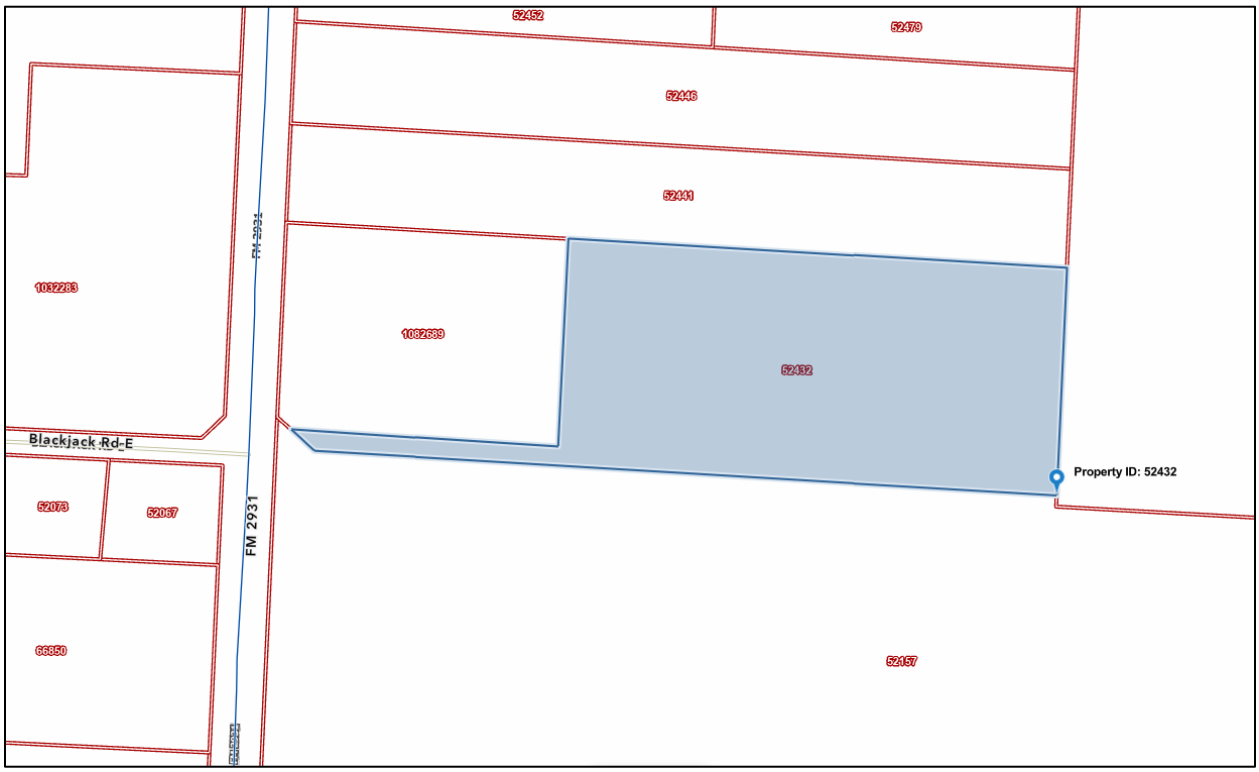
THENCE North 01 degrees 45 minutes 25 seconds East, continuing across said 14.898 acre Alonzo tract, a distance of 395.64 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common north line of said 14.898 acre Alonzo tract, and the south line of a called 5.00 acre tract of land conveyed to Otis M. & Judy Kaye Byrom, by deed recorded in Volume 634, Page 15 (O.P.R.D.C.T.);

THENCE south 87 degrees 23 minutes 07 seconds East, along the common north line of said Alonzo tract, and the south line of said 5.00 acre Byrom tract, a distance of 952.80 feet to a 1/2 inch iron rod with yellow cap stamped "BHC" set for corner, said iron rod set being on the common northeast corner of said 14.898 acre Alonzo tract and the southeast corner of said 5.00 acre Byrom tract, said iron rod set also being on the easternmost west line of said 1,758.718 acre A1719 LLC tract, from which a 5/8 inch iron rod (Controlling Monument (CM)) found on the northeast corner of a called 8.00 acre tract of land conveyed to Otis M. Judy Kaye Byrom by deed recorded in Volume 641, Page 549 (O.P.R.D.C.T.) bears North 01 degrees 47 minutes 28 seconds East, a distance of 379.22 feet;

THENCE south 02 degrees 00 minutes 32 seconds West, along the common east line of said 14.898 acre Alonzo tract, and the easternmost west line of said 1,758.718 acre A1719 LLC tract, a distance of 438.18 feet to a point for corner, said point being on the southeast corner of said 14.898 acre Alonzo tract, and an interior ell corner of said 1,758.718 acre A1719 LLC tract, from which a 1/2 inch iron pipe found bears South 31 degrees 47 minutes 21 seconds East, a distance of 0.43 feet;

THENCE North 87 degrees 13 minutes 53 seconds West, along the common south line of 14.898 acre Alonzo tract, and the southernmost north line of said 1,758.718 acre A1719 LLC tract, a distance of 1,428.29 feet to the POINT OF BEGINNING and containing 10.00 acres of land (435.723 square feet), more or less.

EXHIBIT A
PROPERTY LEGAL DESCRIPTION & DEPICTION
AN APPROXIMATE 10.0-ACRES
A1069A J. Ryan, TR 18



City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consider and take action regarding a Preliminary Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.423 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Aubrey Land JV LLC
Engineer: Kimley Horn (Mike Feather, PE)
Application Date: April 8, 2026
Location: The property is generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377.
Zoning: Planned Development District-Shopping Center (PD-SC)
Future Land Use Designation: Commercial
Current Use: Undeveloped

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 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

A Preliminary Plat application was previously approved by City Council for the subject site on August 22, 2024, and a Final Plat application was previously approved on May 22, 2025. Since the approval, the applicant has received approval of the revised civil construction plans that change the lot configuration. This Preliminary Plat application shows the revised lot configuration consistent with the approved civil construction plans.

The Preliminary Plat illustrates 12 lots with 9 commercial lots and 3 right-of-way reservation lots. The plat provides for easements and right-of-way to serve the lots. Floodplain exists on the property (Lots 1, 3-9, & 12) and building permits will not be released until a Letter of Map Revision (LOMR), currently under review by FEMA, is approved. 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 US 377. Ingress and egress points have been coordinated with TXDOT.

The anticipated development includes restaurants and service type uses along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Water and sewer service are provided by the City of Aubrey.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Preliminary Plat and recommend it for approval.

Planning & Zoning Commission Recommendation:
The Planning and Zoning Commission unanimously recommended (5-0) approval of the Preliminary Plat at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions; or
3. Deny the Preliminary Plat.

Attachments

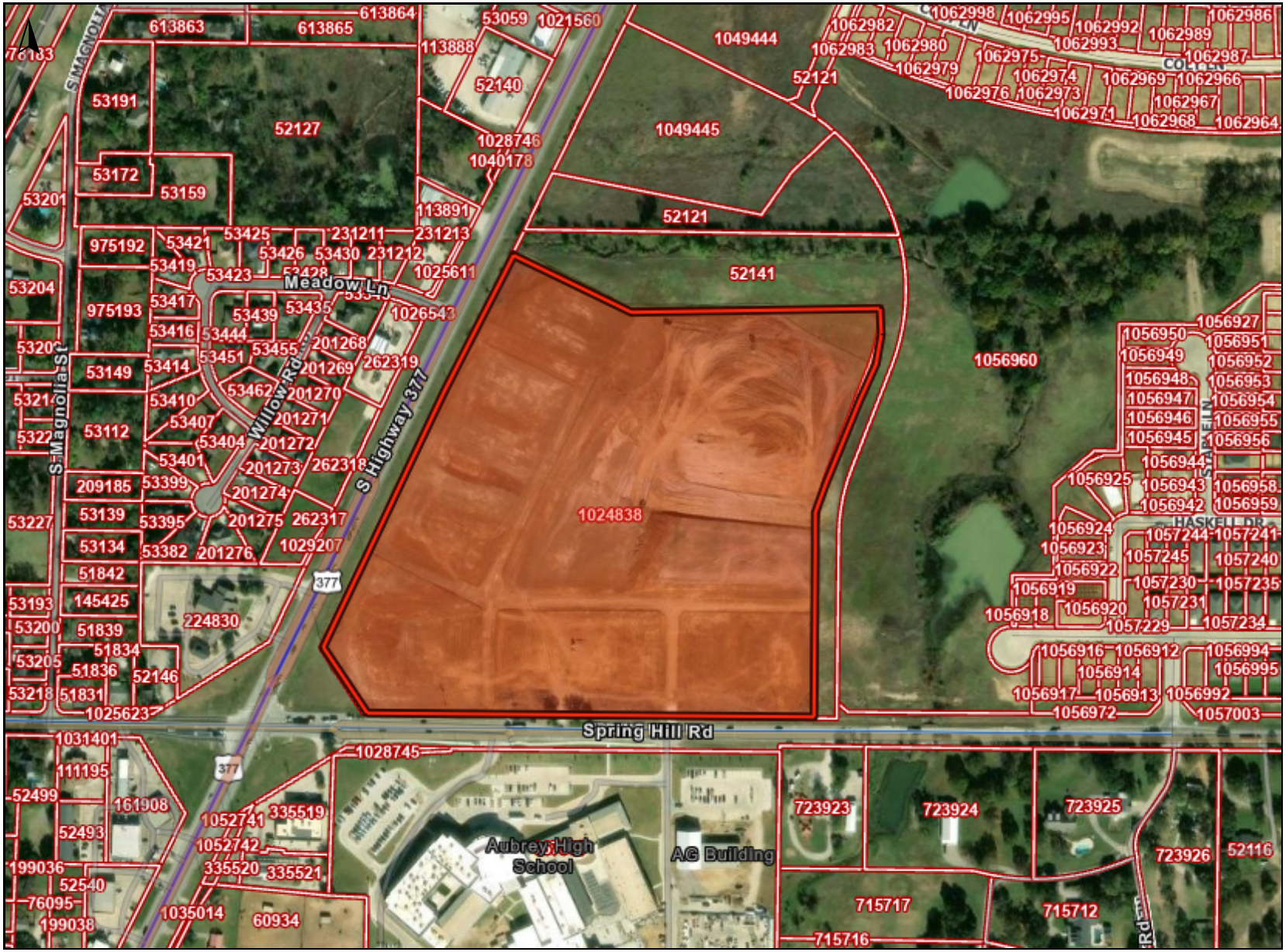
1. Location Map
2. PD Concept Plan
3. Preliminary Plat for Chaparral Center
4. Approved Civil Construction Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, approve with conditions or deny) the Chaparral Center Preliminary Plat as presented.

Location Map - Chaparral Center



Legend

DCAD (Property Lines)

Parcels



0 400 800 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

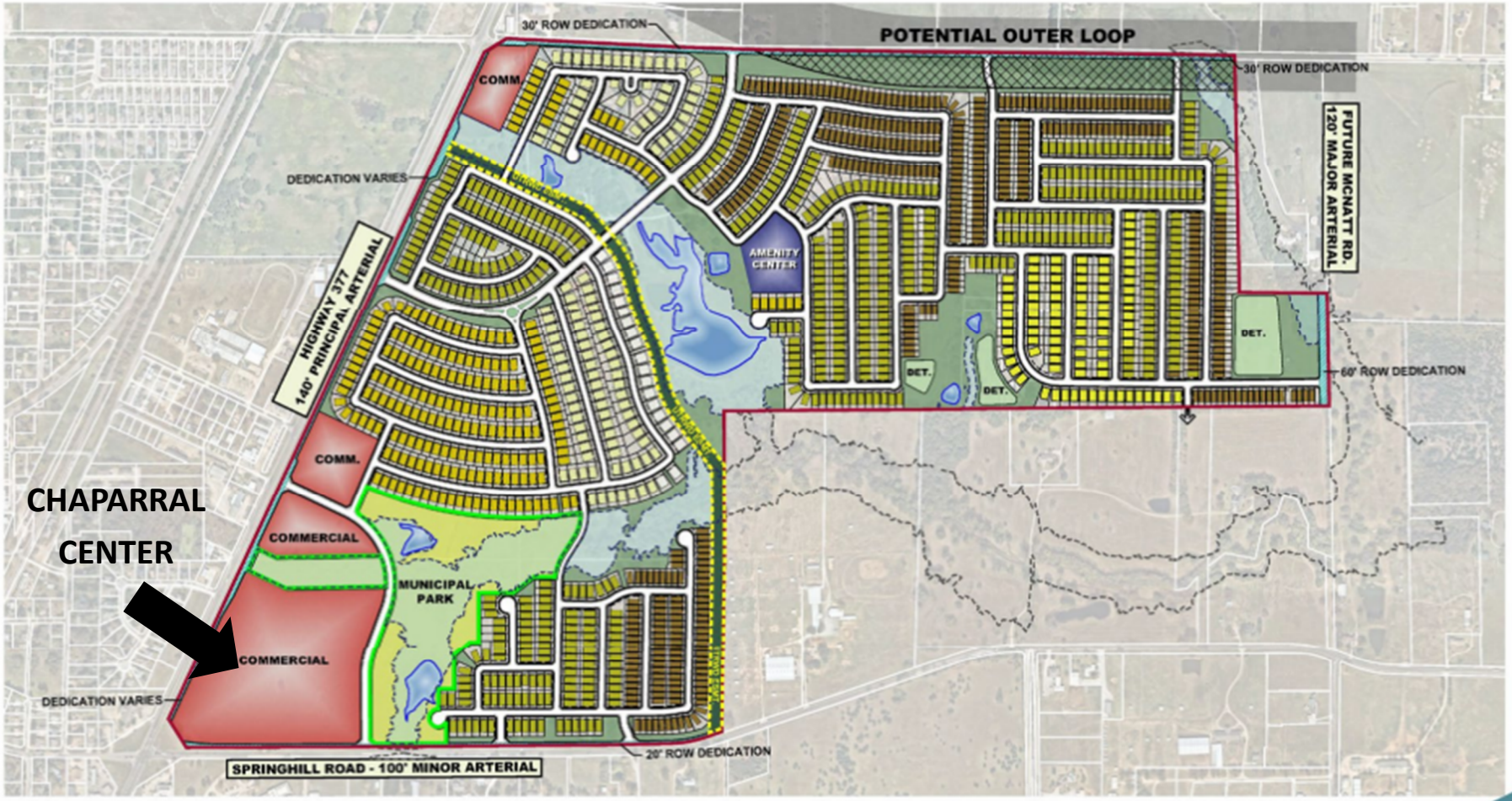
5/5/2026 11:25:41 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CONCEPT PLAN



Highpointe Ranch

Aubrey Texas
August 2023

Land Use Acreage Summary

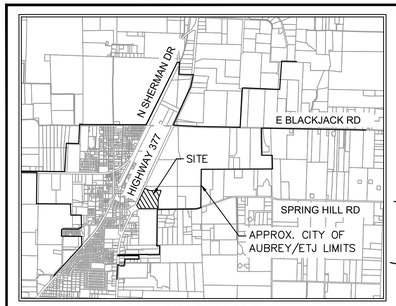
Residential Lots / Residential Rights of Way	297.2	62.3%
Commercial	39.5	8.3%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.3%
Municipal Park	29.9	6.3%
Amenity Center	1.7	0.3%
ETMUD Easement	8.5	1.8%
Total	468.8	100.0%

Potential Outer Loop (Overlay)

Lot Type Summary

60'	644	39.8%
70'	567	35.1%
75'	214	14.5%
80'	52	4.3%
85'	111	7.7%
95'	20	1.4%
Total	1,450	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 0.99985348.
16. Line and Curve table located on Sheet 2.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1, 3-9, 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

BUILDING LINE

PRELIMINARY PLAT

CHAPARRAL CENTER

27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 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	05/05/2026	063451861	1 OF 2

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-PRELIMINARY PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 5/5/2026 1:24 PM LAST SAVED: 5/5/2026 1:24 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, 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 a Special Warranty Deed to Aubrey Land JV, LLC, as recorded in Instrument No. 2024-116209 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 a westerly line of said 27.243 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1104.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.243 acre tract;

THENCE South 64°41'08" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the northerly line of said 27.243 acre tract, a distance of 321.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°02'19" East, continuing along the northerly line of said 27.243 acre tract, a distance of 645.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 27.243 acre tract, and at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 17°26'13", and a chord bearing and distance of South 11°48'40" West, 142.49 feet;

THENCE along the easterly line of said 27.243 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 143.04 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 530.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 190.64 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 191.69 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 southeast corner of said 27.243 acre tract, being on the northerly right-of-way line of said Springhill Road;

THENCE South 89°48'26" West, along the southerly line of said 27.243 acre tract and the northerly right-of-way line of said Springhill Road, a distance of 1,133.82 feet to the **POINT OF BEGINNING** and containing 27.243 (1,186,697 square feet) acres of land, more or less.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

PRELIMINARY

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

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

_____
Notary Public, State of Texas

CERTIFICATE OF 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

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'	L73	S25°18'52"W	14.43'
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'	L74	N00°11'34"W	20.00'
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	0.388	16,884
LOT 11, BLOCK A	0.182	7,924
LOT 12, BLOCK A	0.643	28,007

PRELIMINARY PLAT

CHAPARRAL CENTER

27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 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
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	05/05/2026	063451861	2 OF 2

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\063452385-AUBREY PAD DEVELOPMENT\DWG\063452385-PRELIMINARY PLAT.DWG PLOTTED BY: GUNAWAN, SYLVIANA 5/5/2026 1:26 PM LAST SAVED: 5/5/2026 1:24 PM Copyright © 2026 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

AUBREY TEXAS 1907

City of Aubrey
Public Works Department

APPROVED FOR CONSTRUCTION
Conformed Set

City: Denise Rylander

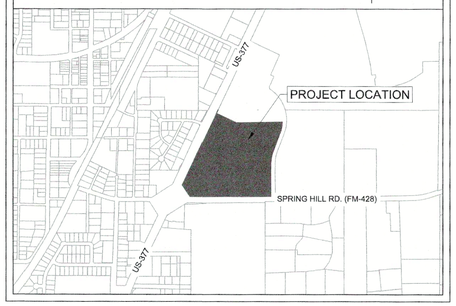
Date: 3/4/26

THESE PLANS SHALL BE ON THE JOB AT ALL TIMES

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/09/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/07/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/20/2025
FOURTH CITY SUBMITTAL -ISSUED FOR CONSTRUCTION	7/31/2025
PERMIT SET - CITY STAMPED	9/10/2025
REVISION 1 - END USER UPDATES -FOURTH SUBMITTAL -NOT FOR CONSTRUCTION	11/25/2025
REVISION 1 - END USER UPDATES -FIFTH SUBMITTAL -ISSUED FOR CONSTRUCTION	01/22/2026

VICINITY MAP N.T.S.



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C-002	GENERAL NOTES
C-003	CITY OF AUBREY GENERAL NOTES
C-004	FINAL PLAT
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C-101	PAVING DETAILS (1 OF 2)
C-102	PAVING DETAILS (2 OF 2)
C-200	GRADING PLAN (1 OF 4)
C-201	GRADING PLAN (2 OF 4)
C-202	GRADING PLAN (3 OF 4)
C-203	GRADING PLAN (4 OF 4)
C-300	EXISTING DRAINAGE AREA MAP
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C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS (1 OF 2)
C-502	EROSION CONTROL DETAILS (2 OF 2)

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

JANUARY 2026

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
11-25-25

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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.

IMAGES
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1/22/2026 1:05 PM
1/22/2026 1:05:04 PM
K:\TEX_DRI\064523805\DRT AUBREY PASD\CAD\PHASE 1\PLANSHEETS
C-COVR-SHEET.DWG [C-001]

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[illegible]"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

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.

IMAGES
XREFS
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PLOTTED ON 3/20/25 2:04 PM
DWG NAME C:\NOTE-SHEET.DWG - [CITY OF AUBREY GENERAL NOTES]

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

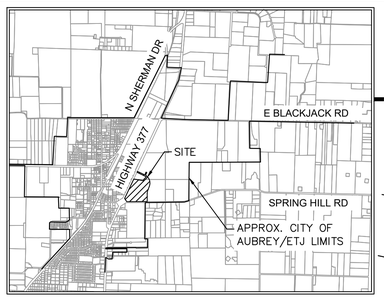
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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



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 - 10, BLOCK A

10 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

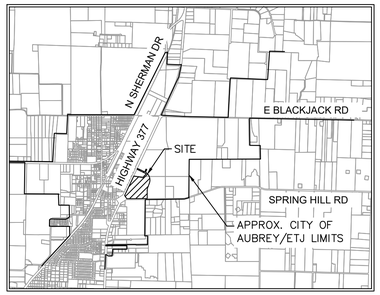
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	1 OF 3

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 12/12/2026 4:04 PM LAST SAVED 12/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



VICINITY MAP

SCALE: 1" = 4,000'

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GRAPHIC SCALE IN FEET

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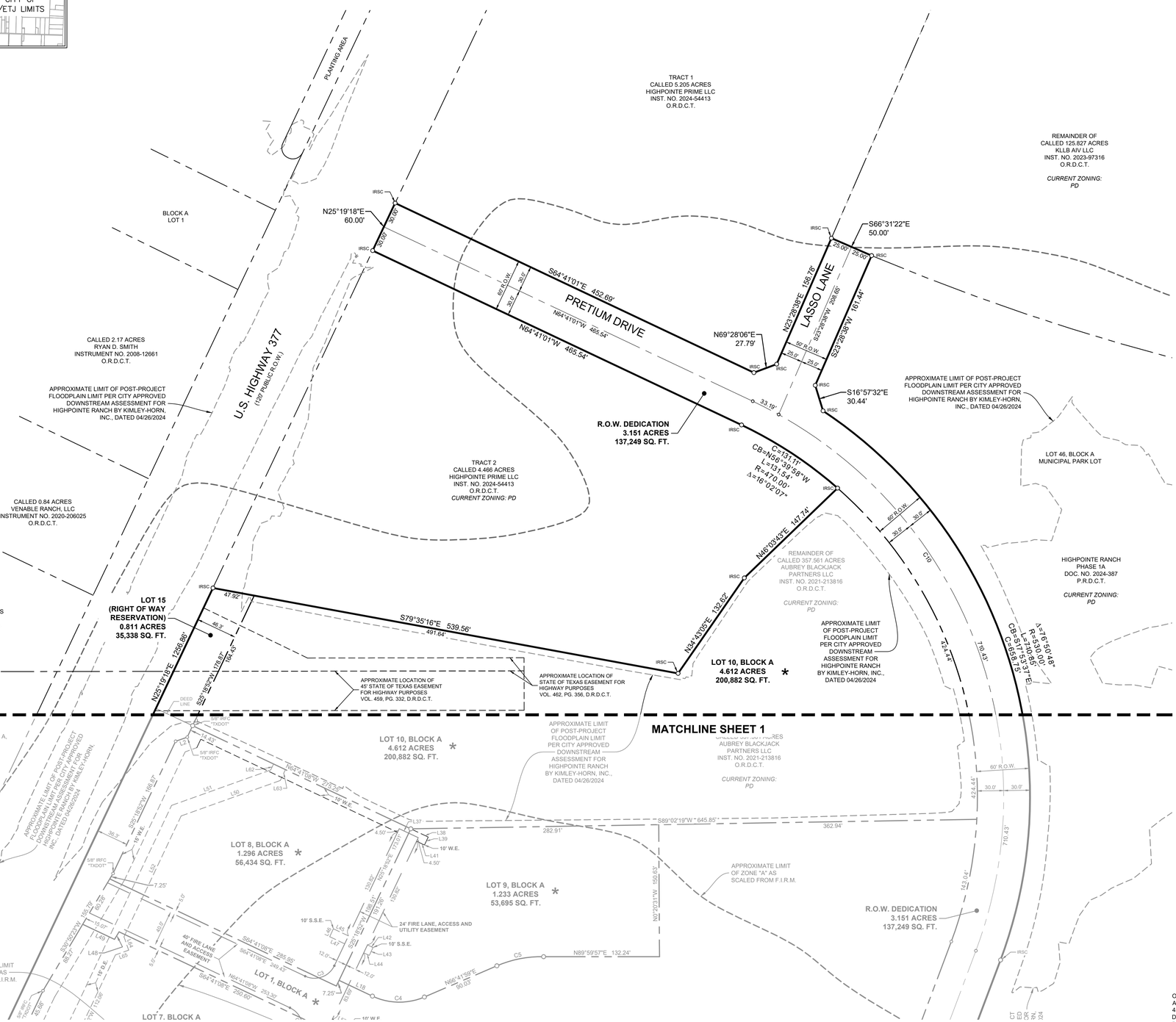
1" = 60' @ 24X36



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R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
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S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
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FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

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10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

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

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1" = 60'	SG	KHA	01/21/2026	063451861	2 OF 3

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Aubrey Land JV, LLC
8235 Douglas Ave., Suite 720
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Contact : Sylviana Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
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Phone: 972-770-1300
Contact : Matthew A. Lucas, P.E.

DWG NAME: K:\FRI_SURVEY\063423805-AUBREY PAD DEVELOPMENT\DWG\063423805 FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 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		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'			
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'			
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C9	20°43'21"	500.00'	180.84'	S10°10'07"W	179.85'
C10	85°12'48"	500.00'	743.63'	N22°04'37"W	676.96'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	4.612	200,882
LOT 15, BLOCK A	0.811	35,338
LOT 16, BLOCK A	0.570	24,808

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

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

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

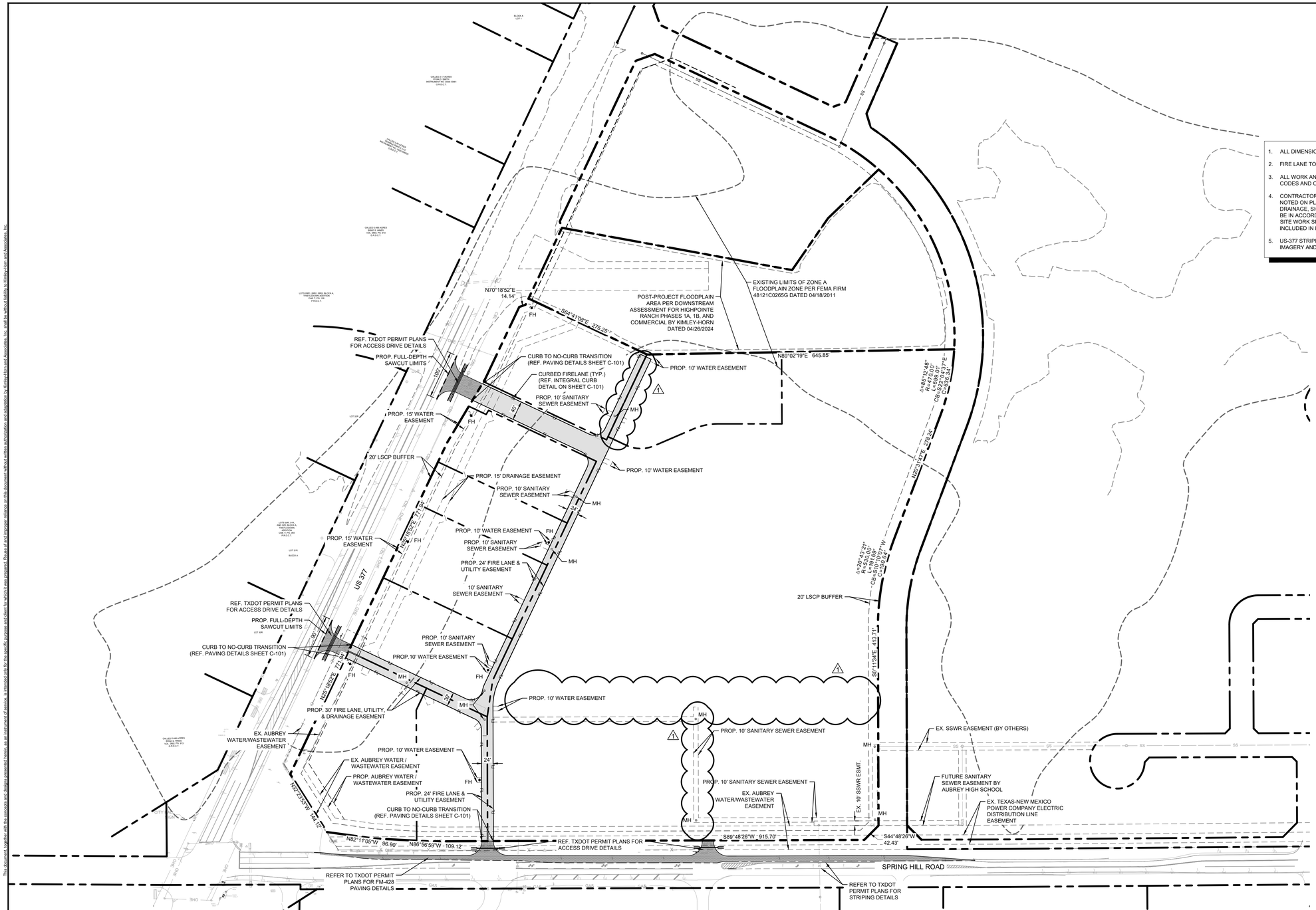
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	01/21/2026	063451861	3 OF 3

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\063452380-AUBREY PAD DEVELOPMENT\DWG\063452805-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



NOTES

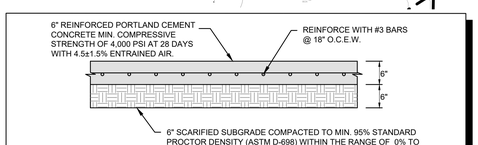
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANE TO BE CONSTRUCTED PER CITY OF AUBREY STREET STANDARDS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE 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)



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.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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

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.

IMAGES NOT USED
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PLOTTED BY PEREZ, GERARDO 1/22/2026 10:23 AM
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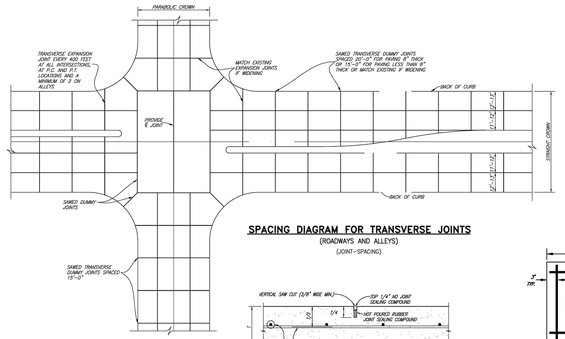
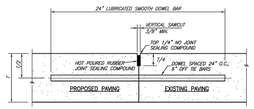


SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

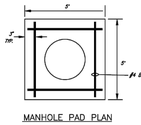
(JOINT-SPACING)



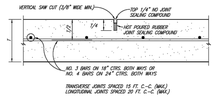
NOTES:
1. "T-8" AND SMOOTHER NO. 6 BAR, T-4" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE 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)



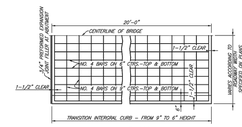
MANHOLE PAD PLAN



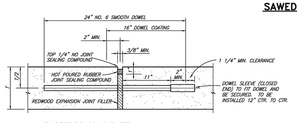
TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

(DUMMYJNT)



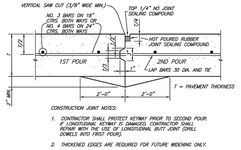
PLAN



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

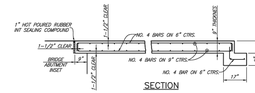
(EXPJNT)



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
STANDARD CONSTRUCTION DETAILS
PAVING / JOINTS
AUGUST, 2024
SHEET NO. 05

REVISED: 2/2/24 – NPonday
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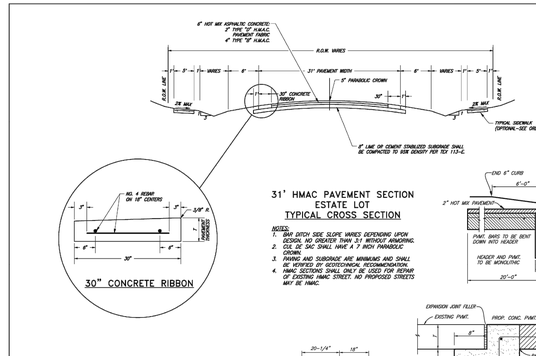
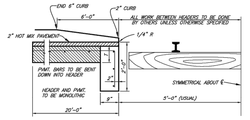
PLOT STYLE: 11x17.ctb
PLOTTED BY: Nolin Ponday ON 8/19/2024



31' HMAC PAVEMENT SECTION ESTATE LOT TYPICAL CROSS SECTION

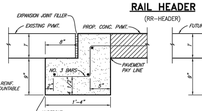
NOTES:
1. DAY DITCH SIDE SLOPE VARIES DEPENDING UPON DESIGN, NO GREATER THAN 3:1 WITHOUT ARMORING.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.



31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

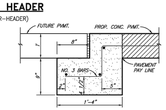
NOTES:
1. FOR 30" GUTTER DETAIL, SEE "SEPARATE CURB & GUTTER" DETAIL.
2. CUL DE SAC SHALL HAVE A 7 INCH PARABOLIC CROWN.
3. PAVING AND SUBGRADE ARE MINIMUMS AND SHALL BE VERIFIED BY GEOTECHNICAL RECOMMENDATION.
4. HMAC SECTIONS SHALL ONLY BE USED FOR REPAIR OF EXISTING HMAC STREET. NO PROPOSED STREETS MAY BE HMAC.

NOTE:
LIME OR CEMENT SUBGRADE DESIGN TO BE RECOMMENDED BY GEOTECHNICAL ENGINEER AND MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR.

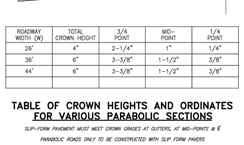


RAIL HEADER

(RR-HEADER)



NOTE:
PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.



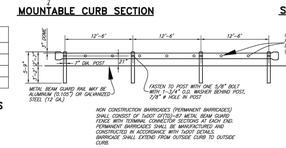
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

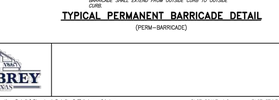
SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & ℄

PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS

(PARA-TABLE)



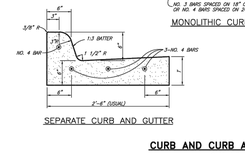
MOUNTABLE CURB SECTION



NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT SITED-87 METAL BEAM GUARD, TxDOT SITED-89 METAL BEAM GUARD, OR TxDOT SITED-90. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

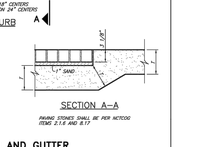
TYPICAL PERMANENT BARRICADE DETAIL

(PERM-BARRICADE)



SEPARATE CURB AND GUTTER

MONOLITHIC CURB



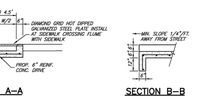
SECTION A–A

CURB AND CURB AND GUTTER

(CURB–GUT)

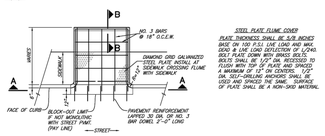
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
PAVING / SECTIONS / DETAILS
AUGUST, 2024
SHEET NO. 04

REVISED: 2/2/24 – NPonday
H:\Projects\Aubrey\A0001,360-Standard Construction Details\Standard Details 2.0\Aubrey-04.dwg
PLOT SCALE: 1:2
PLOT STYLE: 11x17.ctb
PLOTTED BY: Nolin Ponday ON 8/19/2024



SECTION A–A

SECTION B–B

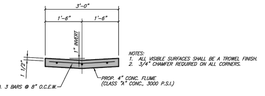


PLAN

REINFORCED CONCRETE FLUME WITH CURBS

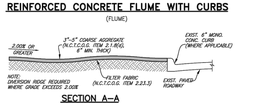
(FLUME)

STEEL PLATE FLUME COVER PLATE THICKNESS SHALL BE SUFFICIENT TO SUPPORT A MINIMUM GAUGE OF 100 P.S.I. LIVE LOAD AND MAX. GEND & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS. PLATE SHALL BE SET IN MORTAR BED TO FLUSH WITH TOP OF PLATE AND SPACED A MINIMUM OF 12" ON CENTERS. 1/2" DIA. BRASS BOLTS WITH SQUARE SHOULDER OR SQUARE DRIVE HEAD. BEARING OF PLATE SHALL BE A NON-SHID MATERIAL.

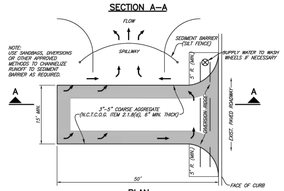


REINFORCED CONCRETE FLUME WITHOUT CURBS

(FLUMESEC)



SECTION A–A

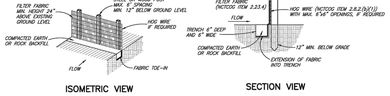


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

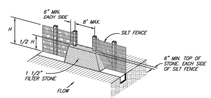
(ENTRANCE)



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 2.12.
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 GROUND.
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
STANDARD CONSTRUCTION DETAILS
CONCRETE FLUME / EROSION CONTROL
AUGUST, 2024
SHEET NO. 10

REVISED: 4/26/24 – NPonday
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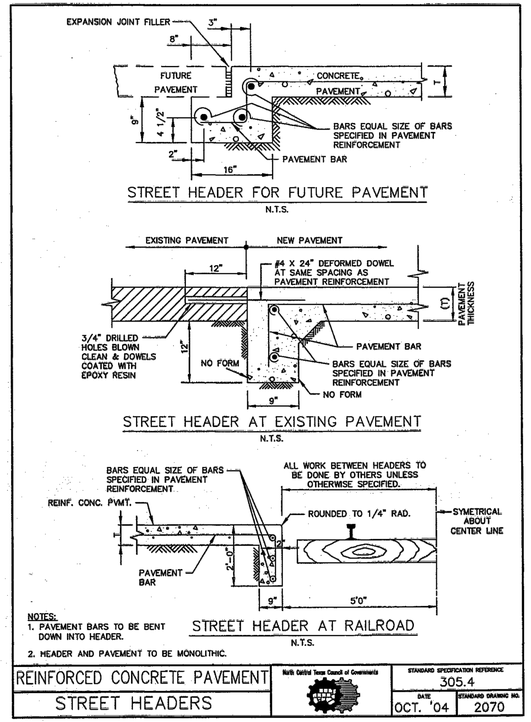
PLOT SCALE: 1:2
PLOT STYLE: 11x17.ctb
PLOTTED BY: Nolin Ponday ON 8/19/2024



STREET HEADER FOR FUTURE PAVEMENT

N.T.S.

STREET HEADER AT EXISTING PAVEMENT

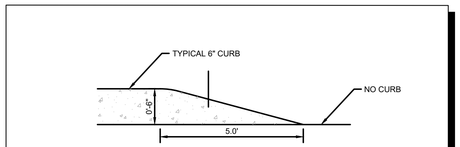
N.T.S.

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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



CURB TO NO-CURB TRANSITION

N.T.S.

BY	DATE	REVISIONS	No.
MJF	1/22/2026	END USER PLAN REVISIONS	1

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
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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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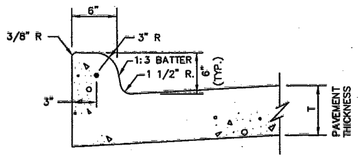
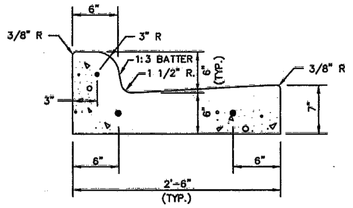
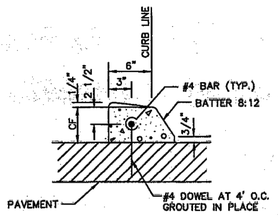


INTEGRAL CURB & GUTTER
N.T.S.



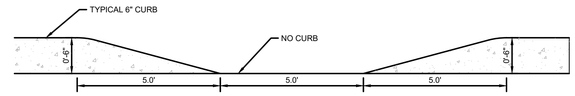
SEPARATE CURB & GUTTER
N.T.S.



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.

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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WWW.KIMLEY-HORN.COM TX F-928

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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

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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

LOT 5
1.19 ACRES

LOT 4
1.20 ACRES

LOT 3
1.79 ACRES

LOT 2
1.01 ACRES

FPE 672.00

FPE 679.00

FPE 681.00

FPE 682.00

FPE 680.50

PROP. ON-SITE DRAINAGE SWALE (MIN. SLOPE ± 1%)

PROP. 24' FIRE LANE
AND ACCESS EASEMENT

20' LSCP BUFFER

EX. AUBREY
WATER/WASTEWATER
EASEMENT

EX. TEXAS-NEW MEXICO
POWER COMPANY ELECTRIC
DISTRIBUTION LINE
EASEMENT

REFER TO TXDOT
PERMIT PLANS FOR
GRADING DETAILS OF
SPRING HILL ROAD
(FM-428)

SPRINGHILL ROAD

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

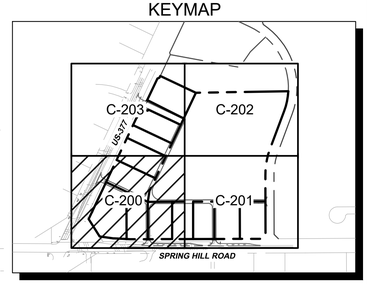
LEGEND

	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

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.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN
(1 OF 4)

SHEET NUMBER
C-200

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DWG NAME
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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

20' LSCP BUFFER

EXISTING LIMITS OF ZONE A FLOODPLAIN ZONE PER FEMA FIRM 48121C0265G DATED 04/18/20114

PROP. ON-SITE DRAINAGE SWALE (SLOPE = 2%)

FUTURE PRETIUM DRIVE

EX. SSWR EASEMENT

EX. AUBREY WATER/WASTEWATER EASEMENT

EX. TEXAS-NEW MEXICO POWER COMPANY ELECTRIC DISTRIBUTION LINE EASEMENT

FUTURE SANITARY SEWER EASEMENT

FLOODPLAIN LIMITS PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY DATED 10/01/2024

SPRINGHILL ROAD

REFER TO TXDOT

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

LEGEND

	PROPERTY LINE
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555	EXISTING CONTOURS
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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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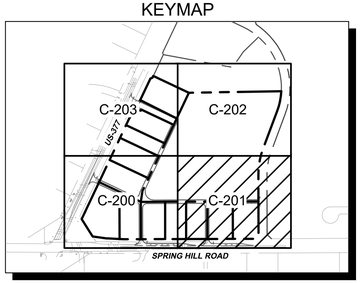
KEYMAP



BENCH MARK LIST

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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.

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (2 OF 4)

SHEET NUMBER
C-201

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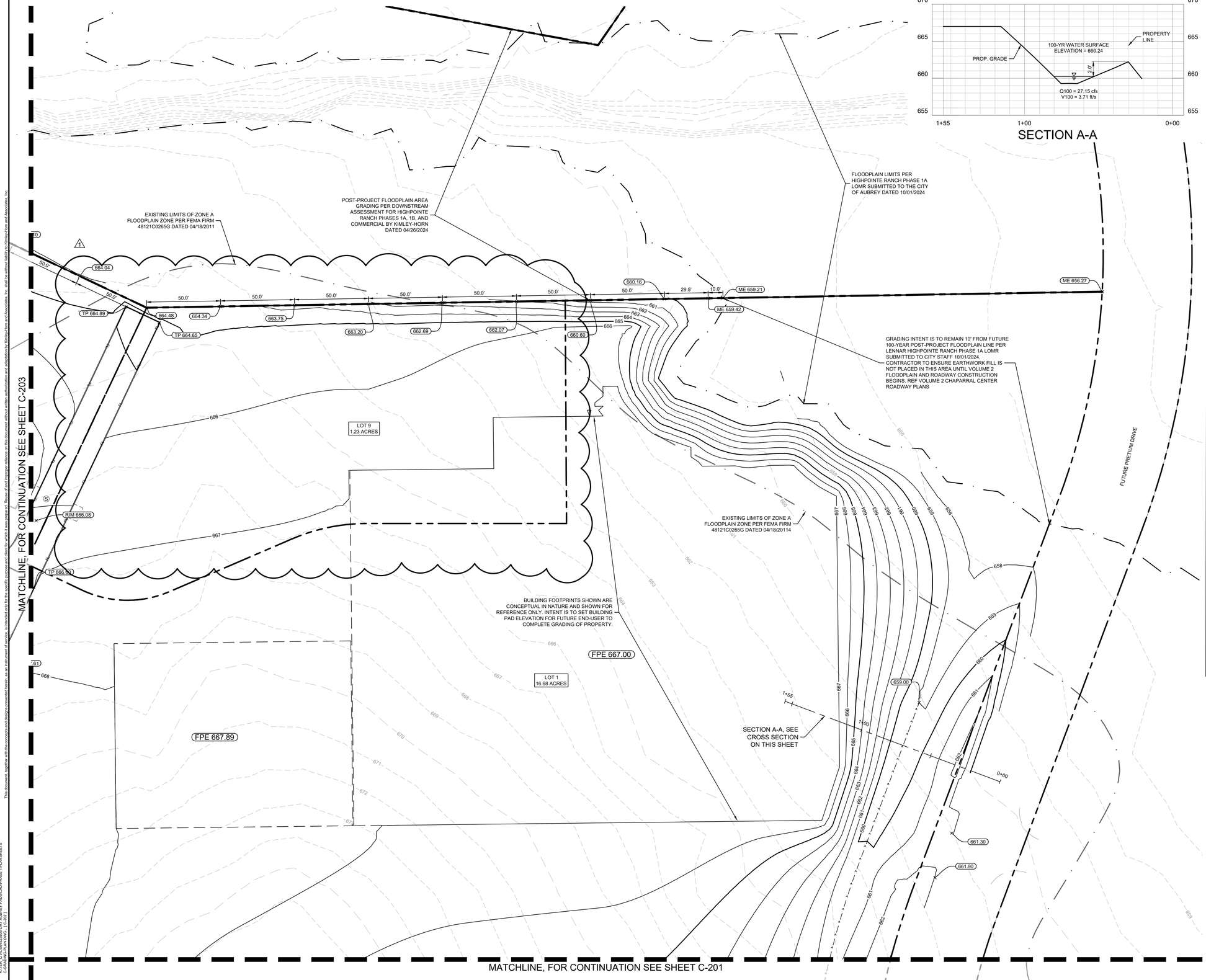
PEREZ, GERARDO
DWG NAME



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
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HP 506.50	HIGH POINT ELEVATION
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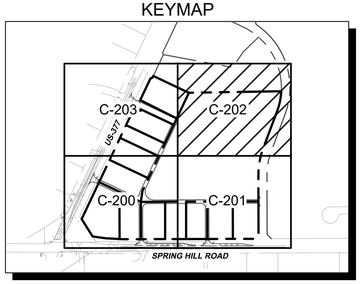
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY 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.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
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WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN
(3 OF 4)

SHEET NUMBER
C-202

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PLOT DATE
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DWG NAME:

CALLED 0.466 ACRES
BRAD S. HINES
VOL. 2892, PG. 913
D.R.D.C.T.

LOTS 28R1, 28R2, 28R3, BLOCK A,
THISTLEDOWN ADDITION
CAB. T, PG. 128
P.R.D.C.T.

FLOODPLAIN LIMITS PER
HIGHPOINTE RANCH PHASE 1A
LOMR SUBMITTED TO THE CITY
OF AUBREY DATED 10/01/2024

CAUTION
VERIFY DEPTH PRIOR TO CONSTRUCTION AND COORDINATE LOWERING OR PROTECTION AS REQUIRED BY UTILITY OWNER

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

US 377

MEADOW LANE

LOT 8
1.29 ACRES

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/20114

FPE 668.00

LOT 7
0.98 ACRES

FPE 668.00

LOT 6
0.68 ACRES

FPE 670.00

LOT 5
1.18 ACRES

FPE 671.00

LOT 32R

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011

20' LSCP BUFFER

PROP. 15' WATER
EASEMENT

LOTS 30R, 31R,
AND 32R, BLOCK A,
THISTLEDOWN
ADDITION
CAB. V, PG. 393
P.R.D.C.T.

LOT 31R
BLOCK A

MATCHLINE, FOR CONTINUATION SEE SHEET C-202

MATCHLINE, FOR CONTINUATION SEE SHEET C-200

ME 657.09
ME 662.93
ME 663.23
ME 663.26
ME 663.55
FL 657.87
663.86
665.53
665.60
ME 667.25
ME 664.53
ME 667.19
TP 667.98
ME 667.10
TP 668.62
TP 668.94
ME 667.06
TP 669.18
665.08
HP 666.95
666.70
TI 666.50
TP 668.54
TP 668.75
TP 668.14
TP 668.38
TP 667.74
TP 667.97
TP 667.34
666.17
HP 667.50
TP 667.58
666.70
TP 667.19
666.15
HP 667.65
TI 667.97
HP 667.20
666.70
TP 667.12
TP 667.90
668.13
HP 669.50
666.98
HP 668.96
668.70
TI 668.50
HP 669.50
HP 670.50
668.70
669.70
669.70
667.00
667.33
667.77
TP 668.67
TP 668.38
RIM 668.83
TP 669.44
TP 669.16
TP 670.21
TP 669.93
RIM 670.71
TP 670.98
TP 670.71

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

GRADING GENERAL NOTES

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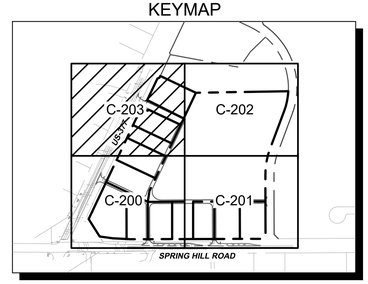
KEYMAP



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1	END USER PLAN REVISIONS	1/22/2026	MJF

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01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN
(4 OF 4)

SHEET NUMBER
C-203



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
DA-377.1	1.37	1.00	0.90	10	9.80	12.1	TXDOT ROADSIDE DITCH
DA-377.2	3.15	1.00	0.90	10	9.80	27.8	TXDOT ROADSIDE DITCH
DA-377.3	6.77	1.00	0.90	10	9.80	59.7	TXDOT ROADSIDE DITCH
DA-SH	0.42	1.00	0.90	10	9.80	3.7	TXDOT ROADSIDE DITCH
EX-A	15.85	1.00	0.35	33	7.91	43.9	EX. FLOODPLAIN/CREEK TO NORTH
EX-B	10.18	1.00	0.35	22	7.91	28.2	EX. FLOODPLAIN/CREEK TO NORTH

No.	REVISIONS	DATE	BY
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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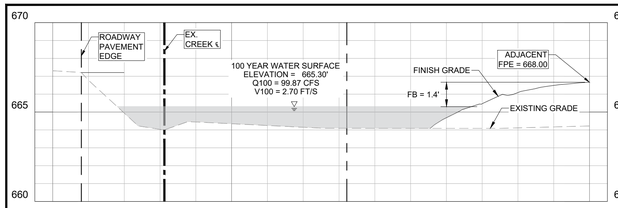

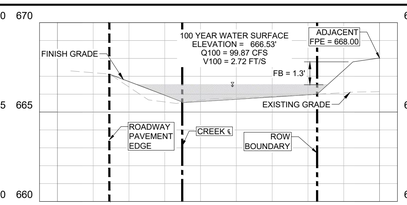

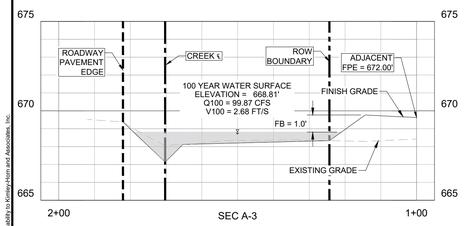

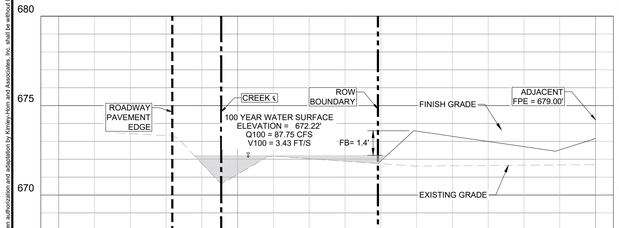

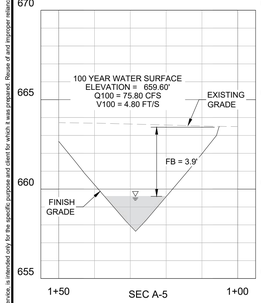

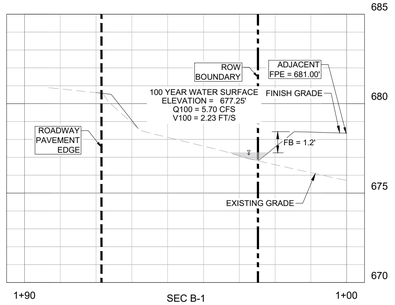

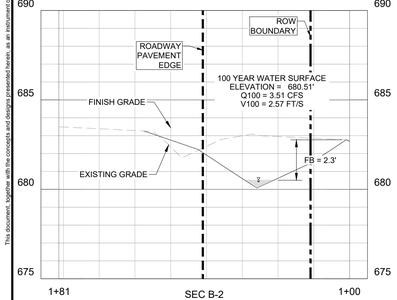

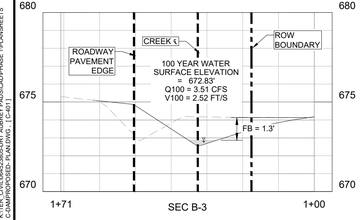

DRAINAGE GENERAL NOTES

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	18.12	1.00	0.90	10	9.80	159.84
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	1.73	1.00	0.90	10	9.80	15.23
DA-A.7	0.88	1.00	0.90	10	9.80	7.79
DA-A.8	0.50	1.25	0.80	10	8.80	4.42
DA-A.9	0.43	1.00	0.90	10	9.80	3.75
DA-B.1	0.62	1.00	0.90	10	9.80	5.43
DA-SH	0.40	1.00	0.90	10	9.80	3.51

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-301

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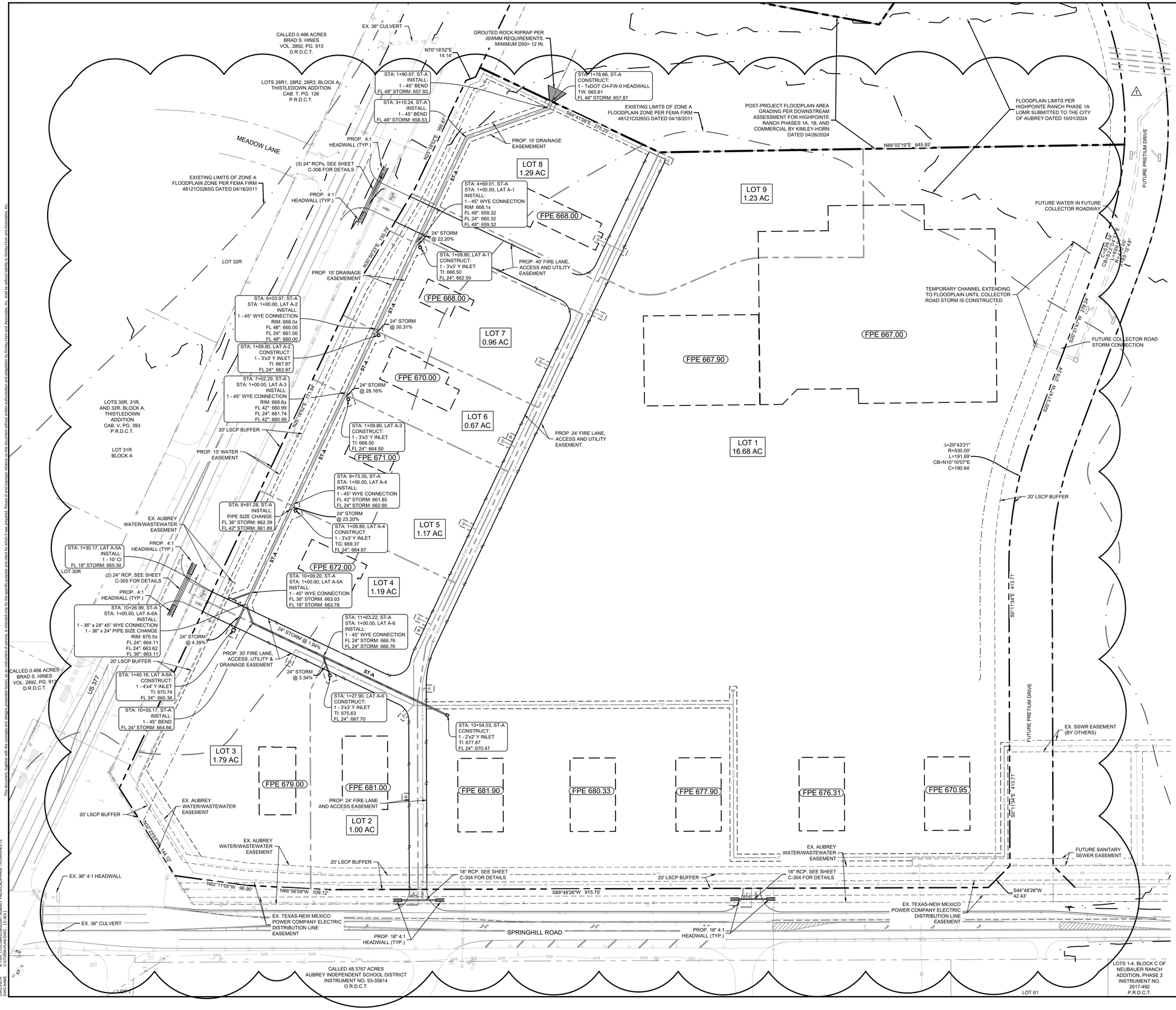

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CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PLAN

SHEET NUMBER
C-303

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PEREZ, GERARDO
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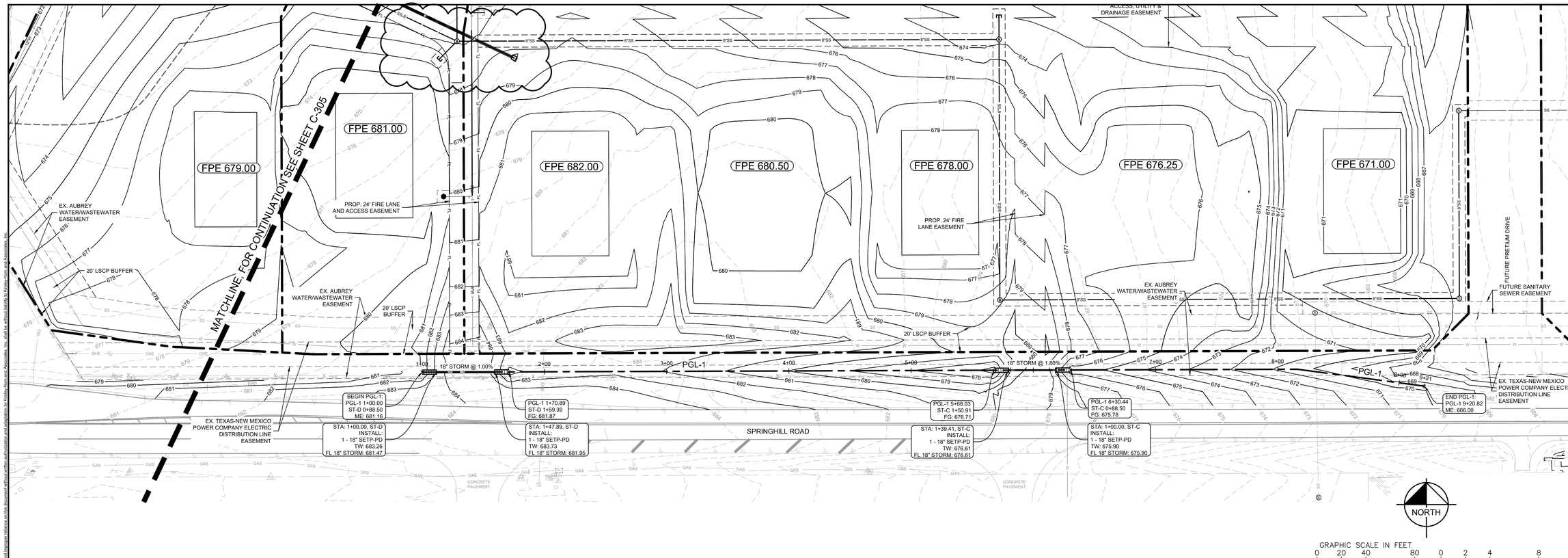

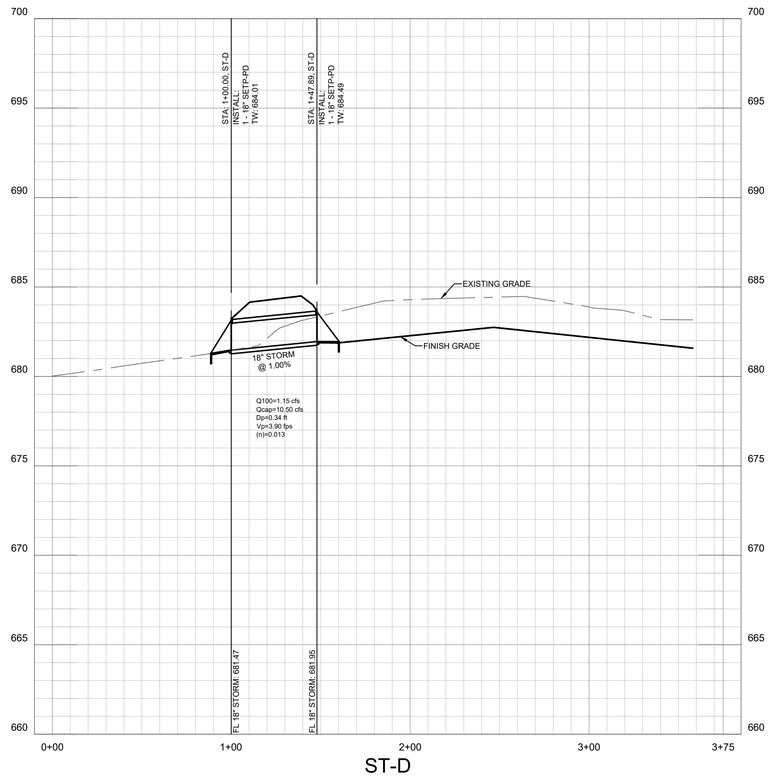

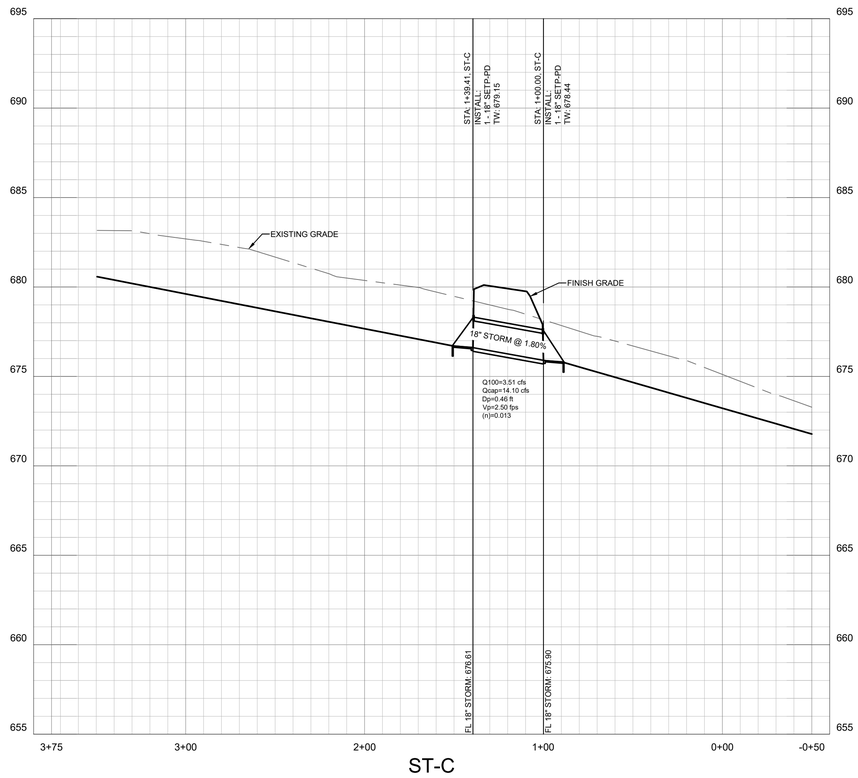

LEGEND

- 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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (1 OF 3)

SHEET NUMBER
C-304

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PLOTTED BY PEREZ, DENNISO 1/22/2026 12:23 PM
PLOT DATE/TIME 1/22/2026 12:23 PM
DWG NAME C-STORM PROFILES.DWG

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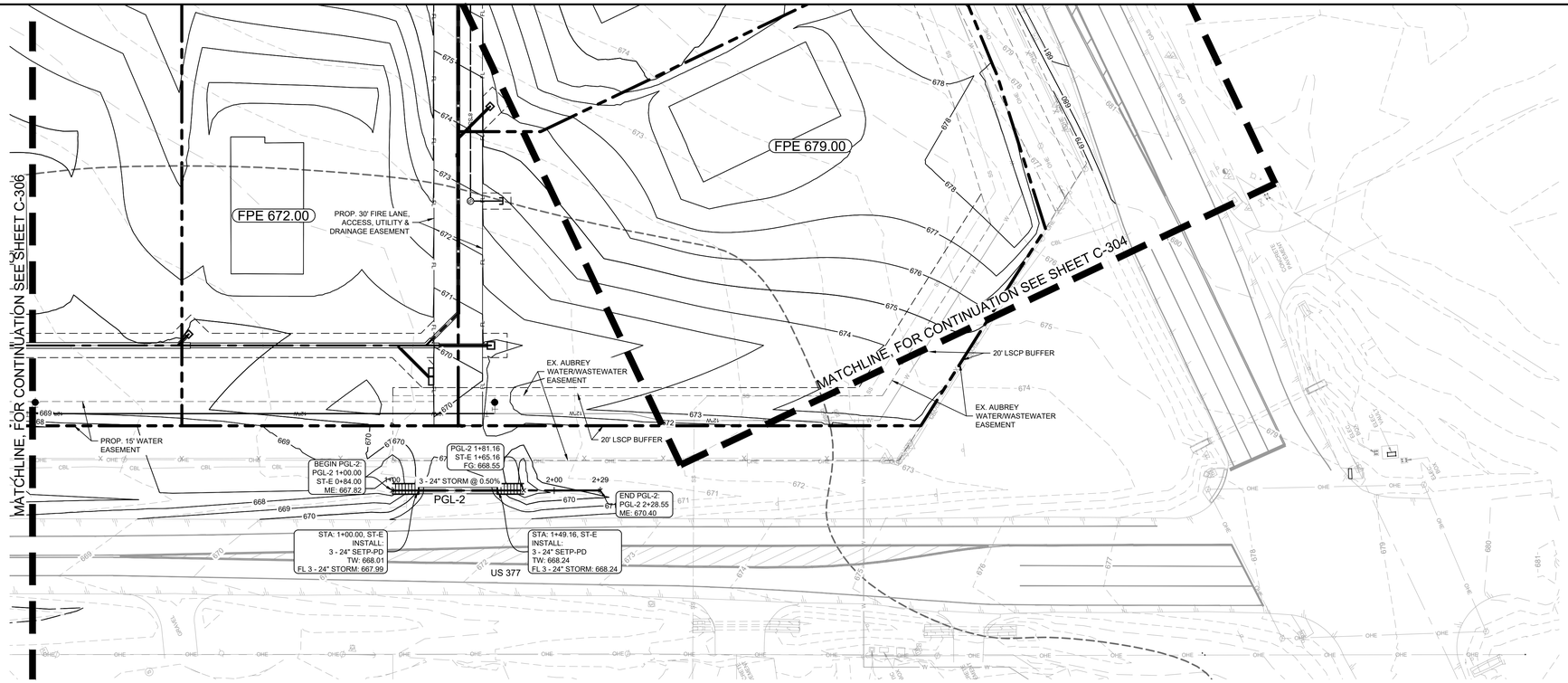
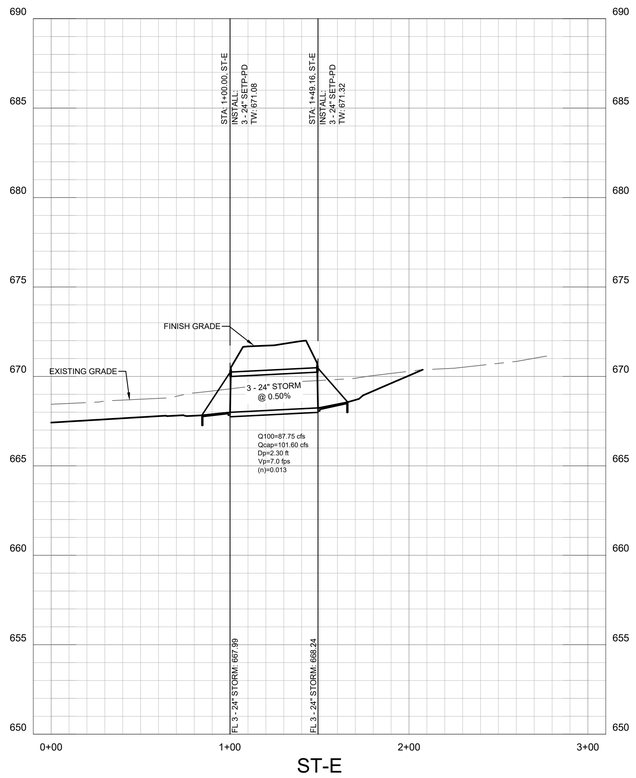
PASS/ADD/PHASE 1/PLANSHEETS





GRAPHIC SCALE IN FEET
0 20 40 80
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

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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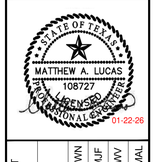

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (2 OF 3)

SHEET NUMBER
C-305

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IMAGES
XREFS
LAST SAVED
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PLOT DATE
DWG NAME

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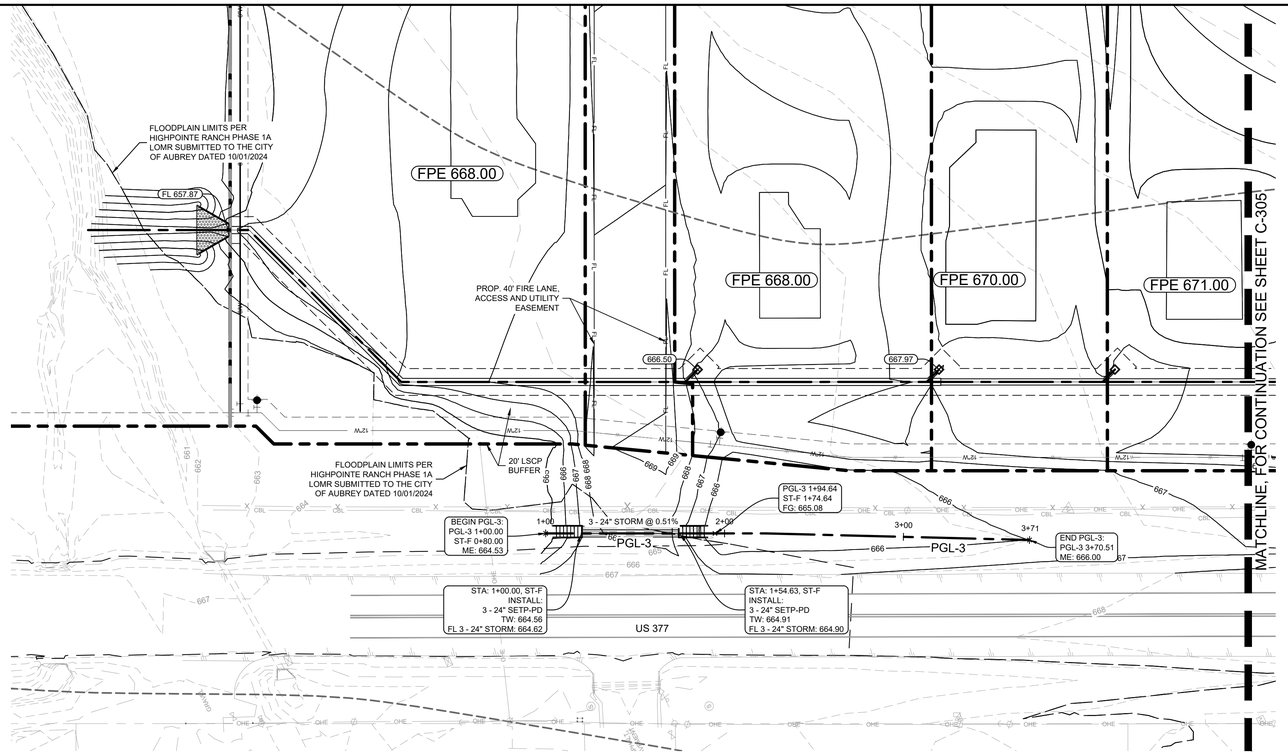

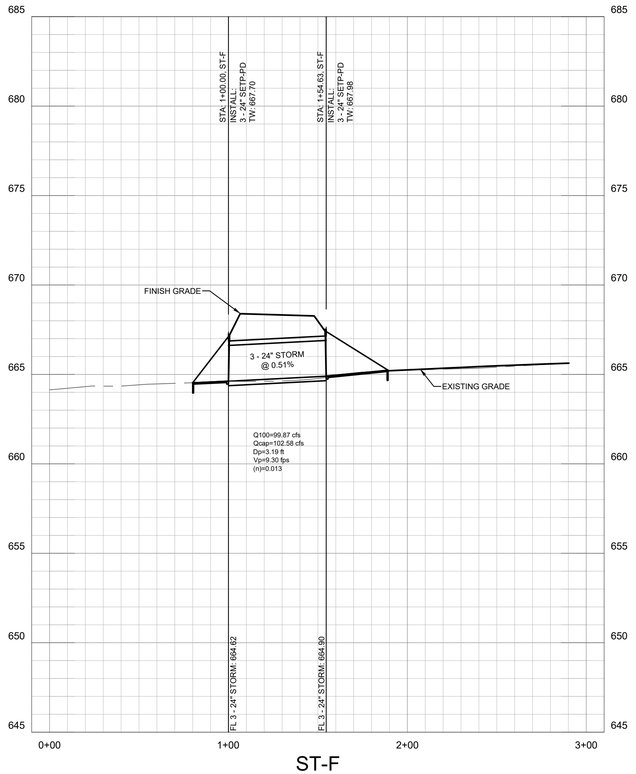

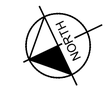

GRAPHIC SCALE IN FEET

0 20 40 80

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
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	PROPOSED STORM LINE
	EXISTING STORM LINE
	PROPOSED SAFETY END TREATMENT HEADWALL
	PROPOSED Y INLET
CI	PROPOSED CURB INLET

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
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AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (3 OF 3)

SHEET NUMBER
C-306

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DWG NAME C-STORM-PROFILES.DWG [C-306]

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GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM PROFILES (1 OF 2)

SHEET NUMBER
C-307

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PLOTTED BY PEREZ, DENMARK
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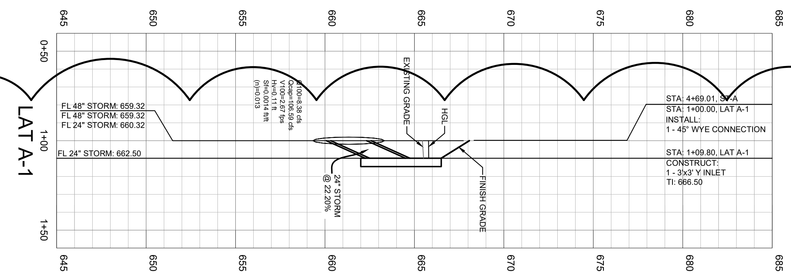

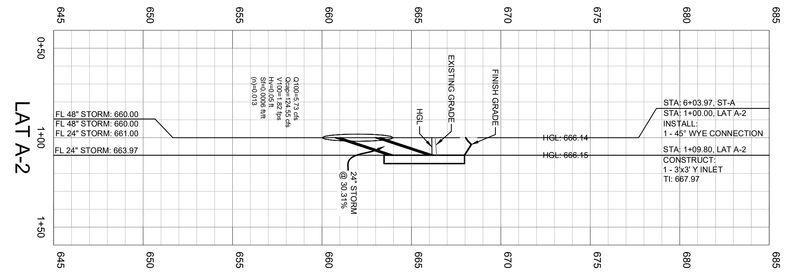

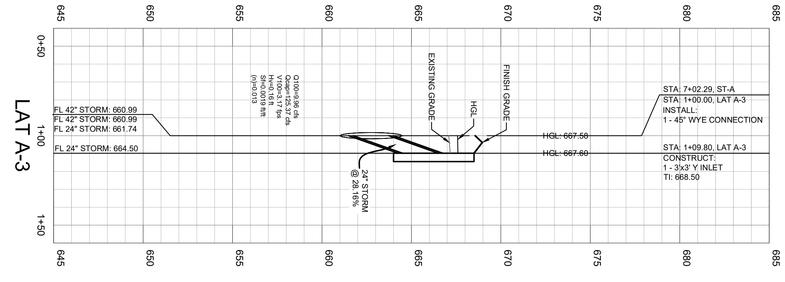

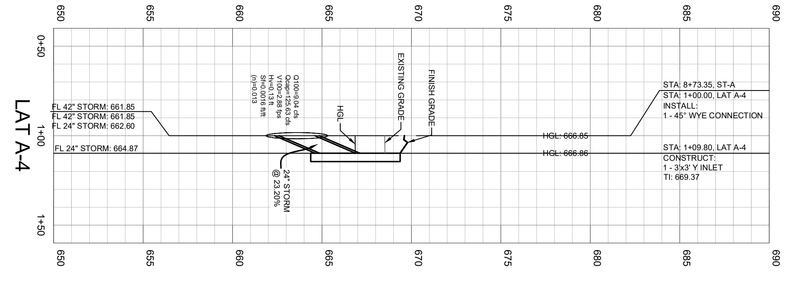

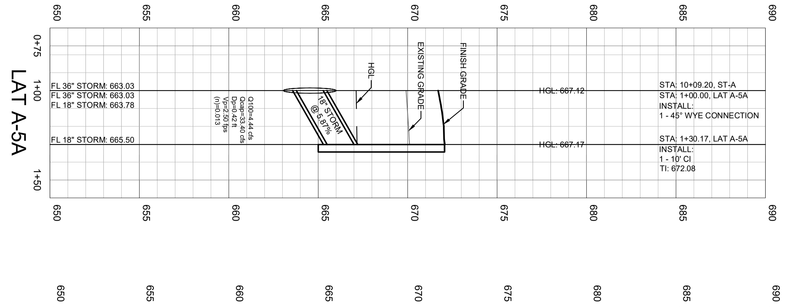

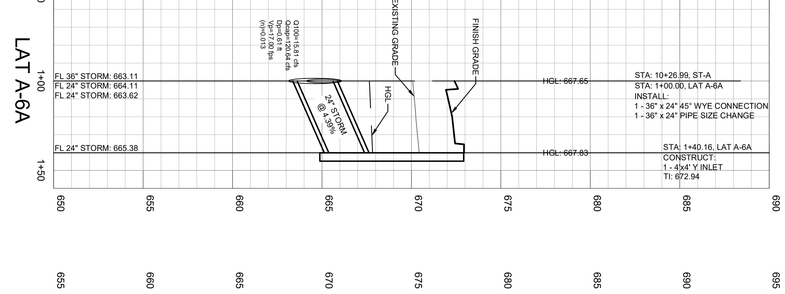

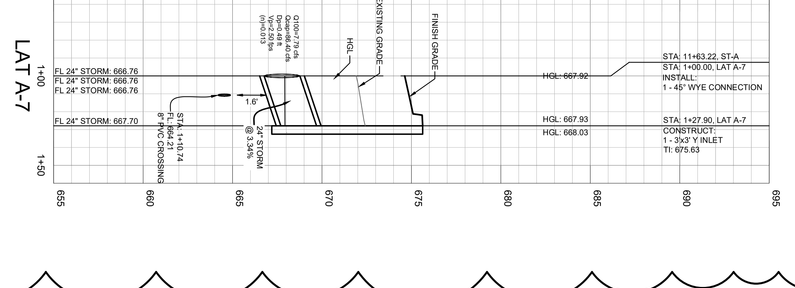

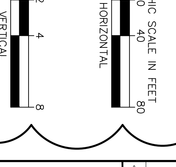

SHEET NUMBER C-308

STORM PROFILES (2 OF 2)

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805	
DATE 1/22/2026	
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL



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SUITE 100 TERRELL, TX 75160
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No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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			(inlet)		
Storm Line:	**ST-A**														**Total Flow in System =**	**64.77**										664.50		
1+78.66	1+90.07		45B	11.41	657.87	661.87	657.93	661.93	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.02	0.41	0.50	0.21	664.50	664.52	664.73	-	FULL FLOW
1+90.07	3+10.24		45B	120.17	657.93	661.93	658.53	662.53	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.24	0.41	0.50	0.21	664.73	664.97	665.18	-	FULL FLOW
3+10.24	4+69.01	LAT A-1	45Y	158.77	658.53	662.53	659.32	663.32	0.50%	48.00			12.57	0.013	8.4	64.77	5.2	8.1	101.6	0.0020	0.32	0.41	0.40	0.29	665.18	665.50	665.79	-	FULL FLOW
4+69.01	6+03.97	LAT A-2	45Y	134.96	659.32	663.32	660.00	664.00	0.50%	48.00			12.57	0.013	5.7	56.40	4.5	8.1	101.6	0.0015	0.21	0.31	0.40	0.14	665.79	666.00	666.14	-	FULL FLOW
6+03.97	6+23.64	LAT A-3	45Y	19.67	660.50	664.00	660.59	664.09	0.50%	42.00			9.62	0.013	10.0	50.67	5.3	7.4	71.1	0.0025	0.05	0.43	0.40	0.32	666.14	666.19	666.51	-	FULL FLOW
6+23.64	7+02.29	LAT A-4	45Y	78.65	660.59	664.09	660.99	664.49	0.50%	42.00			9.62	0.013	9.0	40.70	4.2	7.4	71.1	0.0016	0.13	0.28	0.40	0.21	666.51	666.64	666.85	-	FULL FLOW
7+02.29	8+73.35	LAT A-5	45Y	171.06	660.99	664.49	661.84	665.34	0.50%	42.00			9.62	0.013	4.4	31.67	3.3	7.4	71.1	0.0010	0.17	0.17	0.40	0.10	666.85	667.02	667.12	-	FULL FLOW
8+73.35	10+09.20	LAT A-6	45Y	135.85	662.34	665.34	663.02	666.02	0.50%	36.00			7.07	0.013	15.2	27.23	3.9	6.7	47.2	0.0017	0.23	0.23	0.40	0.14	667.12	667.34	667.48	-	FULL FLOW
10+09.20	10+26.99		45B	17.79	664.02	666.02	664.11	666.11	0.50%	24.00			3.14	0.013	0.0	12.00	3.8	5.1	16.0	0.0028	0.05	0.23	0.50	0.11	667.48	667.53	667.65	-	FULL FLOW
10+26.99	10+55.17	LAT A-7	45Y	28.18	664.11	666.11	664.66	666.66	1.94%	24.00			3.14	0.013	4.4	12.00	3.8	10.0	31.5	0.0028	0.08	0.23	0.40	0.19	667.65	667.73	667.92	-	FULL FLOW
10+55.17	11+63.22	LAT A-8	45Y	108.05	664.66	666.66	666.75	668.75	1.94%	24.00			3.14	0.013	3.8	7.59	~~2.4~~	10.0	31.5	~~0.0011~~	~~0.12~~	~~0.09~~	0.40	~~0.10~~	667.92	668.04	668.14	-	PARTIAL
11+63.22	13+54.03	DA-A.9	INLET	190.81	666.75	668.75	670.46	672.46	1.94%	24.00			3.14	0.013	3.8	3.79	~~1.2~~	10.0	31.5	~~0.0003~~	~~0.05~~	~~0.02~~	1.00	~~0.10~~	668.14	668.19	668.29	678.18	PARTIAL
Storm Line:	**LAT A-1**														**Total Flow in System =**	**8.38**										665.79		
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	665.79	665.80	665.91	666.50	FULL FLOW
Storm Line:	**LAT A-2**														**Total Flow in System =**	**5.73**										666.14		
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	666.14	666.15	666.25	667.97	FULL FLOW
Storm Line:	**LAT A-3**														**Total Flow in System =**	**9.96**										666.51		
1+00.00	1+09.80	DA-A.4	INLET	9.80	661.49	663.49	664.25	666.25	28.16%	24.00			3.14	0.013	10.0	9.96	3.2	38.2	120.0	0.0019	0.02	0.16	1.00	0.16	666.51	666.53	666.68	668.50	FULL FLOW
Storm Line:	**LAT A-4**														**Total Flow in System =**	**9.04**										666.85		
1+00.00	1+09.80	DA-A.5	INLET	9.80	662.35	664.35	664.62	666.62	23.20%	24.00			3.14	0.013	9.0	9.04	2.9	34.7	109.0	0.0016	0.02	0.13	1.00	0.13	666.85	666.86	666.99	669.37	FULL FLOW
Storm Line:	**LAT A-5**														**Total Flow in System =**	**4.44**										667.12		
1+00.00	1+30.17	DA-A.6	INLET	30.17	665.12	666.62	666.89	668.39	5.87%	18.00			1.77	0.013	4.4	4.44	~~2.5~~	14.4	25.4	~~0.0018~~	~~0.05~~	~~0.10~~	1.00	~~0.10~~	667.12	667.17	667.27	672.08	PARTIAL
Storm Line:	**LAT A-6**														**Total Flow in System =**	**15.23**										667.65		
1+00.00	1+40.16	DA-A.7	INLET	40.16	664.93	666.93	666.69	668.69	4.39%	24.00			3.14	0.013	15.2	15.23	~~4.8~~	15.1	47.4	~~0.0045~~	~~0.18~~	~~0.37~~	1.00	~~0.37~~	667.65	667.83	668.19	672.94	PARTIAL
Storm Line:	**LAT A-7**														**Total Flow in System =**	**4.41**										667.92		
1+00.00	1+27.90	DA-A.8	INLET	27.90	667.81	669.81	668.74	670.74	3.34%	24.00			3.14	0.013	4.4	4.41	~~1.4~~	13.2	41.3	~~0.0004~~	~~0.01~~	~~0.03~~	1.00	~~0.10~~	667.92	667.93	668.03	675.63	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

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

STORM CALCULATIONS

SHEET NUMBER
C-309

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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 1/2"	2'-6"	2'-10"	3'-3 1/2"	88	0.6	1'-9"	20	0.2
	15"	5'-3 1/2"	2'-9 1/2"	3'-4"	3'-10 1/2"	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'-2 3/4"	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'-3 1/2"	5'-6 1/2"	7'-10"	9'-0"	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'-3 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	5.3	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	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'-1"	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"	249	2.3	3'-11"	257	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'-2"	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'-2"	17'-5 1/2"	630	7.3	7'-6"	186	2.9
	60"	25'-9 1/2"	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'-4"	6'-4"	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'-6"	9'-11"	260	2.3	3'-1"	55	0.7
	24"	13'-8 1/2"	3'-9 1/2"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-2"	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'-7"	14'-7 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"	20'-7 1/2"	730	8.3	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'-9 1/2"	224	1.9	1'-9"	28	0.4
	15"	13'-2 3/4"	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 3/4"	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 3/4"	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 1/2"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0

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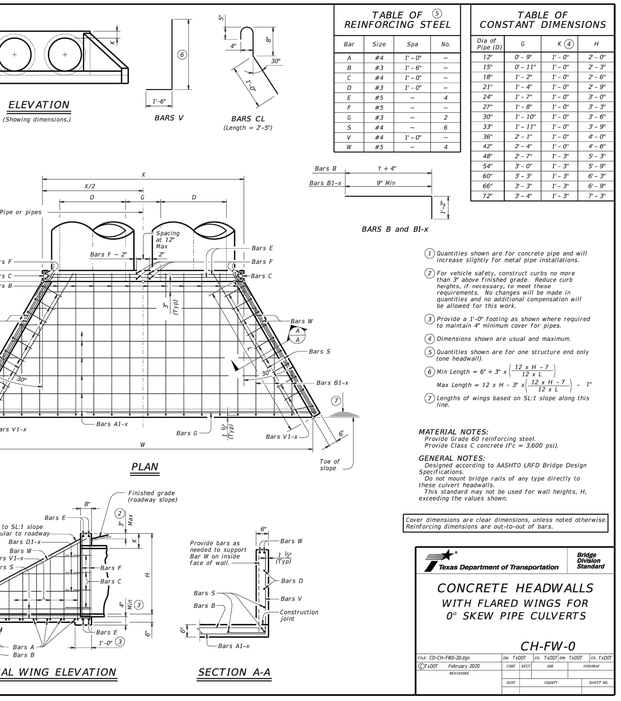

TABLE OF (5) REINFORCING STEEL

Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	2
E	#5	~	4
F	#5	~	~
G	#3	~	6
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"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-0"	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'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

BARS B and B1-x

(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 Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.07	0.284
3'-6"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	0'-9"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
6'-6"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
7'-0"	3'-4"	2'-1"	1'-6"	1'-0"	7"	#4	1'-0"	#4	1'-0"	53.44	0.426
8'-0"	4'-4"	2'-2"	2'-0"	1'-6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.488
9'-0"	4'-8"	2'-2"	3'-1"	1'-9"	8"	#4	6"	#4	6"	81.49	0.535
10'-0"	5'-2"	2'-2"	4'-1"	2'-0"	8"	#5	1'-0"	#4	6"	97.25	0.584
11'-0"	5'-8"	2'-2"	5'-1"	2'-3"	8"	#6	6"	#5	6"	133.65	0.634
12'-0"	6'-2"	2'-1"	5'-0"	2'-6"	9"	#7	6"	#5	6"	162.29	0.721

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
E	#5	~	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)		9.82	
Conc (CY/Ft)		0.037	

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	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 flush with Wingwall Toewall. Adjust reinforcing bars 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"

Length for Lw = 2'-4" (Longest) = Z (Shortest)

Length for Lw = Z (Longest) = Z (Shortest)

BARS J1 BARS V

BARS L & OL BARS J2

BARS R

BARS D

BARS K
(Length = 5'-4")

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C - 0.250'
Lw = (Hw - 0.333') (SL)

For Cast-In-place culverts:
LTw = (N) (S) + (N+1) (U)

For Precast culverts:
LTw = (N) (2U+S) + (N-1) (0.500')

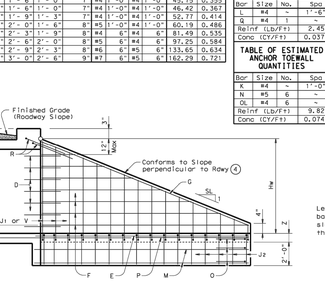
Lc = (LTw) - (2U)
ATw = Lc
Total Wingwall Area (Two Wings ~ S.F.)
= (Hw + 0.333') (Lw)

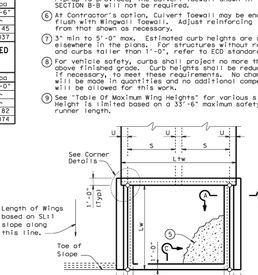
Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal : 1 Vertical)
Lw = Length of Wingwall
LTw = Culvert Toewall Length
Lc = Culvert Curb between Wings
ATw = Anchor Toewall Length
N = Number of Culvert Spans

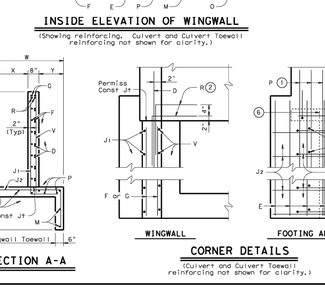
See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

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 flow.
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 Producers 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 3/4" clear cover.
When structure is founded on solid rock, depth of bevel for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Table of Maximum Wall Heights 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

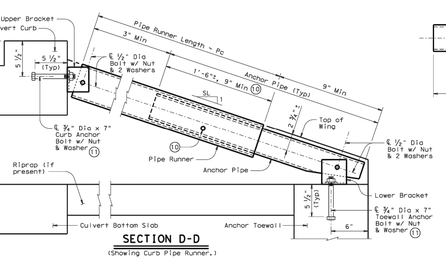
Texas Department of Transportation — Bridge Division Standard

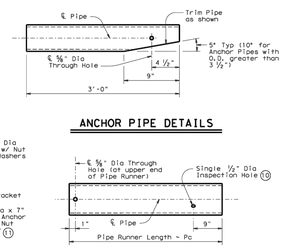
SAFETY END TREATMENT WITH STRAIGHT WINGS

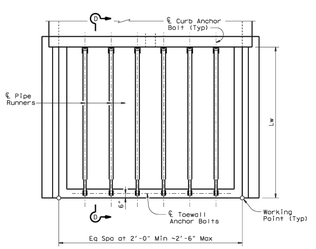
FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

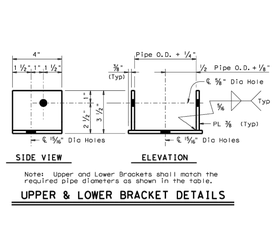
SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.









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

SHEET 2 OF 3

Texas Department of Transportation — Bridge Division Standard

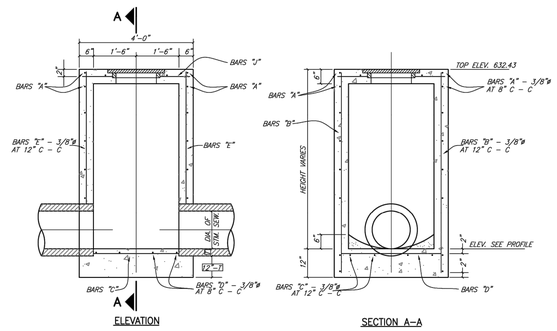
SAFETY END TREATMENT WITH STRAIGHT WINGS

FOR 0° SKEW BOX CULVERTS TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

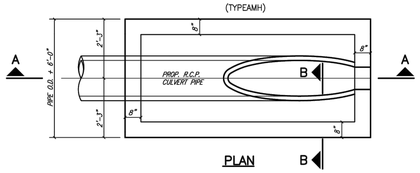
Culvert Station and/or Creek name followed by applicable end (Lt, Rt or Both) (12)	Lc (Ft)	L2 No. Spa	L2 Spa at (Ft)	L2 Overall Length (Ft)	Pipe Runner (Pc) No.	Length (Ft)	Size (3",4" or 5")	Total (12) Length (Ft)	3'-0" Anchor Pipe Size (2",3" or 4")	Total (12) Length (Ft)



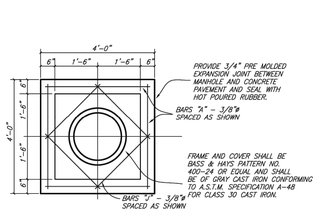
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

(TYPEAMH)

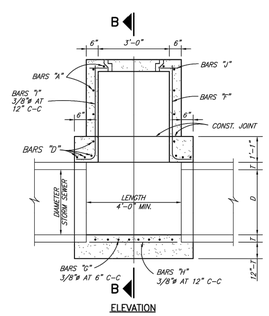


SLOPED CONCRETE HEADWALL

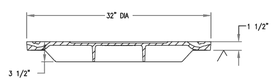


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



PLAN OF STORM DRAIN COVER



SECTION A–A OF COVER

STORM DRAIN INLET COVER

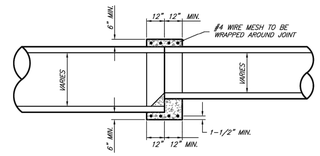
BASS & HAYS COVER, PART# VRM30–LID9B OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

(MH–COV5)

TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

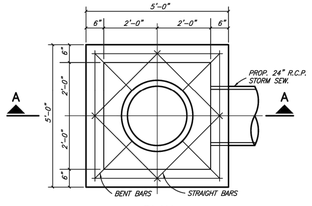
(TYPEBMH)

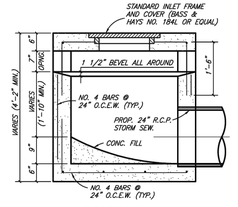


DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)





STANDARD DROP INLET

CITY OF AUBREY, TEXAS

STANDARD CONSTRUCTION DETAILS
STORM SEWER / INLET / DETAILS

AUGUST, 2024

SHEET NO. 15

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

No.	REVISIONS	DATE	BY
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WWW.KIMLEY-HORN.COM TX F-928
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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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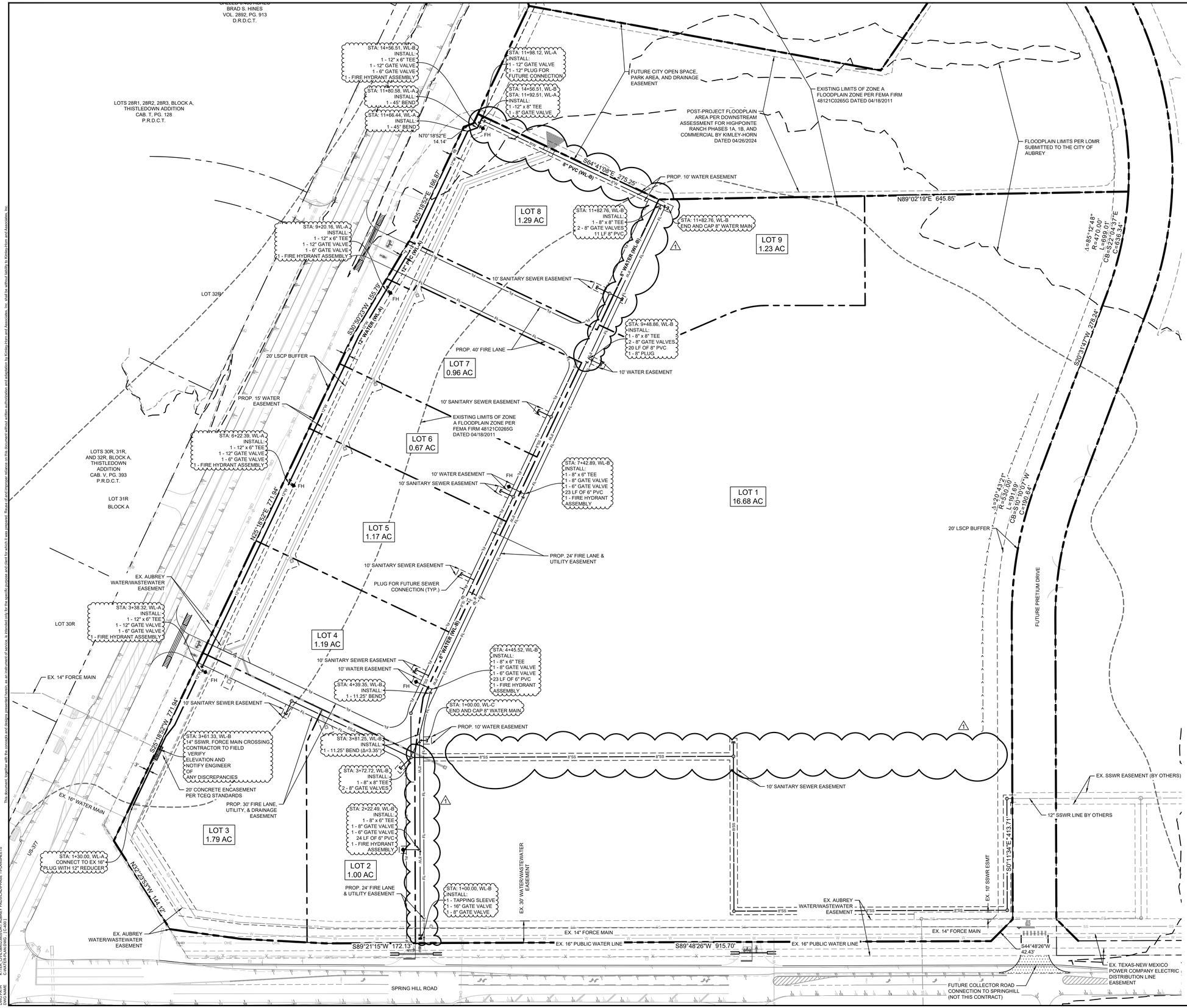

UTILITY NOTES

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 4'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFFNESS OF 115-PSI (SDR 26).

WATER
1. REFER TO CITY OF AUBREY DESIGN GUIDELINES FOR ALL WATER METER AND FIRE HYDRANT DETAILS.
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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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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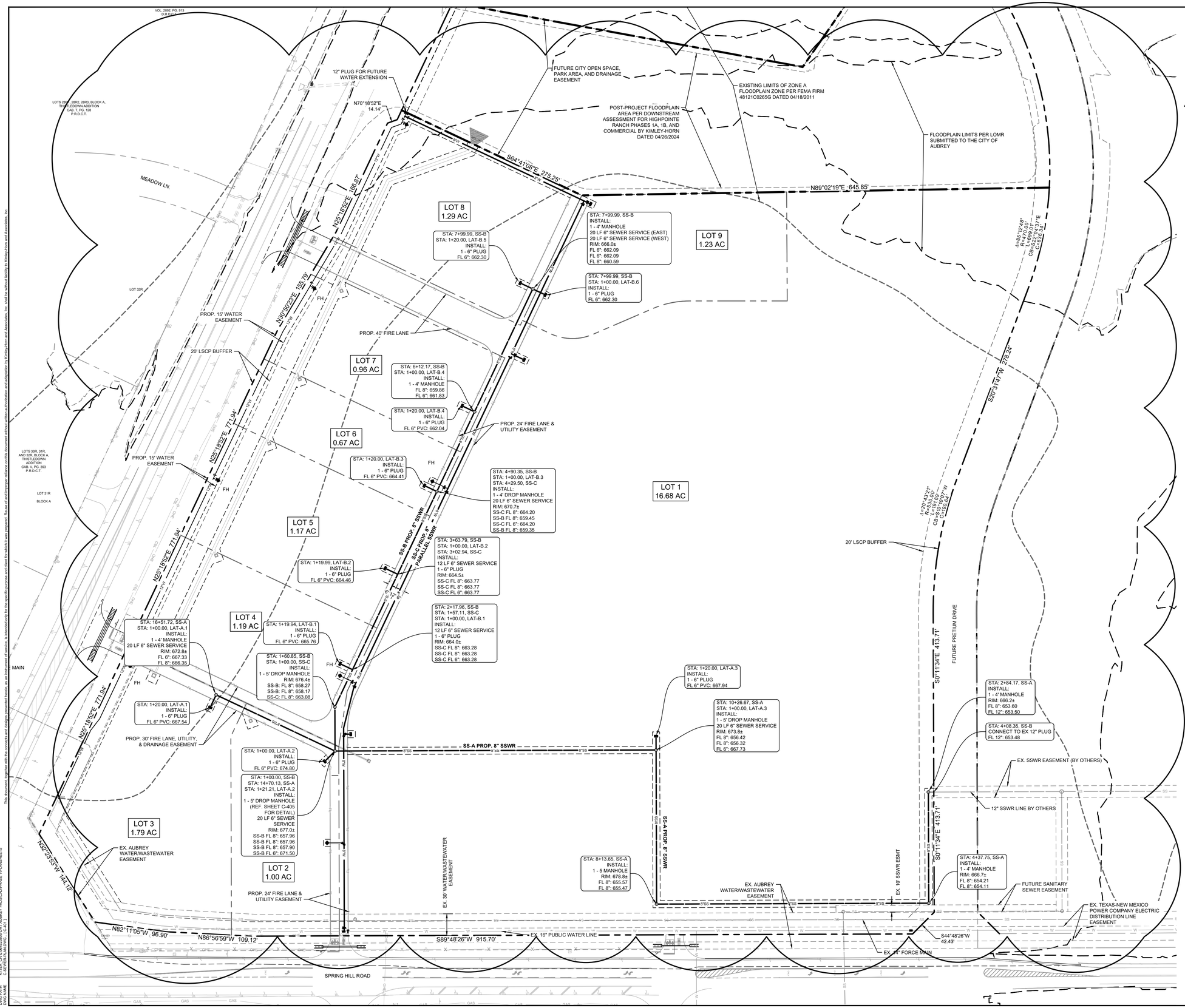

NORTH

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 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
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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.

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.

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STATE OF TEXAS
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KHA PROJECT 064523805
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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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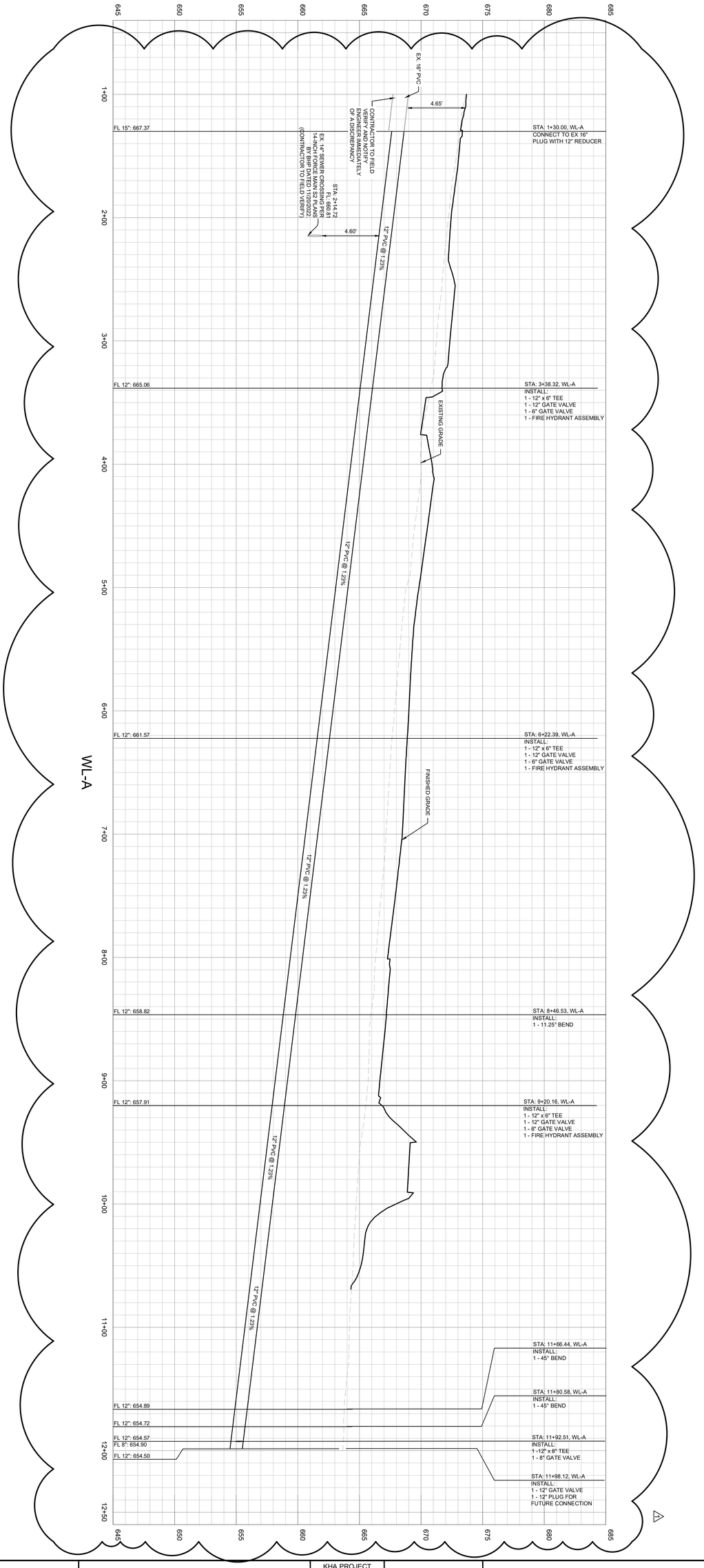

SHEET NUMBER C-402

WATER PROFILES

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805	
DATE 1/22/2026	
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

STATE OF TEXAS
MATTHEW A. LUCAS
106722
LICENSED PROFESSIONAL ENGINEER
01-22-26

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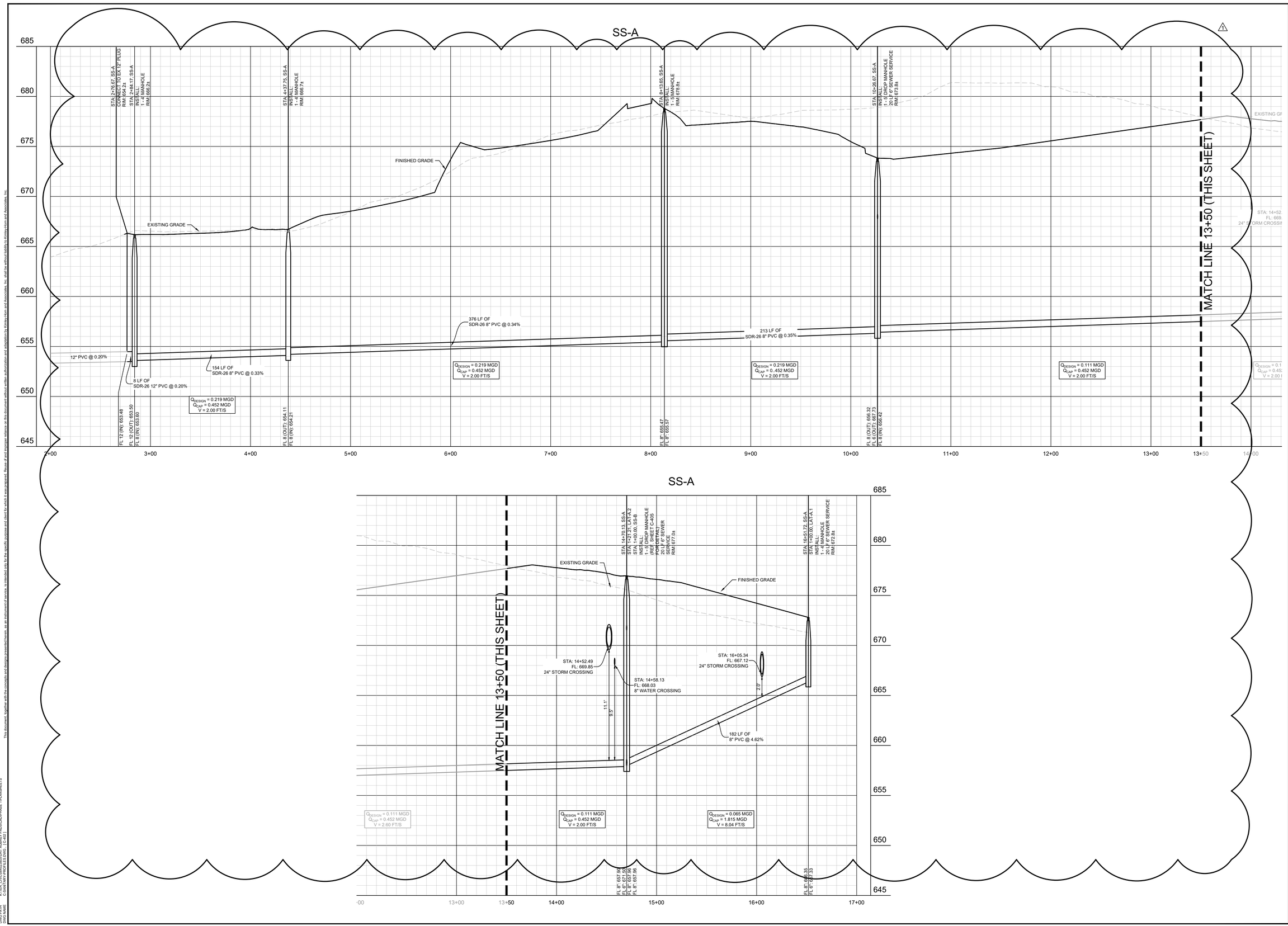
1	END USER PLAN REVISIONS	1/22/2026	MJF



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xDATA xRef xBase xWater XDI
1/6/2026 1:13 PM
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C-SANITARY-PROFILES.DWG (1:40)

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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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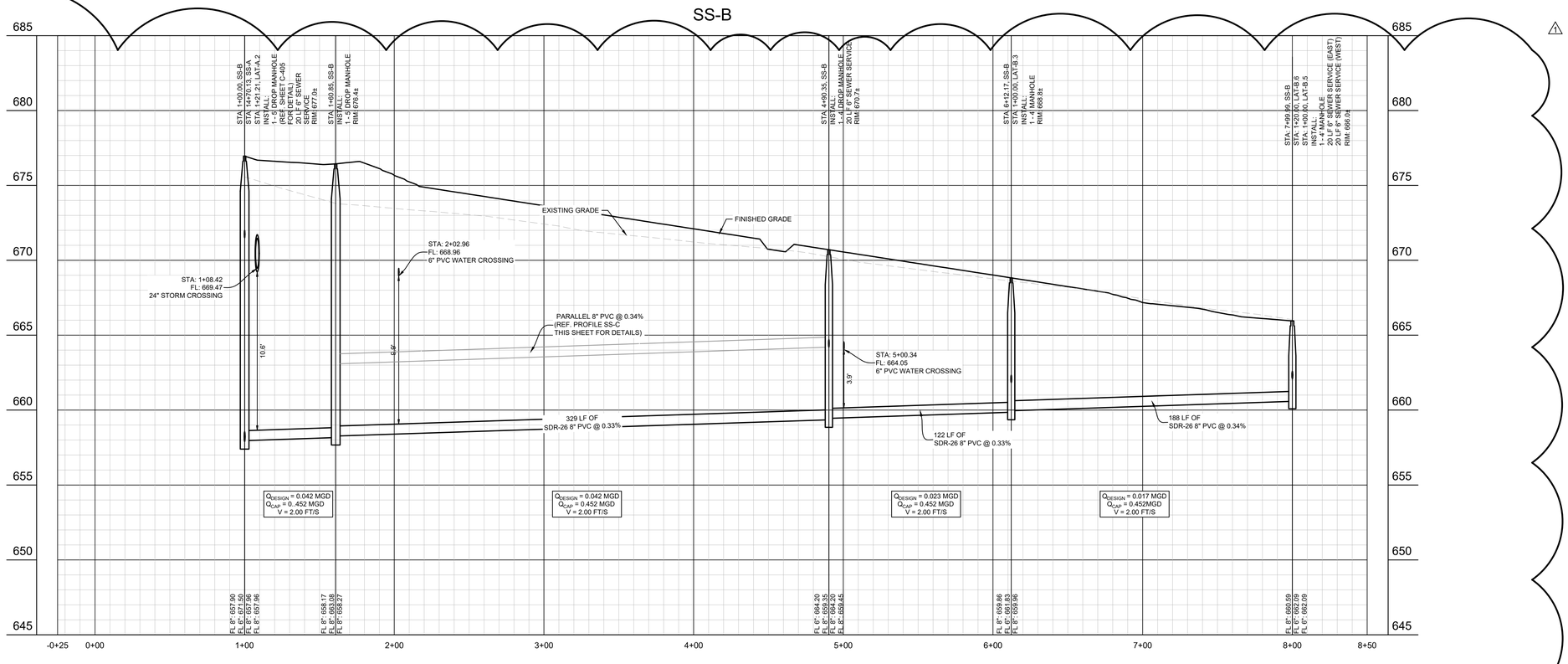
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

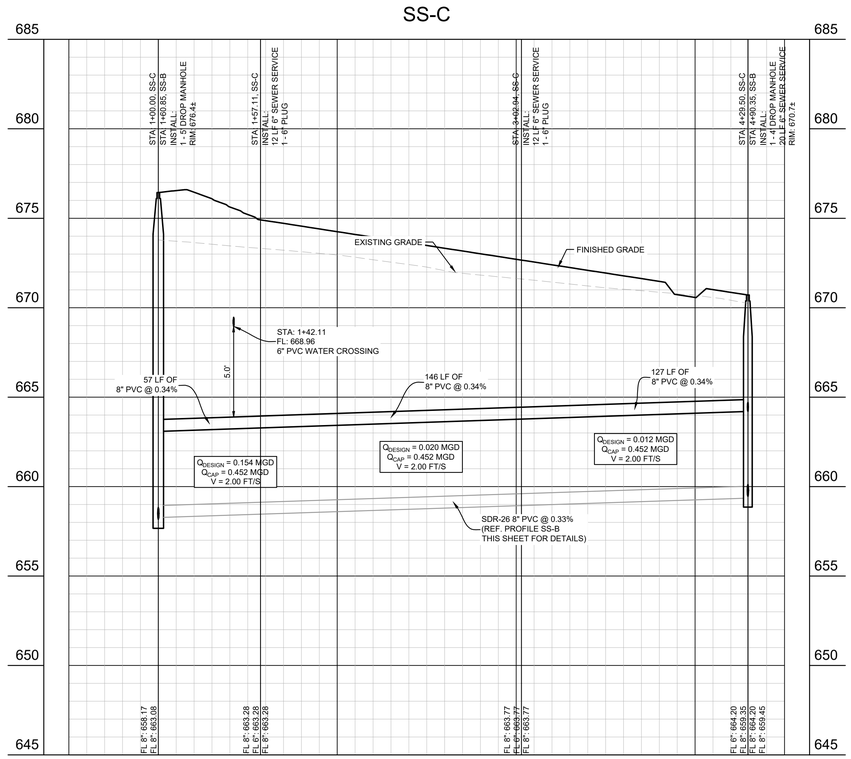
KHA PROJECT
064523805
DATE
1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (1 OF 2)

SHEET NUMBER
C-403





GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL
0 2 4 4
VERTICAL

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
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KHA PROJECT
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CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (2 OF 2)

SHEET NUMBER
C-404

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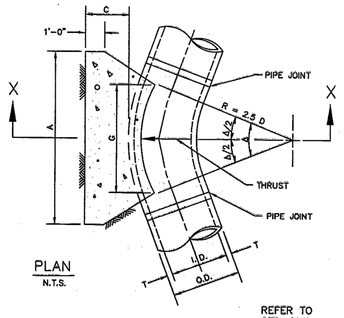
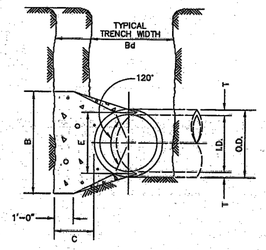


PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010A

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ = 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°						Δ = 22.50°						
			EARTH			ROCK				EARTH			ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

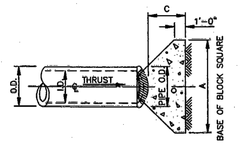
HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010B

	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	25.2	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

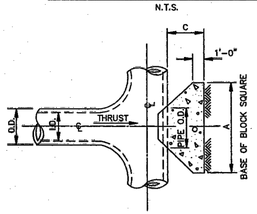
TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

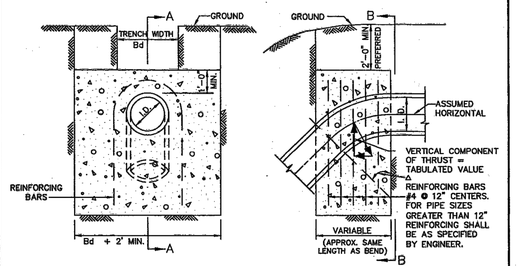
REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



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	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.8	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	419.0	8.5	20.5	72.3	14.5	41.9
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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT TEES AND PLUGS		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	14.8	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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 4040

BY	DATE	REVISIONS	No.
MJF	1/22/2026	END USER PLAN REVISIONS	1

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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-405

IMAGES
NONE
XREFS
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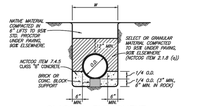
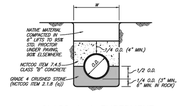
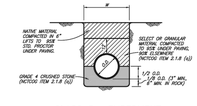


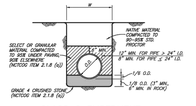
CLASS A EMBEDMENT
CONCRETE CRADLE
(CLASSA)



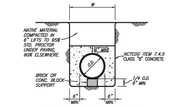
CLASS A-1 EMBEDMENT
CONCRETE CAP
(CLASSA1)



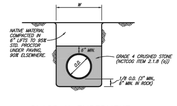
CLASS B+ EMBEDMENT
STD PVC WATER
(CLASSBP)



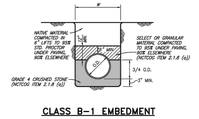
CLASS C EMBEDMENT
STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER
(CLASSC)



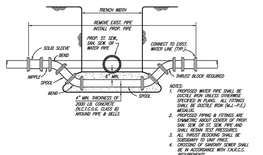
CLASS G EMBEDMENT
CONCRETE ENCASEMENT
(CLASSG)



CLASS H EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. SEWER
(CLASSH)

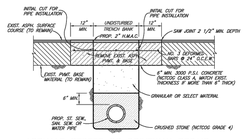


CLASS B-1 EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. WATER
(CLASSB1)

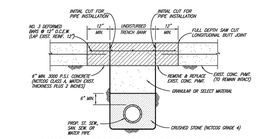


WATER MAIN LOWERING
(WMLOW)

NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SHOWN ON PLANS. ALL PIPE SHALL BE DUCTILE IRON (AJ-FLEX) MEGALUG.
2. ALL EXPOSED PIPING & FITTINGS ARE TO BE PAINTED ABOVE FLOWLINE OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL BEGIN TEST PROCEDURES.
3. ALL WATER MAINS SHALL BE SUBJECTED TO UNIT PRESSURE.
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

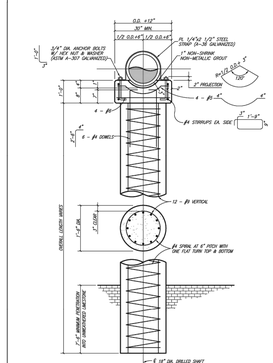
(CRU-STN)

REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\43007\360-Standard Construction Details\Standard Details 2.0\Aubrey-26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024

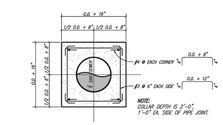
CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
TYPICAL EMBEDMENT

AUGUST, 2024

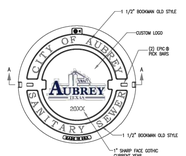
SHEET NO. 26



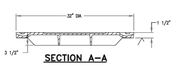
AERIAL CROSSING PIER & PIER CAP
(PIER)



AERIAL CROSSING CONCRETE COLLAR
(COLLAR)

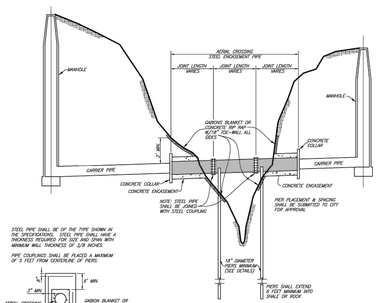


PLAN OF COVER



SECTION A-A

SANITARY SEWER COVER
BASS & HAYS COVER, PART# WM30-LD97 OR EJ 1405A1 COVER
BASS & HAYS FRAME, PART# WM30 RING
(MH-COVE)



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.

REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\43007\360-Standard Construction Details\Standard Details 2.0\Aubrey-23.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024

CITY OF AUBREY, TEXAS
STANDARD CONSTRUCTION DETAILS
SANITARY SEWER

AUGUST, 2024

SHEET NO. 23

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DWG NAME C-UTILITY-DETAILS (2 OF 3).DWG | [C-406]

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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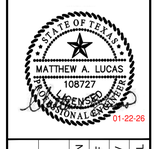
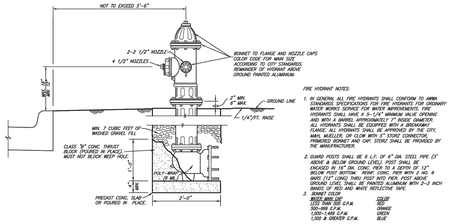


KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(2 OF 3)

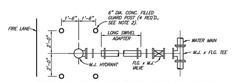
SHEET NUMBER
C-406



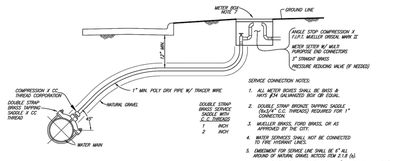
FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 LATEST REVISION. FOR PRIVATE AND TEMPORARY WATER WORKS SERVICE FOR WHICH APPROXIMATELY 400 GPM 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 BREAKABLE FLANGE AT THE GROUND LINE. HYDRANTS SHALL BE AS CITY, MMC, MUELLER, OR CLOW WITH 5" STORZ CONNECTION, PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURERS.
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". PIER SHALL BE CENTERED 2'-0" FROM FACE OF CURB OR 6' BACK OF CURB. STEEL POST WITH PIPE POST SLEEVE. GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-3 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR:

1250 GPM OR MORE	COLOR
1000 GPM TO 1249 G.P.M.	RED
500-999 G.P.M.	ORANGE
LESS THAN 500 G.P.M.	YELLOW
C.500 & GREATER G.P.M.	BLUE



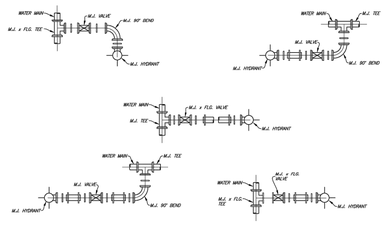
TYPICAL FIRE HYDRANT INSTALLATION
(TYIHYINS)



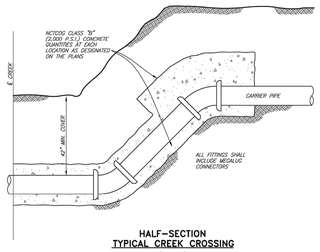
SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #74 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (SVDCP) 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 4" ALL AROUND OF NATURAL GRAVEL NOTED ITEM 3.7.B (c).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 3" MIN. PVC SCH. 40 PIPE.
7. METER BOX SHALL BE SPECIFIC-14-A-HTWDF SMALL ALBERT., OR SPWBS1-14-A-HTWDF SMALL ALBERT AS REQUIRED BY THE CITY.

TYPICAL SERVICE CONNECTION WITH METER BOX
(WATERSVC)

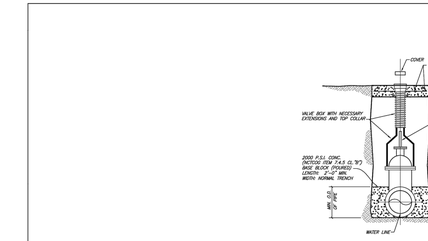


TYPICAL FIRE HYDRANT INSTALLATION PLANS
(TYI-PLANS)

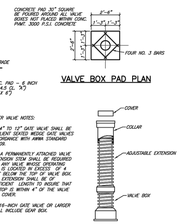


HALF-SECTION
TYPICAL CREEK CROSSING
(CREEK_X)

	CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS WATER	AUGUST, 2024	SHEET NO.	18



VALVE SETTING & BOX



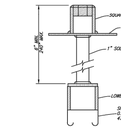
VALVE BOX WITH EXTENSION

GATE VALVE INSTALLATION
(YARDVLV)

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES IN ACCORDANCE WITH AWWA STANDARD C509.
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. THE EXTENSION STEM 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.

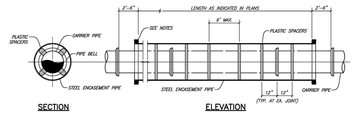
VALVE BOX PAD PLAN



NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION
(LOCK)



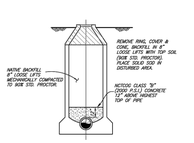
SECTION ELEVATION

ENCASED ROAD BORE
NO SCALE

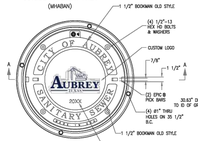
NOTES:

1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
2) SPACERS SHALL BE PROVIDED TO SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE SEALED WITH CLOSED CELL FOAM OR EQUIVALENT CRUSHING. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.

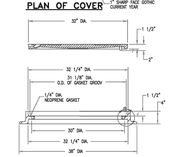
	CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS WATER	AUGUST, 2024	SHEET NO.	19



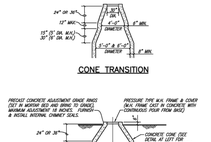
MANHOLE ABANDONMENT
OUTSIDE PAVEMENT AREA
(MHABAN)



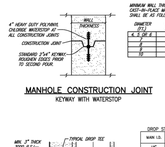
PLAN OF COVER



SECTION OF FRAME AND COVER SECTION A-A
MANHOLE RING AND COVER WITH BOLTDOWN
BASS & HAYS COVER WITH FRAME, PART# VRMONTBF-51 OR LJ 1482PT/PT ASSEMBLY (SS_BOLT_MH)



CONE TRANSITION



MANHOLE CONSTRUCTION JOINT
KEYWAY WITH WATERSTOP

MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

MANHOLE NOTES:

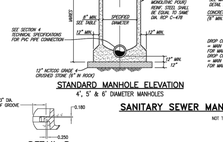
NOTES FOR ALL NEW MANHOLES:

1. 1/2" OR LARGER MARK SHALL USE PRECAST MANHOLES. HOBBS BOLT-DOWN, CAST-IN-PLACE STRUCTURES, CAPEN SEAL CO MANHOLES OR APPROVED EQUIVALENT.
2. NO 12" OR SMALLER CAN BE CONCRETE (PIECING 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. PROCEDURE SHALL BE CAST IN PLACE.
5. MANHOLES OVER 12 FT. DEEP SHALL BE 5' IN DIAMETER AND MARK MC 4 BARS 18" O.C.E.W. AND 8" BOT 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 THE FLOW OF THE MAIN. ALL MANHOLES SHALL BE WATERTIGHT BY BY. CONTRACTOR OR APPROVED OF APPROVED EQUIVALENT.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CORKSCREW".
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. CAST-IN-PLACE MANHOLES SHOULD BE WRAPPED WITH CRETEX WRAP OR CONSEAL CS-212 6" EXTERIOR JOINTS TO FLOWER BLOCK POSSIBLE (#).
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 OF PRECAST MANHOLES.
5. EACH JOINT SHALL BE TROWED WITH AN O-RING GESKEN AND MORTAR. THE INSIDE AND JOINT SHALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.

DIAMETER (D)	WALL (IN.)
4', 5' & 6'	8
8'	10
10'	12



STANDARD MANHOLE ELEVATION
4', 5' & 6' DIAMETER MANHOLES

DROP MANHOLE ELEVATION

DROP STUB OUT	
MAIN I.D.	DROP I.D.
18"	12"
21"	12"
24"	14"
27"	15
30"	16"
36"	18"

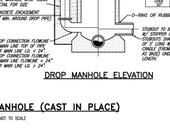
NOTES:

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

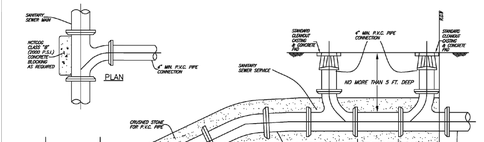
NOTES:

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.



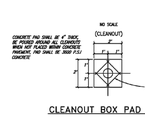
JOINT RESTRAINER STRAP FOR PRECAST MANHOLE
SEE SPECIFICATIONS FOR PRECAST MANHOLE REQUIREMENTS
NOT TO SCALE

	CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS SANITARY SEWER / MANHOLES	AUGUST, 2024	SHEET NO.	24

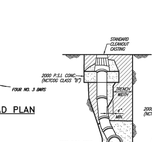


SECTION
REHAB
SERVICE CONNECTION

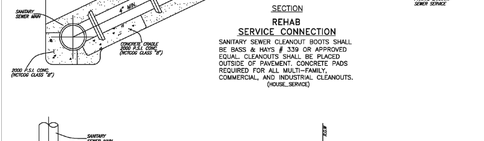
SANITARY SEWER CLEANOUT BOOTS SHALL BE BASS & HAYS # 339 OR APPROVED EQUAL. CLEANOUTS SHALL BE PLACED OUTSIDE OF PAVEMENT. CONCRETE PADS REQUIRED FOR ALL MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL CLEANOUTS. (HOUSE_SERVICE)



CLEANOUT BOX PAD PLAN



STANDARD CLEANOUT
NO SCALE
(CLEANOUT)



SECTION
NEW
SERVICE CONNECTION

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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

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1	END USER PLAN REVISIONS
No.	REVISIONS
DATE	1/22/2026
BY	MJF

Kimley»Horn
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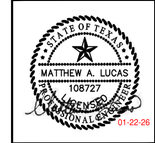


KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

UTILITY DETAILS
(3 OF 3)

SHEET NUMBER
C-407

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

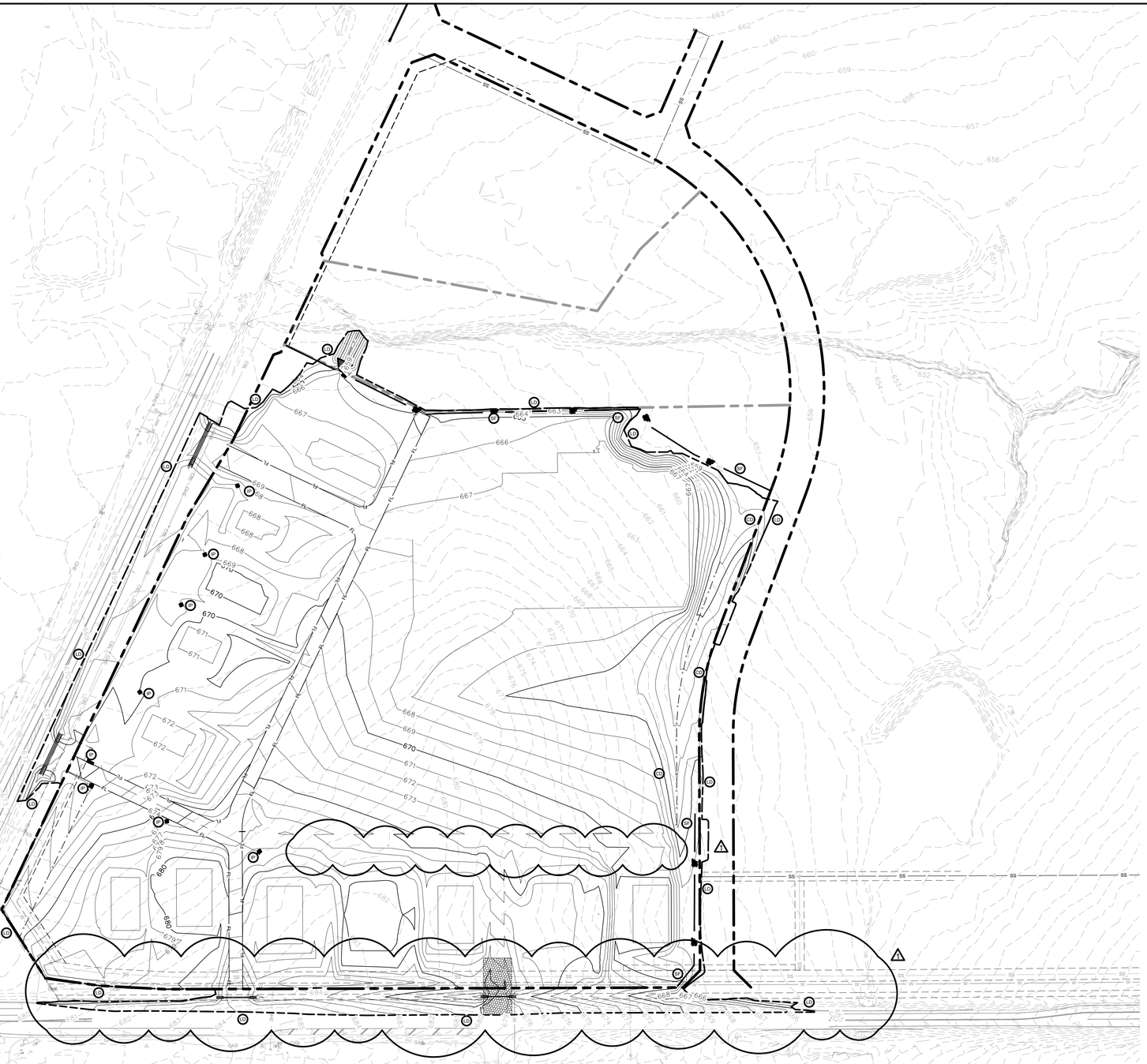
PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

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.



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.

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

27.59 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)

NO.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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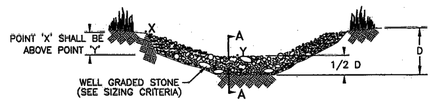

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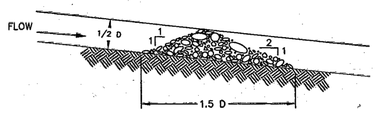
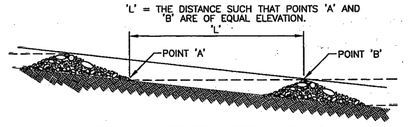


SECTION A – A



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:

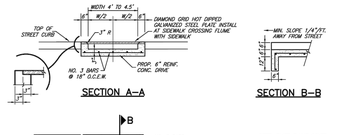
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

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.

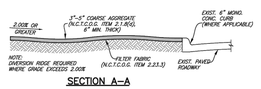
4. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9	
		DATE OCT. '04	STANDARD DRAWING NO. 1060B



REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)



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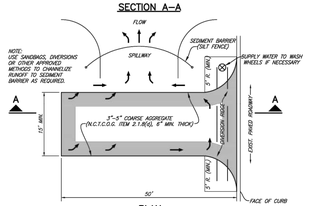
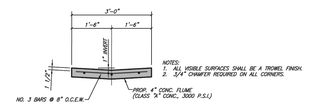


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

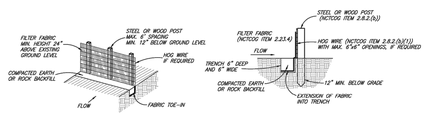
NO SCALE

(ENTRANCE)

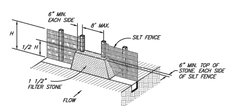


REINFORCED CONCRETE FLUME WITHOUT CURBS

(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 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.
	AUBREY TEXAS	STANDARD CONSTRUCTION DETAILS CONCRETE FLUME / EROSION CONTROL		10

REVISED: 4/26/24 – NPandey | 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 Pandey ON 8/19/2024

NO.	REVISIONS	DATE	BY
	END USER PLAN REVISIONS	1/22/2026	MJF

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
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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

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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DWG NAME

CROSS SECTION

PLAN VIEW

INLET PROTECTION–DROP BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14	
		DATE OCT. '04	STANDARD DRAWING NO. 1130

CROSS SECTION

PLAN VIEW

INLET PROTECTION–CURB BLOCK AND GRAVEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14	
		DATE OCT. '04	STANDARD DRAWING NO. 1140

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IMAGES
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DWG NAME C-EROSION-DETAILS.DWG [C-502]

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No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (2 OF 2)

SHEET NUMBER
C-502

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consider and take action regarding a Final Plat application for Lots 1-12, Block A, Chaparral Center, being approximately 27.243 acres out of the Francisco Trevino Survey, Abstract No. 1243, generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377, City of Aubrey, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Aubrey Land JV LLC
Engineer: Kimley Horn (Mike Feather, PE)
Application Date: April 8, 2026
Location: The property is generally located north of FM 428 (Spring Hill Road) and east of U.S. Highway 377.
Zoning: Planned Development District-Shopping Center (PD-SC)
Future Land Use Designation: Commercial
Current Use: Undeveloped

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 2023 and this portion of the overall development is zoned for Shopping Center (SC) uses and development regulations.

A Final Plat application was previously approved by City Council for the subject site on May 22, 2025. Since the approval, the applicant has received approval of the revised civil construction plans that change the lot configuration. This Final Plat application shows the revised lot configuration consistent with the approved civil construction plans.

The Final Plat application illustrates 12 lots with 9 commercial lots and 3 right-of-way reservation lots. The plat provides for easements and right-of-way to serve the lots. Floodplain exists on the property (Lots 1, 3-9, & 12) and building permits will not be released until a Letter of Map Revision (LOMR), currently under review by FEMA, is approved. 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 US 377. Ingress and egress points have been coordinated with TXDOT.

The anticipated development includes restaurant and service type uses along US 377 and FM 428 (Spring Hill Road), a convenience store at the immediate corner, and an anchor store.

Water and sewer service are provided by the City of Aubrey.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Final Plat and recommend it for approval subject to the following conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.08(b) — REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT COUNTY:** Recording information for all easements that are filed or recorded as separate instruments shall be added to the Final Plat prior to filing of the Final Plat with Denton County.

Planning & Zoning Commission Recommendation

The Planning and Zoning Commission unanimously recommended (5-0) approval of the Final Plat at their May 14, 2026 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
4. Approved Civil Construction Plans

Financial Summary

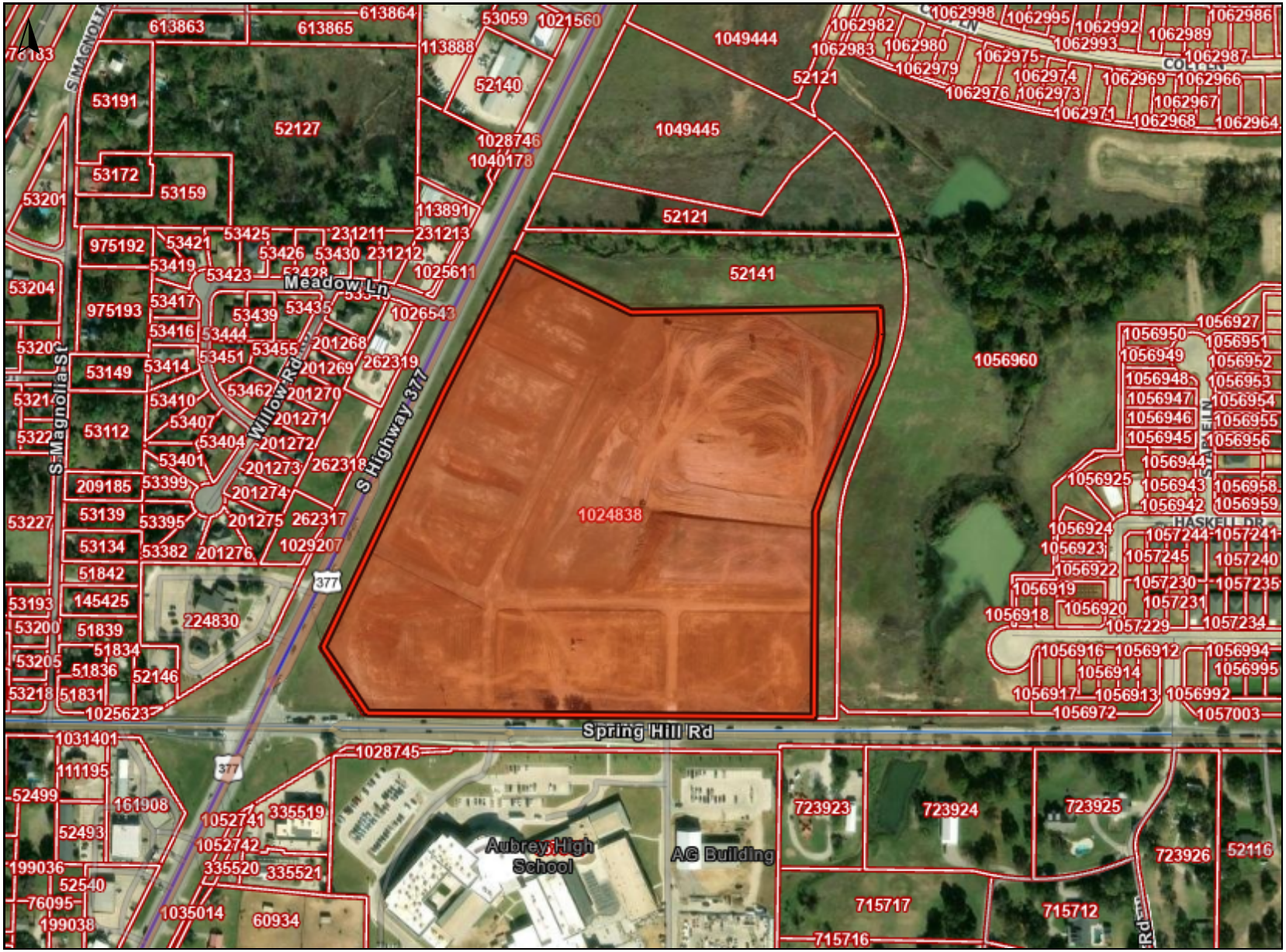
Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to (approve, approve with conditions or deny) the Chaparral Center Final Plat, dependent upon compliance with conditions as presented.

Location Map - Chaparral Center



Legend

DCAD (Property Lines)

Parcels



0 400 800 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

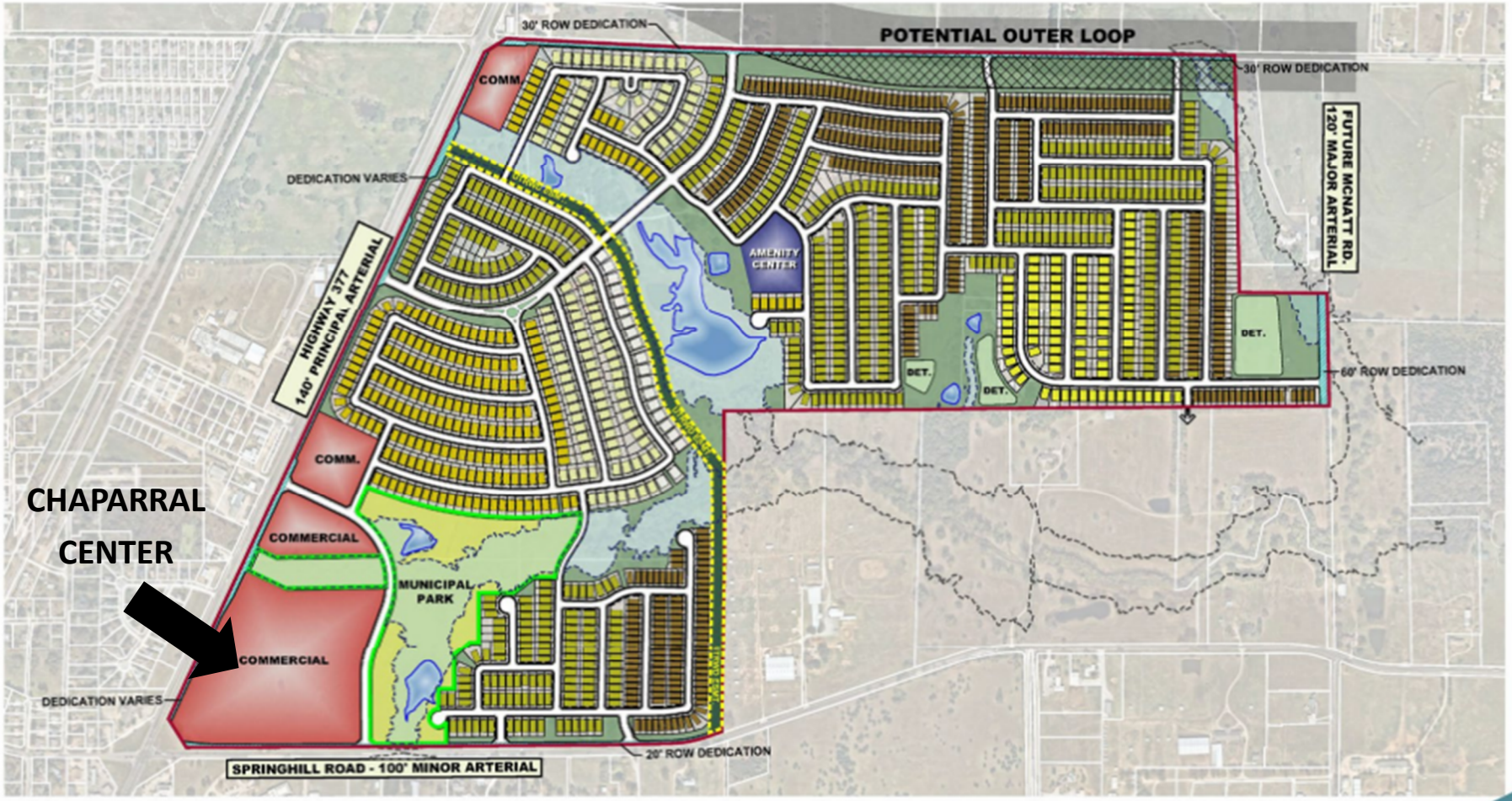
5/5/2026 11:25:41 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

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/Easement	6.0	1.3%
Total	468.8	100.0%

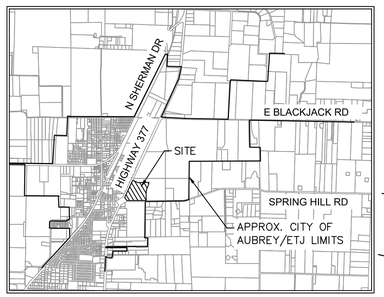
Potential Outer Loop (Overlay)

Lot Type Summary

60'	444	30.6%
70'	567	39.1%
75'	314	14.5%
80'	92	6.3%
85'	111	7.7%
95'	20	1.4%
Total	1,450	100.0%

GRAPHIC SCALE IN FEET

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 2.
17. Lots within proposed reclaimed flood zone are indicated on the plat with a ✱. No building permits will be issued on Lots 1, 3-9, 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
— — —	BUILDING LINE

FINAL PLAT
CHAPARRAL CENTER
27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 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	05/05/2026	063451861	1 OF 2

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 5/5/2026 1:19 PM LAST SAVED: 5/5/2026 8:45 AM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY LAND JV, 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 a Special Warranty Deed to Aubrey Land JV, LLC, as recorded in Instrument No. 2024-116209 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 a westerly line of said 27.243 acre tract and the easterly right-of-way line of said U.S. Highway 377, a distance of 1104.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 27.243 acre tract;

THENCE South 64°41'08" East, departing the easterly right-of-way line of said U.S. Highway 377 and along the northerly line of said 27.243 acre tract, a distance of 321.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°02'19" East, continuing along the northerly line of said 27.243 acre tract, a distance of 645.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 27.243 acre tract, and at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 17°26'13", and a chord bearing and distance of South 11°48'40" West, 142.49 feet;

THENCE along the easterly line of said 27.243 acre tract, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 143.04 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 530.00 feet, a central angle of 20°43'21", and a chord bearing and distance of South 10°10'07" West, 190.64 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 191.69 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 southeast corner of said 27.243 acre tract, being on the northerly right-of-way line of said Springhill Road;

THENCE South 89°48'26" West, along the southerly line of said 27.243 acre tract and the northerly right-of-way line of said Springhill Road, a distance of 1,133.82 feet to the **POINT OF BEGINNING** and containing 27.243 (1,186,697 square feet) acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT **AUBREY LAND JV, 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 _____, 20____.

BY: **AUBREY LAND JV, LLC**, a Delaware limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

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 Texas

_____
Notary Public, State of Texas

Witness this _____ day 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 _____, 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

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'	L73	S25°18'52"W	14.43'
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'	L74	N00°11'34"W	20.00'
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C7	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'
C8	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C9	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	0.388	16,884
LOT 11, BLOCK A	0.182	7,924
LOT 12, BLOCK A	0.643	28,007

FINAL PLAT
CHAPARRAL CENTER
27.243 ACRES

LOTS 1 - 12, BLOCK A

9 COMMERCIAL LOTS
3 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.
N/A	SG	KHA	05/05/2026	063451861	2 OF 2

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 : Syiviana 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\063452300-AUBREY PAD DEVELOPMENT\DWG\063452380-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/5/2026 1:19 PM LAST SAVED 5/5/2026 8:45 AM Copyright © 2026 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

AUBREY TEXAS 1907

City of Aubrey
Public Works Department

APPROVED FOR CONSTRUCTION
Conformed Set

City: Denise Rylander

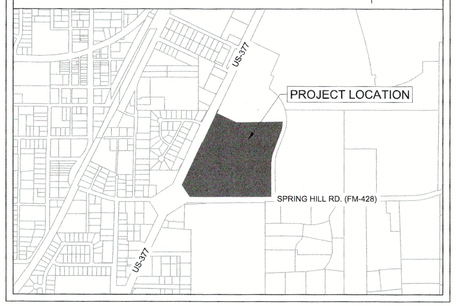
Date: 3/4/26

THESE PLANS SHALL BE ON THE JOB AT ALL TIMES

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL -NOT FOR CONSTRUCTION	01/09/2025
SECOND CITY SUBMITTAL -NOT FOR CONSTRUCTION	03/07/2025
THIRD CITY SUBMITTAL -NOT FOR CONSTRUCTION	06/20/2025
FOURTH CITY SUBMITTAL -ISSUED FOR CONSTRUCTION	7/31/2025
PERMIT SET - CITY STAMPED	9/10/2025
REVISION 1 - END USER UPDATES -FOURTH SUBMITTAL -NOT FOR CONSTRUCTION	11/25/2025
REVISION 1 - END USER UPDATES -FIFTH SUBMITTAL -ISSUED FOR CONSTRUCTION	01/22/2026

VICINITY MAP N.T.S.



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C-002	GENERAL NOTES
C-003	CITY OF AUBREY GENERAL NOTES
C-004	FINAL PLAT
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C-101	PAVING DETAILS (1 OF 2)
C-102	PAVING DETAILS (2 OF 2)
C-200	GRADING PLAN (1 OF 4)
C-201	GRADING PLAN (2 OF 4)
C-202	GRADING PLAN (3 OF 4)
C-203	GRADING PLAN (4 OF 4)
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C-501	EROSION CONTROL DETAILS (1 OF 2)
C-502	EROSION CONTROL DETAILS (2 OF 2)

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

JANUARY 2026

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
11-25-25

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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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C-COVR-SHEET.DWG [C-001]

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"X¼"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

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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DWG NAME: C:\NOTE-SHEET.DWG - [CITY OF AUBREY GENERAL NOTES]

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

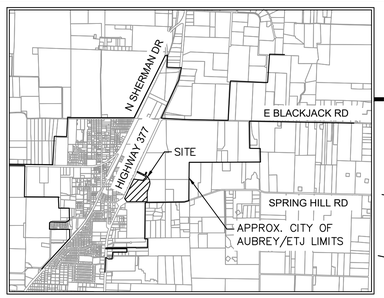
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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



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 - 10, BLOCK A

10 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

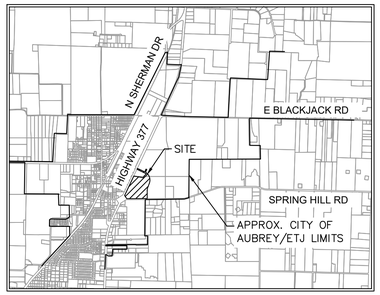
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	1 OF 3

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 12/12/2026 4:04 PM LAST SAVED 12/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



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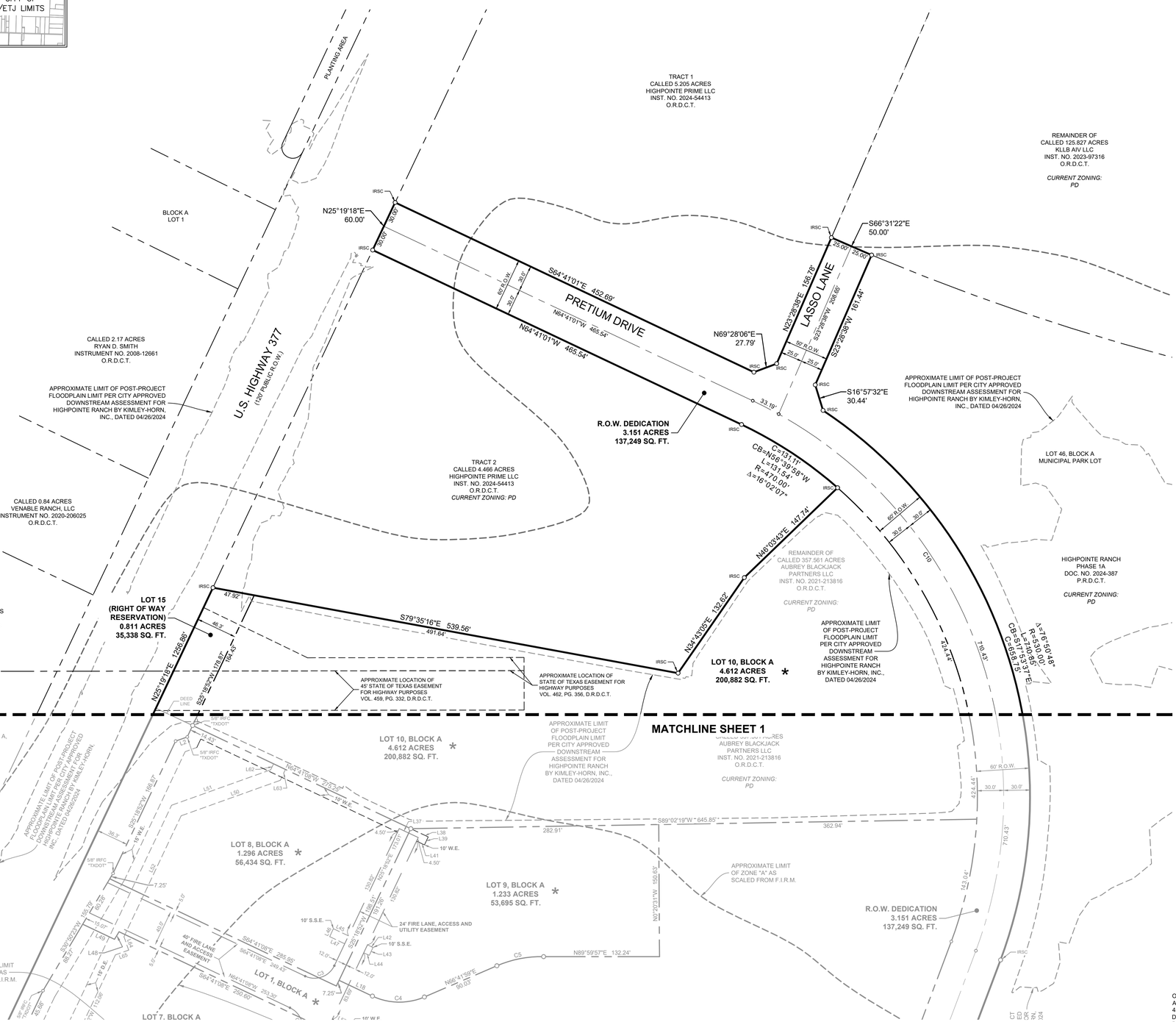

LEGEND

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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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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 - 10, BLOCK A

10 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 FIRM # 10193822

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SG	KHA	01/21/2026	063451861	2 OF 3

OWNER:
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8235 Douglas Ave., Suite 720
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Phone: 214-399-0445
Contact: Tim Baker

SURVEYOR:
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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\063423805-AUBREY PAD DEVELOPMENT\DWG\063423805 FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 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		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°48'26"W	42.43'	L31	N00°11'34"W	10.00'	L61	N19°41'08"W	11.36'
L2	S70°18'52"W	14.14'	L32	N89°49'23"E	11.00'	L62	N25°18'52"E	7.54'
L3	N00°05'02"W	20.00'	L33	N45°11'34"W	10.00'	L63	S25°18'52"W	13.75'
L4	N08°34'56"E	77.50'	L34	S64°41'08"E	19.00'	L64	S19°41'08"E	16.19'
L5	N89°48'26"E	10.02'	L35	N25°18'52"E	10.00'	L65	S70°18'52"W	16.19'
L6	N25°18'52"E	15.23'	L36	S64°41'08"E	19.00'	L66	S64°41'08"E	19.00'
L7	S25°18'52"W	15.23'	L37	S64°41'08"E	24.00'	L67	S19°41'08"E	16.19'
L8	N25°18'52"E	17.60'	L38	S64°41'08"E	22.00'	L68	S70°18'52"W	16.19'
L9	N64°41'08"W	10.00'	L39	S25°18'52"W	10.00'	L69	S19°41'08"E	16.19'
L10	S64°41'22"E	10.98'	L40	S44°48'26"W	10.50'	L70	S70°18'52"W	16.19'
L11	N25°13'37"E	10.00'	L41	N64°41'08"W	10.00'	L71	S19°41'08"E	16.07'
L12	S64°41'22"E	11.00'	L42	S64°41'08"E	7.00'	L72	S69°35'22"W	16.28'
L13	S64°41'08"E	18.94'	L43	S25°18'52"W	10.00'			
L14	N25°18'52"E	10.00'	L44	N64°41'08"W	7.00'			
L15	S64°41'08"E	18.94'	L45	S64°41'08"E	19.00'			
L16	N89°48'26"E	12.50'	L46	N25°18'52"E	10.00'			
L17	S89°48'26"W	2.50'	L47	N64°41'08"W	19.00'			
L18	S64°41'08"E	42.08'	L48	S30°50'23"W	10.05'			
L19	S25°18'52"W	17.60'	L49	N64°41'08"W	40.19'			
L20	S64°40'16"E	18.99'	L50	N70°18'52"E	120.16'			
L21	N25°18'52"E	10.00'	L51	N70°18'52"E	120.16'			
L22	S64°40'16"E	18.99'	L52	S25°18'52"W	152.56'			
L23	S64°41'08"E	10.50'	L53	S70°18'52"W	36.51'			
L24	N25°33'09"E	10.00'	L54	N64°41'08"W	15.00'			
L25	S64°37'52"E	10.46'	L55	S19°41'08"E	8.69'			
L26	N44°48'26"E	13.90'	L56	S70°18'52"W	15.00'			
L27	S64°41'08"E	19.00'	L57	N64°41'08"W	19.00'			
L28	N25°18'52"E	10.00'	L58	N25°18'52"E	10.00'			
L29	S64°41'08"E	19.00'	L59	N19°41'08"W	23.69'			
L30	S89°49'23"W	11.00'	L60	S25°18'52"W	51.09'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°28'18"	58.00'	8.58'	S86°25'13"E	8.57'
C2	105°21'28"	25.00'	45.97'	N62°38'03"E	39.76'
C3	90°00'00"	25.00'	39.27'	N70°18'52"E	35.36'
C4	48°36'53"	72.00'	61.09'	S88°59'34"E	59.28'
C5	24°23'36"	128.60'	54.75'	S78°55'25"W	54.34'
C6	14°43'28"	54.00'	13.88'	S17°57'08"W	13.84'
C9	20°43'21"	500.00'	180.84'	S10°10'07"W	179.85'
C10	85°12'48"	500.00'	743.63'	N22°04'37"W	676.96'
C11	64°29'34"	25.00'	28.14'	N32°26'21"W	26.68'
C13	25°30'26"	120.00'	53.42'	S12°33'39"W	52.98'
C15	90°00'00"	25.00'	39.27'	N19°41'08"W	35.36'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1, BLOCK A	16.683	726,699
LOT 2, BLOCK A	1.001	43,622
LOT 3, BLOCK A	1.795	78,189
LOT 4, BLOCK A	1.197	52,130
LOT 5, BLOCK A	1.179	51,360
LOT 6, BLOCK A	0.678	29,522
LOT 7, BLOCK A	0.969	42,230
LOT 8, BLOCK A	1.296	56,434
LOT 9, BLOCK A	1.233	53,695
LOT 10, BLOCK A	4.612	200,882
LOT 15, BLOCK A	0.811	35,338
LOT 16, BLOCK A	0.570	24,808

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

FINAL PLAT
CHAPARRAL CENTER
35.174 ACRES

LOTS 1 - 10, BLOCK A

10 COMMERCIAL LOTS
2 RIGHT OF WAY RESERVATIONS

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

OWNER:
Aubrey Blackjack Partners LLC
4514 Cole Avenue, Suite 1650
Dallas, Texas 75205
Phone: 214-674-9570
Contact : Chad Vose

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

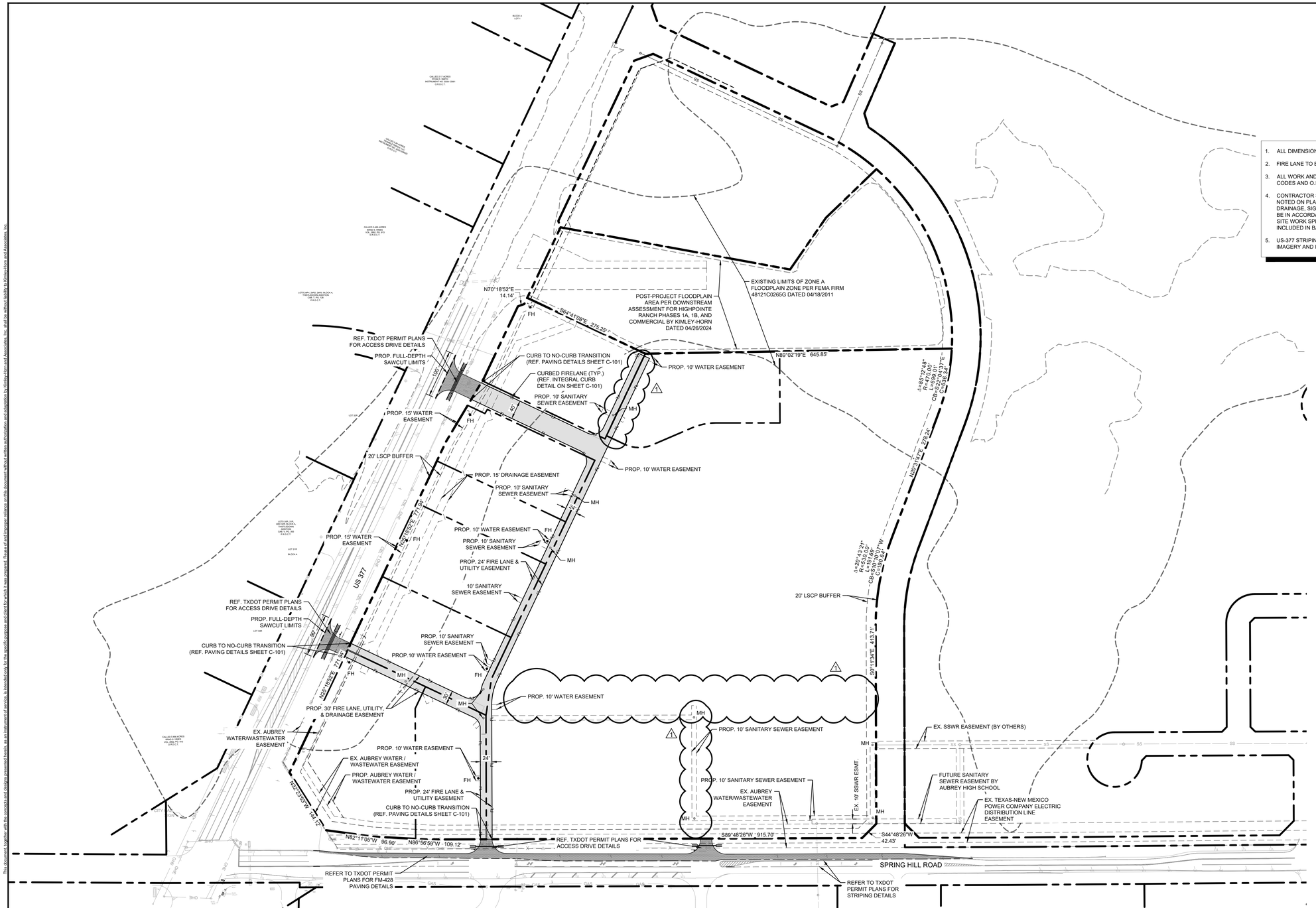
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	01/21/2026	063451861	3 OF 3

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\063452385-AUBREY PAD DEVELOPMENT\DWG\063452385-FINAL PLAT.DWG PLOTTED BY GUNAWAN, SYLVIANA 1/21/2026 4:04 PM LAST SAVED 1/20/2026 4:31 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved



NOTES

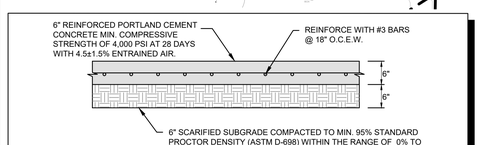
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. FIRE LANE TO BE CONSTRUCTED PER CITY OF AUBREY STREET STANDARDS.
3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE 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)



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.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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

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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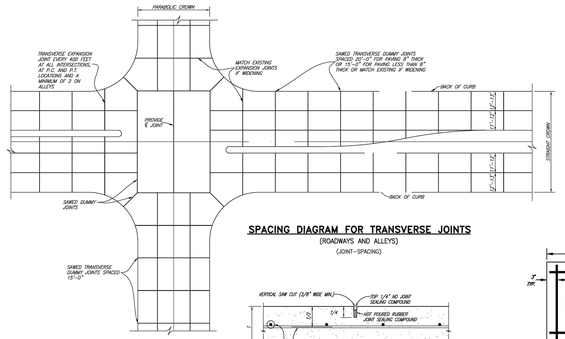
PLOTTED BY PEREZ, GERARDO 1/22/2026 10:23 AM
DWG NAME C:\DMCONTROL\PLAN.DWG [24x36]

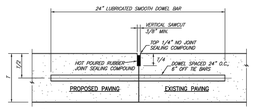
xlsh · dhcfg · xDoc · xEsBase · xEsSht · xNtsh · xPlot · xDim · xSt · xZA36 · xProdplan-PaveLA · Highpointe Post Floodplain · xBase · xNtsh_No RT 377 · xLdCnes



SPACING DIAGRAM FOR TRANSVERSE JOINTS

(ROADWAYS AND ALLEYS)

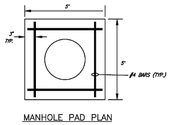
(JOINT-SPACING)



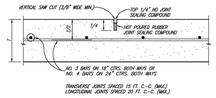
NOTES:
1. "1-#" AND SMOKER NO. 6 BAR, 1-#" AND LESS NO. 5 BAR
2. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
3. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG. HAND DRILLING NOT ACCEPTABLE. DAMAGE 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)



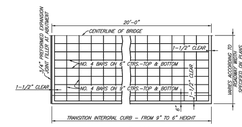
MANHOLE PAD PLAN



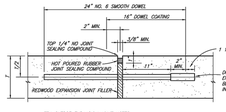
TRANSVERSE JOINTS SPACED 15 FT. C.-C. (MAX.)
LONGITUDINAL JOINTS SPACED 20 FT. C.-C. (MAX.)

SAWED DUMMY JOINT

(DUMMYJNT)



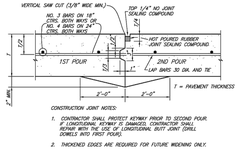
PLAN



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

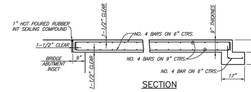
(EXPJNT)



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)

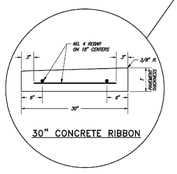
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 05
STANDARD CONSTRUCTION DETAILS PAVING / JOINTS		

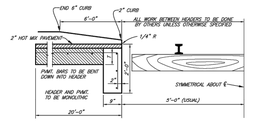
REVISED: 2/2/24 – NPonday | H:\Projects\Aubrey\4000\360-Standard Construction Details\Standard Details 2.0\Aubrey-05.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolin Ponday ON 8/19/2024



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.

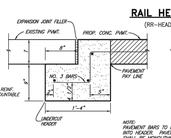


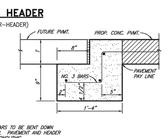


31' HMAC PAVEMENT SECTION LOCAL STREET TYPICAL CROSS SECTION

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.

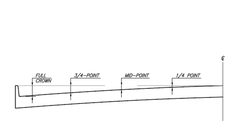




RAIL HEADER

(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"

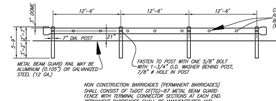
TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

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



NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TxDOT SITED(=.87 METAL BEAM GUARD, TYPE III, CLASS A, TYPE 1 OR TYPE 2 AS SHOWN ON THE PLANS. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TxDOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

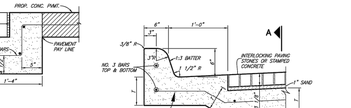
TYPICAL PERMANENT BARRICADE DETAIL

(PERM-BARRICADE)

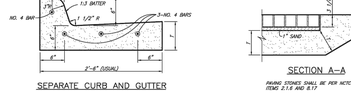
STREET HEADER

(HEADER)

CONTINUOUS 3" ORANGE, REFLECTING SHEETING ACROSS BARRICADE, ON 4" DIA. REFLECTORS (MECHANICALLY ATTACHED) ON 3' CENTERS.



MONOLITHIC CURB



SEPARATE CURB AND GUTTER

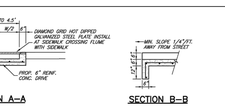
SECTION A–A

CURB AND CURB AND GUTTER

(CURB–GUT)

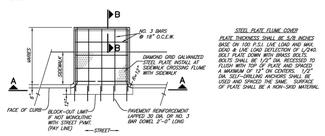
CITY OF AUBREY, TEXAS	AUGUST, 2024	SHEET NO. 04
STANDARD CONSTRUCTION DETAILS PAVING / SECTIONS / DETAILS		

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: Nolin Ponday ON 8/19/2024



SECTION A–A

SECTION B–B



PLAN

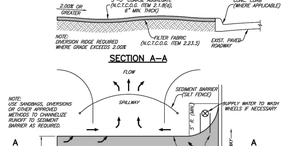
STEEL PLATE FLUME COVER PLATE THICKNESS SHALL BE SUS INCHES BASE ON 150 P.S.I. LIVE LOAD AND MAX. SEND & LIVE LOAD DEFLECTION OF L/240. BOLT PLATE DOWN WITH BRASS BOLTS, NUTS AND WASHERS. PLATE SHALL BE FLUSH WITH TOP OF PLATE AND SPACED A MAXIMUM OF 12" ON CENTERS. 1/2" GAP SHALL BE PROVIDED ON SIDES AND ENDS OF PLATE. SAID SPACING DISTANCE, MATERIAL OF PLATE SHALL BE A NON-SKID MATERIAL.

REINFORCED CONCRETE FLUME WITH CURBS

(FLUME)



SECTION A–A

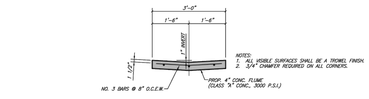


PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

NO SCALE

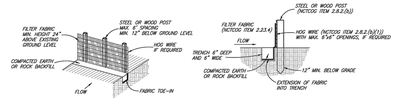
(ENTRANCE)



NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
2. 3/4" CHAMFER REQUIRED ON ALL CORNERS.

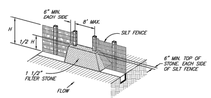
REINFORCED CONCRETE FLUME WITHOUT CURBS

(FLUMESEC)



ISOMETRIC VIEW — SECTION VIEW

SILT FENCE DETAIL



STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

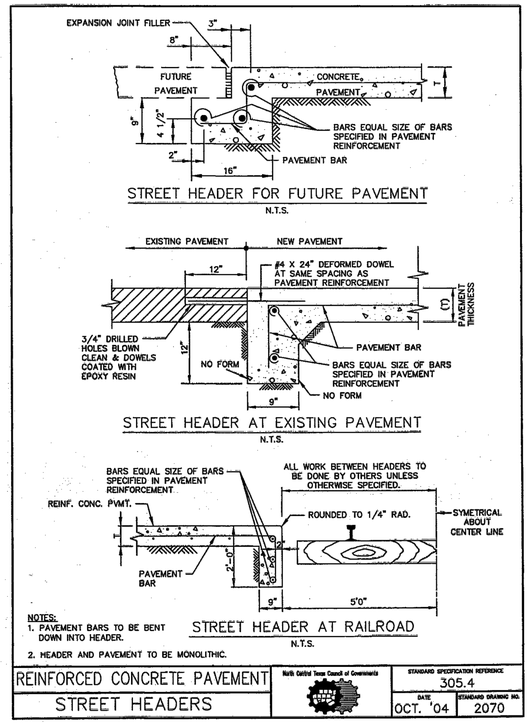
NOTES:
1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 2.12.
2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GROUND.
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: 4/26/24 – 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: Nolin Ponday ON 8/19/2024



STREET HEADER FOR FUTURE PAVEMENT

N.T.S.

STREET HEADER AT EXISTING PAVEMENT

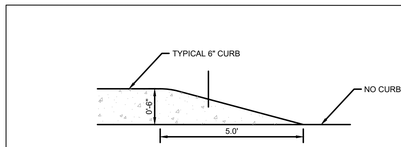
N.T.S.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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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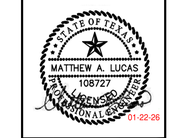

KHA PROJECT 064523805	DATE 1/22/2026	SCALE AS SHOWN	DESIGNED BY MJF	DRAWN BY WV	CHECKED BY MAL

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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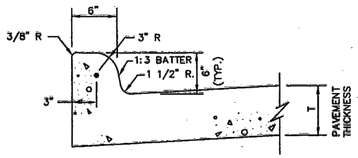
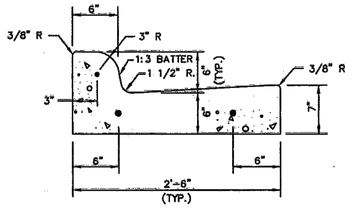
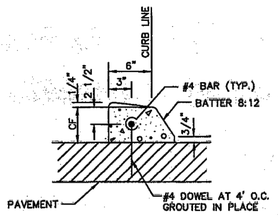


INTEGRAL CURB & GUTTER
N.T.S.



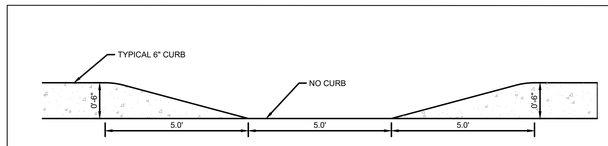
SEPARATE CURB & GUTTER
N.T.S.



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 INTEGRAL, SEPARATE, & DOWELED	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
		DATE OCT. '04
		STANDARD DRAWING NO. 2120



5' CURB CUT
N.T.S.



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE" STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE MARKING
N.T.S.

NO.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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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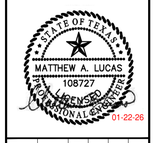

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PAVING DETAILS
(2 OF 2)

SHEET NUMBER
C-102

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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 4
1.20 ACRES

LOT 3
1.79 ACRES

LOT 2
1.01 ACRES

FPE 672.00

FPE 679.00

FPE 681.00

PROP. 24' FIRE LANE AND ACCESS EASEMENT

EX. TEXAS-NEW MEXICO POWER COMPANY ELECTRIC DISTRIBUTION LINE EASEMENT

EX. AUBREY WATER/WASTEWATER EASEMENT

REFER TO TXDOT PERMIT PLANS FOR GRADING DETAILS OF SPRING HILL ROAD (FM-428)

SPRINGHILL ROAD

FPE 680.50

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

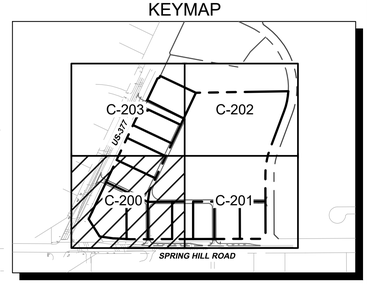
LEGEND

- PROPERTY LINE
- 555 — PROPOSED CONTOURS
- 555 — EXISTING CONTOURS
- 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

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.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (1 OF 4)

SHEET NUMBER
C-200

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PEREZ, GERARDO
DWG NAME
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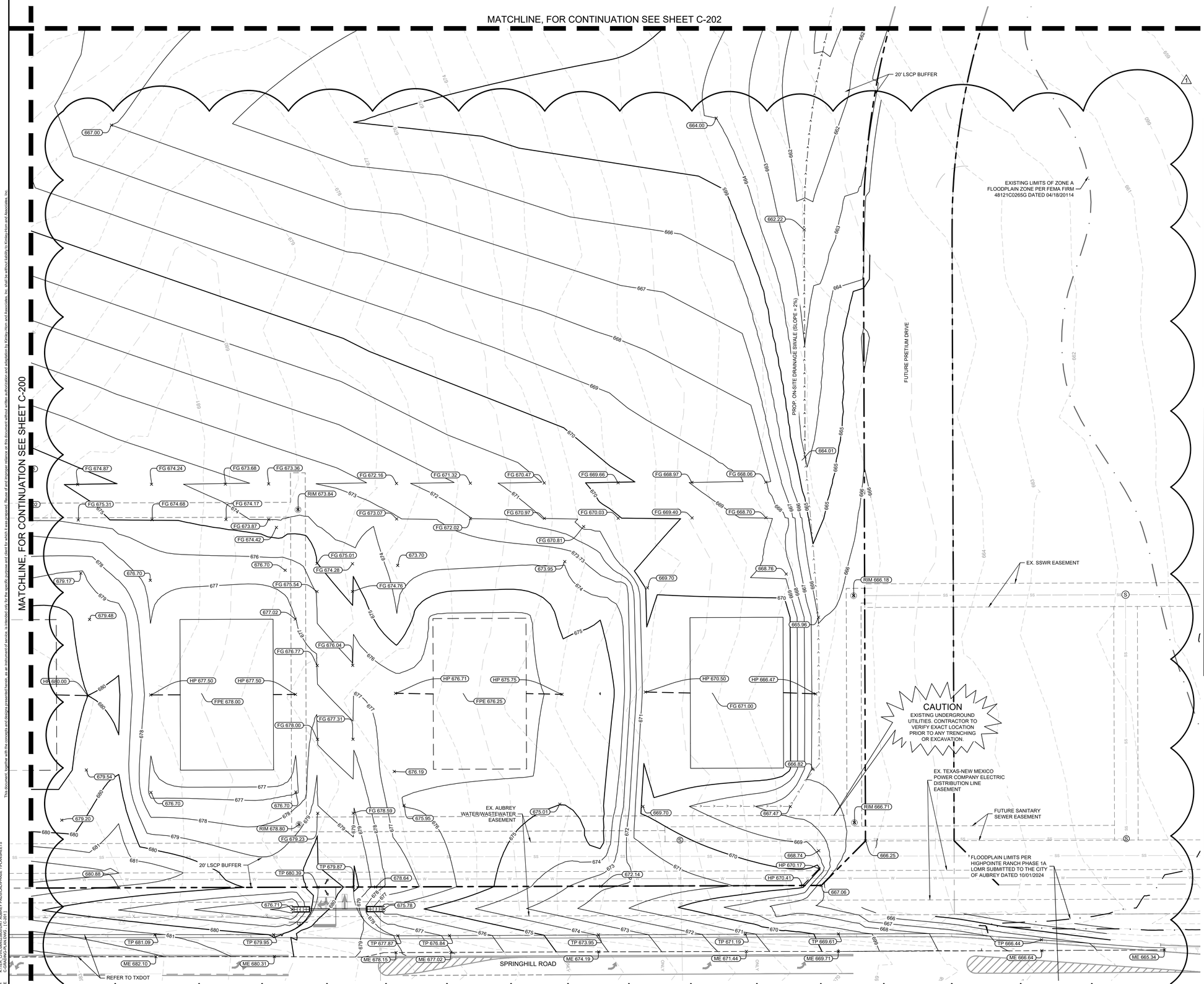
MATCHLINE, FOR CONTINUATION SEE SHEET C-200



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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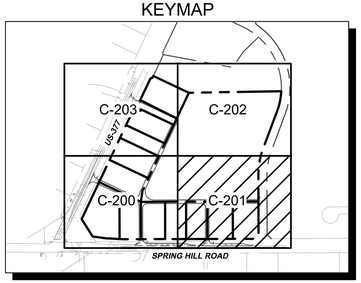
KEYMAP



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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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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
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (2 OF 4)

SHEET NUMBER
C-201

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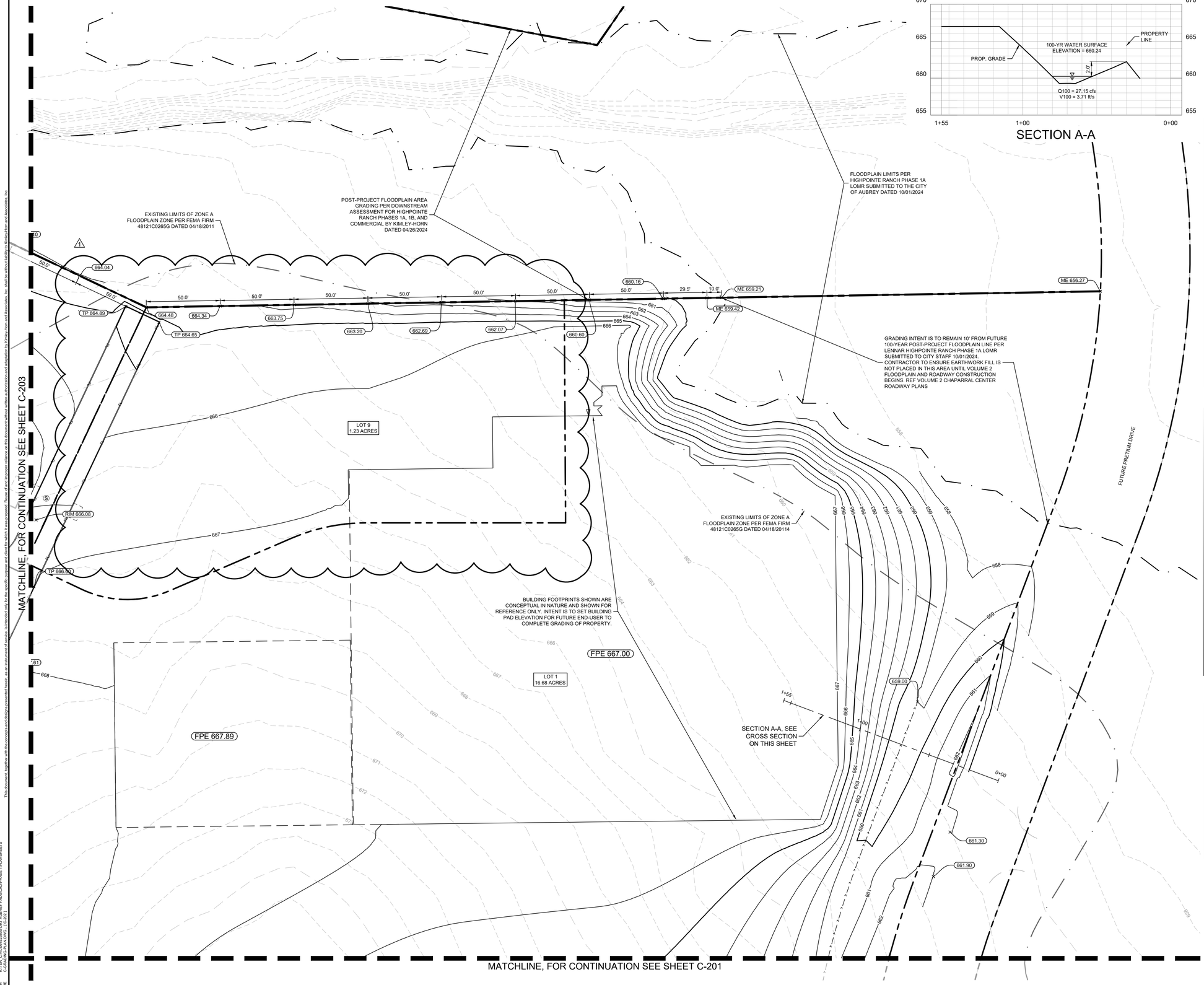


SECTION A-A

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

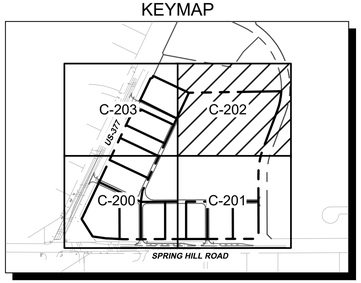
LEGEND

	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
596.00TW 596.00BW	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	DRAINAGE ARROW
	SWALE
	HIGH POINT

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.
12. POST-PROJECT FLOODPLAIN PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY 10/01/2024. CONTRACTOR TO ENSURE EARTHWORK FILL IS NOT PLACED INSIDE THE FUTURE FLOODPLAIN LINE WHILE LOMR BY OTHERS IS IN REVIEW. GRADING ASSUMES CONVEYANCE OF PRETIUM DRIVE R.O.W. AND PARK/FLOODPLAIN AREA TO NORTH HAS BEEN COMPLETED AND GRADING ACTIVITIES ARE PERMITTED IN FUTURE CITY R.O.W.

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.

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SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (3 OF 4)

SHEET NUMBER
C-202

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CALLED 0.466 ACRES
BRAD S. HINES
VOL. 2892, PG. 913
D.R.D.C.T.

LOTS 28R1, 28R2, 28R3, BLOCK A,
THISTLEDOWN ADDITION
CAB. T, PG. 128
P.R.D.C.T.

FLOODPLAIN LIMITS PER HIGHPOINTE RANCH PHASE 1A LOMR SUBMITTED TO THE CITY OF AUBREY DATED 10/01/2024

CAUTION
VERIFY DEPTH PRIOR TO CONSTRUCTION AND COORDINATE LOWERING OR PROTECTION AS REQUIRED BY UTILITY OWNER

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

US 377

MEADOW LANE

LOT 8
1.29 ACRES

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2011

EXISTING LIMITS OF ZONE A
FLOODPLAIN ZONE PER FEMA FIRM
48121C0265G DATED 04/18/2014

LOT 32R

LOTS 30R, 31R,
AND 32R, BLOCK A,
THISTLEDOWN
ADDITION
CAB. V, PG. 393
P.R.D.C.T.

LOT 31R
BLOCK A

20' LSCP BUFFER

PROP. 15' WATER
EASEMENT

FPE 668.00

FPE 668.00

FPE 670.00

FPE 671.00

LOT 7
0.98 ACRES

LOT 6
0.68 ACRES

LOT 5
1.18 ACRES

ME 657.09
ME 662.93
ME 663.23
ME 663.26
ME 663.55
FL 857.87
665.53
665.60
663.86
ME 667.25
ME 664.53
ME 667.19
TP 667.98
ME 667.10
TP 668.62
TP 668.94
ME 667.06
TP 669.18
665.08
HP 666.95
666.70
TI 666.50
TP 668.54
TP 668.75
TP 668.14
TP 668.38
TP 667.74
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667.77
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669.70
TP 668.67
TP 668.38
RIM 668.83
TP 669.44
TP 669.16
TP 670.21
TP 669.93
RIM 670.71
TP 670.98
TP 670.71

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
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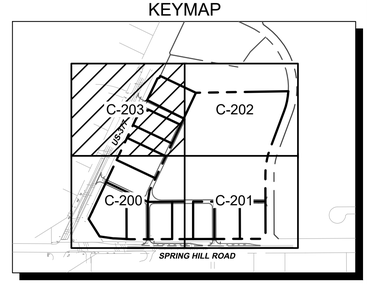
KEYMAP



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CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

GRADING PLAN (4 OF 4)

SHEET NUMBER
C-203





GRAPHIC SCALE IN FEET
0 50 100 200

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)	FREQUENCY FACTOR	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I"100 (in/hr)	TOTAL FLOW Q100 (cfs)	COLLECTION POINT
DA-377.1	1.37	1.00	0.90	10	9.80	12.1	TXDOT ROADSIDE DITCH
DA-377.2	3.15	1.00	0.90	10	9.80	27.8	TXDOT ROADSIDE DITCH
DA-377.3	6.77	1.00	0.90	10	9.80	59.7	TXDOT ROADSIDE DITCH
DA-SH	0.42	1.00	0.90	10	9.80	3.7	TXDOT ROADSIDE DITCH
EX-A	15.85	1.00	0.35	33	7.91	43.9	EX. FLOODPLAIN/CREEK TO NORTH
EX-B	10.18	1.00	0.35	22	7.91	28.2	EX. FLOODPLAIN/CREEK TO NORTH

No.	REVISIONS	DATE	BY
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SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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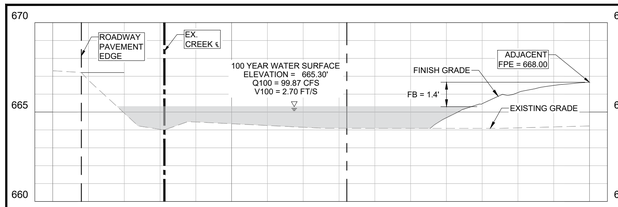

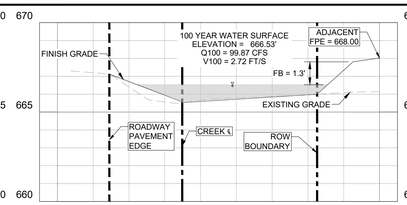

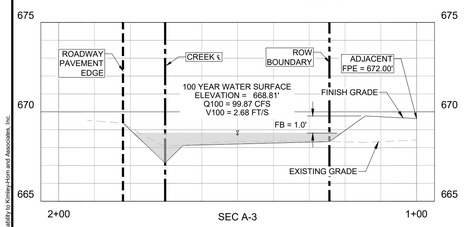

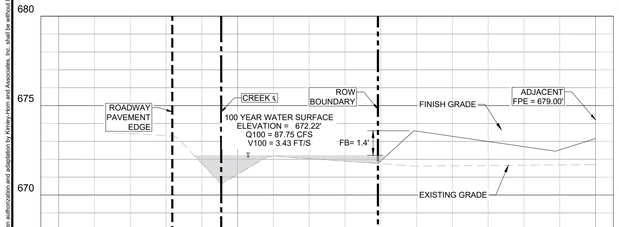

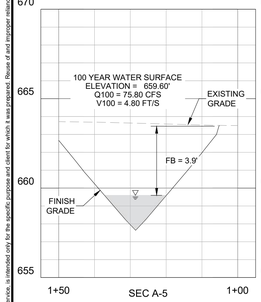

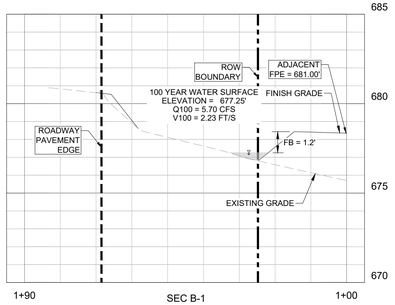

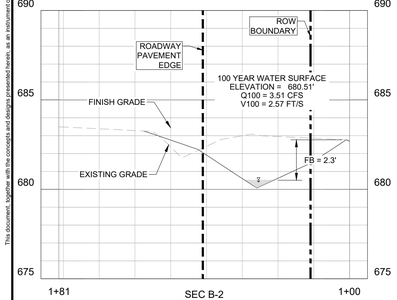

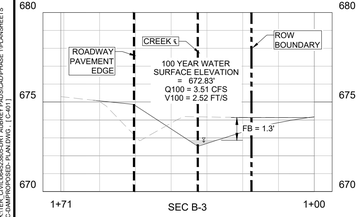

DRAINAGE GENERAL NOTES

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	18.12	1.00	0.90	10	9.80	159.84
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	1.73	1.00	0.90	10	9.80	15.23
DA-A.7	0.88	1.00	0.90	10	9.80	7.79
DA-A.8	0.50	1.25	0.80	10	8.80	4.42
DA-A.9	0.43	1.00	0.90	10	9.80	3.75
DA-B.1	0.62	1.00	0.90	10	9.80	5.43
DA-SH	0.40	1.00	0.90	10	9.80	3.51

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DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

PROPOSED DRAINAGE AREA MAP

SHEET NUMBER
C-301

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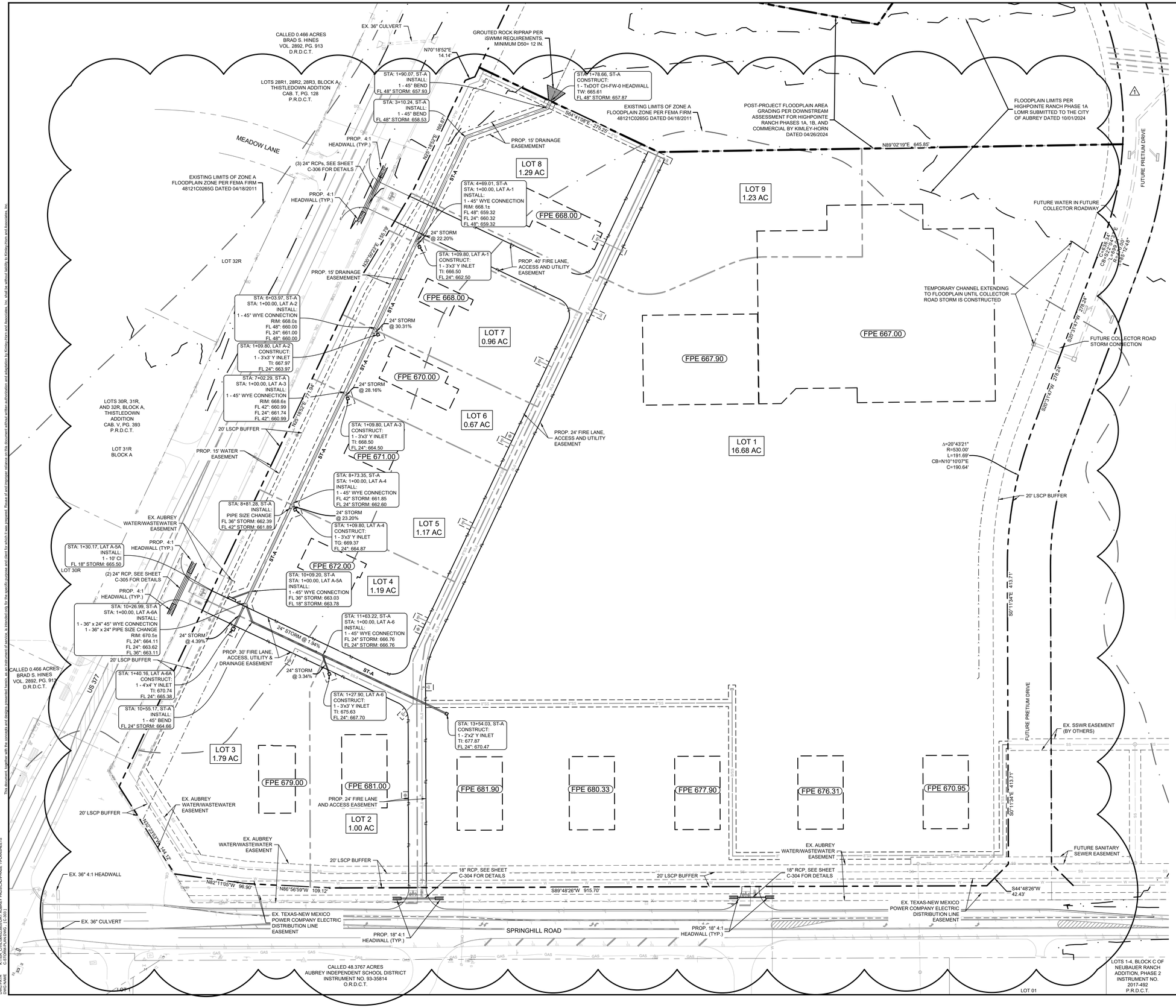
DWG NAME C:\AMP\PROPOSED PLAN.DWG (C-401)

dRedy dEnt dEdisse dEnt dEnt dDim dLtr dX36 dX36 11x17_Todd Border dLstLines dDrwg dPostplum-Post H. dHighpointe Post Floodplain dBase dPG dSanRoad



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
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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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IMAGES
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LAST SAVED
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PLOT STYLE
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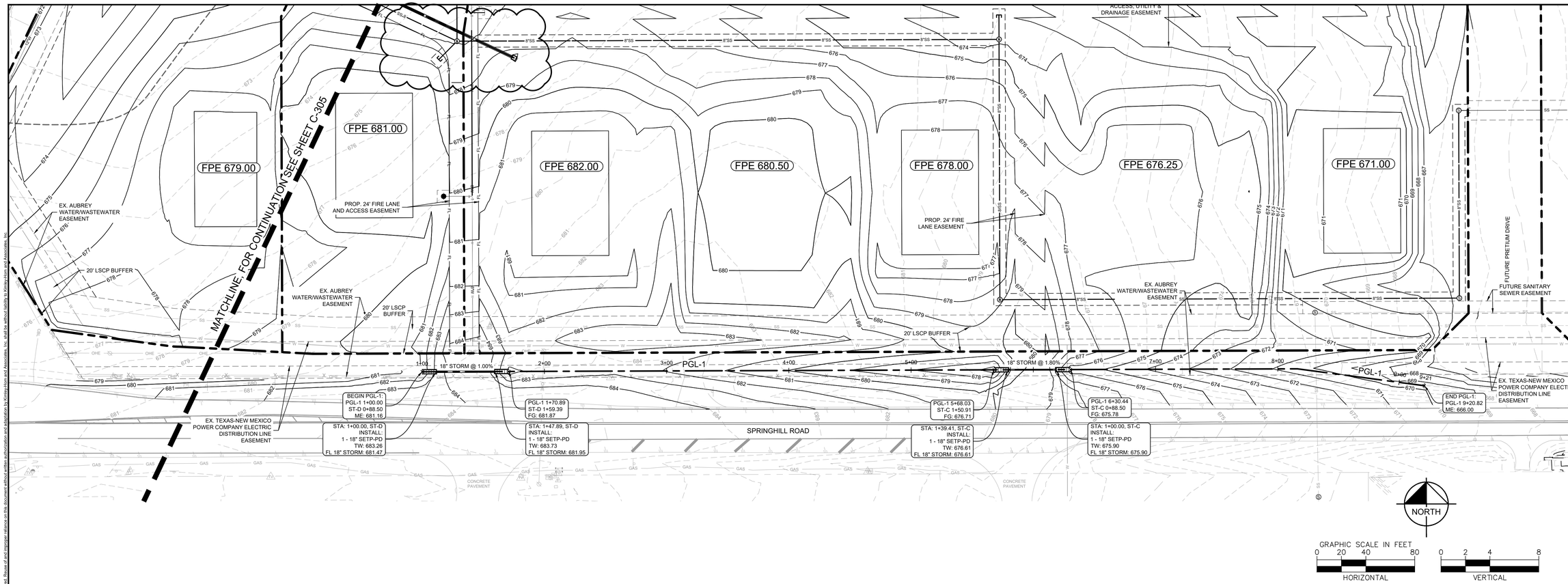

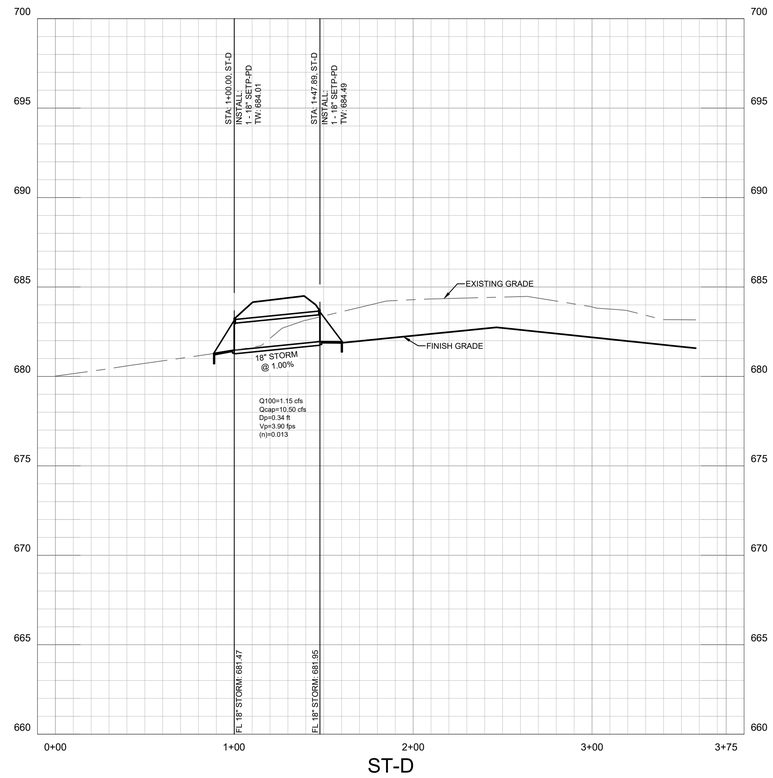

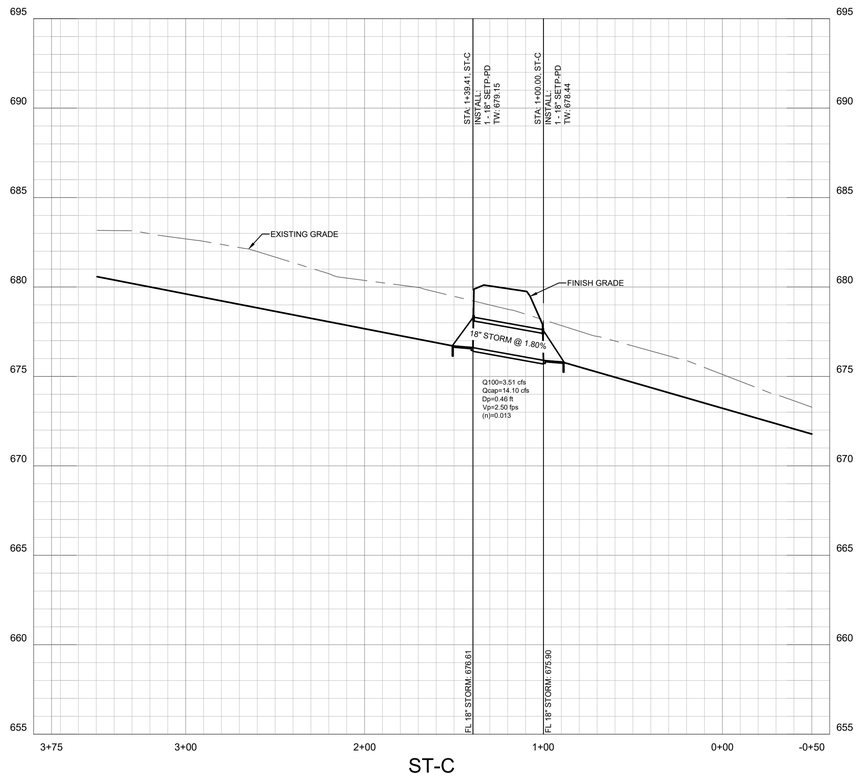

LEGEND

- 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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (1 OF 3)

SHEET NUMBER
C-304

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IMAGES ATTACHED
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PLOTTED BY PEREZ, DENNISO
PLOT DATE 1/22/2026 12:23 PM
DWG NAME C-STORM PROFILES.DWG

IMAGES ATTACHED
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PLOTTED BY PEREZ, DENNISO
PLOT DATE 1/22/2026 12:23 PM
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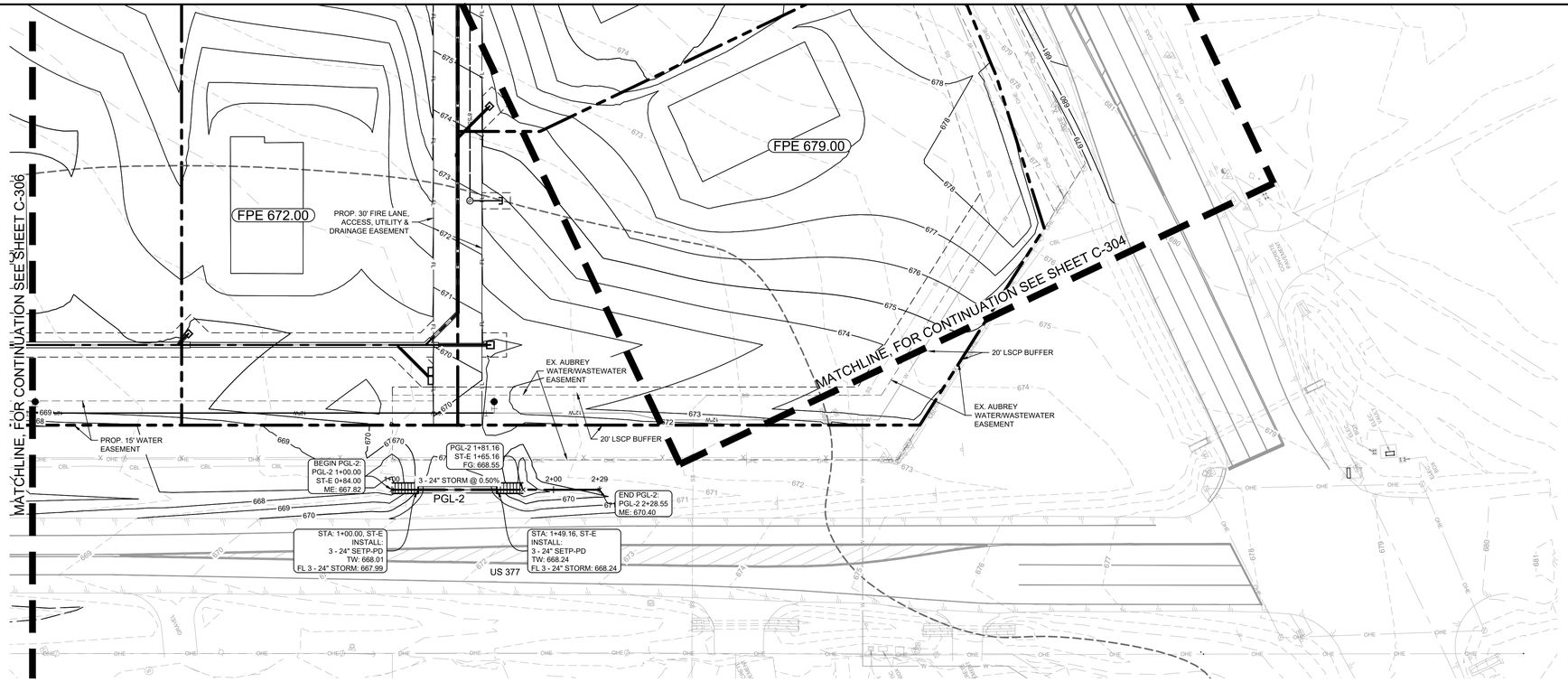
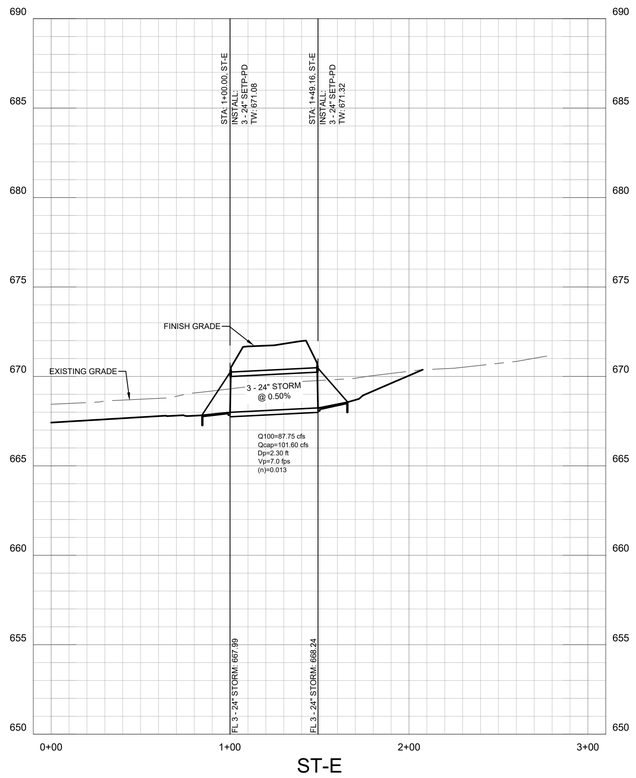
C-304
PASSCADPHASE 1\PLANSHEETS





GRAPHIC SCALE IN FEET
0 20 40 80
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

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (2 OF 3)

SHEET NUMBER
C-305

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IMAGES
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PLOTTED BY PEREZ, DEMARIOS 1/22/2026 12:23 PM
PLOTTED ON Kimley-Horn_24x36.ctb
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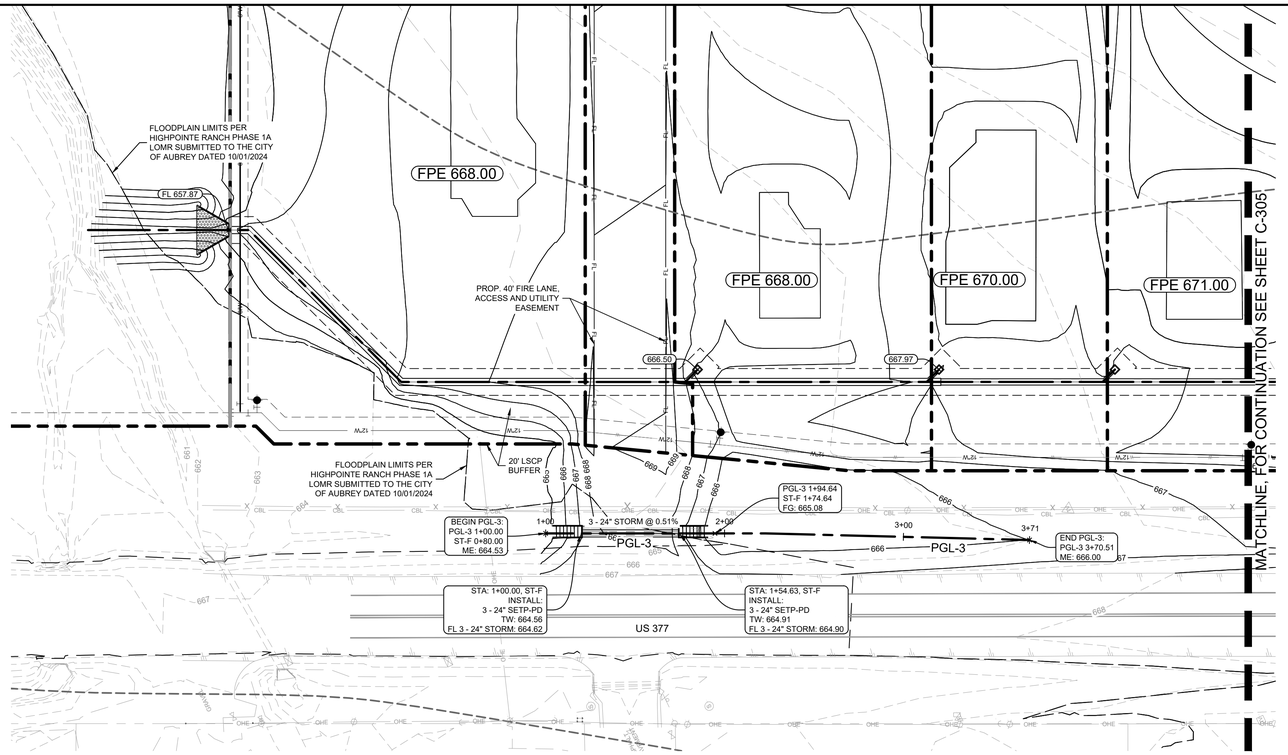

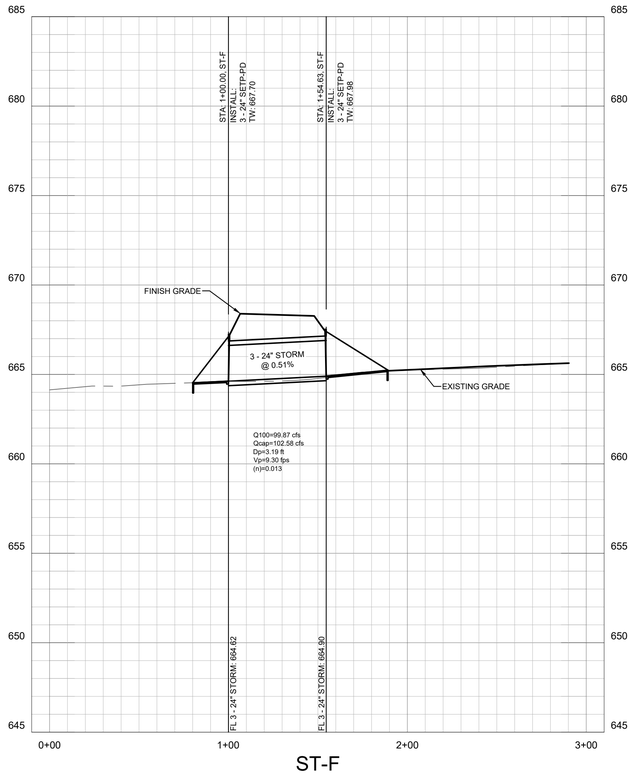



GRAPHIC SCALE IN FEET

0 20 40 80

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
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	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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

CHANNEL PLAN AND PROFILE (3 OF 3)

SHEET NUMBER
C-306

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PLOTTED BY PEREZ, DEBORDS 1/22/2026 12:25 PM
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GRAPHIC SCALE IN FEET
0 20 40 80
HORIZONTAL

0 2 4 8
VERTICAL

No.	REVISIONS	DATE	BY
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SUITE 100 TERRELL, TX 75160
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108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

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AUBREY, DENTON COUNTY, TEXAS

STORM PROFILES (1 OF 2)

SHEET NUMBER
C-307

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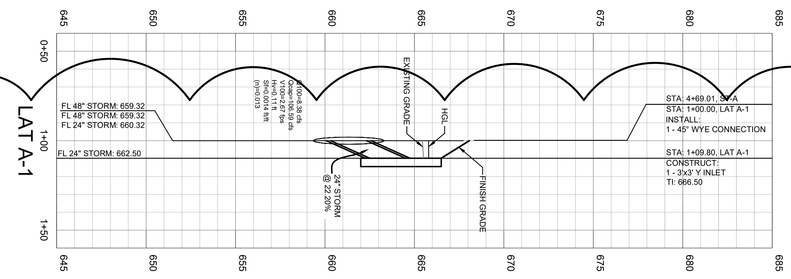

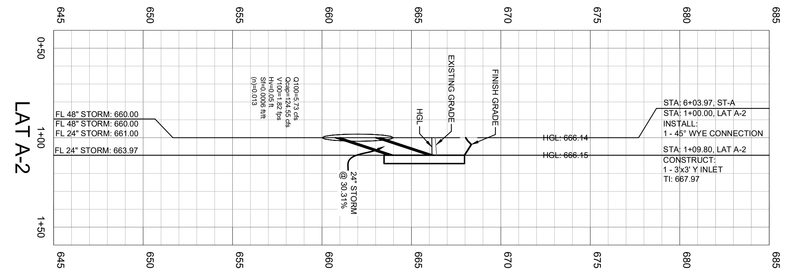

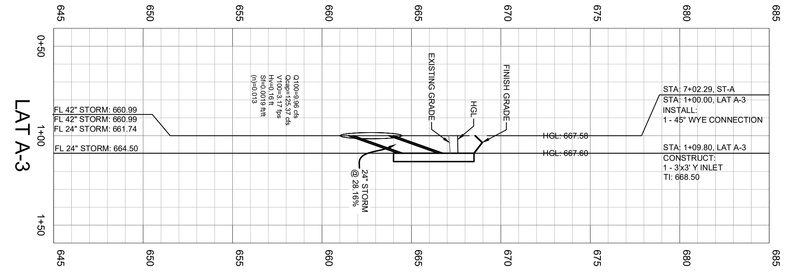

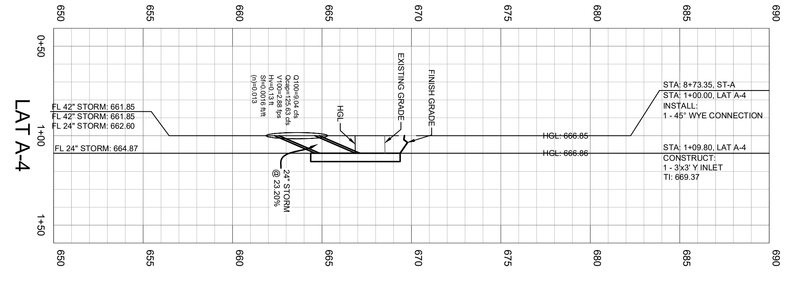

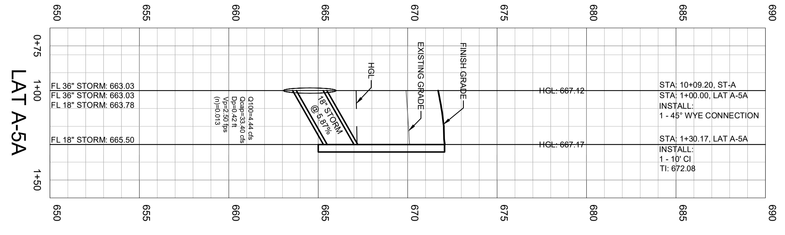

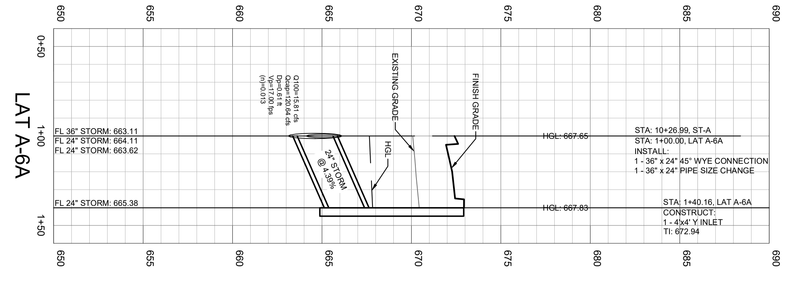

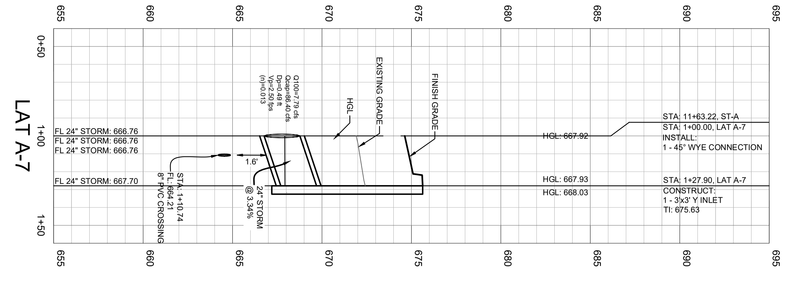

VERTICAL 0 2 4 8

HORIZONTAL 0 20 40 80 GRAPHIC SCALE IN FEET

SHEET NUMBER C-308	STORM PROFILES (2 OF 2)	CHAPARRAL CENTER COLLECTOR ROAD NEC OF US-377 & SPRINGHILL ROAD AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

STATE OF TEXAS MATTHEW A. LUCAS 108722 LICENSED PROFESSIONAL ENGINEER 01-22-26

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No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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			(inlet)		
Storm Line:	**ST-A**														**Total Flow in System =**	**64.77**										664.50		
1+78.66	1+90.07		45B	11.41	657.87	661.87	657.93	661.93	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.02	0.41	0.50	0.21	664.50	664.52	664.73	-	FULL FLOW
1+90.07	3+10.24		45B	120.17	657.93	661.93	658.53	662.53	0.50%	48.00			12.57	0.013	0.0	64.77	5.2	8.1	101.6	0.0020	0.24	0.41	0.50	0.21	664.73	664.97	665.18	-	FULL FLOW
3+10.24	4+69.01	LAT A-1	45Y	158.77	658.53	662.53	659.32	663.32	0.50%	48.00			12.57	0.013	8.4	64.77	5.2	8.1	101.6	0.0020	0.32	0.41	0.40	0.29	665.18	665.50	665.79	-	FULL FLOW
4+69.01	6+03.97	LAT A-2	45Y	134.96	659.32	663.32	660.00	664.00	0.50%	48.00			12.57	0.013	5.7	56.40	4.5	8.1	101.6	0.0015	0.21	0.31	0.40	0.14	665.79	666.00	666.14	-	FULL FLOW
6+03.97	6+23.64	LAT A-3	45Y	19.67	660.50	664.00	660.59	664.09	0.50%	42.00			9.62	0.013	10.0	50.67	5.3	7.4	71.1	0.0025	0.05	0.43	0.40	0.32	666.14	666.19	666.51	-	FULL FLOW
6+23.64	7+02.29	LAT A-4	45Y	78.65	660.59	664.09	660.99	664.49	0.50%	42.00			9.62	0.013	9.0	40.70	4.2	7.4	71.1	0.0016	0.13	0.28	0.40	0.21	666.51	666.64	666.85	-	FULL FLOW
7+02.29	8+73.35	LAT A-5	45Y	171.06	660.99	664.49	661.84	665.34	0.50%	42.00			9.62	0.013	4.4	31.67	3.3	7.4	71.1	0.0010	0.17	0.17	0.40	0.10	666.85	667.02	667.12	-	FULL FLOW
8+73.35	10+09.20	LAT A-6	45Y	135.85	662.34	665.34	663.02	666.02	0.50%	36.00			7.07	0.013	15.2	27.23	3.9	6.7	47.2	0.0017	0.23	0.23	0.40	0.14	667.12	667.34	667.48	-	FULL FLOW
10+09.20	10+26.99		45B	17.79	664.02	666.02	664.11	666.11	0.50%	24.00			3.14	0.013	0.0	12.00	3.8	5.1	16.0	0.0028	0.05	0.23	0.50	0.11	667.48	667.53	667.65	-	FULL FLOW
10+26.99	10+55.17	LAT A-7	45Y	28.18	664.11	666.11	664.66	666.66	1.94%	24.00			3.14	0.013	4.4	12.00	3.8	10.0	31.5	0.0028	0.08	0.23	0.40	0.19	667.65	667.73	667.92	-	FULL FLOW
10+55.17	11+63.22	LAT A-8	45Y	108.05	664.66	666.66	666.75	668.75	1.94%	24.00			3.14	0.013	3.8	7.59	~~2.4~~	10.0	31.5	~~0.0011~~	~~0.12~~	~~0.09~~	0.40	~~0.10~~	667.92	668.04	668.14	-	PARTIAL
11+63.22	13+54.03	DA-A.9	INLET	190.81	666.75	668.75	670.46	672.46	1.94%	24.00			3.14	0.013	3.8	3.79	~~1.2~~	10.0	31.5	~~0.0003~~	~~0.05~~	~~0.02~~	1.00	~~0.10~~	668.14	668.19	668.29	678.18	PARTIAL
Storm Line:	**LAT A-1**														**Total Flow in System =**	**8.38**										665.79		
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	665.79	665.80	665.91	666.50	FULL FLOW
Storm Line:	**LAT A-2**														**Total Flow in System =**	**5.73**										666.14		
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	666.14	666.15	666.25	667.97	FULL FLOW
Storm Line:	**LAT A-3**														**Total Flow in System =**	**9.96**										666.51		
1+00.00	1+09.80	DA-A.4	INLET	9.80	661.49	663.49	664.25	666.25	28.16%	24.00			3.14	0.013	10.0	9.96	3.2	38.2	120.0	0.0019	0.02	0.16	1.00	0.16	666.51	666.53	666.68	668.50	FULL FLOW
Storm Line:	**LAT A-4**														**Total Flow in System =**	**9.04**										666.85		
1+00.00	1+09.80	DA-A.5	INLET	9.80	662.35	664.35	664.62	666.62	23.20%	24.00			3.14	0.013	9.0	9.04	2.9	34.7	109.0	0.0016	0.02	0.13	1.00	0.13	666.85	666.86	666.99	669.37	FULL FLOW
Storm Line:	**LAT A-5**														**Total Flow in System =**	**4.44**										667.12		
1+00.00	1+30.17	DA-A.6	INLET	30.17	665.12	666.62	666.89	668.39	5.87%	18.00			1.77	0.013	4.4	4.44	~~2.5~~	14.4	25.4	~~0.0018~~	~~0.05~~	~~0.10~~	1.00	~~0.10~~	667.12	667.17	667.27	672.08	PARTIAL
Storm Line:	**LAT A-6**														**Total Flow in System =**	**15.23**										667.65		
1+00.00	1+40.16	DA-A.7	INLET	40.16	664.93	666.93	666.69	668.69	4.39%	24.00			3.14	0.013	15.2	15.23	~~4.8~~	15.1	47.4	~~0.0045~~	~~0.18~~	~~0.37~~	1.00	~~0.37~~	667.65	667.83	668.19	672.94	PARTIAL
Storm Line:	**LAT A-7**														**Total Flow in System =**	**4.41**										667.92		
1+00.00	1+27.90	DA-A.8	INLET	27.90	667.81	669.81	668.74	670.74	3.34%	24.00			3.14	0.013	4.4	4.41	~~1.4~~	13.2	41.3	~~0.0004~~	~~0.01~~	~~0.03~~	1.00	~~0.10~~	667.92	667.93	668.03	675.63	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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C-STORM CALCS (DWG - [C-309])

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
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)
Z:1	12"	4'-7 5/8"	2'-6"	2'-10"	3'-3 1/8"	88	0.6	1'-9"	20	0.2
	15"	5'-3 5/8"	2'-9 1/2"	3'-4"	3'-10 1/8"	103	0.7	2'-2"	24	0.3
	18"	6'-4 3/8"	3'-1"	3'-10"	4'-5"	124	0.9	2'-8"	32	0.3
	21"	7'-2 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 3/8"	203	1.7	4'-4"	65	0.8
	33"	10'-10"	4'-8"	6'-4"	7'-3 3/8"	224	2.0	4'-8"	71	0.9
	36"	11'-8 1/8"	4'-11 1/2"	6'-10"	7'-10 3/8"	249	2.2	5'-1"	81	1.0
	42"	13'-3 3/8"	5'-6 1/2"	7'-10"	9'-0 3/8"	298	2.8	5'-10"	97	1.3
	48"	15'-9"	6'-1 1/2"	9'-4"	10'-9 3/8"	360	3.8	6'-7"	117	1.7
	54"	17'-3 5/8"	6'-8 1/2"	10'-4"	11'-11 3/8"	427	4.5	7'-6"	151	2.1
	60"	19'-2 3/8"	7'-3 1/2"	11'-4"	13'-1"	481	5.3	8'-3"	174	2.5
	66"	20'-11 1/2"	7'-10 1/2"	12'-4"	14'-3"	544	6.2	8'-9"	194	2.9
	72"	22'-8 1/2"	8'-5 1/2"	13'-4"	15'-4 3/8"	601	7.1	9'-4"	213	3.3
X:1	12"	6'-3"	2'-6"	4'-3"	4'-11"	118	0.8	1'-9"	22	0.2
	15"	7'-1.5"	2'-9 1/2"	5'-0"	5'-9 1/8"	137	1.1	2'-2"	28	0.3
	18"	8'-6 3/8"	3'-1"	5'-9"	6'-7 3/8"	170	1.3	2'-8"	37	0.5
	21"	9'-8 3/8"	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 1/8"	257	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 3/8"	4'-8"	9'-6"	10'-11 3/8"	318	3.1	4'-8"	84	1.2
	36"	15'-7 3/8"	4'-11 1/2"	10'-2"	11'-10"	351	3.5	5'-1"	96	1.4
	42"	17'-11 1/2"	5'-6 1/2"	11'-9"	13'-6 3/8"	432	4.5	5'-10"	119	1.7
	48"	21'-1 3/8"	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'-2"	17'-5 3/8"	630	7.3	7'-6"	186	2.9
	60"	25'-9 1/2"	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 1/8"	924	11.7	9'-4"	272	4.4
X:1	12"	7'-10 1/2"	2'-6"	5'-4"	6'-1"	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'-6"	9'-9"	260	2.3	3'-1"	54	0.7
	24"	13'-8 1/2"	3'-9 1/2"	9'-8"	11'-2"	301	2.8	3'-7"	67	0.9
	27"	15'-2"	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 3/8"	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 1/8"	472	5.1	5'-1"	115	1.7
	42"	22'-5 3/8"	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'-4"	21'-2 1/2"	730	8.3	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 3/8"	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 3/8"	1,140	14.9	8'-9"	300	4.9
	72"	38'-1 3/8"	8'-5 1/2"	26'-8"	30'-9 1/2"	1,297	17.3	9'-4"	334	5.6
X:1	12"	11'-2"	2'-6"	8'-6"	9'-9 1/2"	224	1.9	1'-9"	28	0.4
	15"	13'-2 3/8"	2'-9 1/2"	10'-0"	11'-6 1/2"	268	2.5	2'-2"	37	0.5
	18"	15'-2 5/8"	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 1/8"	387	3.9	3'-1"	69	0.9
	24"	19'-1 1/2"	3'-9 1/2"	14'-6"	16'-9"	453	4.8	3'-7"	80	1.2
	27"	21'-1 3/8"	4'-1"	16'-0"	18'-5 3/8"	512	5.7	3'-11"	96	1.4
	30"	23'-1 3/8"	4'-4 1/2"	17'-6"	20'-2 1/2"	593	6.7	4'-4"	110	1.7
	33"	25'-1 1/2"	4'-8"	19'-0"	21'-11 1/8"	675	7.8	4'-8"	127	2.0
	36"	27'-1 5/8"	4'-11 1/2"	20'-6"	23'-8"	735	9.0	5'-1"	144	2.3
	42"	31'-1 5/8"	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 3/8"	6'-8 1/2"	31'-0"	35'-9 1/2"	1,424	19.2	7'-6"	300	5.0
	60"	45'-4 1/2"	7'-3 1/2"	34'-0"	39'-3"	1,631	22.9	8'-3"	353	6.0

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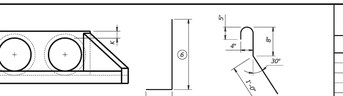
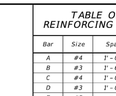
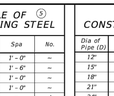


ELEVATION
(Showing dimensions.)



BARS V



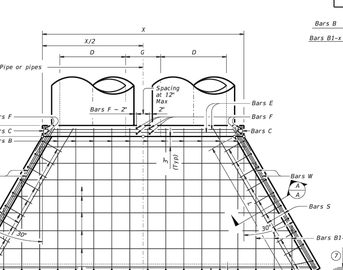
BARS CL
(Length = 2'-5")

TABLE OF REINFORCING STEEL (5)

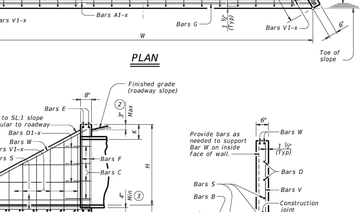
Bar	Size	Spa	No.
A	#4	1'-0"	~
B	#3	1'-6"	~
C	#4	1'-0"	~
D	#3	1'-0"	2'-6"
E	#5	~	4
F	#5	~	~
G	#3	~	6
S	#4	~	6
V	#4	1'-0"	~
W	#5	~	4

TABLE OF CONSTANT DIMENSIONS

Dia of Pipe (D)	G	K (4)	H
12"	0'-9"	1'-0"	2'-0"
15"	0'-11"	1'-0"	2'-3"
18"	1'-0"	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'-3"	1'-3"	6'-9"
72"	3'-4"	1'-3"	7'-3"

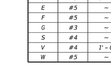


PLAN



TYPICAL WING ELEVATION

SECTION A-A



BARS B and B1-x

(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.

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 Reinf (Lb/Ft)	Conc (CY/Ft)
2'-6"	2'-5"	1'-0"	0"	7"	#4	1'-0"	#4	1'-0"	33.73	0.248
3'-0"	2'-5"	1'-0"	0"	7"	#4	1'-0"	#4	1'-0"	37.07	0.284
3'-6"	2'-5"	1'-0"	0"	7"	#4	1'-0"	#4	1'-0"	37.74	0.273
4'-0"	2'-5"	1'-0"	0"	7"	#4	1'-0"	#4	1'-0"	38.41	0.285
4'-6"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	41.75	0.330
5'-0"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	45.09	0.343
5'-6"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	45.75	0.355
6'-0"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	46.42	0.367
6'-6"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	52.77	0.414
7'-0"	3'-1"	2'-1"	6"	7"	#4	1'-0"	#4	1'-0"	53.44	0.426
8'-0"	4'-1"	2'-1"	6"	8"	#5	1'-0"	#4	1'-0"	60.19	0.486
9'-0"	4'-1"	2'-1"	6"	8"	#5	1'-0"	#4	1'-0"	81.49	0.535
10'-0"	5'-1"	2'-1"	6"	8"	#5	1'-0"	#4	1'-0"	97.25	0.584
11'-0"	5'-1"	2'-1"	6"	8"	#6	1'-0"	#5	1'-0"	133.65	0.634
12'-0"	6'-1"	2'-1"	6"	8"	#7	1'-0"	#5	1'-0"	162.29	0.721

TABLE OF WINGWALL REINFORCING (2-Wings)

Bar	Size	No.	Spa
E	#5	~	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)		9.82	
Conc (CY/Ft)		0.037	

TABLE OF ESTIMATED ANCHOR TOEWALL QUANTITIES

Bar	Size	No.	Spa
K	#4	~	1'-0"
N	#5	6	~
OL	#4	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 flush with Wingwall Toewall. Adjust reinforcing bars 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"

Length for Lw = 2'-4" (Longest) = Z (Shortest)

Length for Lw = Z (Longest) = Z (Shortest)

BARS J1 | BARS V

BARS L & OL | BARS J2

BARS R

BARS D

BARS K
(Length = 5'-4")

WING DIMENSION CALCULATIONS:

Formulas: (All values are in Feet)
Hw = H + T + C - 0.250'
Lw = (Hw - 0.333') (SL)

For Cast-In-place culverts:
LTw = (N) (S) + (N+1) (U)

For Precast culverts:
LTw = (N) (2U+S) + (N-1) (0.500')

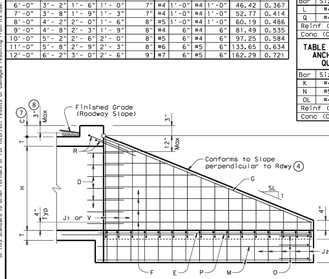
Lc = (LTw) - (2U)
ATw = Lc
Total Wingwall Area (Two Wings ~ S.F.)
= (Hw + 0.333') (Lw)

Hw = Height of Wingwall
SL:1 = Side Slope Ratio (Horizontal : 1 Vertical)
Lw = Length of Wingwall
LTw = Culvert Toewall Length
Lc = Culvert Curb between Wings
ATw = Anchor Toewall Length
N = Number of Culvert Spans

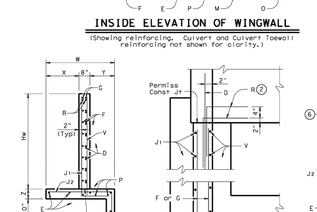
See applicable box culvert standard for H, S, T, and U values. See Table of Maximum Wall Heights for limits on Hw.

GENERAL NOTES:

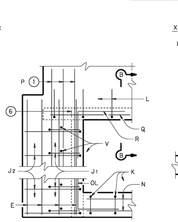
Designed according to AASHTO LRFD Specifications.
The Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the flow.
Pipe Runners are designed for a traversing load of 1,800 pounds 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 3/4" clear cover.
When structure is founded on solid rock, depth of bevel for culverts and wingwalls may be reduced or eliminated as directed by the Engineer.
See Table of Maximum Wall Heights 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.



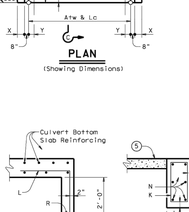
INSIDE ELEVATION OF WINGWALL
(Showing reinforcing, Culvert and Culvert Toewall reinforcing not shown for clarity.)



SECTION A-A

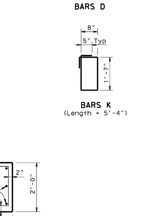


WINGWALL

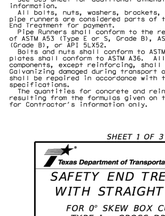


FOOTING AND TOEWALL

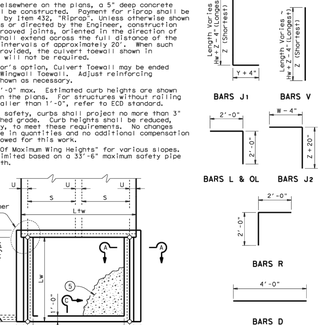
CORNER DETAILS
(Culvert and Culvert Toewall reinforcing not shown for clarity.)



SECTION B-B (5)



SECTION C-C



PLAN
(Showing Dimensions)

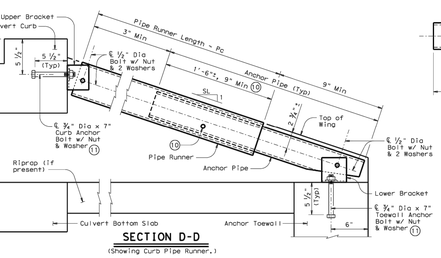
SHEET 1 OF 3

Texas Department of Transportation | Bridge Division Standard

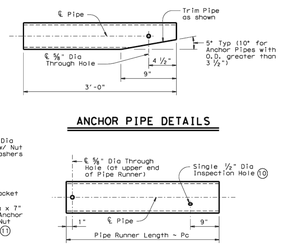
SAFETY END TREATMENT WITH STRAIGHT WINGS
FOR 0° SKEW BOX CULVERTS
TYPE I ~ CROSS DRAINAGE

SETB-SW-O

FILE: setb0sw.dgn	DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: GAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS 11-10: Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.

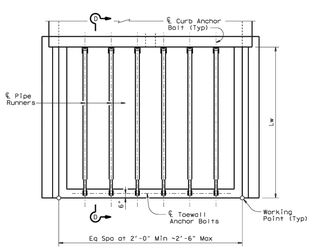


SECTION D-D
(Showing Curb Pipe Runner.)

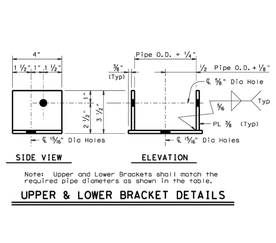


ANCHOR PIPE DETAILS

PIPE RUNNER DETAILS



PIPE RUNNER PLAN



SIDE VIEW | ELEVATION

UPPER & LOWER BRACKET DETAILS

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 lap of the Anchor Pipe with the Pipe Runner is adequate.

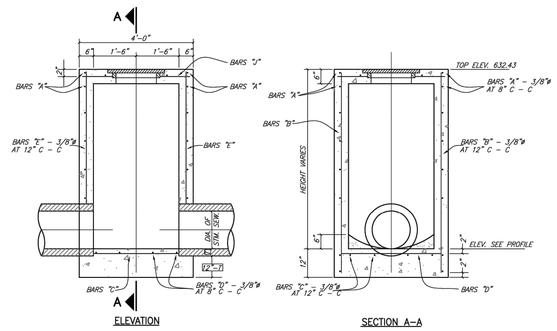
(11) At Contractor's option, an epoxy anchorage system may be used. Anchorage system chosen must be able to achieve an ultimate tensile resistance of 20 kips. Anchor diameter shall be 3/4". The Contractor must provide evidence to the Engineer that this can be achieved. Evidence of adequate tensile resistance 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

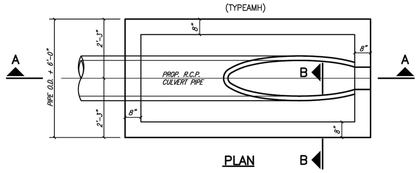
Culvert Station and/or Creek name followed by applicable end (Lt, Rt or Both) (12)	Lc (Ft)	L2 No. Spa	L2 Spa at (Ft)	L2 Overall Length (Ft)	Pipe Runner (Pc) No.	Pipe Runner (Pc) Length (Ft)	Pipe Runner (Pc) Size (3", 4" or 5")	Pipe Runner (Pc) Total (12) Length (Ft)	3'-0" Anchor Pipe Size (2", 3" or 4")	3'-0" Anchor Pipe Total (12) Length (Ft)



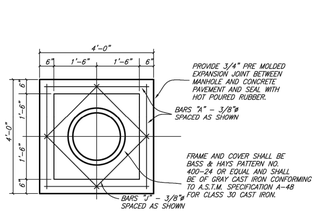
STORM SEWER TYPE A MANHOLE

MAX. PIPE SIZE 30"

(TYPEAMH)

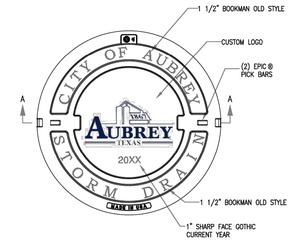


SLOPED CONCRETE HEADWALL

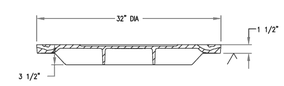


TOP PLAN
TYPE A & TYPE B
STORM SEWER MANHOLE

(MH_TOP)



PLAN OF STORM DRAIN COVER

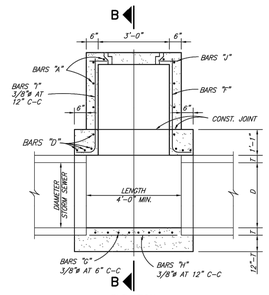


SECTION A–A OF COVER

STORM DRAIN INLET COVER

BASS & HAYS COVER, PART# VRM30–LID9B OR EJ 1408A1 COVER,
BASS & HAYS FRAME, PART# VRM30 RING

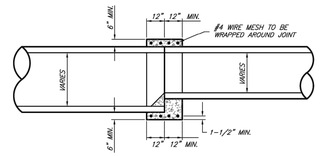
(MH–COV5)



TYPE B STORM SEWER MANHOLE

MAX. PIPE SIZE 78"

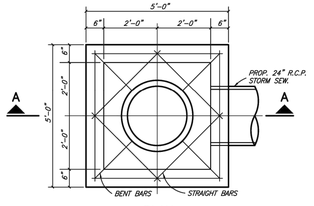
(TYPEBMH)

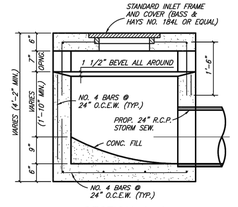


DETAIL OF CONCRETE COLLAR
FOR R.C.P. OR R.C.A.P. CONNECTIONS

INSIDE JOINT SHALL BE CONCRETE MORTAR

(CONCCOL)





STANDARD DROP INLET

	AUBREY TEXAS				**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

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VIEWS
PLOT SETUP P:\DALLAS\PASSIC\DPHASE 1\PLANSHEETS

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
WWW.KIMLEY-HORN.COM TX F-928
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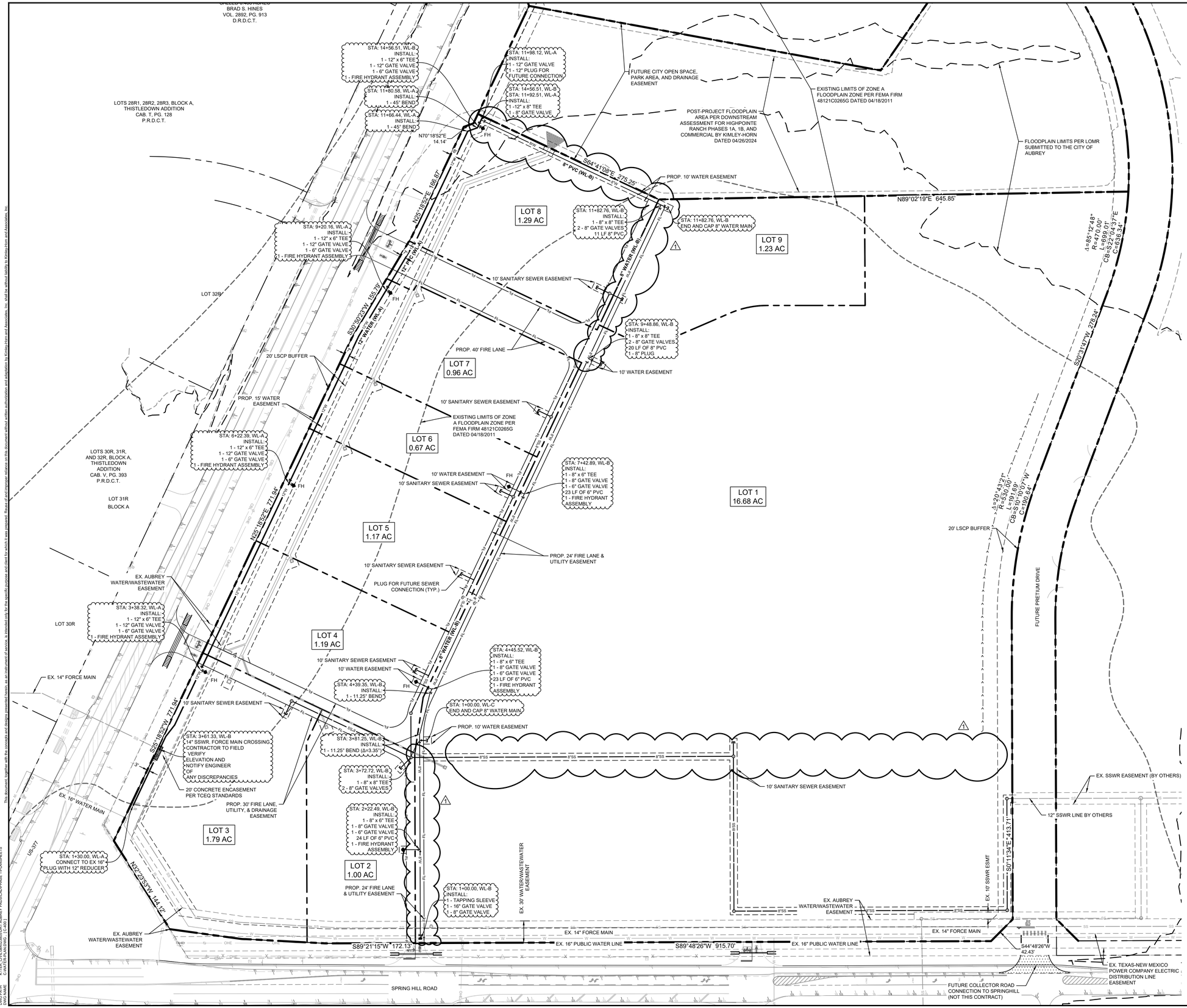
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT	064523805
DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
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



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 4'. FOR DEPTHS OF 10' OR GREATER, THE WASTEWATER SHALL BE A MINIMUM PIPE STIFFNESS 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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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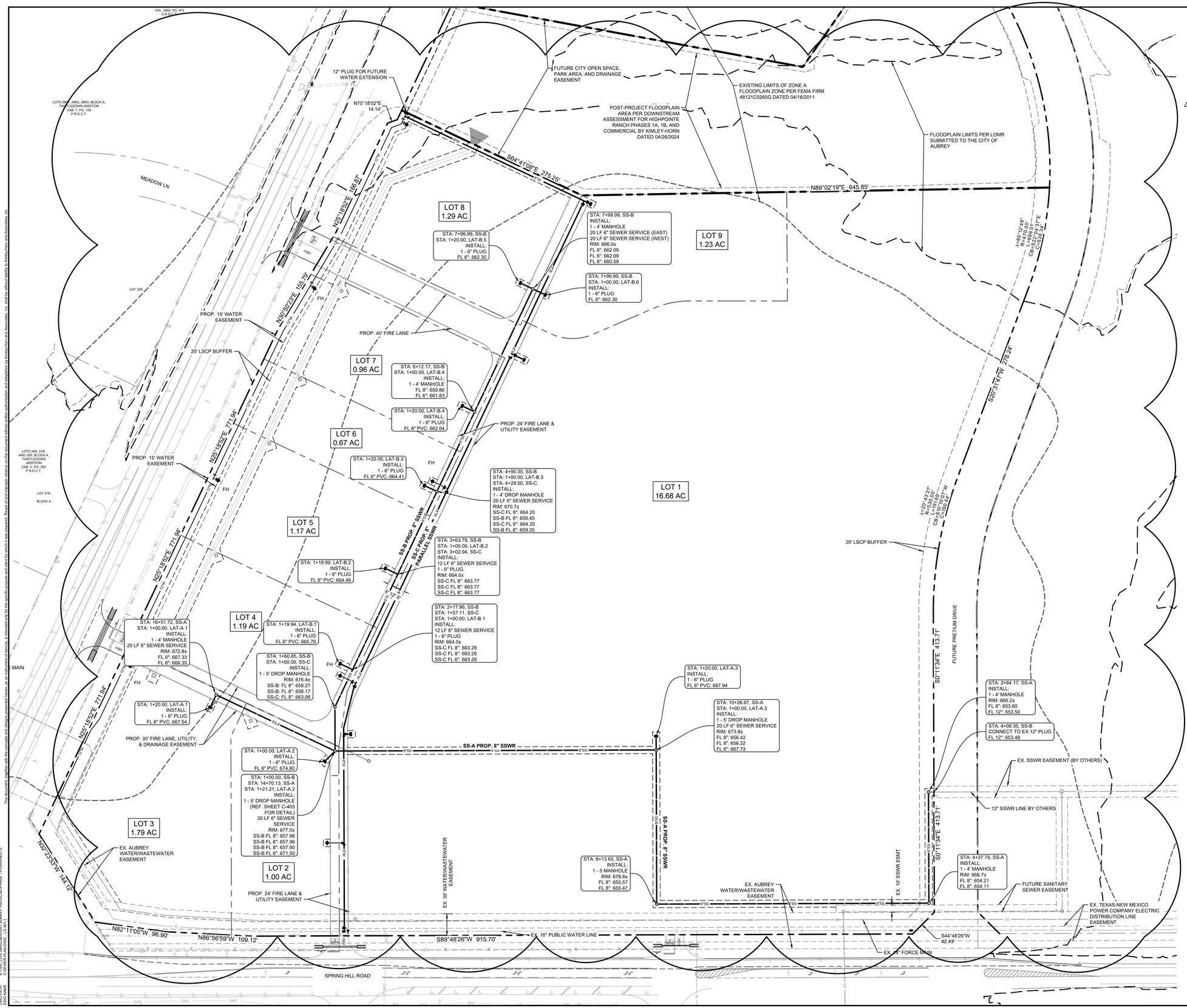
DWG NAME C:\WATER-PLAN.DWG (C-401)

dBase | dDaily | dEvent | dEdBase | dEXJA | dSrm | dZA08 | dJEJLine | dSite-PPROP | dSh/Calendar | dJM | dEarthSewr | Aubrey Pad Existing Zone A | Highpointe Post Floodplain | rViewPort.06482805 | rPostplain-PostYA



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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 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. 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.

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
1	END USER PLAN REVISIONS	1/22/2026	MJF

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
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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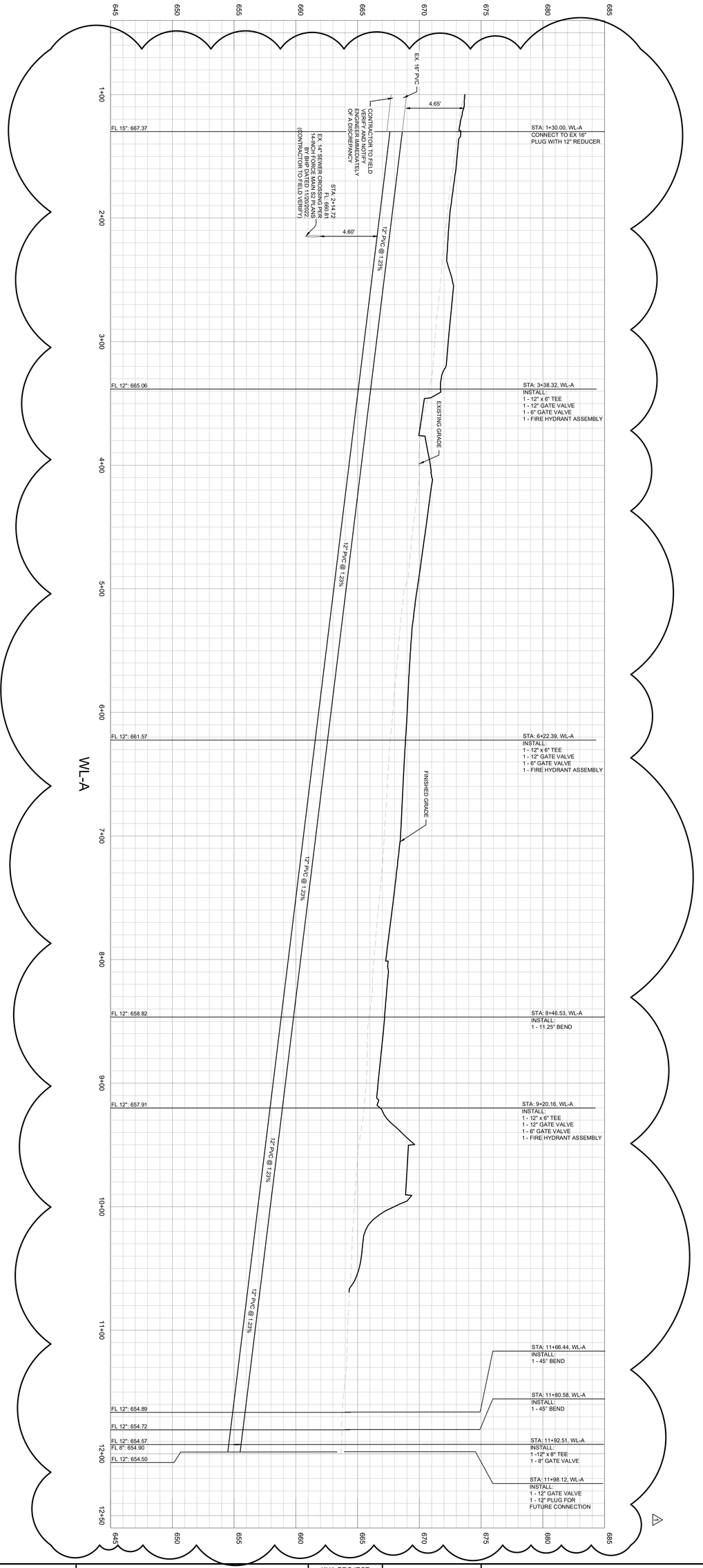

SHEET NUMBER C-402

WATER PROFILES

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

KHA PROJECT 064523805	
DATE 1/22/2026	
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

STATE OF TEXAS
MATTHEW A. LUCAS
108722
LICENSED PROFESSIONAL ENGINEER
01-22-26

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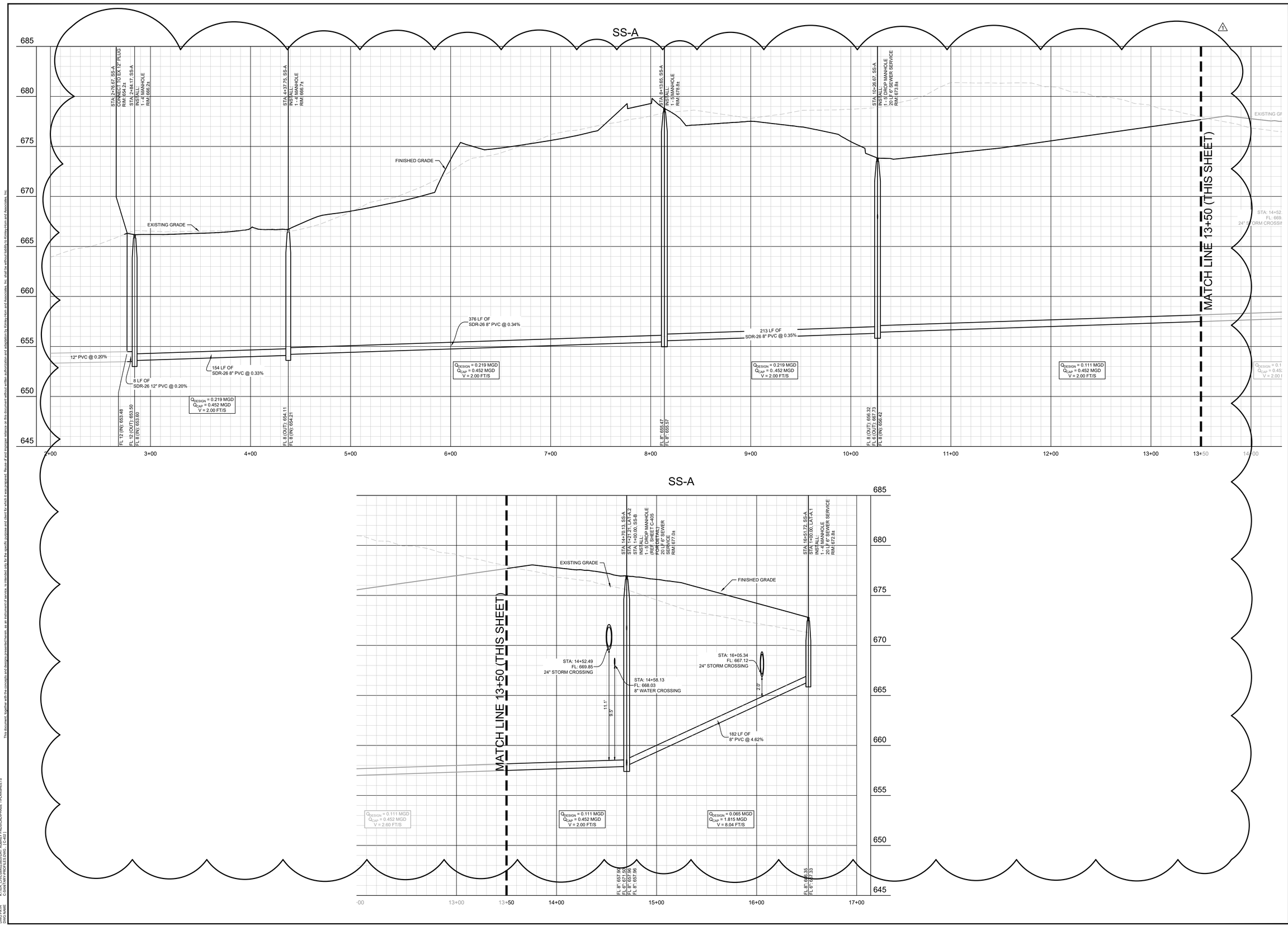
No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF



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STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT
064523805

DATE	1/22/2026
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	WV
CHECKED BY	MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

SANITARY SEWER PROFILES (1 OF 2)

SHEET NUMBER
C-403

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PLOTTED BY
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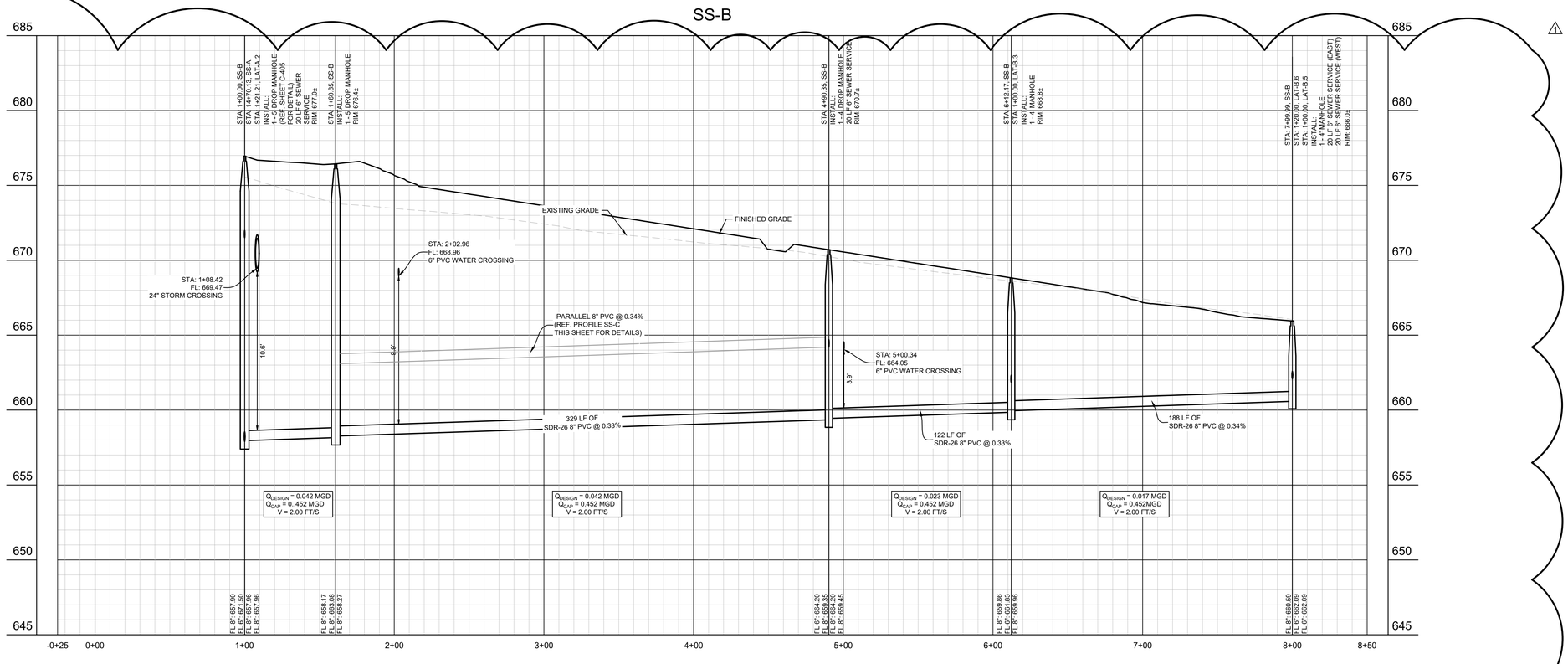
SS-B



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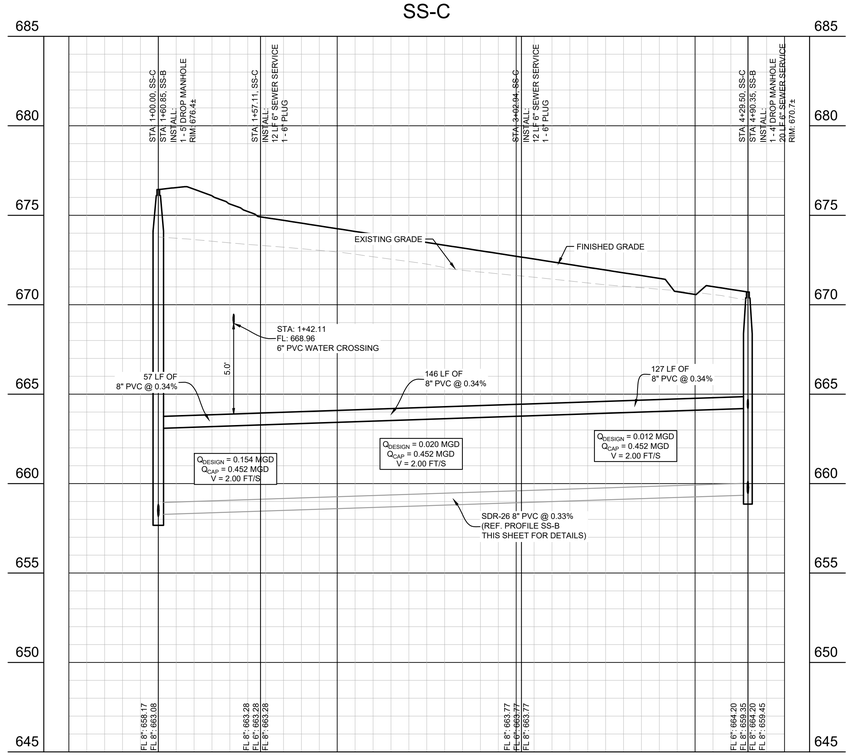

GRAPHIC SCALE IN FEET
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HORIZONTAL
0 2 4 4
VERTICAL

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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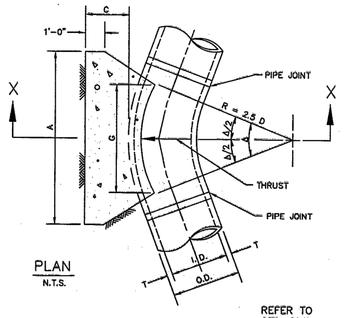
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

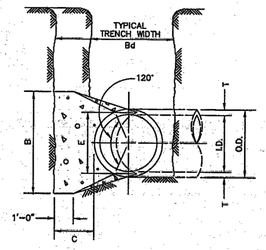
SANITARY SEWER PROFILES (2 OF 2)

SHEET NUMBER
C-404



PLAN
N.T.S.

REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



SECTION X–X
N.T.S.

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010A

I.D. (IN.)	T (IN.)	Δ = 11.25° C (FT.)	Δ = 22.50° C (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

	Δ = 11.25°						Δ = 22.50°						
			EARTH			ROCK				EARTH			ROCK		
I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)	I.D. (IN.)	G (FT.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	A (FT.)	B (FT.)	VOL. (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

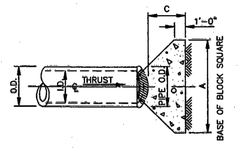
HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010B

	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	25.2	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

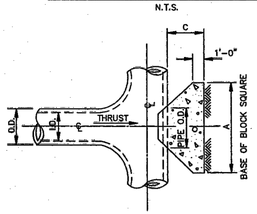
TABLES OF DIMENSIONS AND QUANTITIES

HORIZONTAL THRUST BLOCK	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		DATE OCT. '04	STANDARD DRAWING NO. 4010C



PLAN OF PLUG THRUST BLOCK
N.T.S.

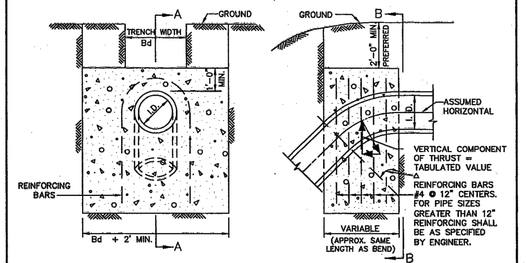
REFER TO
STD. DWG. No. 4040
FOR GENERAL NOTES.



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	76.3	4.0	9.0	7.3	6.5	4.2
42	104.0	4.5	10.5	11.0	7.5	6.2
48	136.0	5.0	12.0	15.8	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	419.0	8.5	20.5	72.3	14.5	41.9
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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT TEES AND PLUGS		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	14.8	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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
AT PIPE BEND		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	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 502.4	
GENERAL NOTES		DATE OCT. '04	STANDARD DRAWING NO. 4040

BY	DATE	REVISIONS	No.
MJF	1/22/2026	END USER PLAN REVISIONS	1

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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-405

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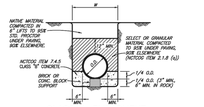
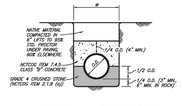
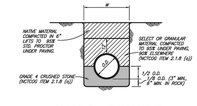


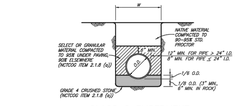
CLASS A EMBEDMENT
CONCRETE CRADLE
(CLASSA)



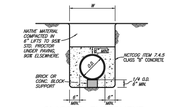
CLASS A-1 EMBEDMENT
CONCRETE CAP
(CLASSA1)



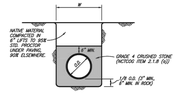
CLASS B+ EMBEDMENT
STD PVC WATER
(CLASSBP)



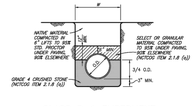
CLASS C EMBEDMENT
STD. DUCTILE IRON WATER OR SEWER
STD. R.C.C.P. WATER
STD. STORM SEWER
(CLASSC)



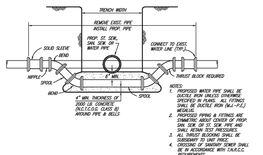
CLASS G EMBEDMENT
CONCRETE ENCASEMENT
(CLASSG)



CLASS H EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. SEWER
(CLASSH)

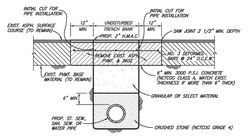


CLASS B-1 EMBEDMENT
P.V.C. PIPE ONLY
STD. P.V.C. WATER
(CLASSB1)

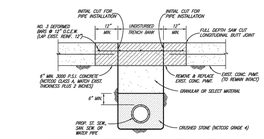


WATER MAIN LOWERING
(WMLOW)

NOTES:
1. PROPOSED WATER PIPE SHALL BE DUCTILE IRON UNLESS OTHERWISE SHOWN ON PLANS. ALL PIPE SHALL BE DUCTILE IRON (AJ-FLEX) MEGALUG.
2. ALL EXPOSED PIPING & FITTINGS ARE TO BE PAINTED ABOVE FLOOR OF PROP. SAN. SEW. OR ST. SEW. PIPE AND SHALL BEAR TEST PRESSURES.
3. ALL WATER MAINS SHALL BE SUBJECT TO UNIFORM PRESSURE.
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)

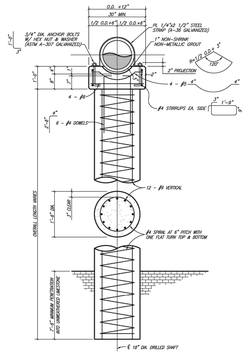
GRADE 4 CRUSHED STONE GRADATION

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

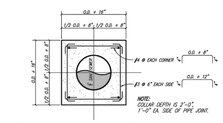
(CRU-STN)

	AUBREY TEXAS				CITY OF AUBREY, TEXAS STANDARD CONSTRUCTION DETAILS TYPICAL EMBEDMENT	AUGUST, 2024	SHEET NO. 26

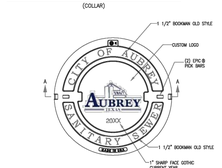
REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\40007\360-Standard Construction Details\Standard Details 2.0\Aubrey-26.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024



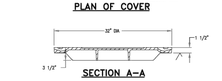
AERIAL CROSSING PIER & PIER CAP
(PIER)



AERIAL CROSSING CONCRETE COLLAR
(COLLAR)

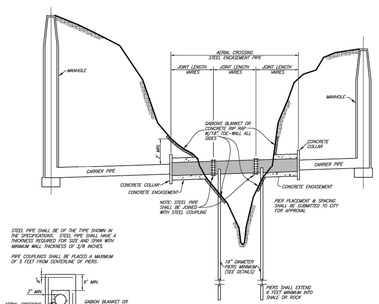


PLAN OF COVER



SECTION A-A

SANITARY SEWER COVER
BASS & HAYS CSM3X, PART# WM30-LD97 OR EJ 1405A1 COVER
BASS & HAYS FSM4E, PART# WM30 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 STANDARD CONSTRUCTION DETAILS SANITARY SEWER	AUGUST, 2024	SHEET NO. 23

REVISED: 8/19/24 – NPonday | H:\Projects\Aubrey\40007\360-Standard Construction Details\Standard Details 2.0\Aubrey-23.dwg | PLOT SCALE: 1:2 | PLOT STYLE: 11x17.ctb | PLOTTED BY: Nolvin Ponday ON: 8/19/2024

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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-406

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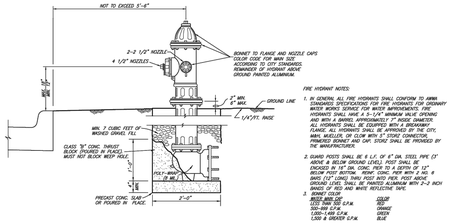
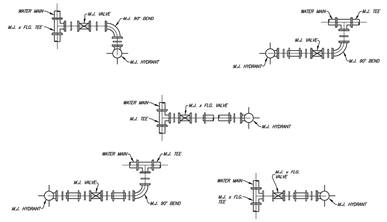
Page 847 of 1326



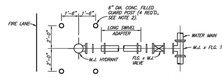
FIRE HYDRANT NOTES:

1. IN GENERAL ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD C502 LATEST REVISION. FOR PRIVATE AND TEMPORARY WATER WORKS SERVICE FOR WHICH APPROXIMATELY 400 GPM 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 BREAKABLE FLANGE AT THE GROUND LINE. HYDRANTS SHALL BE AS CITY, MMC, MUELLER, OR CLOW WITH 5" STORZ CONNECTION. PRIMERED BONNET AND CAP. STORZ SHALL BE PROVIDED BY THE MANUFACTURERS.
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 ONE COAT BAKE (12" LONG) SHALL POST AND PIER. POST ABOVE GROUND LEVEL SHALL BE PAINTED ALUMINUM WITH 2-3 INCH BANDS OF RED AND WHITE REFLECTIVE TAPE.
3. BONNET COLOR:

1500 GPM OR MORE	COLOR
1000 TO 1499 GPM	RED
500-999 G.P.M.	ORANGE
499 G.P.M. OR LESS	BLUE
1,000 & GREATER G.P.M.	BLUE



TYPICAL FIRE HYDRANT INSTALLATION PLANS
(YH-PLANS)



TYPICAL FIRE HYDRANT INSTALLATION
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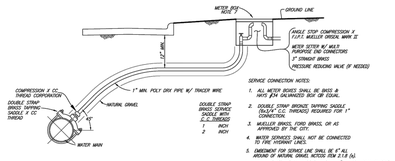
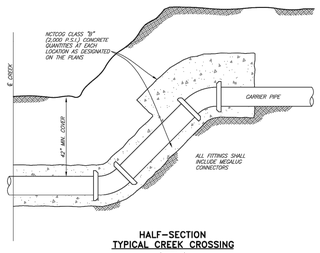


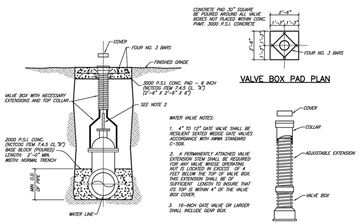
SERVICE CONNECTION NOTES:

1. ALL METER BOXES SHALL BE BASS & HAYS #74 GALVANIZED BOX OR EQUAL.
2. DOUBLE STRAP BRONZE TAPPING SADDLE (SVDCP) 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 4" ALL AROUND OF NATURAL GRAVEL NOTED ITEM 3.7.B (b).
6. LONG SIDE SERVICE SHALL BE ENCASED IN 3" MIN. PVC SCH. 40 PIPE.
7. METER BOX SHALL BE SPECIFIC-14-A-HTWDF SMALL ALBERT., SP-SFWDG-14-A-HTWDF SMALL ALBERT AS REQUIRED BY THE CITY.

TYPICAL SERVICE CONNECTION WITH METER BOX
(WATERSVC)



HALF-SECTION
TYPICAL CREEK CROSSING
(CREEK_X)



VALVE SETTING & BOX

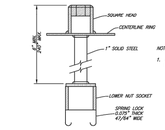
VALVE BOX WITH EXTENSION

WATER VALVE NOTES:

1. 4" TO 12" GATE VALVE SHALL BE RESILIENT SEATED WEDGE GATE VALVES IN ACCORDANCE WITH AWWA STANDARDS 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. EXTENSION SHALL BE OF SUCH 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)

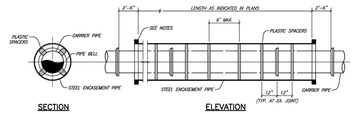
VALVE BOX PAD PLAN



NOTES:

1. EXTENSION SHALL BE PROVIDED FOR VALVE OVER A 3-FOOT WATERLINE DEPTH

SPRING LOCK VALVE EXTENSION
(LOCK)

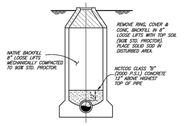


SECTION ELEVATION

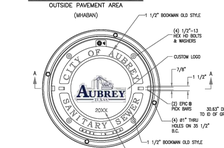
ENCASED ROAD BORE
NO SCALE

NOTES:

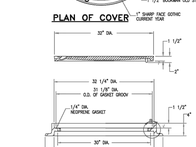
1) PREFABRICATED PLASTIC SPACERS MUST BE APPROVED BY THE OWNER.
2) SPACERS SHALL BE PROVIDED TO SUPPORT UNDER CARRIER PIPE TO HAVE MIN. 1" CLEARANCE BETWEEN PIPE BELL AND ENCASEMENT PIPE.
3) ENDS OF ENCASEMENT PIPE SHALL BE SEALED WITH CLOSED CELL FOAM OR EQUIVALENT CRUSHING. PLUGS SHALL BE CONSTRUCTED WITH A WEEP HOLE.



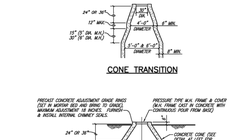
MANHOLE ABANDONMENT
OUTSIDE PAVEMENT AREA
(MHABN)



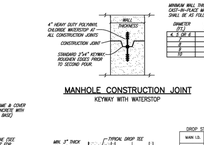
PLAN OF COVER



SECTION OF FRAME AND COVER SECTION A–A
MANHOLE RING AND COVER WITH BOLTDOWN
BASS & HAYS COVER WITH FRAME, PART# WMA0W18F-.51 OR LJ 1482PT/MT ASSEMBLY (SS_BOLT_MH)



CONE TRANSITION



MANHOLE CONSTRUCTION JOINT
KEYWAY WITH WATERSTOP

MINIMUM WALL THICKNESS FOR CAST-IN-PLACE MANHOLES SHALL BE AS FOLLOWS

DIAMETER (FT.)	WALL (IN.)
4, 5 and 6	8
7	10
8	12

MANHOLE NOTES:

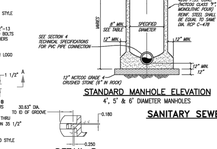
NOTES FOR ALL NEW MANHOLES:

1. 1/2" OR LARGER MARK SHALL USE PRECAST MANHOLES. HOBBS BANK, CONTECH, OLDCASTLE PRECAST, CAPITA SEC. CO MANHOLES OR APPROVED EQUIVALENT.
2. 5/8" OR SMALLER CAN BE CONCRETE (PRETAB OR POUR IN PLACE)
3. MANHOLE STRUCTURES SHOULD BE 48" IN DIAMETER FOR MARK 1/2" AND SMALLER. DIAMETER SHOULD BE 60" FOR 1/2" 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 MC 4 BARS 18" C.C.C.W. AND 8" BOT POURED MONOLITHIC COLD JOINTS SHALL WIRE FORMED GROVE OR REINFORCING DOWELS FOR SHEAR PROTECTION. CONSTRUCTION JOINTS SHALL HAVE HEAVY DUTY P.V.C. WATERSTOP 9-INCHES IN THE DIRECTION OF THE FLOW OF THE MAIN. ALL WATERSTOPS SHALL BE BY ET. CO. OR APPROVED OF APPROVED EQUIVALENT.
6. USE PRESSURE TYPE MANHOLE FRAME & COVER.
7. MANHOLES SHALL BE "CORKNELD"
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.

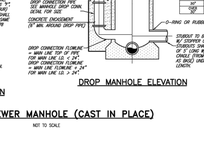
NOTES FOR NEW PRECAST MANHOLES:

1. CMC-TAG MANHOLES SHOULD BE WRAPPED WITH CRETEX WRAP OR CONSEAL CS-212-X OF 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 OF PIPE FOR MANHOLE RISERS.
4. FURNISH & INSTALL THREE JOINT RESTRAINER STRAPS FOR THE TOP JOINT OF PRECAST MANHOLES.
5. EACH JOINT SHALL BE SEALED WITH AN O-RING GESKEN AND RUBBER GASKET. EACH JOINT SHALL BE SEALED USING A PREFORMED JOINT SEALING COMPOUND.

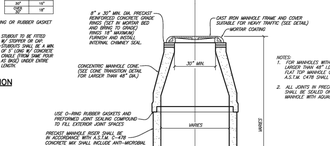
STANDARD MANHOLE ELEVATION
4', 5' & 6' DIAMETER MANHOLES



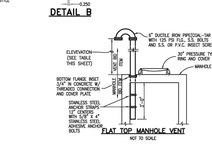
STANDARD MANHOLE ELEVATION
4', 5' & 6' DIAMETER MANHOLES



DROP MANHOLE ELEVATION



SANITARY MANHOLE (CAST IN PLACE)
NOT TO SCALE



FLAT TOP MANHOLE VENT
NOT TO SCALE


18"
4" 4"
1/8" STAINLESS STEEL PLATE
1.25"
1.25"
1.25"

EROSION CONTROL SCHEDULE AND PHASING

THE PROJECT SHALL GENERALLY CONFORM TO THE FOLLOWING:

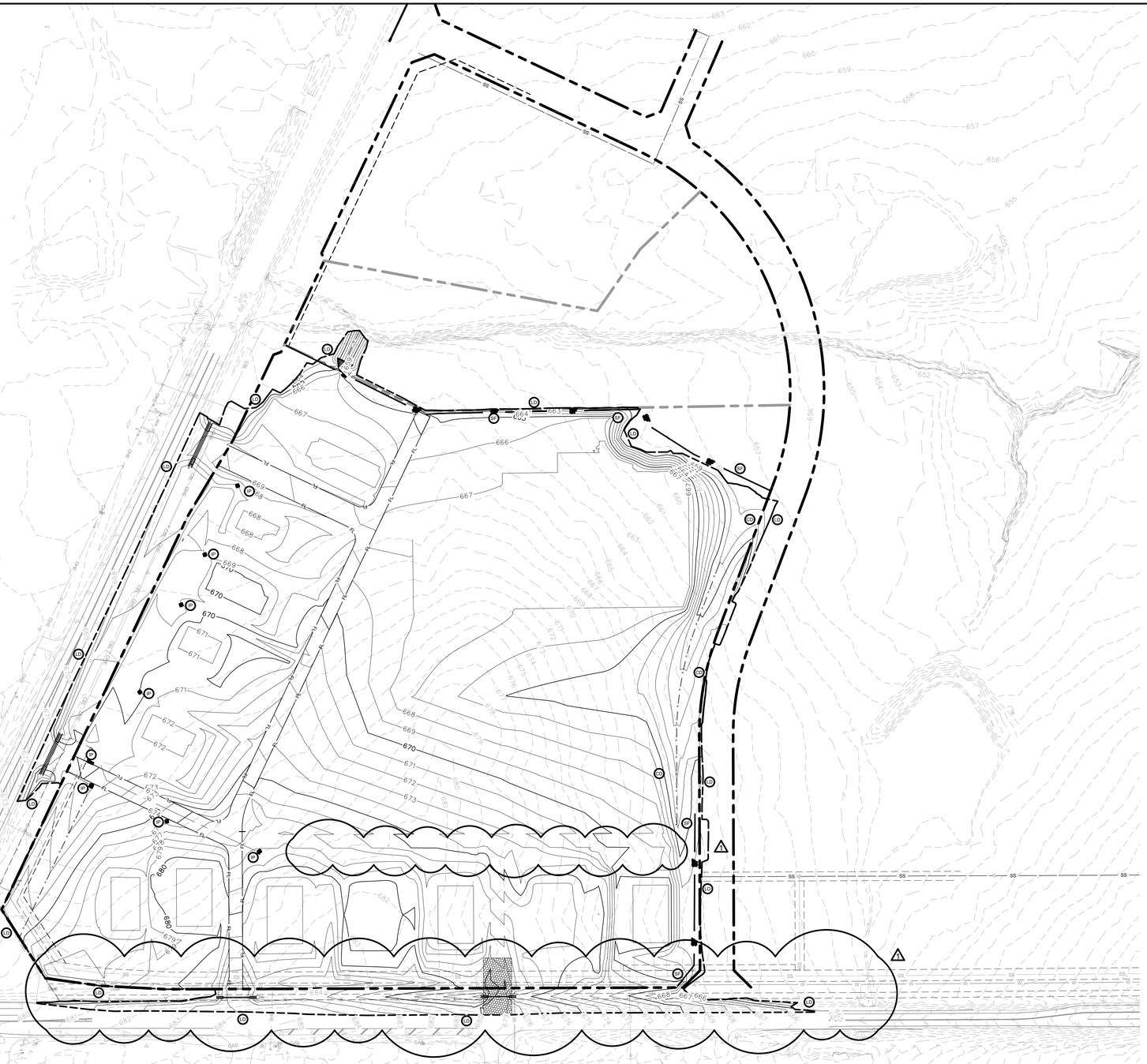
PHASE A - GRADING
1. CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE, SILT FENCE, DIKE, AND TREE PROTECTION FENCE ACCORDING TO THE APPROXIMATE LOCATION AND SHOWN ON GRADING AND EROSION CONTROL PLAN NOTES AND DETAIL SHEET.
2. BEGIN CLEARING AND GRADING OF SITE.
3. SEED AND REVEGETATE SLOPES WHERE SHOWN.

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.



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.

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

27.59 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)

NO.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
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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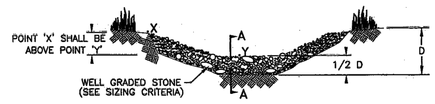
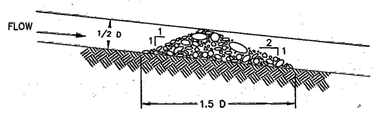
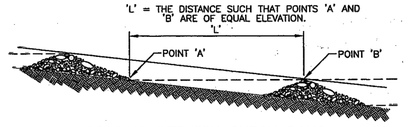


VIEW LOOKING UPSTREAM



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:

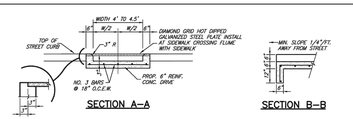
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

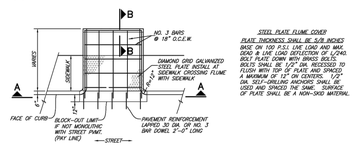
2. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

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

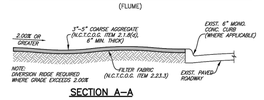


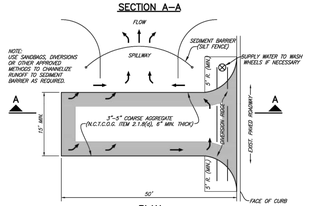


STEEL PLATE FLUME COVER

PLATE THICKNESS SHALL BE 3/8 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 BE 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)

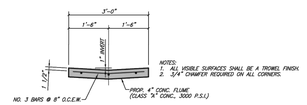




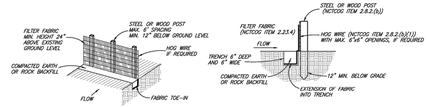
CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

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 2.12.

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: 4/26/24 – NPandey

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 Pandey ON 8/19/2024

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IMAGES
VIEWS
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DWG NAME

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12/19/2024 3:30 PM
PEREZ, GERARDO 150326R1 AS BUILT
C:\Users\gerardo.perez\ACCDocs\KHA PROJECTS\064523805\Project Files\PLANSHEETS\EROSION\ATT43.5.DWG [C-501]

No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

Kimley»Horn
203 W NASH ST.
SUITE 100 TERRELL, TX 75160
PHONE: 469-485-2998
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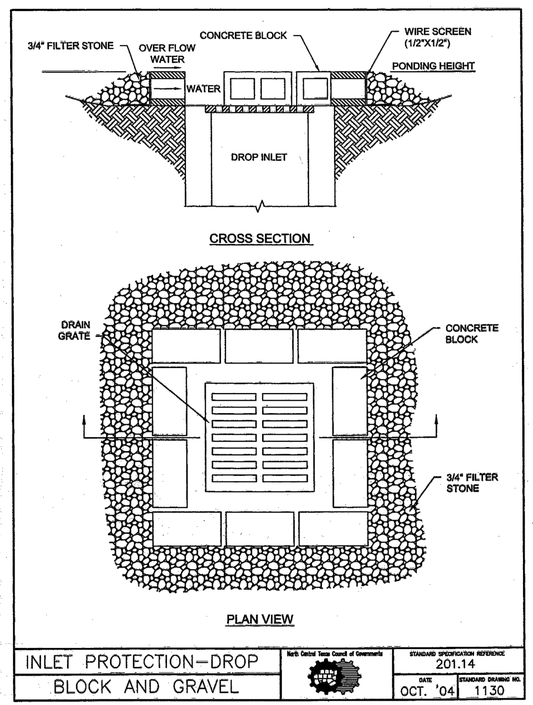
STATE OF TEXAS
MATTHEW A. LUCAS
108727
LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805
DATE 1/22/2026
SCALE AS SHOWN
DESIGNED BY MJF
DRAWN BY WV
CHECKED BY MAL

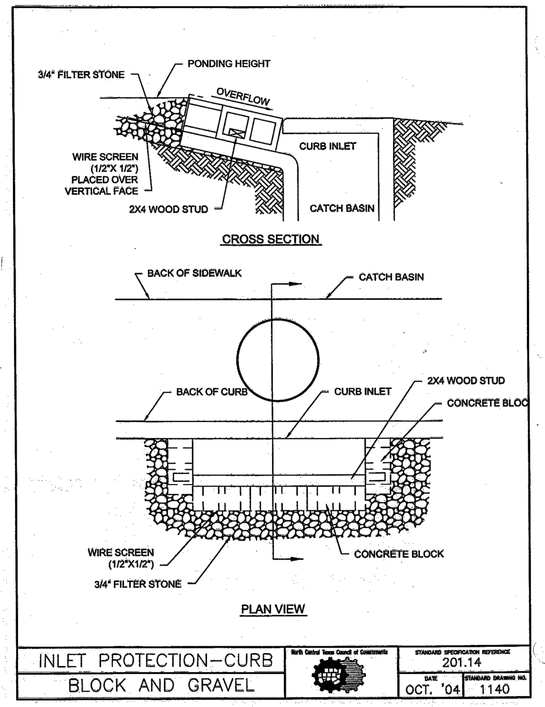
CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (1 OF 2)

SHEET NUMBER
C-501



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

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No.	REVISIONS	DATE	BY
1	END USER PLAN REVISIONS	1/22/2026	MJF

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STATE OF TEXAS
MATTHEW A. LUCAS
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LICENSED
PROFESSIONAL ENGINEER
01-22-26

KHA PROJECT 064523805	DATE 1/22/2026	SCALE AS SHOWN	DESIGNED BY MJF	DRAWN BY WV	CHECKED BY MAL

CHAPARRAL CENTER
COLLECTOR ROAD
NEC OF US-377 & SPRINGHILL ROAD
AUBREY, DENTON COUNTY, TEXAS

EROSION CONTROL DETAILS (2 OF 2)

SHEET NUMBER
C-502

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consider and take action regarding a Preliminary Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Horizon/Deer Creek Development Corp.
Engineer: JBI Partners, Inc (Tyler Perkins)
Application Date: April 8, 2026
Location: The subject site is generally located west of FM 1385 and south of Sandbrock Parkway.
Zoning: Located outside the City Limits within the City of Aubrey Extraterritorial Jurisdiction (ETJ). Development is governed by a Development Agreement with the City of Aubrey executed in July 2025.

The Preliminary Plat application for Sandbrock Ranch, Phase 16, is to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, for a total of 204 lots. The property is located outside the city limits in the City of Aubrey ETJ and is not zoned. Development is governed by a Development Agreement with the City executed in July 2005. The proposed lot sizes adhere to the approved Development Standards found in Exhibit D1 of this Development Agreement.

The site will have access from Sandbrock Parkway and Aubrey Parkway.

Utilities to be provided include electric service by CoServ and gas service by Atmos Energy. Water and sewer will be provided by Mustang Special Utility District (MSUD). Construction Plans for the proposed development have been approved by Mustang Special Utility District (MSUD) and have been reviewed and accepted by Denton County Municipal Utility District No. 6.

The storm water runoff within this project will be directed within the streets via curb and gutters to proposed curb inlets and drainage pipes. The infrastructure has been installed and is pending acceptance by Denton County MUD No. 6.

The preliminary plat was reviewed to evaluate compliance with the City of Aubrey Subdivision Ordinance and the Preliminary Plat Checklist. The plat is in general conformance with the subdivision ordinance and checklist.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Preliminary Plat application and recommend it for approval.

Planning & Zoning Commission Recommendation

The Planning & Zoning Commission unanimously recommended (5-0) approval of the Preliminary Plat at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the Preliminary Plat;
2. Approve the Preliminary Plat with conditions;
3. Deny the Preliminary Plat.

Attachments

1. Location Map
2. Preliminary Plat for Sandbrock Ranch Phase 16
3. Approved Civil Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, approve with conditions, or deny) of the Preliminary Plat as presented.

Location Map - Sandbrock Ranch, Phase 16



Legend



0 500 1000 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

5/7/2026 11:05:17 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'

LINE TABLE		
NO.	BEARING	LENGTH
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'

LINE TABLE		
NO.	BEARING	LENGTH
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

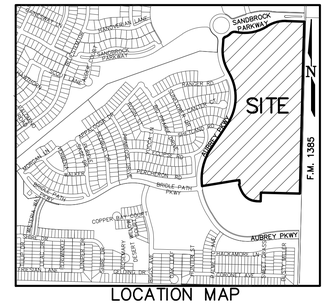
CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

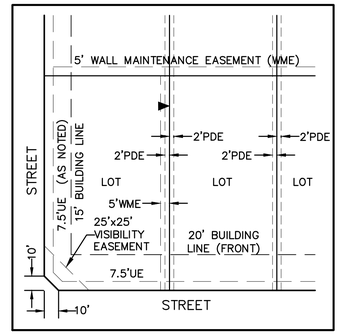
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005-86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT, EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS-OF-WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. 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.
13. MUSTANG SPECIAL UTILITY DISTRICT IS THE WATER/WASTER PROVIDER. (7985 FM2931, Aubrey, TX 76227), (940) 440-9561.
14. COSERV ELECTRIC IS THE ELECTRICAL PROVIDER. (7701 S STEMMONS FWY, CORINTH, TX 76210), (940) 321-7800.
15. ATMOS ENERGY IS THE NATURAL GAS PROVIDER. (106 N BRADSHAW ST, DENTON, TX 76205), (940) 380-7450.
16. LOT 1X, BLOCK I & LOT 1X, BLOCK J ARE DEDICATED TO DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 BY THIS PLAT.

FLOOD STATEMENT: According to Community Panel No, 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of 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 statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

PRELIMINARY PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X;
BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X;
BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X;
BLOCK I, LOT 1X,
BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
Contact: Bryan Burchfiel
(972) 789–3500
bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E.
Contact: Billy M. Logsdon, Jr., R.P.L.S.
(972)248–7676
bcrenshaw@jbipartners.com
blogsdon@jbipartners.com

TBPELS No. F-438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT-OF-WAY LOT

MAY 06, 2026 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System - Texas North Central Zone No. 4202 - NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)
EV	ELECTRIC VAULT
TFMR	TRANSFORMER
EMH	ELECTRIC MANHOLE
ICV	IRRIGATION CONTROL VALVE
TS	TRAFFIC SIGN
CBMH	CABLE MANHOLE
EMP	ELECTRIC METER PANEL
UGLM	UNDER GROUND LINE MARKER
PED	PEDESTAL
SSMH	SANITARY SEWER MANHOLE
STMH	STORM MANHOLE
LP	LIGHT POLE
WM	WATER METER
PRV	PRESSURE RELEASE VALVE
FH	FIREHYDRANT

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

Plotted by: jestrada Plot Date: 5/6/2026 3:12 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\xROS023PPT.dwg Saved By: jestrada Save Time: 5/6/2026 2:38 PM

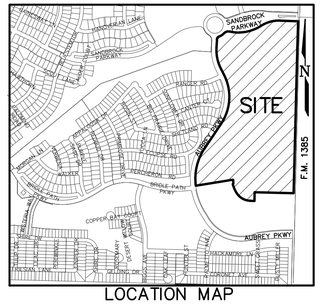
LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'

LINE TABLE		
NO.	BEARING	LENGTH
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'

LINE TABLE		
NO.	BEARING	LENGTH
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'



LOCATION MAP
(1" = 1,000')


MATCH LINE (SHEET 1)
(SHEET 2)
SHETLAND ROAD
(50' WIDE R.O.W.)
SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.
ECLIPSE ROAD
(50' WIDE R.O.W.)
PERCHERON ROAD
(50' WIDE R.O.W.)
BRIDLE PATH PARKWAY
(50' WIDE R.O.W.)
AUBREY PARKWAY
(60' WIDE R.O.W.)
AUBREY PARKWAY
(VARIABLE WIDTH R.O.W.)
BLUEBONNET COURT
PRAIRIE SKY COURT
THISTLE COURT
AMERICAN PAINT DRIVE
BRIDLE PATH PARKWAY
WILD MUSTANG DRIVE
BARREL LANE
BLACKFOOT DAISY DRIVE
AMERICAN PAINT DRIVE
F.M. 1385
(VARIABLE WIDTH R.O.W.)
COUNTRYVIEW ADDITION
CAB. F, PG. 267
P.R.D.C.T.
COUNTRYVIEW DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
WILLIAM LUMPKIN SURVEY
ABSTRACT NO. 730
CREEMAN WILKERSON SURVEY
ABSTRACT NO. 1411
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085
MARY C. BLYTHE
DOC. NO. 2022-153803
P.R.D.C.T.
PROPOSED TXDOT R.O.W. DEDICATION BY OTHERS (PARCEL NO. P00066112
30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629
FM 1385 MF HOLDINGS LP
DOC. NO. 2022-77010
P.R.D.C.T.
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085
PROPOSED TXDOT R.O.W. DEDICATION BY OTHERS PARCEL NO. P00066110.001)
SANDBROCK RANCH, PHASE 15
DOC. NO 2025-88
P.R.D.C.T.
DENTON I.S.D.
DOC. NO. 2020-112279
O.P.R.D.C.T.
LOT 1X, BLOCK GG COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018-85)
LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018-85)
LOT 1X, BLOCK G COMMON AREA
LOT 1X, BLOCK C COMMON AREA
LOT 98X, BLOCK L COMMON AREA
LOT 101X, BLOCK D - FUTURE ROW
AUBREY CITY LIMITS
CELINA CITY LIMITS
CITY OF AUBREY ETJ
Δ=41°12'50"
R=760.00'
L=546.68'
T=285.77'
ChB=N13°10'54"E
CH=534.97'
N33°47'19"E 419.65'
S80°41'22"W 160.99'
S80°41'22"W 229.13'
N35°44'34"E 13.05'
Δ=55°51'16"
R=228.00'
L=222.28'
T=120.86'
ChB=N60°38'41"W
CH=213.57'
Δ=58°32'50"
R=404.00'
L=412.86'
T=226.47'
ChB=N23°36'47"W
CH=395.04'
S01°25'41"W 2,026.46'
N88°34'19"W 545.00'
S01°25'41"W 121.00'
N88°34'19"W 59.82'
S01°25'41"W 455.56'
N88°34'19"W 455.56'
S88°34'19"E 688.20'
S88°34'19"E 292.00'
S88°34'19"E 163.56'
S88°34'19"E 128.20'
S88°34'19"E 126.76'
S88°34'19"E 121.00'
S88°34'19"E 130.00'
S88°34'19"E 120.77'
S84°00'57"E 121.00'
S87°34'13"E 121.14'
S84°59'18"E 121.00'
S85°33'04"E 120.77'
S88°34'19"E 121.37'
S85°08'16"E 124.44'
S82°52'42"E 124.45'
S76°53'49"E 121.00'
S77°26'21"E 135.00'
S73°25'41"W 108.50'
S01°25'41"W 313.23'
S01°25'41"W 565.49'
S01°25'41"W 121.00'
S01°25'41"W 126.76'
S01°25'41"W 130.00'
S01°25'41"W 130.38'
S01°25'41"W 130.48'
S01°25'41"W 130.58'
S01°25'41"W 130.68'
S01°25'41"W 130.78'
S01°25'41"W 130.88'
S01°25'41"W 130.98'
S01°25'41"W 131.08'
S01°25'41"W 131.18'
S01°25'41"W 131.28'
S01°25'41"W 131.38'
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S01°25'41"W 131.88'
S01°25'41"W 131.98'
S01°25'41"W 132.08'
S01°25'41"W 132.18'
S01°25'41"W 132.28'
S01°25'41"W

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017-92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018-1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020-147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right-of-way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018-85, Plat Records, Denton County, Texas;

THENCE, along the west right-of-way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one-half inch iron rod with cap stamped "Tipton" found in the east line of said 3.691 acre tract;

THENCE, continuing along the west right-of-way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. 2025-88, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:

North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly along a curve to the left, a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds West and a chord distance of 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly along a curve to the left, having a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right-of-way line of said Sandbrock Ranch Phase 1A;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:

Northeasterly along a curve to the right, having a central angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;

Northeasterly along a curve to the right, having a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the **POINT OF BEGINNING** and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HORIZON/DEER CREEK DEVELOPMENT CORP., acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANDBROCK RANCH, PHASE 16, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this ____ day of _____, 2026.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, 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 in the capacity therein stated.

WITNESS MY HAND this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003-R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972-219-1228 and www.utrwd.com.

2. No deep-rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90-degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

12. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

13. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

14. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

15. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Billy M. Logsdon, Jr., Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2026.

FOR PRELIMINARY USE ONLY

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026.

_____
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 _____, 2026.

_____
Chris Rich, Mayor
City of Aubrey, Texas

PRELIMINARY PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X;
BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X;
BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X;
BLOCK I, LOT 1X,
BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 06, 2026 Sheet 3 of 3

SPECIAL NOTE TO LOT SURVEYORS:

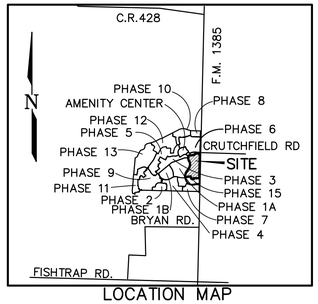
1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
D–1	6,032	0.138	D–22	9,908	0.227	D–43	8,860	0.203	D–64	5,851	0.134	D–85	5,446	0.125	E–16	5,627	0.129	E–37	5,566	0.128	F–14	6,414	0.147	F–35	6,527	0.150	G–12	6,075	0.139
D–2	6,016	0.138	D–23	6,050	0.139	D–44	7,261	0.167	D–65	5,850	0.134	D–97X	583,225	13.389	E–17	5,627	0.129	E–38	5,602	0.129	F–15	8,138	0.187	F–36	6,549	0.150	G–13	6,075	0.139
D–3	6,002	0.138	D–24	6,051	0.139	D–45	7,260	0.167	D–66	5,850	0.134	D–98X	48,602	1.116	E–18	5,627	0.129	E–39	5,793	0.133	F–16	7,533	0.173	F–37	6,564	0.151	G–14	6,416	0.147
D–4	6,000	0.138	D–25	6,050	0.139	D–46	7,261	0.167	D–67	5,851	0.134	D–99X	3,530	0.081	E–19	5,627	0.129	E–40	6,010	0.138	F–17	5,688	0.131	F–38	6,572	0.151	G–15	6,892	0.158
D–5	6,000	0.138	D–26	6,026	0.138	D–47	7,260	0.167	D–68	5,850	0.134	D–100X	3,942	0.090	E–20	5,627	0.129	E–41	6,345	0.146	F–18	5,688	0.131	F–39	6,598	0.151	G–16	6,840	0.157
D–6	6,003	0.138	D–27	8,066	0.185	D–48	7,629	0.175	D–69	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–42	6,423	0.147	F–19	5,687	0.131	F–40	6,601	0.152	G–17	6,840	0.157
D–7	6,473	0.149	D–28	7,911	0.182	D–49	8,087	0.186	D–70	5,851	0.134	E–1	10,426	0.239	E–22	5,627	0.129	E–43	6,976	0.160	F–20	5,688	0.131	F–41	6,601	0.152	G–18	6,745	0.155
D–8	6,378	0.146	D–29	7,550	0.173	D–50	8,075	0.185	D–71	5,850	0.134	E–2	7,178	0.165	E–23	5,627	0.129	E–44X	7,269	0.167	F–21	5,688	0.131	F–42	8,270	0.190	G–19	7,726	0.177
D–9	6,296	0.145	D–30	7,359	0.169	D–51	8,075	0.185	D–72	7,101	0.163	E–3	6,764	0.155	E–24	6,867	0.158	F–1	9,660	0.222	F–22	5,687	0.131	F–43X	7,263	0.167	H–1	8,350	0.192
D–10	6,293	0.144	D–31	7,598	0.174	D–52	8,642	0.198	D–73	5,446	0.125	E–4	6,446	0.148	E–25	6,867	0.158	F–2	7,612	0.175	F–23	5,688	0.131	F–44X	20,946	0.481	H–2	7,201	0.165
D–11	6,398	0.147	D–32	7,593	0.174	D–53	7,863	0.181	D–74	5,445	0.125	E–5	6,415	0.147	E–26	5,627	0.129	F–3	7,612	0.175	F–24	5,688	0.131	G–1	9,206	0.211	H–3	7,201	0.165
D–12	7,087	0.163	D–33	7,593	0.174	D–54	7,261	0.167	D–75	5,445	0.125	E–6	9,033	0.207	E–27	5,627	0.129	F–4	7,612	0.175	F–25	6,611	0.152	G–2	8,464	0.194	H–4	7,201	0.165
D–13	6,310	0.145	D–34	7,593	0.174	D–55	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–28	5,627	0.129	F–5	7,612	0.175	F–26	6,335	0.145	G–3	8,466	0.194	H–5X	117,287	2.693
D–14	6,310	0.145	D–35	7,593	0.174	D–56	7,260	0.167	D–77	5,446	0.125	E–8	8,168	0.187	E–29	5,627	0.129	F–6	7,612	0.175	F–27	6,395	0.147	G–4	8,466	0.194	I–1	155,810	3.577
D–15	6,310	0.145	D–36	7,860	0.180	D–57	7,260	0.167	D–78	5,446	0.125	E–9	7,507	0.172	E–30	5,627	0.129	F–7	7,823	0.180	F–28	6,395	0.147	G–5	8,465	0.194	I–2	140,869	3.234
D–16	6,309	0.145	D–37	7,690	0.177	D–58	6,050	0.139	D–79	5,446	0.125	E–10	6,995	0.161	E–31	5,627	0.129	F–8	6,414	0.147	F–29	6,395	0.147	G–6	8,038	0.185	J–1	278,446	6.392
D–17	7,794	0.179	D–38	7,700	0.177	D–59	6,051	0.139	D–80	5,445	0.125	E–11	6,625	0.152	E–32	5,627	0.129	F–9	6,414	0.147	F–30	6,340	0.146	G–7	7,231	0.166			
D–18	7,998	0.184	D–39	7,550	0.173	D–60	6,051	0.139	D–81	5,446	0.125	E–12	6,794	0.156	E–33	5,627	0.129	F–10	6,413	0.147	F–31	6,603	0.152	G–8	7,231	0.166			
D–19	7,123	0.164	D–40	7,260	0.167	D–61	6,050	0.139	D–82	5,446	0.125	E–13	5,627	0.129	E–34	5,627	0.129	F–11	6,414	0.147	F–32	9,511	0.218	G–9	8,385	0.192			
D–20	6,810	0.156	D–41	7,830	0.180	D–62	6,098	0.140	D–83	5,446	0.125	E–14	5,627	0.129	E–35	5,627	0.129	F–12	6,413	0.147	F–33	11,206	0.257	G–10	7,240	0.166			
D–21	6,679	0.153	D–42	8,299	0.191	D–63	5,850	0.134	D–84	5,446	0.125	E–15	5,627	0.129	E–36	5,627	0.129	F–13	6,413	0.147	F–34	6,803	0.156	G–11	6,075	0.139			

Plotted by: Jestrada Plot Date: 5/6/2026 3:12 PM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\Dwg\ROS023PPT.dwg Saved By: jestrada Save Time: 5/6/2026 2:38 PM

CONSTRUCTION PLANS
FOR
SANDBROCK RANCH, PHASE 16
DENTON COUNTY MUD NO.6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



LOCATION MAP
(NOT TO SCALE)



Brittany Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
11.7.2024

TCEQ Log Number (Water): P-08072024-055
Approval Date: 10/07/2024
TCEQ Log Number (Wastewater): 0724/103
Approval Date: 08/01/2024

APPROVAL
Ken Skillman, P.E. 8NOV2024
MUSTANG S.U.D. DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, MUSTANG SPECIAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Denton County Municipal Utility District No. 6

These plans have been reviewed and accepted by Denton County Municipal Utility District No. 6. By approving these plans, the district does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.

By: _____
JBI Partners, Inc.

Date: 11.7.2024

SANDBROCK RANCH, PHASE 16
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GN–2	GENERAL NOTES – TCEQ
GN–3	GENERAL NOTES – TCEQ
0.01	EXISTING CONDITIONS – SHEET 1
0.02	EXISTING CONDITIONS – SHEET 2
1.01	PAVING PLAN & PROFILE – BRIDLE PATH PARKWAY
1.02	PAVING PLAN & PROFILE – SHETLAND ROAD
1.03	PAVING PLAN & PROFILE – RANGER ROAD
1.04	PAVING PLAN & PROFILE – STREET H
1.05	PAVING PLAN & PROFILE – STREET F & STREET F CDS
1.06	PAVING PLAN & PROFILE – STREET A
1.07	PAVING PLAN & PROFILE – STREET J
1.08	PAVING PLAN & PROFILE – STREET G & STREET G CDS
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1.10	PAVING PLAN & PROFILE – STREET C & STREET C CDS
1.11	PAVING PLAN & PROFILE – STREET D & STREET D CDS
1.12	PAVING PLAN & PROFILE – STREET B
1.13	PAVING PLAN & PROFILE – HORIZON LANE
2.01	GRADING PLAN – SHEET 1
2.02	GRADING PLAN – SHEET 2
2.03	GRADING PLAN – SHEET 3
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2.05	GRADING PLAN – SHEET 5
2.06	GRADING PLAN – SHEET 6
2.07	GRADING PLAN – SHEET 7
2.08	GRADING PLAN – SHEET 8
2.09	GRADING PLAN – SHEET 9
2.10	GRADING PLAN – SHEET 10
2.11	GRADING DETAILS
2.12	GRADING DETAILS
2.13	MOISTURE CONDITIONING EXHIBIT – SHEET 1 OF 2
2.14	MOISTURE CONDITIONING EXHIBIT – SHEET 2 OF 2
3.01	EROSION CONTROL PLAN – SHEET 1
3.02	EROSION CONTROL PLAN – SHEET 2
3.03	EROSION CONTROL DETAILS
5.01	STORM SEWER PLAN & PROFILE – STM A3
5.02	STORM SEWER PLAN & PROFILE – STM A4
5.03	STORM SEWER PLAN & PROFILE – STM B1 & LAT B1–3
5.04	STORM SEWER PLAN & PROFILE – STM B3 & LAT B3–3
5.05	STORM SEWER PLAN & PROFILE – STM C1
5.06	STORM SEWER PLAN & PROFILE – STM C2 & STM C3 & STM B2
6.01	WATER PLAN – SHEET 1 OF 2
6.02	WATER PLAN – SHEET 2 OF 2
7.01	SANITARY SEWER PLAN – SHEET 1 OF 2
7.02	SANITARY SEWER PLAN – SHEET 2 OF 2
7.03	SANITARY SEWER PROFILE – SS–1 [STA. START–15+50]
7.04	SANITARY SEWER PROFILE – SS–1 [STA. 15+50–END] & SS–2 [STA. START–10+50]
7.05	SANITARY SEWER PROFILE – SS–2 [STA. 10+50–END]
7.06	SANITARY SEWER PROFILE – SS–3
7.07	SANITARY SEWER PROFILE – SS–6
7.08	SANITARY SEWER PROFILE – SS–7
7.09	SANITARY SEWER PROFILE – SS–8 & SS–10
7.10	SANITARY SEWER PROFILE – SS–9
7.11	SANITARY SEWER PROFILE – SS–11
7.12	SANITARY SEWER PROFILE – SS–12
8.01	SIGNAGE AND LIGHTING PLAN – SHEET 1
8.02	SIGNAGE AND LIGHTING PLAN – SHEET 2
9.01	SIDEWALK PLAN – SHEET 1
9.02	SIDEWALK PLAN – SHEET 2
DET.	CONSTRUCTION DETAILS

OWNER/DEVELOPER
HORIZON/DEER CREEK
DEVELOPMENT CORP.
5760 LEGACY DRIVE, SUITE B3-388
PLANO, TEXAS 75024
(972) 789-3500

ENGINEER/SURVEYOR:
JBI PARTNERS, INC.
2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006
(972) 248-7676
TBPE No. F-438; TBPLS No. 10076000

JBI PARTNERS, INC – PROJECT # ROS023

SANDBROCK RANCH, PHASE 16

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

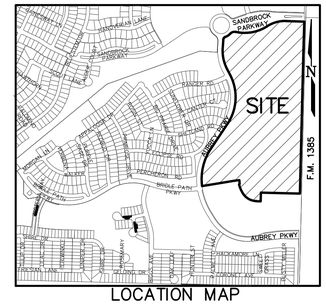
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'

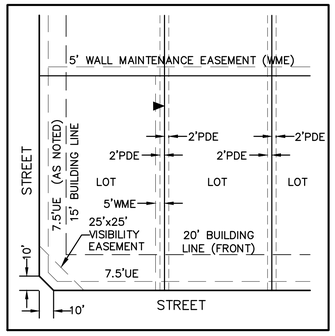
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005–86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS–OF–WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE–HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. 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.

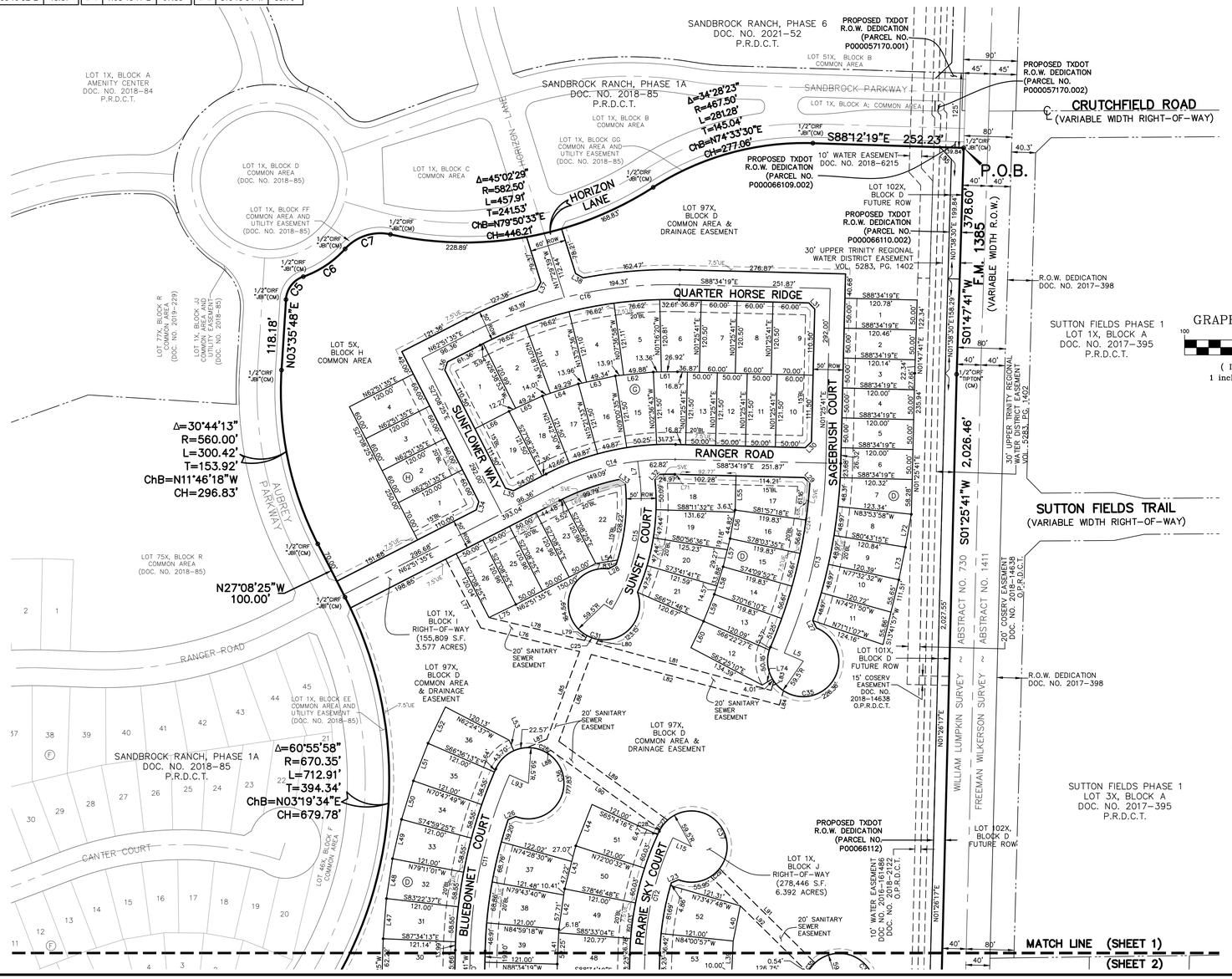
FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain), If this site is not 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 statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM–TO–MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◈	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388, Plano, Texas 75024 — (972) 789–3500

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300, Carrollton, Texas 75006 — (972)248–7676
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System – Texas North Central Zone No. 4202 – NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 1&\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
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C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
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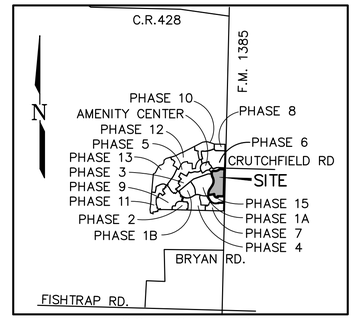
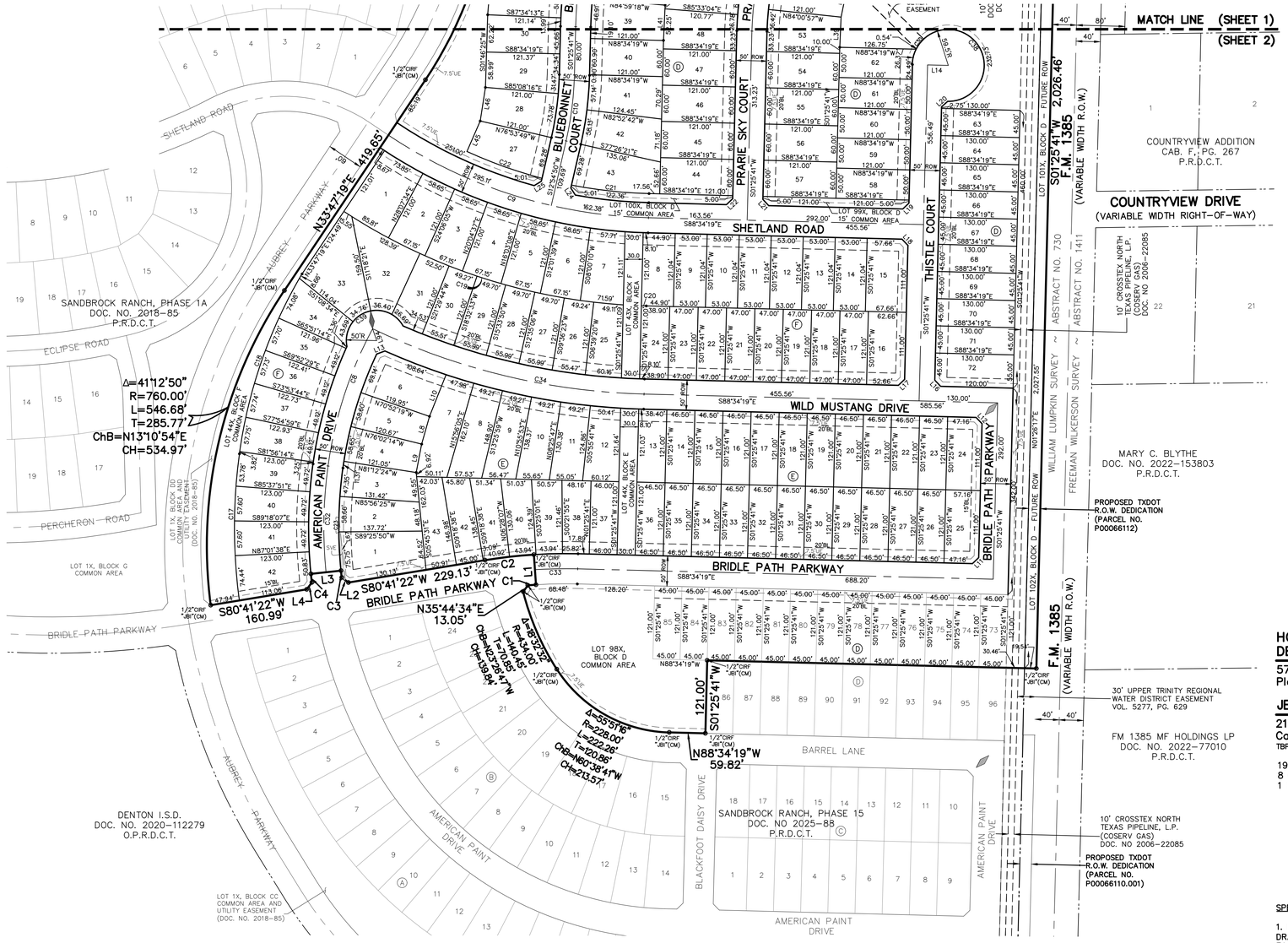
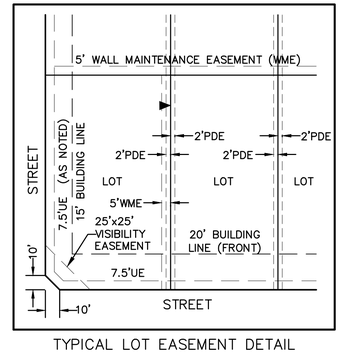
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'			
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			



LOCATION MAP
(NOT TO SCALE)





TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◇	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3-388 — (972) 789-3500
Plano, Texas 75024

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT-OF-WAY LOT

JUNE 03, 2025 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\vROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017–92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018–1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020–147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right–of–way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018–85, Plat Records, Denton County, Texas;

THENCE, along the east line of said 309.938 acre tract and the west right–of–way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one–half inch iron rod with cap stamped "Tipton" found for corner, said point being in the east line of said 3.691 acre tract;

THENCE, continuing along the west right–of–way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. _____–_____, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:
North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds and a chord distance of 81.37 feet;
South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left, through a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right–of–way line of said Sandbrock Ranch Phase 1A, the beginning of a curve to the right;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:
Along said curve to the right through an angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve turning to the right through a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner the beginning of a curve to the right;
Along said curve to the right through a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner. the beginning of a curve to the left;
Along said curve to the left through a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the POINT OF BEGINNING and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **HORIZON/DEER CREEK DEVELOPMENT CORP.**, acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **SANDBROCK RANCH, PHASE 16**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this _____ day of _____, 2024.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, 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 in the capacity therein stated.

WITNESS MY HAND this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003–R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972–219–1228 and www.utrwd.com.

2. No deep–rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90–degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

11. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

12. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

13. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

14. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, William J. Johnson, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2024.

FOR PRELIMINARY USE ONLY
_____
William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of **Sandbrock Ranch, Phase 16,** an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2024, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this _____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
BNDY–4	2,573,911	59.089	D–23	6,050	0.139	D–45	7,260	0.167	D–67	5,850	0.134	D–100X	3,941	0.090	E–20	5,627	0.129	E–42	6,422	0.147	F–20	5,687	0.131	F–42	8,269	0.190	H–1	8,350	0.192
D–1	6,031	0.138	D–24	6,050	0.139	D–46	7,260	0.167	D–68	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–43	6,975	0.160	F–21	5,687	0.131	F–43X	7,262	0.167	H–2	7,200	0.165
D–2	6,015	0.138	D–25	6,050	0.139	D–47	7,260	0.167	D–69	5,850	0.134	D–171	6,679	0.153	E–22	5,626	0.129	E–44X	7,268	0.167	F–22	5,687	0.131	F–44X	20,945	0.481	H–3	7,200	0.165
D–3	6,002	0.138	D–26	6,026	0.138	D–48	7,628	0.175	D–70	5,850	0.134	E–1	10,426	0.239	E–23	5,626	0.129	F–1	9,659	0.222	F–23	5,687	0.131	G–1	9,205	0.211	H–4	7,200	0.165
D–4	6,000	0.138	D–27	8,065	0.185	D–49	8,087	0.186	D–71	5,850	0.134	E–2	7,178	0.165	E–24	6,867	0.158	F–2	7,611	0.175	F–24	5,687	0.131	G–2	8,463	0.194	H–5X	117,286	2.693
D–5	6,000	0.138	D–28	7,911	0.182	D–50	8,075	0.185	D–72	7,100	0.163	E–3	6,763	0.155	E–25	6,867	0.158	F–3	7,611	0.175	F–25	6,611	0.152	G–3	8,466	0.194			
D–6	6,003	0.138	D–29	7,550	0.173	D–51	8,075	0.185	D–73	5,445	0.125	E–4	6,446	0.148	E–26	5,627	0.129	F–4	7,611	0.175	F–26	6,335	0.145	G–4	8,466	0.194			
D–7	6,473	0.149	D–30	7,358	0.169	D–52	8,641	0.198	D–74	5,445	0.125	E–5	6,415	0.147	E–27	5,626	0.129	F–5	7,611	0.175	F–27	6,394	0.147	G–5	8,465	0.194			
D–8	6,378	0.146	D–31	7,597	0.174	D–53	7,863	0.181	D–75	5,445	0.125	E–6	9,032	0.207	E–28	5,627	0.129	F–6	7,611	0.175	F–28	6,394	0.147	G–6	8,037	0.185			
D–9	6,295	0.145	D–32	7,593	0.174	D–54	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–29	5,626	0.129	F–7	7,823	0.180	F–29	6,394	0.147	G–7	7,230	0.166			
D–10	6,292	0.144	D–33	7,593	0.174	D–55	7,260	0.167	D–77	5,445	0.125	E–8	8,167	0.187	E–30	5,626	0.129	F–8	6,413	0.147	F–30	6,339	0.146	G–8	7,230	0.166			
D–11	6,397	0.147	D–34	7,593	0.174	D–56	7,260	0.167	D–78	5,445	0.125	E–9	7,507	0.172	E–31	5,627	0.129	F–9	6,413	0.147	F–31	6,603	0.152	G–9	8,385	0.192			
D–12	7,086	0.163	D–35	7,593	0.174	D–57	7,260	0.167	D–79	5,445	0.125	E–10	6,995	0.161	E–32	5,627	0.129	F–10	6,413	0.147	F–32	9,510	0.218	G–10	7,240	0.166			
D–13	6,309	0.145	D–36	7,860	0.180	D–58	6,050	0.139	D–80	5,445	0.125	E–11	6,624	0.152	E–33	5,627	0.129	F–11	6,413	0.147	F–33	11,206	0.257	G–11	6,075	0.139			
D–14	6,309	0.145	D–37	7,689	0.177	D–59	6,050	0.139	D–81	5,445	0.125	E–12	6,793	0.156	E–34	5,627	0.129	F–12	6,413	0.147	F–34	6,802	0.156	G–12	6,075	0.139			
D–15	6,309	0.145	D–38	7,699	0.177	D–60	6,050	0.139	D–82	5,445	0.125	E–13	5,627	0.129	E–35	5,626	0.129	F–13	6,413	0.147	F–35	6,526	0.150	G–13	6,075	0.139			
D–16	6,309	0.145	D–39	7,550	0.173	D–61	6,050	0.139	D–83	5,445	0.125	E–14	5,626	0.129	E–36	5,626	0.129	F–14	6,413	0.147	F–36	6,549	0.150	G–14	6,415	0.147			
D–17	7,794	0.179	D–40	7,260	0.167	D–62	6,098	0.140	D–84	5,445	0.125	E–15	5,626	0.129	E–37	5,566	0.128	F–15	8,137	0.187	F–37	6,564	0.151	G–15	6,892	0.158			
D–18	7,997	0.184	D–41	7,830	0.180	D–63	5,850	0.134	D–85	5,445	0.125	E–16	5,626	0.129	E–38	5,601	0.129	F–16	7,532	0.173	F–38	6,572	0.151	G–16	6,840	0.157			
D–19	7,122	0.164	D–42	8,299	0.191	D–64	5,850	0.134	D–97X	583,224	13.389	E–17	5,627	0.129	E–39	5,793	0.133	F–17	5,687	0.131	F–39	6,597	0.151	G–17	6,840	0.157			
D–20	6,810	0.156	D–43	8,859	0.203	D–65	5,850	0.134	D–98X	48,601	1.116	E–18	5,627	0.129	E–40	6,010	0.138	F–18	5,687	0.131	F–40	6,600	0.152	G–18	6,744	0.155			
D–22	9,907	0.227	D–44	7,260	0.167	D–66	5,850	0.134	D–99X	3,530	0.081	E–19	5,626	0.129	E–41	6,344	0.146	F–19	5,687	0.131	F–41	6,600	0.152	G–19	7,726	0.177			

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
(972) 789–3500

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000
(972)248–7676

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM
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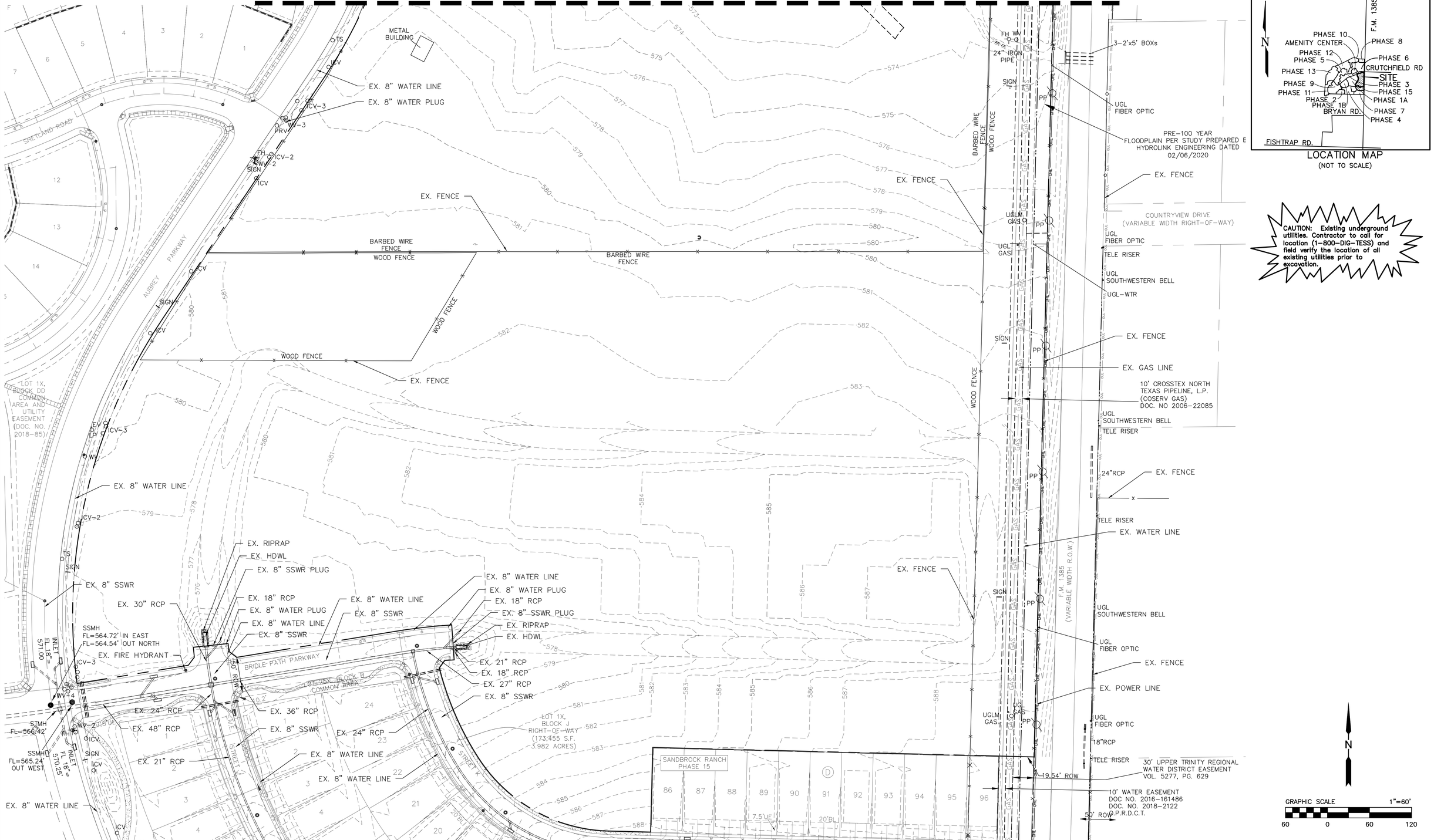
MATCHLINE (SEE SHEET 0.02)



LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS	PROJECT NO. ROS023
SHEET 1	
SANDBROCK RANCH, PHASE 16	SHEET NO. 0.01
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jrodriguez Plot Date: 11/6/2024 2:39 PM

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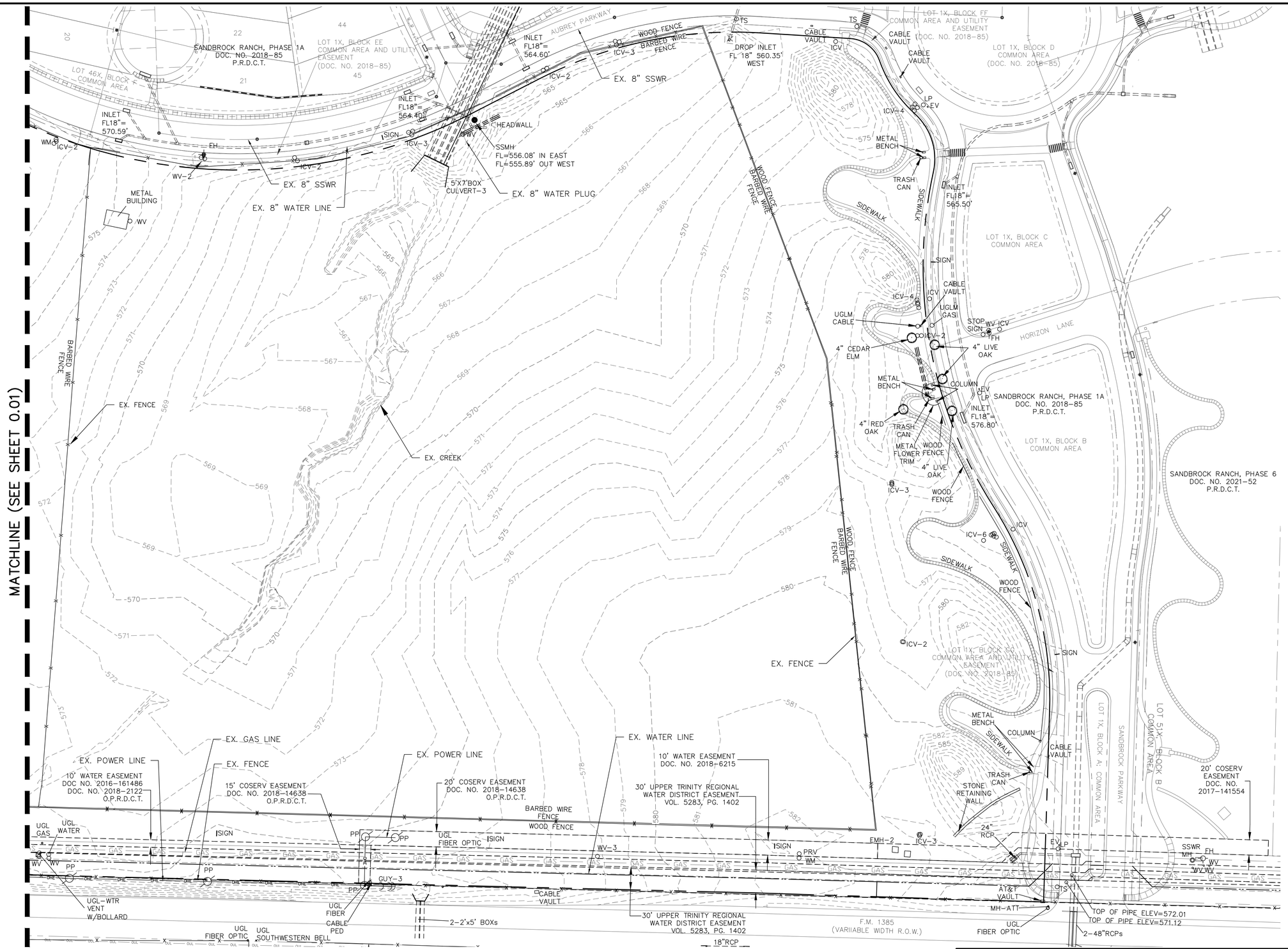

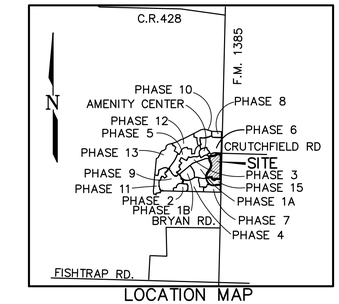

LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

Plotted by: jrodriguez Plot Date: 11/6/2024 2:40 PM

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 0.02

STREET H

17+04.62 BRIDLE PATH PARKWAY=
11+35.75 STREET H

Δ=45°00'00"
R=40.50'
L=31.81'
T=16.78'
CB=N21°04'19"W
CH=31.00'

C.R. LT. 16+72.81
15.50' LT.
TC 584.44

PC = 16+72.81

C.R. RT. 16+93.29
23.51' RT.
TC 584.44

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

F.M. 1385

10' WATER EASEMENT
DOC NO. 2016-161486
DOC. NO. 2018-2122
O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS)
DOC. NO 2006-22085

6+74.64 BRIDLE PATH PARKWAY
REMOVE BARRICADE &
CONNECT TO EX. HEADER
TC RT. & LT. 577.80

6+89.68 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-4
TC 577.89
FL 573.89

Δ=10°44'18"
R=800.00'
L=149.94'
T=75.19'
CB=N86°03'32"E
CH=149.72'

8+99.04 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-2
TC 579.15
FL 575.54

PT = 14+61.81
C.R. LT. 14+61.81
15.50' LT.
TC 585.97

C.R. LT. 13+98.19
15.50' LT.
TC 585.97

TC 586.30

TC 586.49

C.R. RT. 14+18.67
23.51' RT.
TC 586.30

PC = 13+98.19

Δ=90°00'00"
R=40.50'
L=63.62'
T=40.50'
CB=N46°25'41"E
CH=57.28'

PT = 7+50.49

6+84.33 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-3
TC 577.86
FL 573.86

C.R. RT. 6+74.64
15.50' RT.
TC 577.80

9+31.18 BRIDLE PATH PARKWAY
CONST. 8' C.I. #A4-1
TC 579.38
FL 575.38

LOT 44X, BLOCK E
COMMON AREA

LOT 97X,
BLOCK D
COMMON AREA

STREET K

BRIDLE PATH PARKWAY

S88° 34' 19.21"E

50' R.O.W.
31' B-B

N01° 25' 40.79"E

7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00

8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 75 76 77 78 79 80 81 82 83 84 85 86 87

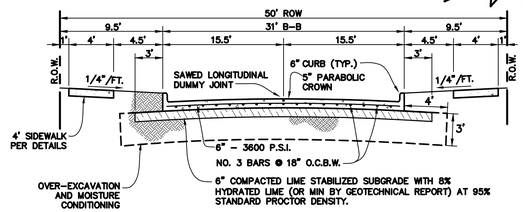
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



50' ROW -31' B-B
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

PVI STA: 9+39.10
PVI ELEV: 579.39
K: 43.31
LVC: 50.00

BVCS: 9+14.10
BVCE: 579.24

EVCS: 9+64.10
EVCE: 579.83

PVI STA: 12+44.02
PVI ELEV: 584.74

PVI STA: 15+90.65
PVI ELEV: 584.94

6+74.64 BRIDLE PATH PARKWAY
REMOVE BARRICADE &
CONNECT TO EX. HEADER
TC LT. & RT. 577.80

6+74.64 C.R. RT.
TC 577.80

EX. TC
@ 0.60%

0.60%

TOP OF CURB
LT. & RT.

EX. GROUND
@ LT. R.O.W.

EX. GROUND
@ RT. R.O.W.

1.75%

0.80%

13+98.19 C.R. LT.
TC 585.97

14+61.81 C.R. LT.
TC 585.97

SEE THIS SHEET
PLANVIEW FOR
ELBOW GRADING.

0.80%

0.60%

16+72.81 C.R. LT.
TC 584.44

SEE SHEET 1.04
PLANVIEW FOR
ELBOW GRADING

COMPACT FILL TO
95% STANDARD
PROCTOR DENSITY.

595 590 585 580 575 570 565

TC 577.96 TC 578.26 TC 578.56 TC 578.86 TC 579.16 TC 579.61 TC 580.46 TC 581.34 TC 582.21 TC 583.09 TC 583.97 TC 584.79 TC 585.19 TC 585.59 TC 585.99 TC 586.07 TC 585.67 TC 585.26 TC 584.88 TC 584.58 TC 584.23

7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:47 PM

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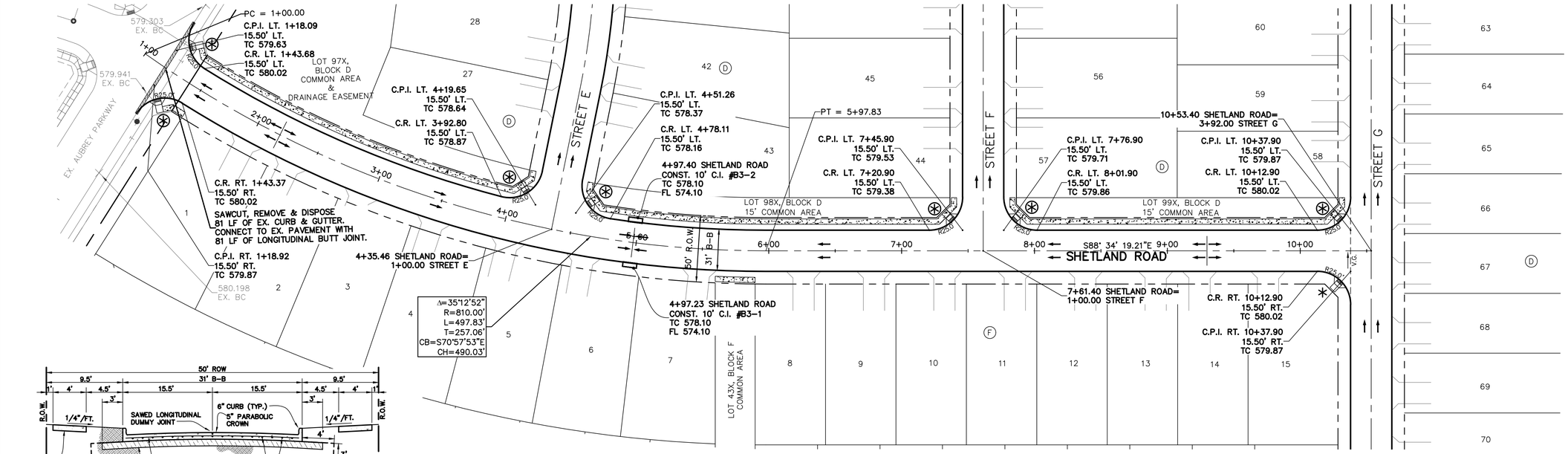


50' ROW -31' B-B

N.T.S.

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

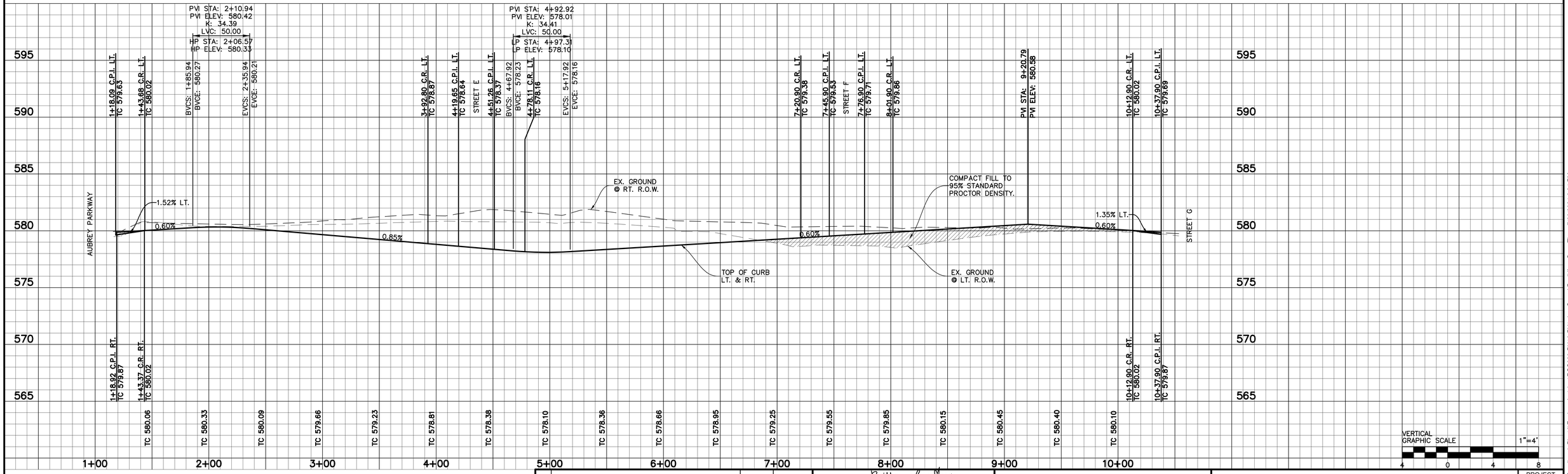
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

SHETLAND ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SHETLAND ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:48 PM
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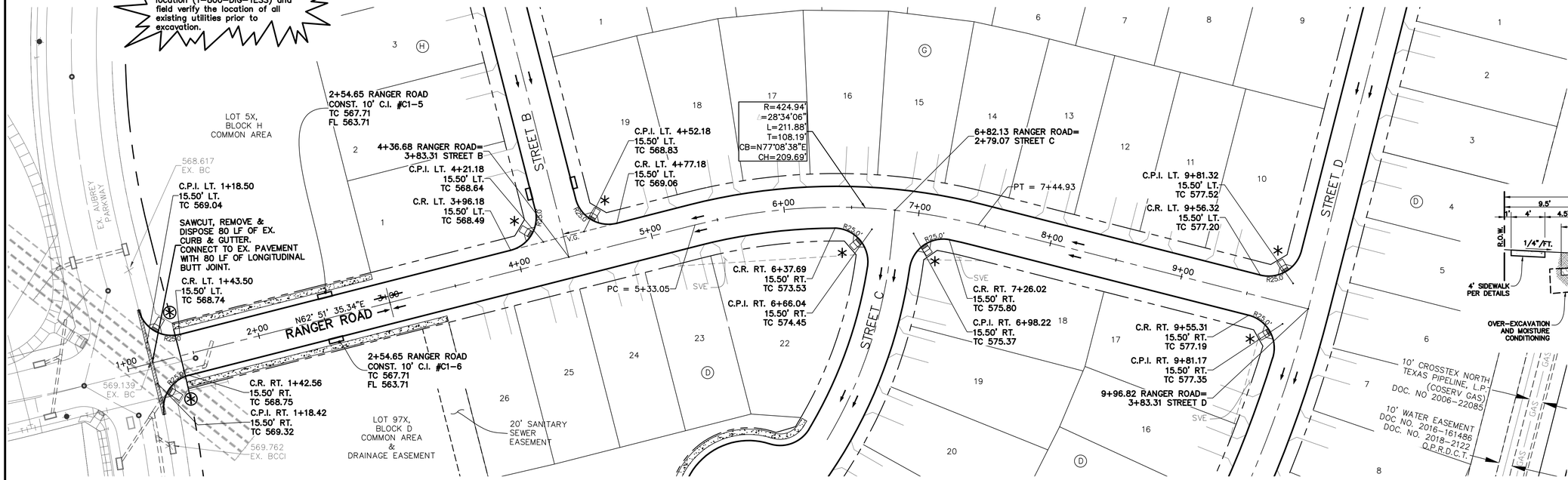
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

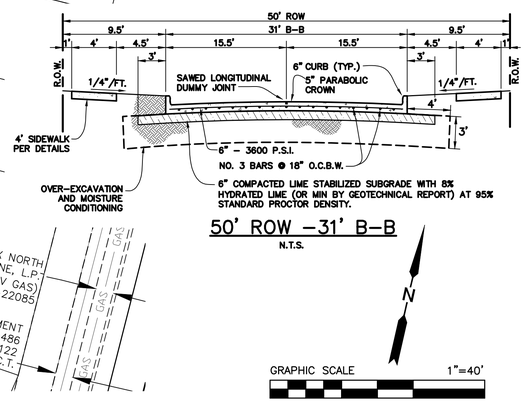
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER





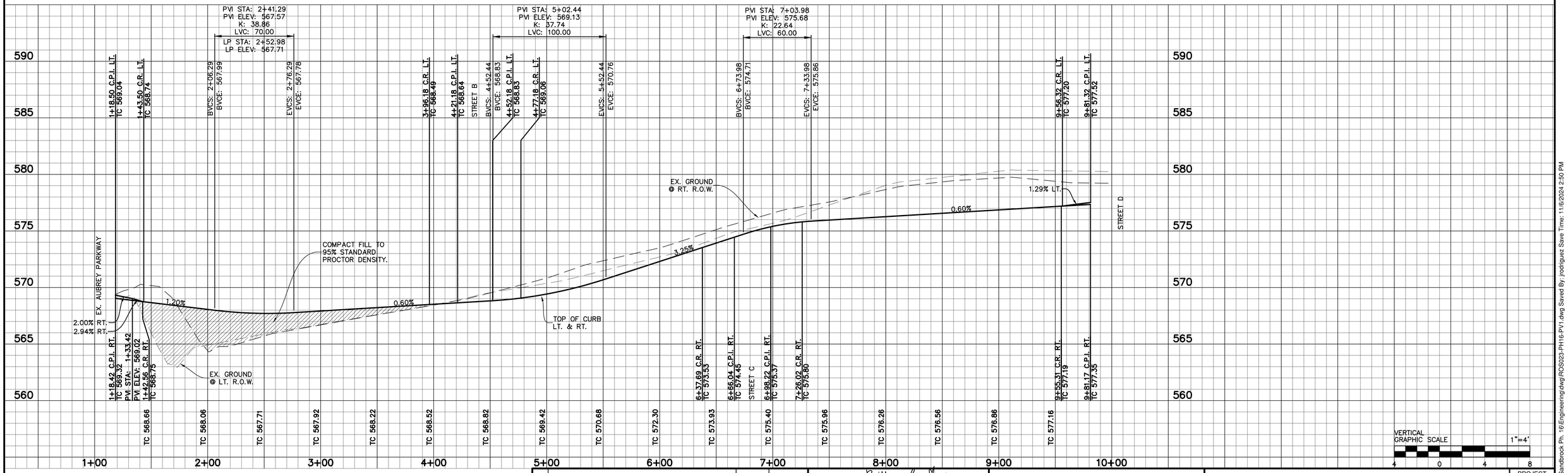
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

RANGER ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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TBPE No. F-438
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PAVING PLAN & PROFILE

RANGER ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.03

Plotted by: jrodriguez Plot Date: 11/6/2024 4:20 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV1.dwg Saved By: jrodriguez Save Time: 11/6/2024 2:50 PM

KNUCKLE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
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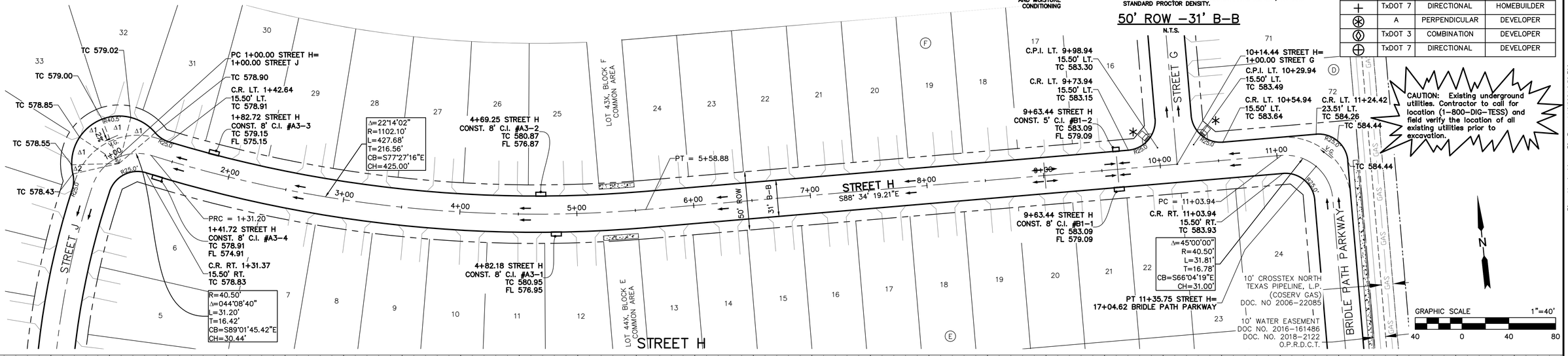
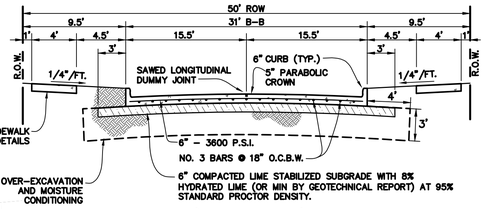
Δ2	11°12'36"	40.50'	7.92'	3.97'





50' ROW -31' B-B

N.T.S.

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
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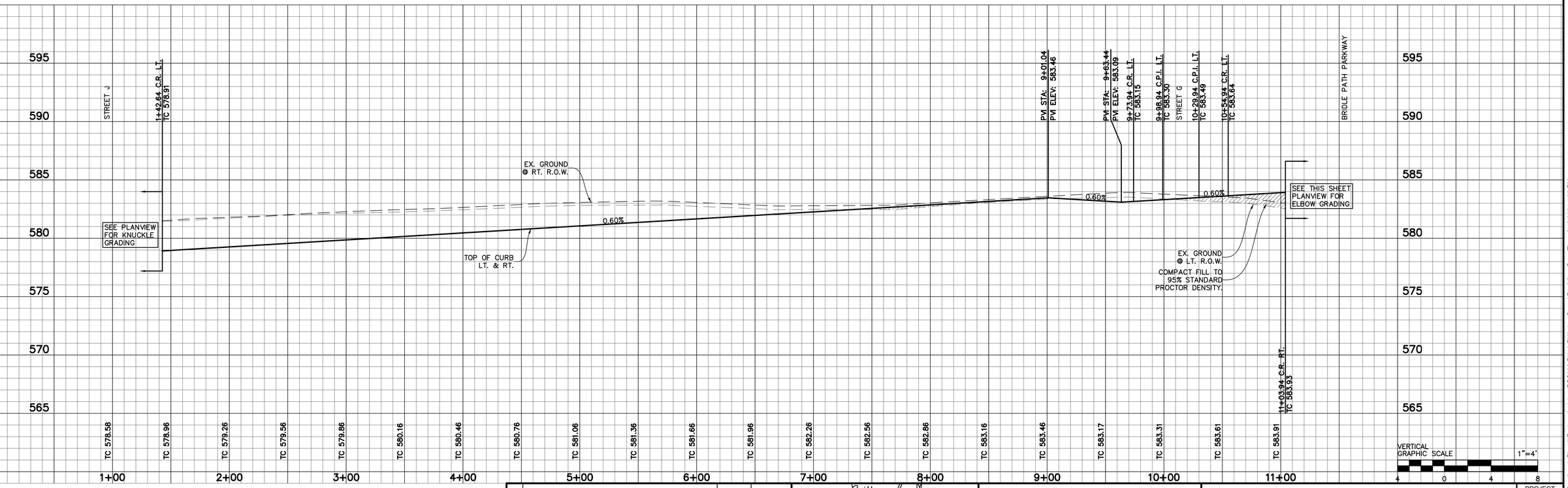
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET H

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.04

Plotted by: jrodriguez Plot Date: 11/6/2024 2:53 PM

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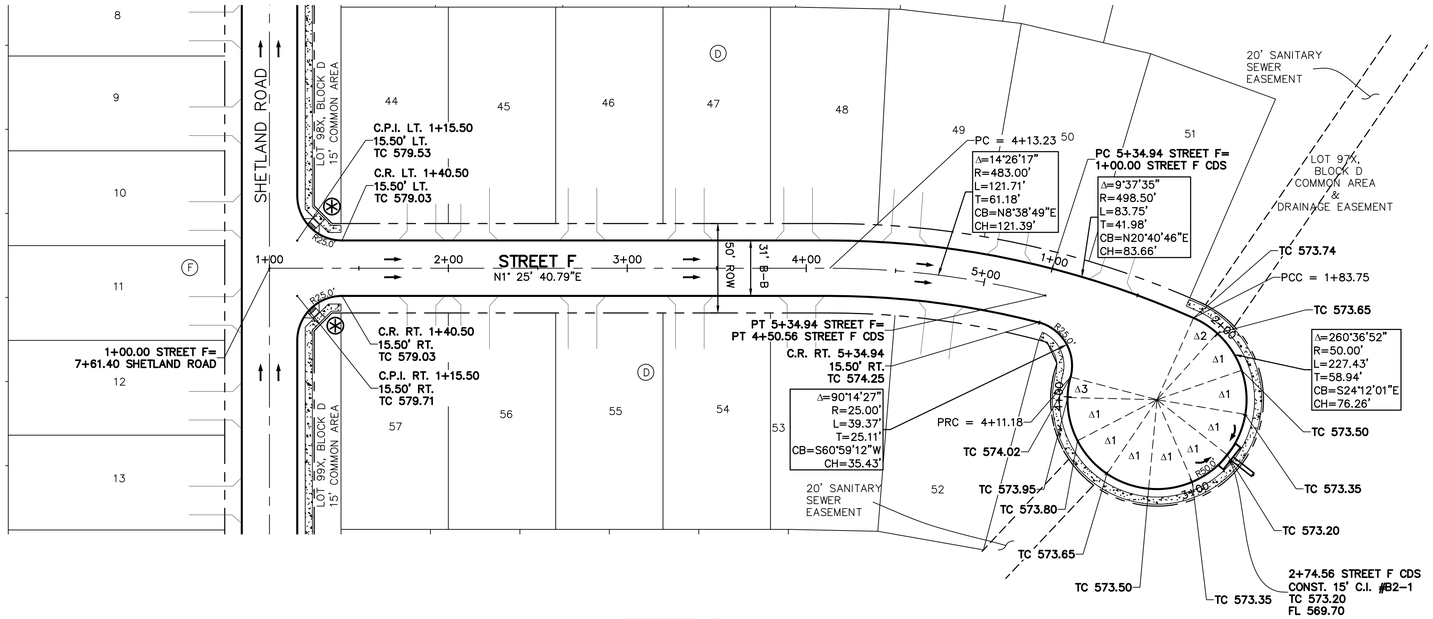
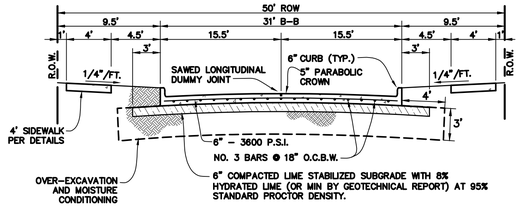


STREET F



50' ROW -31' B-B

N.T.S.

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	18°06'45"	50.00'	15.81'	7.97'
Δ3	13°19'08"	50.00'	11.62'	5.84'

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

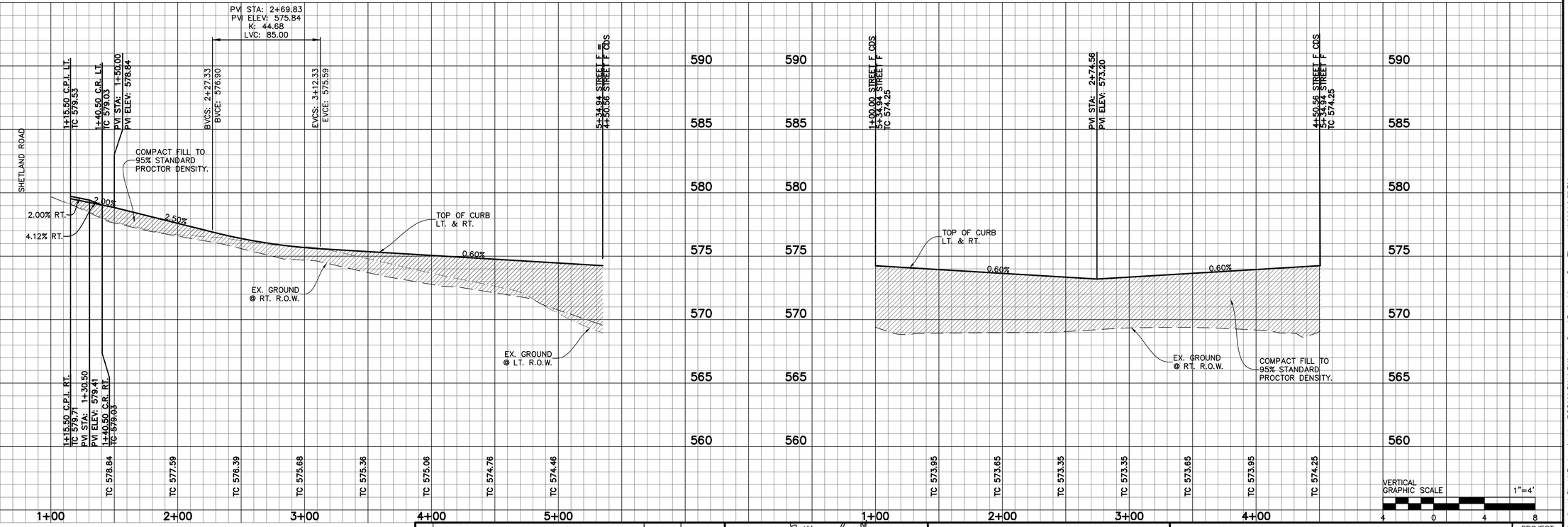
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
✳	A	PERPENDICULAR	DEVELOPER
◊	TxDOT 3	COMBINATION	DEVELOPER
+	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET F CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET F & STREET F CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.05

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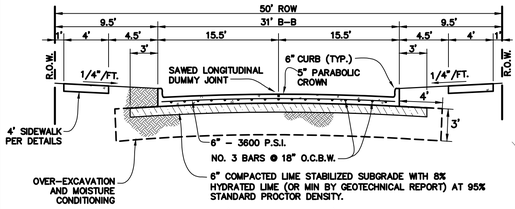
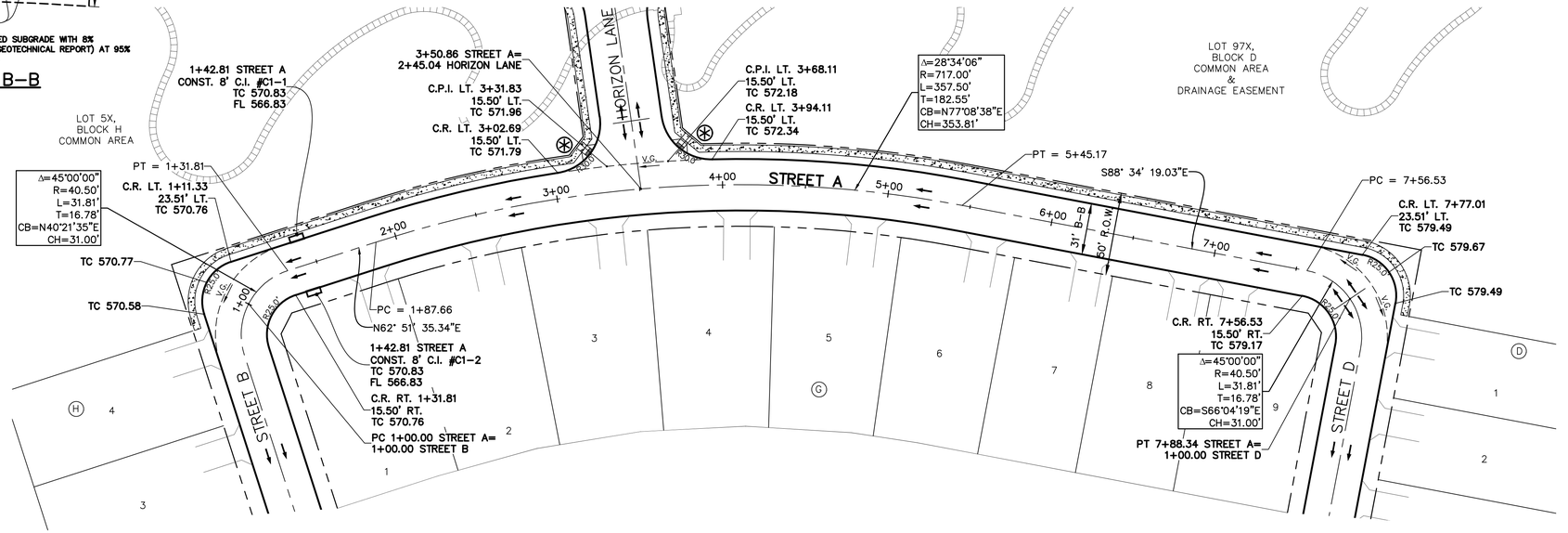


50' ROW -31' B-B

N.T.S.



LEGEND	
	Sidewalk to be Constructed by Developer.
	Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧆	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

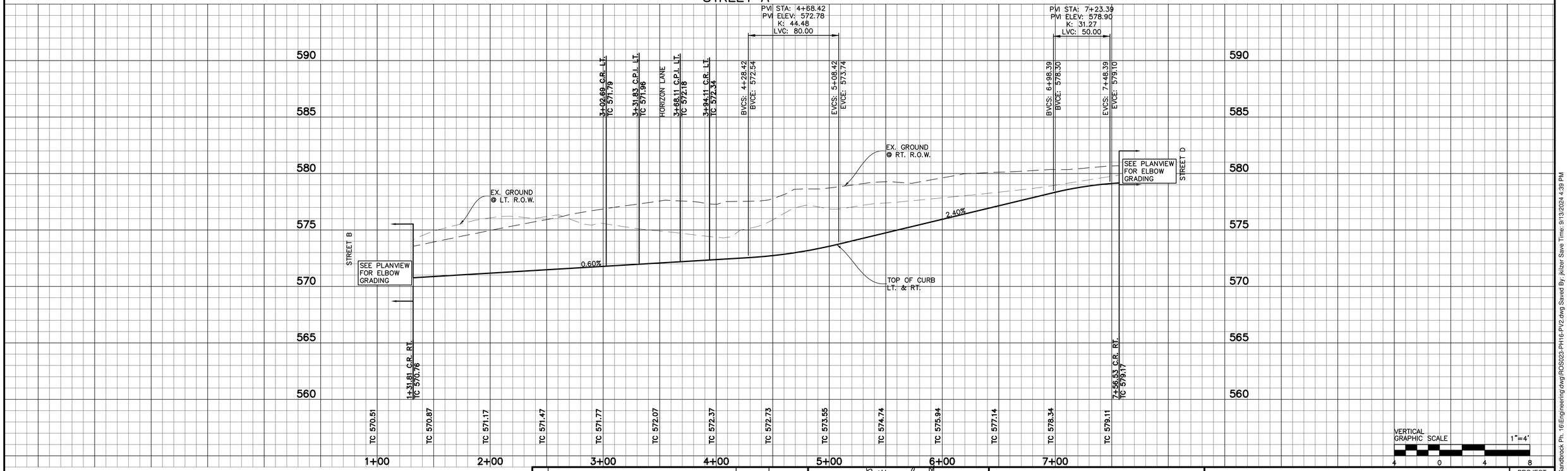
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



GRAPHIC SCALE 1"=40'

40 0 40 80

STREET A



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET A

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.06

Plotted by: jrodriguez Plot Date: 11/6/2024 2:54 PM
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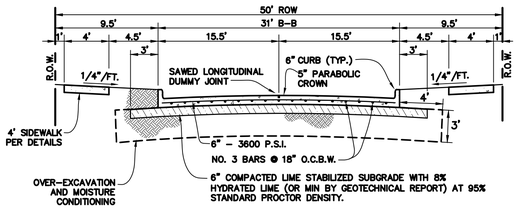
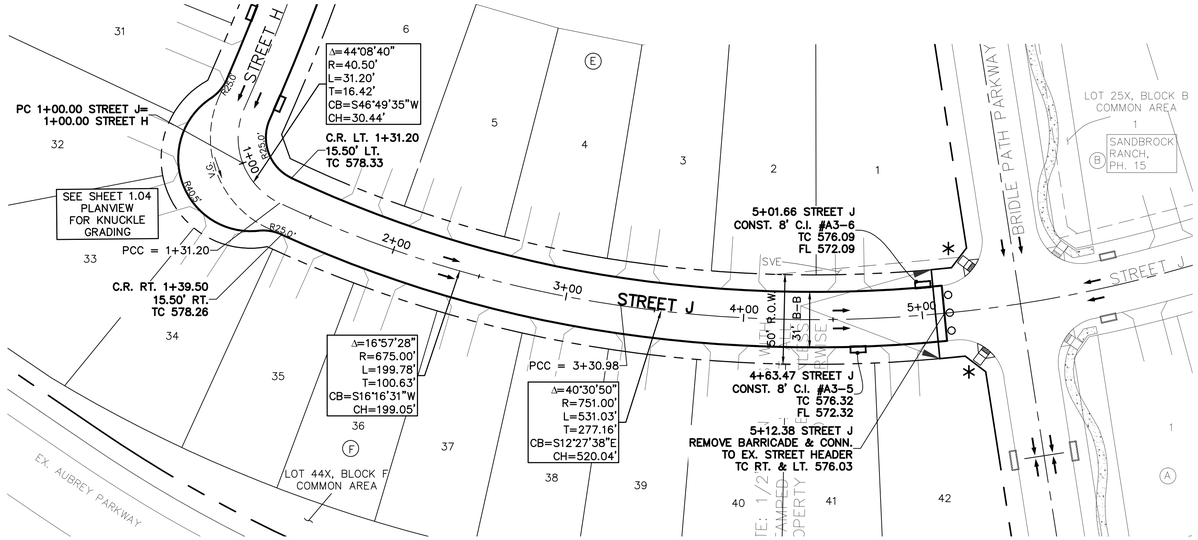
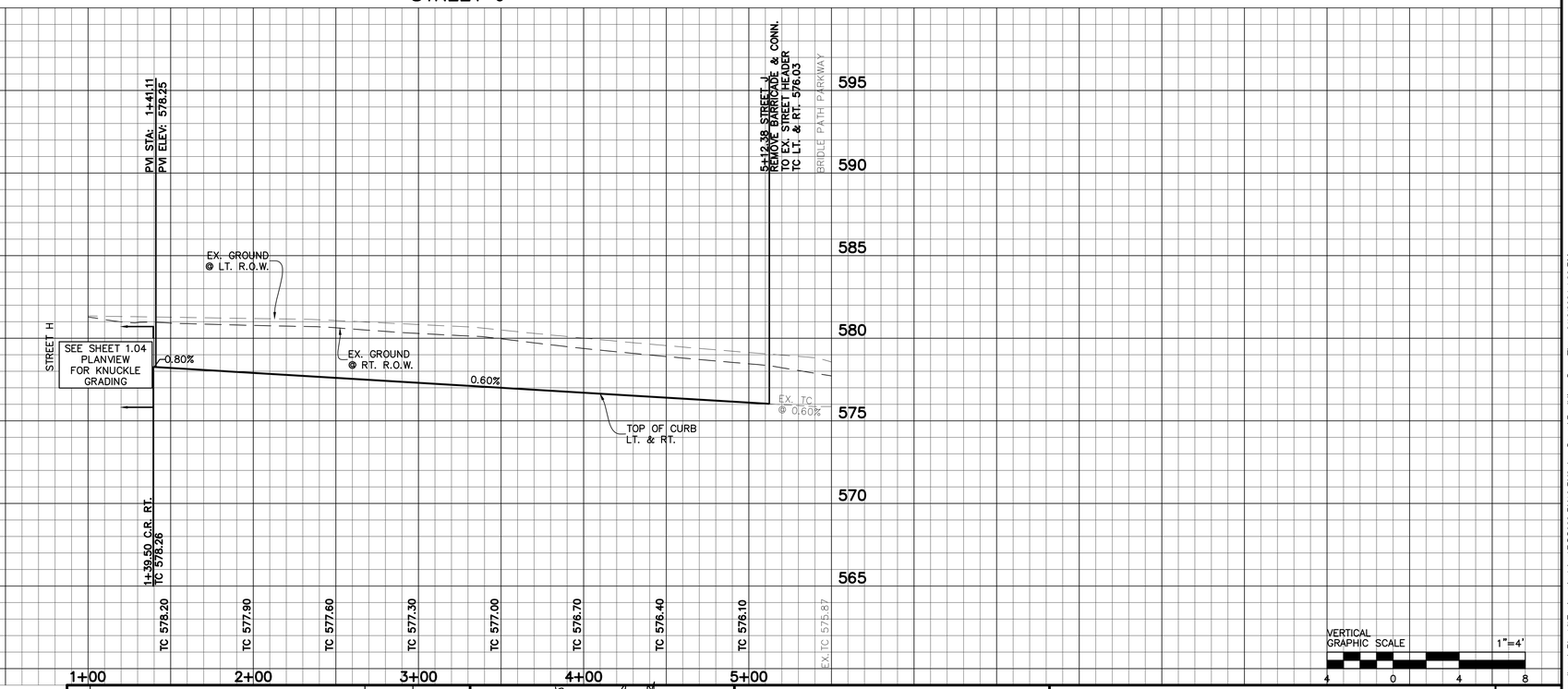


50' ROW -31' B-B

N.T.S.



STREET J



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET J

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.07

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

Plotted by: jrodriguez Plot Date: 11/6/2024 2:58 PM

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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	24°34'08"	50.00'	21.44'	10.89'
Δ3	11°39'34"	50.00'	10.17'	5.11'

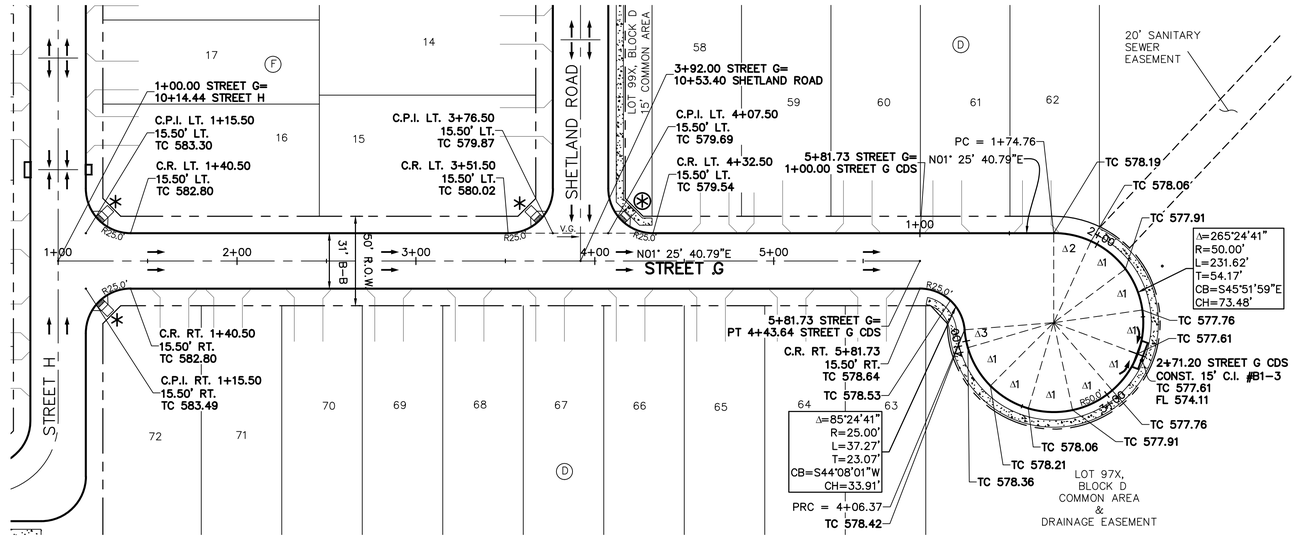
LEGEND

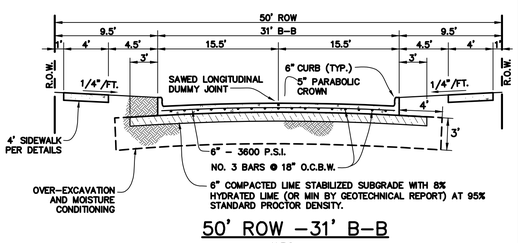
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





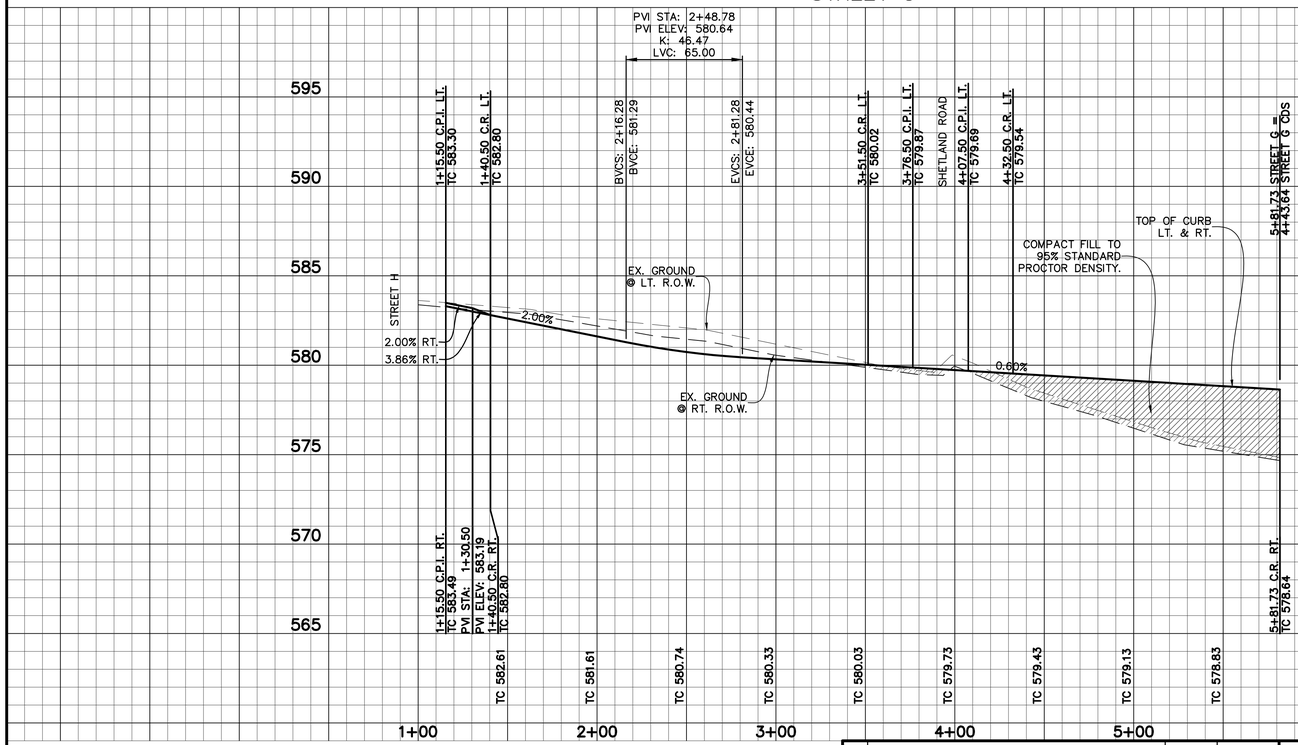
50' ROW -31' B-B

N.T.S.

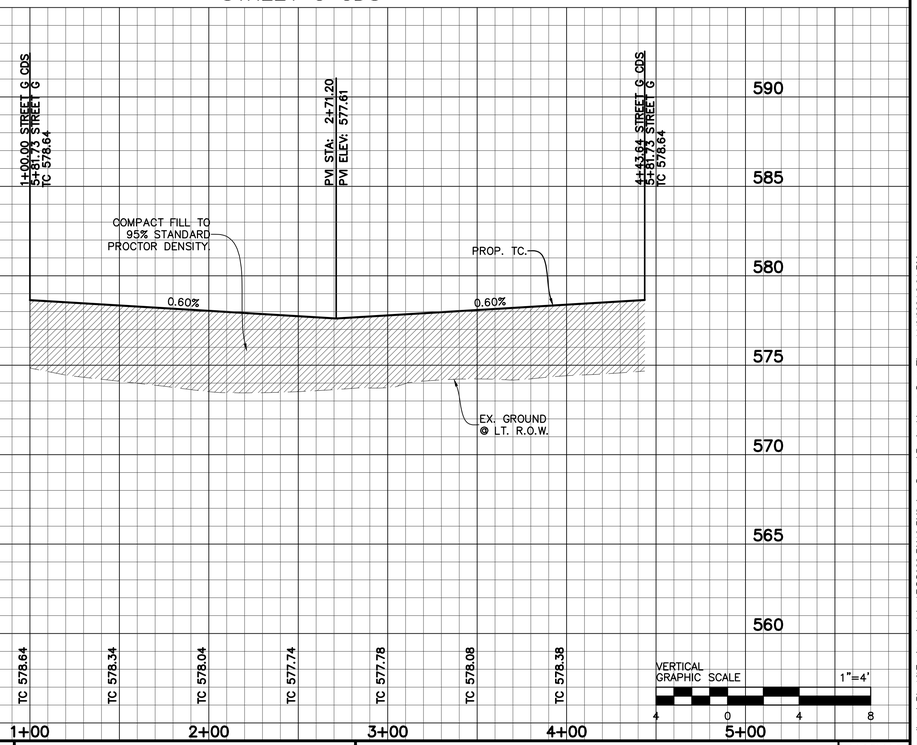
GRAPHIC SCALE 1"=40'

40 0 40 80

STREET G



STREET G CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET G & STREET G CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.08

Plotted by: jrodriguez Plot Date: 11/6/2024 4:24 PM

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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	20°26'47"	50.00'	17.84'	9.02'
Δ3	12°52'57"	50.00'	12.24'	5.64'

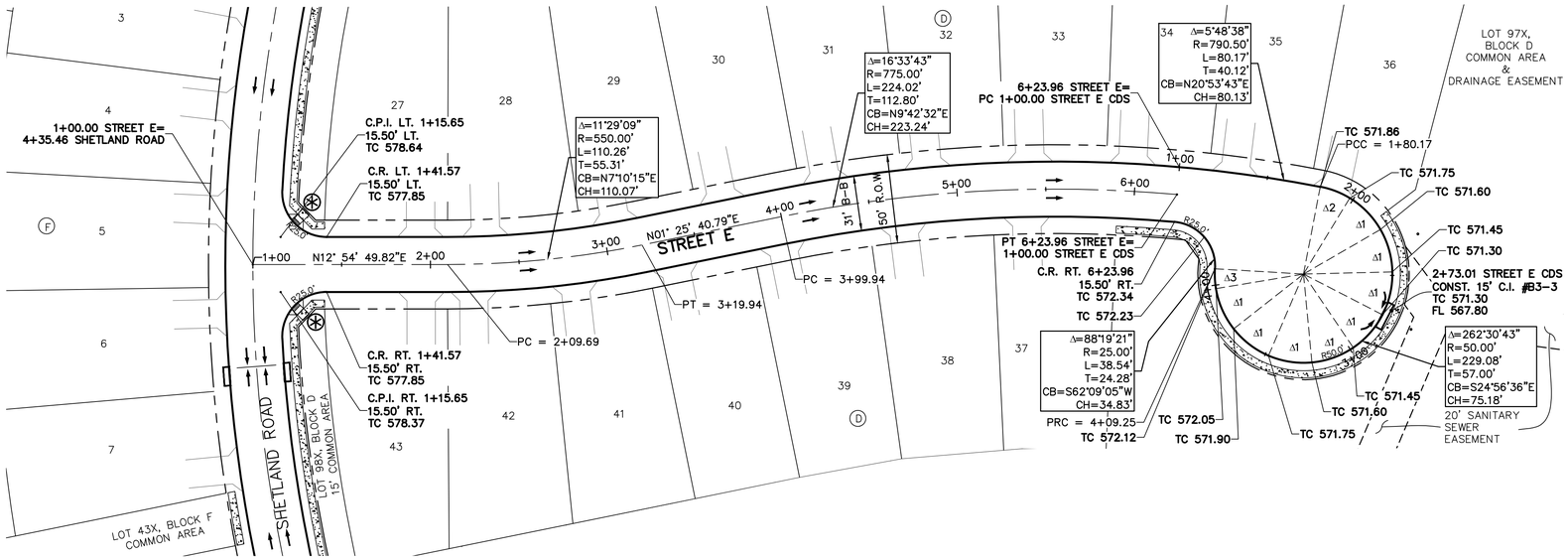
LEGEND

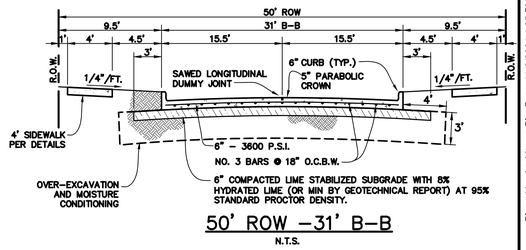
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





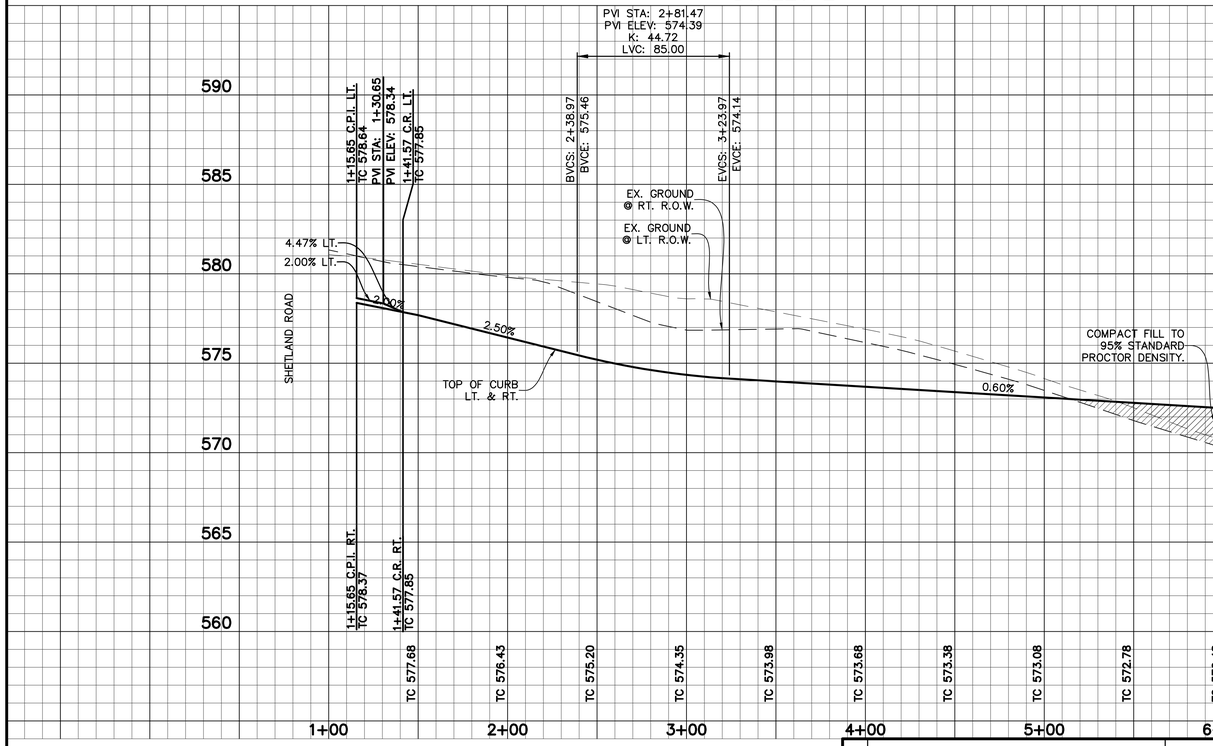
50' ROW -31' B-B

N.T.S.

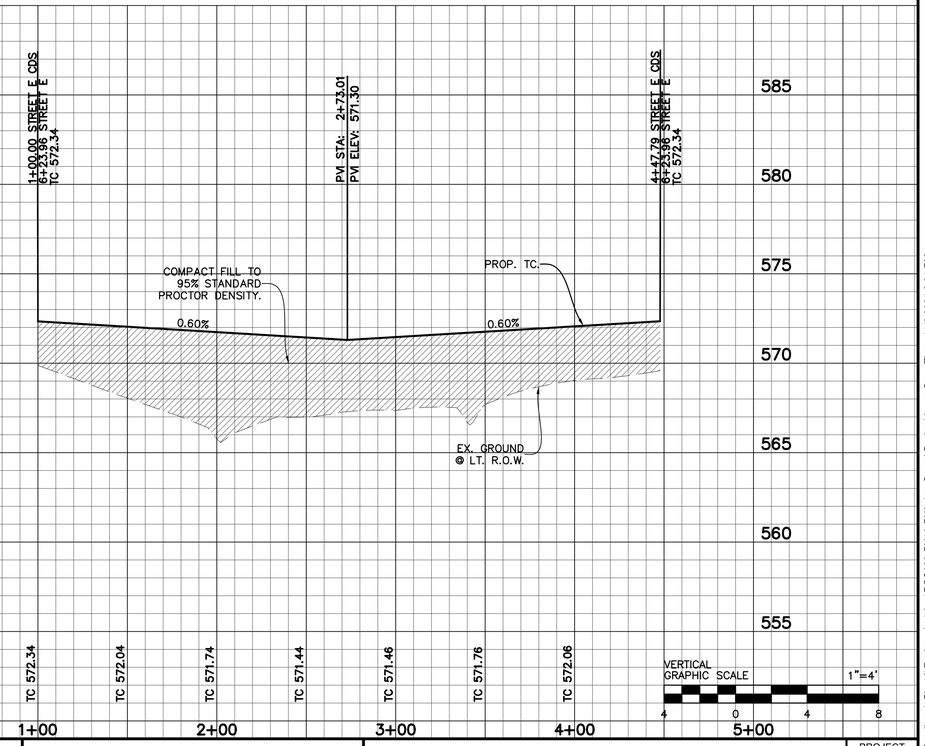
GRAPHIC SCALE 1"=40'

40 0 40 80

STREET E



STREET E CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET E & STREET E CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.09

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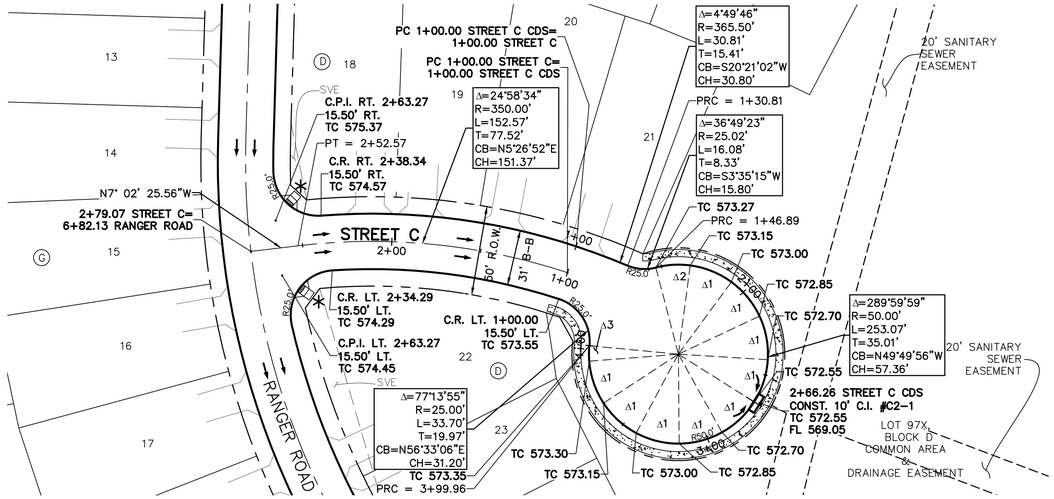
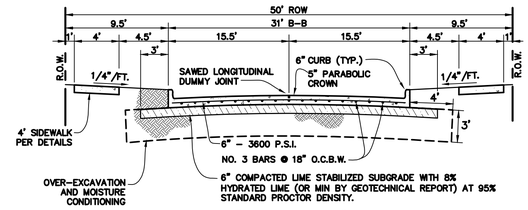
Plotted by: jrodriguez Plot Date: 11/6/2024 4:25 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	22°11'53"	50.00'	19.37'	9.81'
Δ3	9°58'14"	50.00'	8.70'	4.36'



STREET C



50' ROW - 31' B-B

N.T.S.

STREET C CDS

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

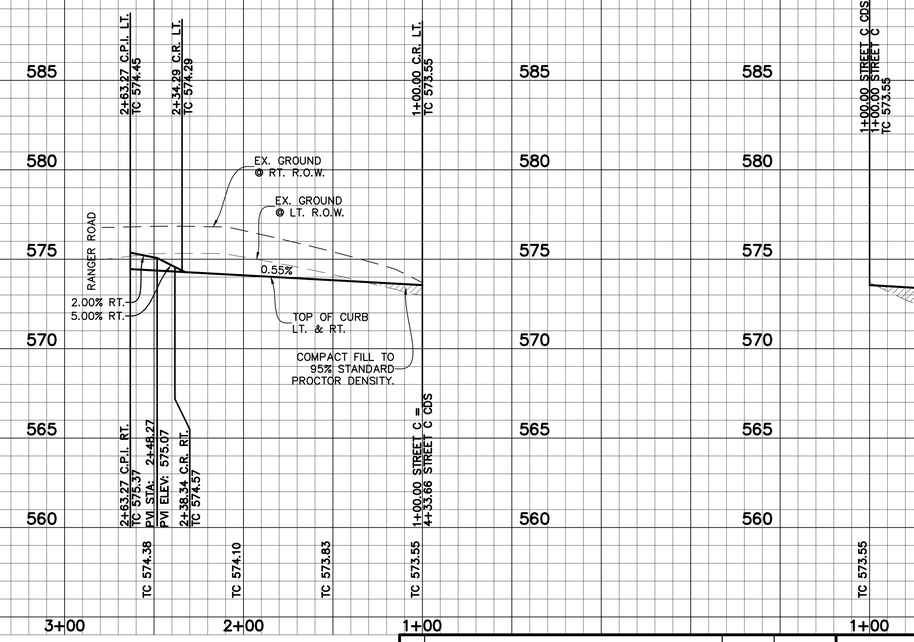
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

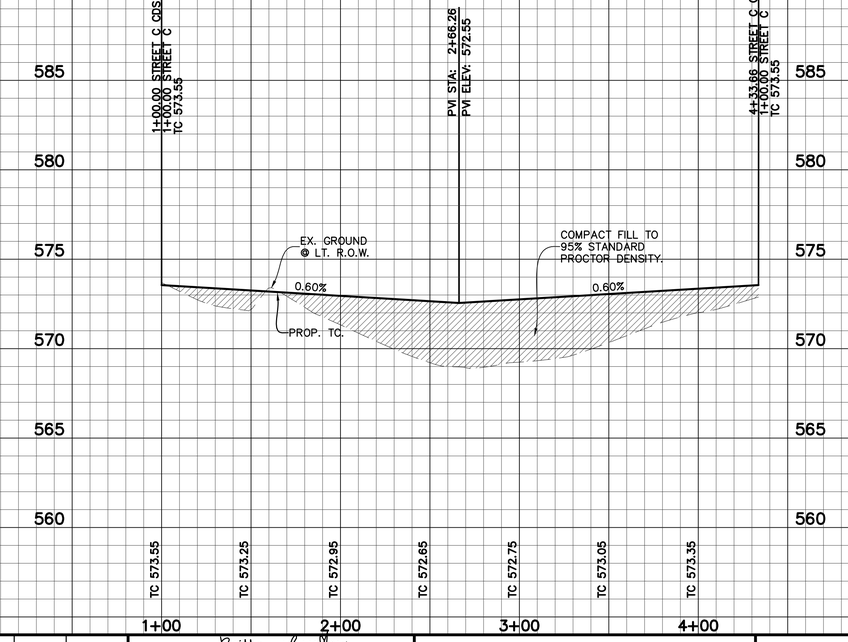
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'

40 0 40 80





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET C & STREET C CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV4.dwg Saved By: jrodriguez Save Time: 11/6/2024 3:15 PM

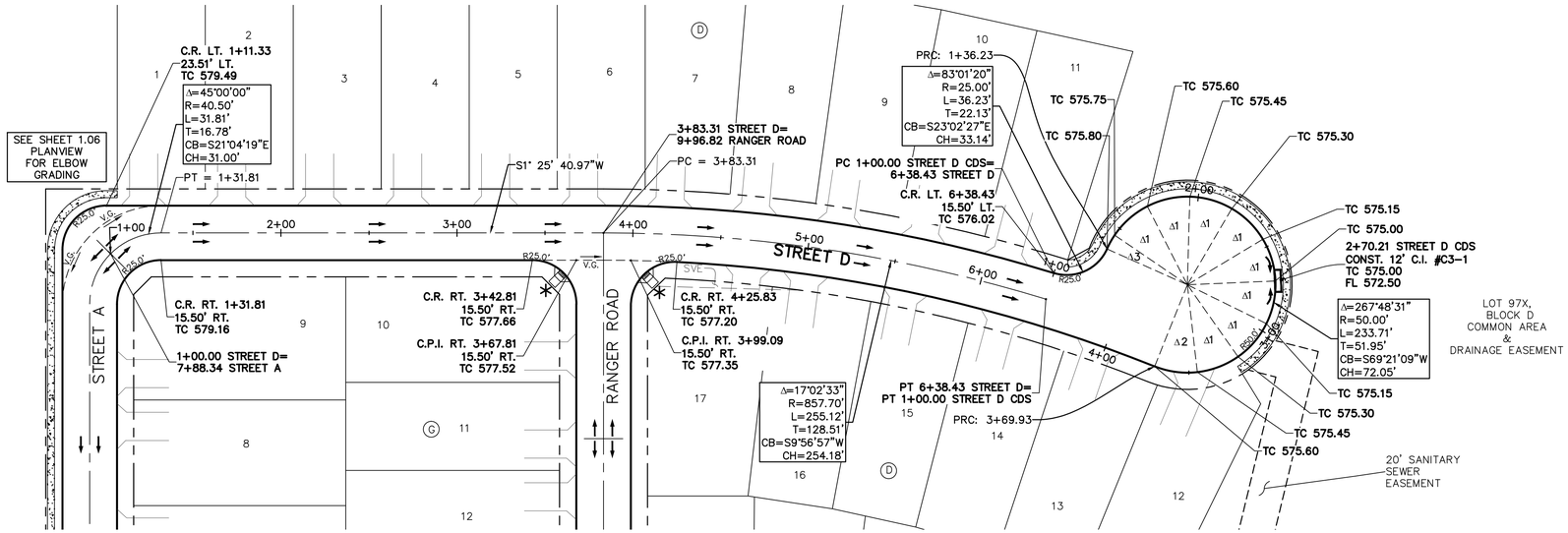
CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	28°19'47"	50.00'	24.72'	12.62'
Δ3	10°17'44"	50.00'	8.98'	4.50'

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

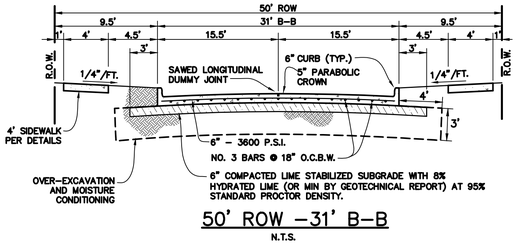
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



STREET D



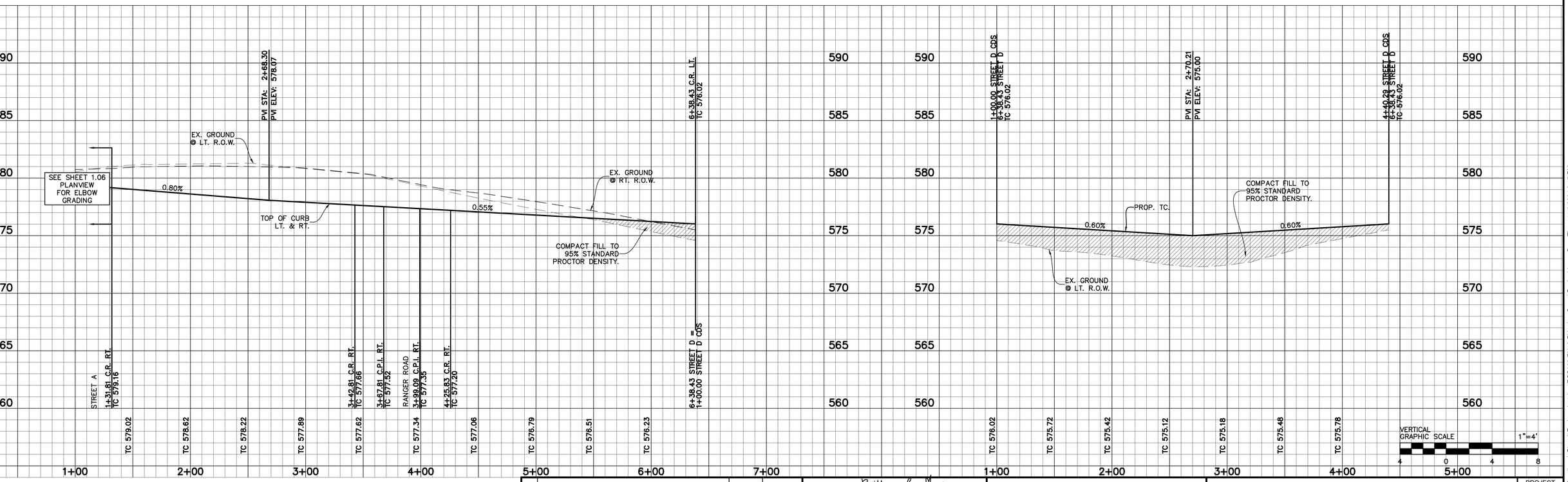
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET D CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET D & STREET D CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

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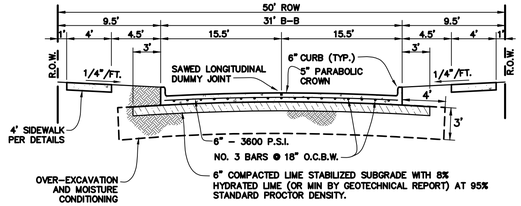
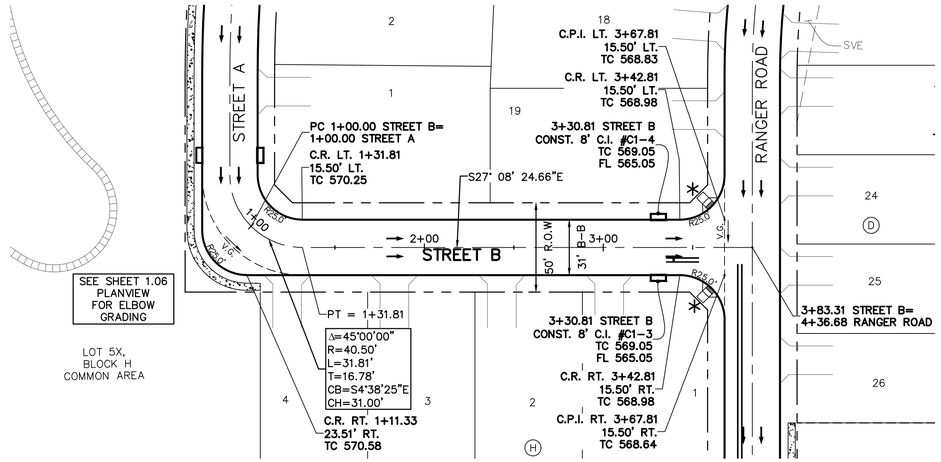
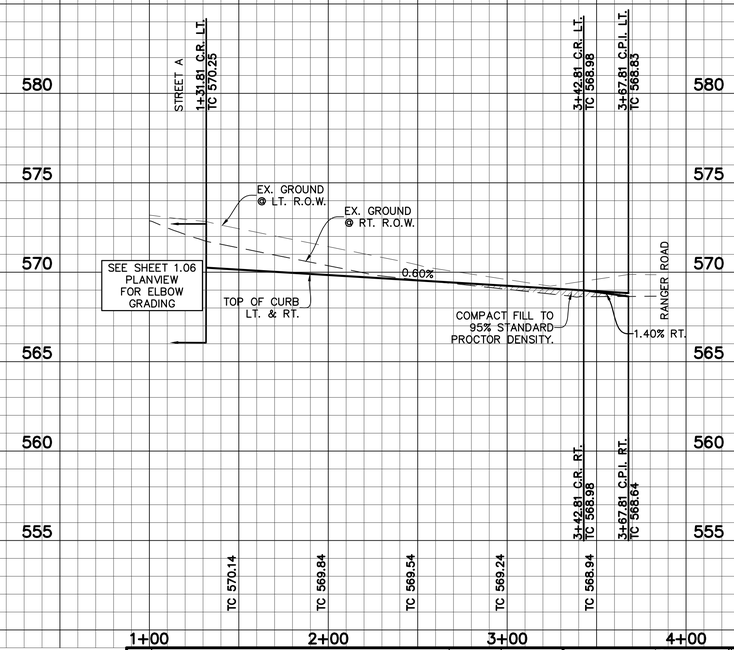


50' ROW - 31' B-B

N.T.S.



STREET B



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊙	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
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PROFESSIONAL ENGINEER

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET B

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.12

Plotted by: jrodriguez Plot Date: 11/6/2024 3:08 PM
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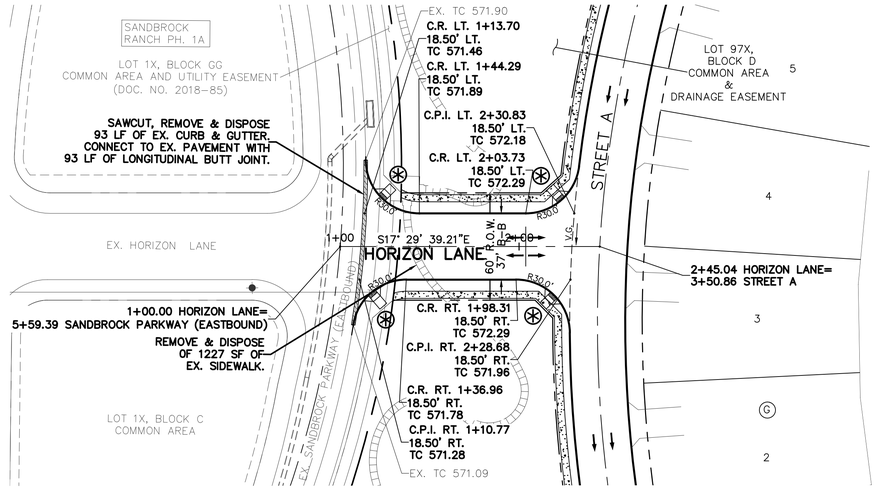
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

LEGEND

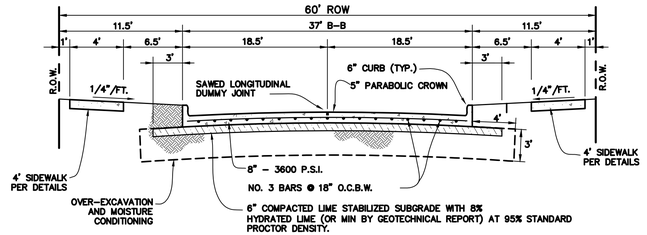
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



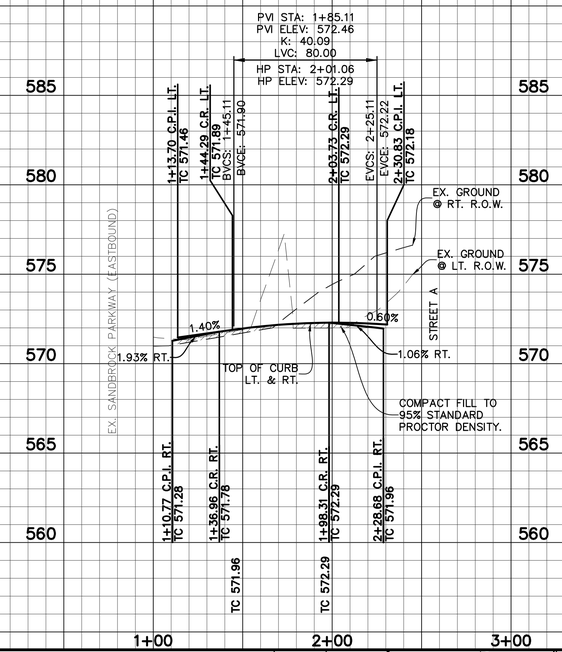
HORIZON LANE



HORIZON LANE
60' ROW – 37' B-B

GRAPHIC SCALE 1"=40'

40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

HORIZON LANE

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.13

Plotted by: jrodriguez Plot Date: 11/6/2024 3:14 PM

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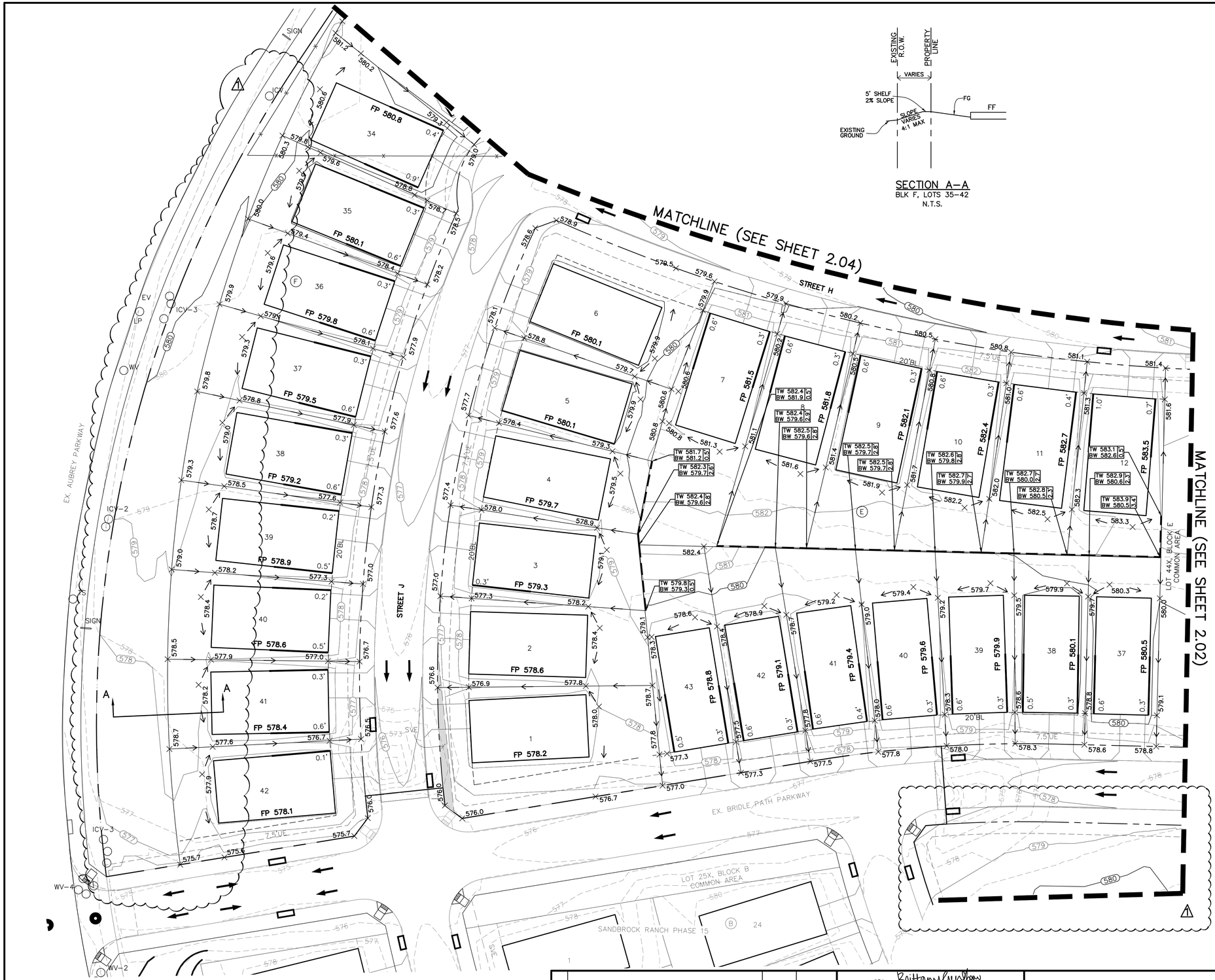
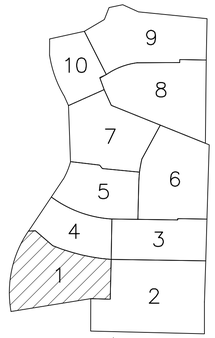


SECTION A–A
BLK F, LOTS 35–42
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:36 PM
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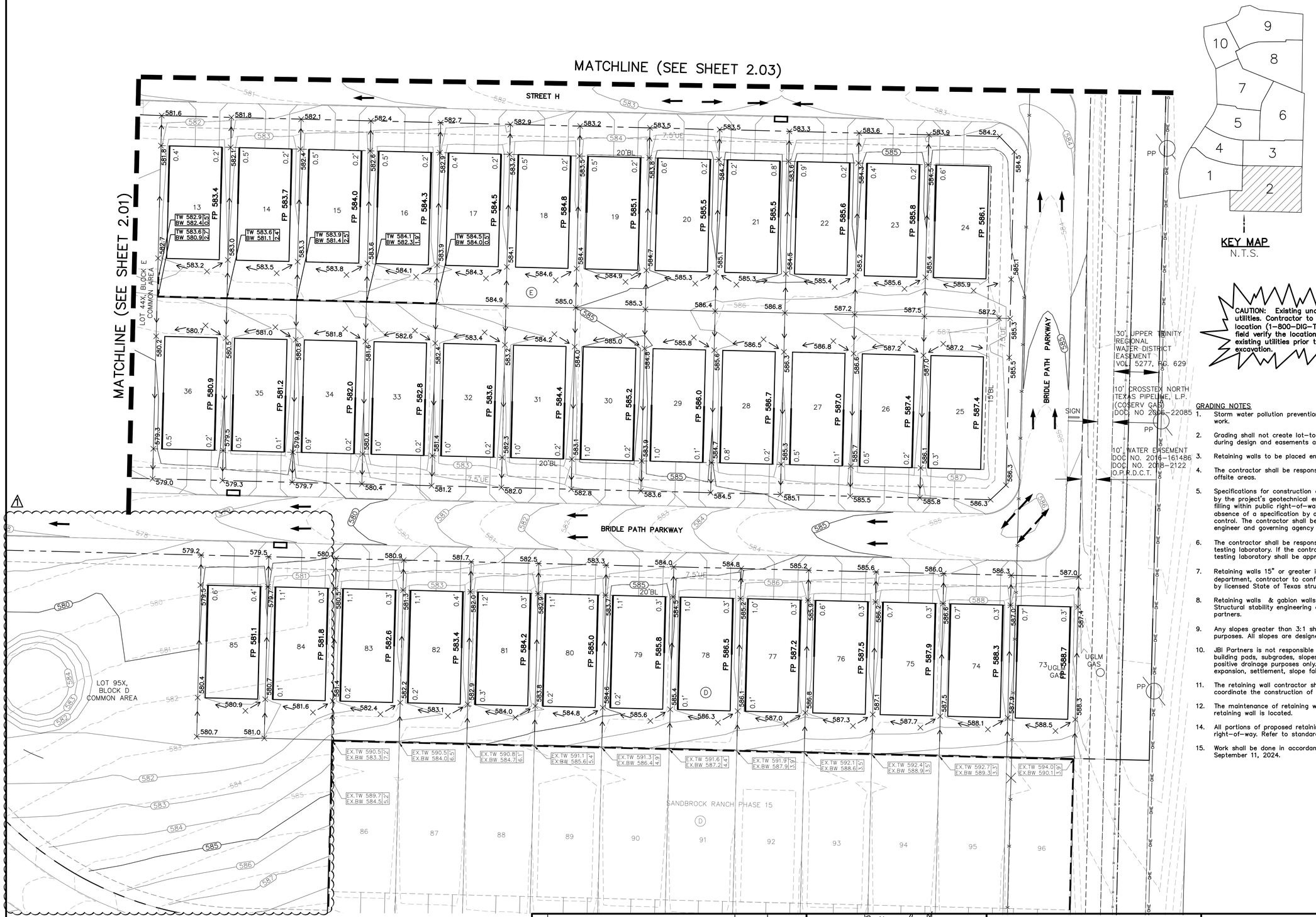

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
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8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
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GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Crenshaw

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.02

Plotted by: jrodriguez Plot Date: 10/9/2025 1:37 PM
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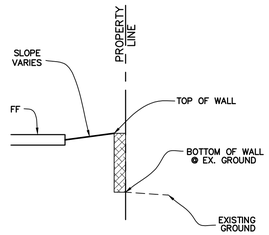
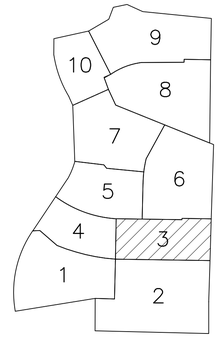


SECTION B–B
BLK D, LOTS 63–72
N.T.S.

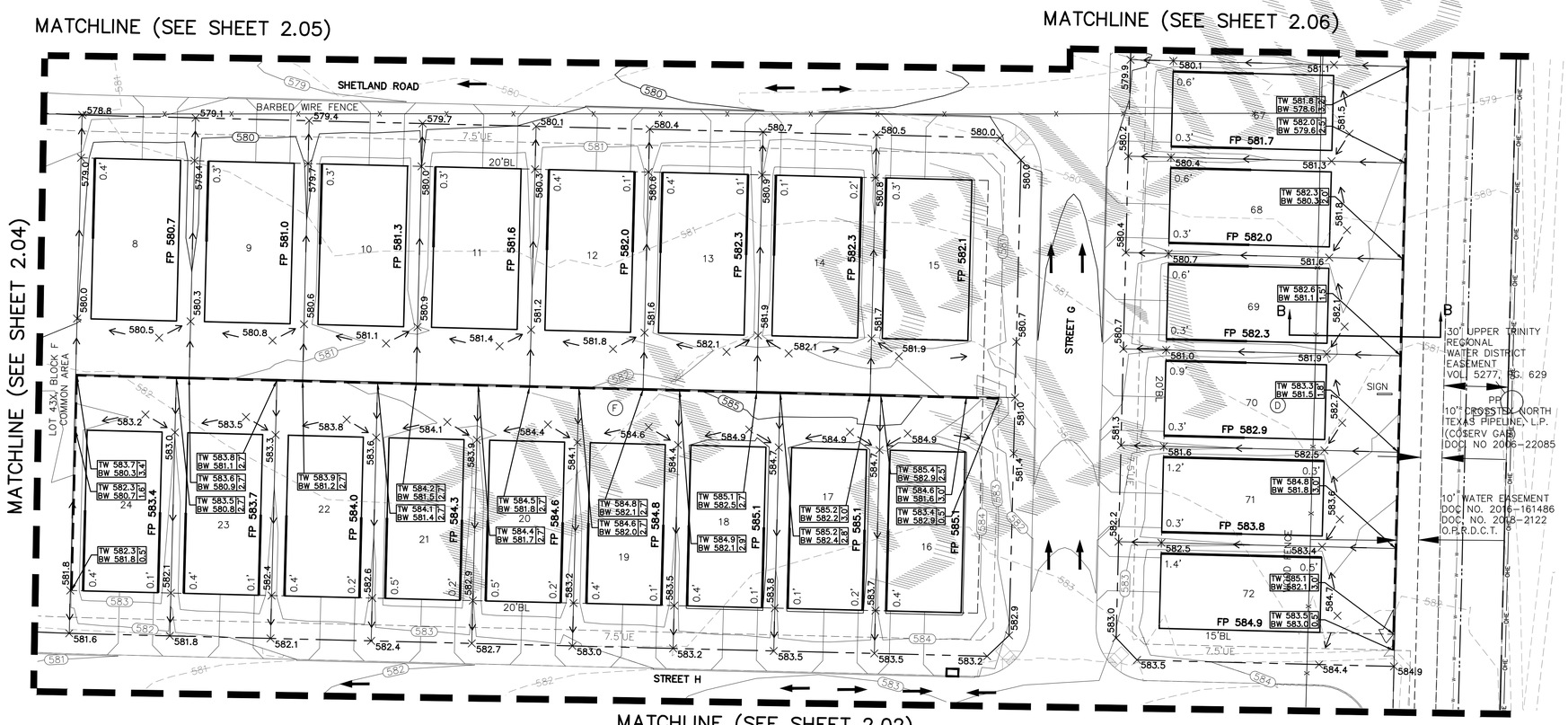


KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES
GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN



CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

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14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER
9.16.2024

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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.03

Plotted by: jkilzer Plot Date: 9/16/2024 10:29 AM
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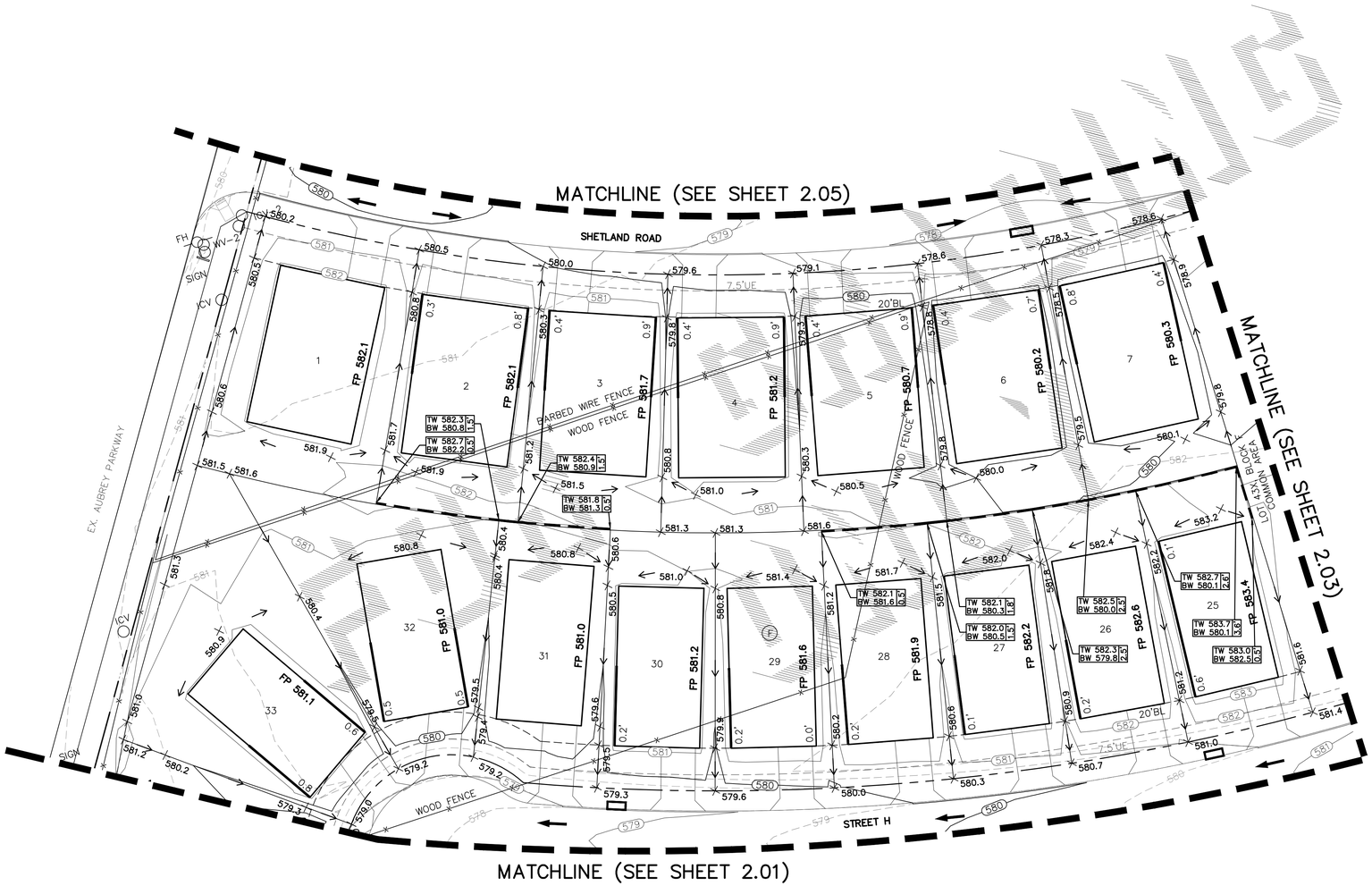

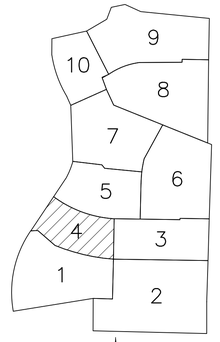

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
×EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 4

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.04

Plotted by: jkilzer Plot Date: 9/16/2024 10:30 AM
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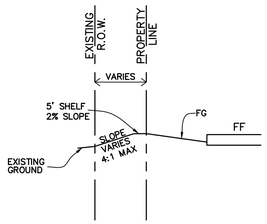
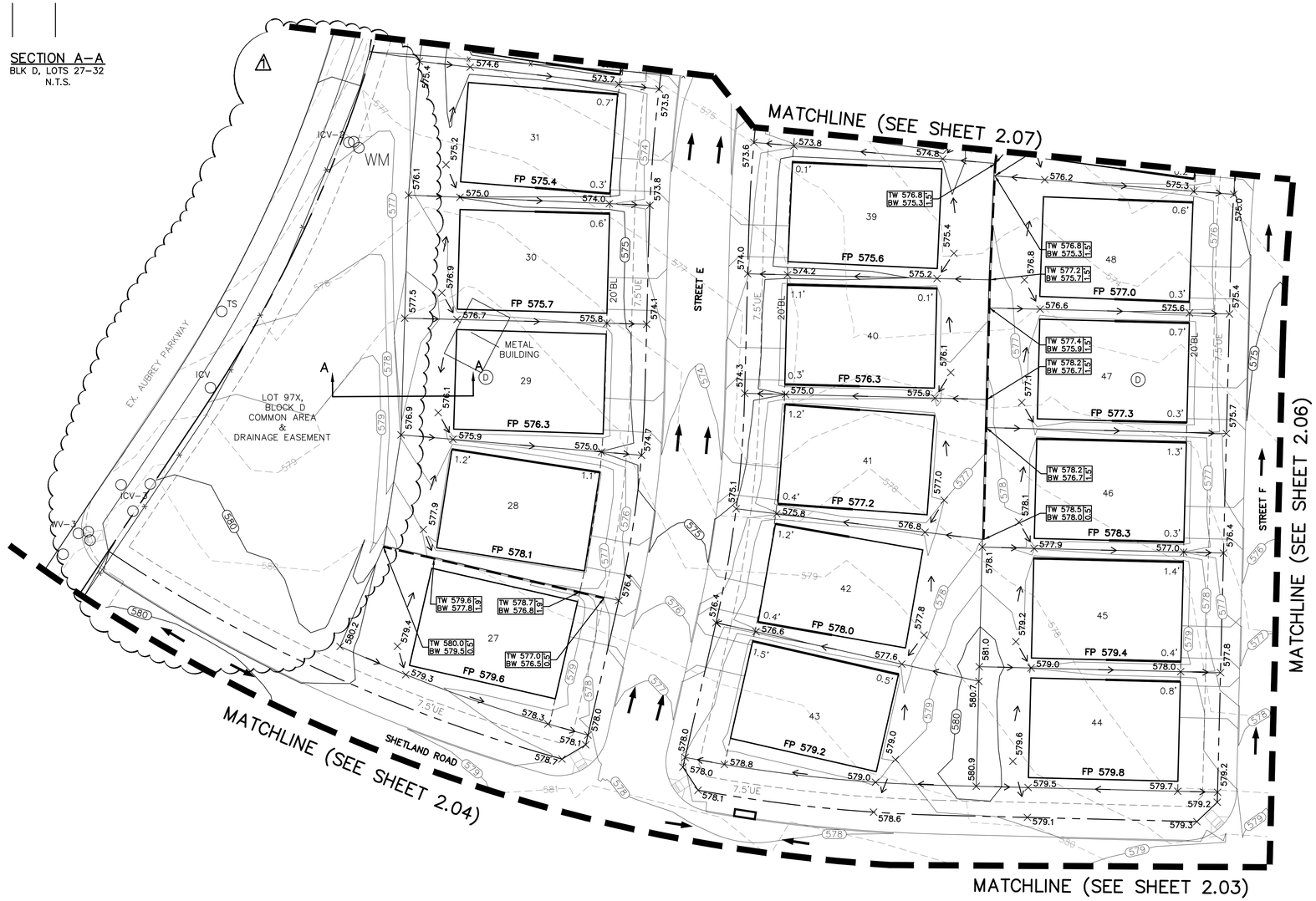
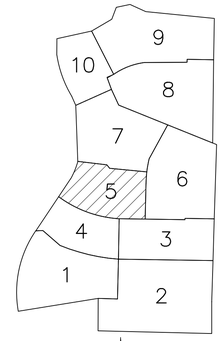


SECTION A–A
BLK D, LOTS 27–32
N.T.S.





KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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N

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

Brittany Day Crenshaw
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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 5
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.05

Plotted by: jrodriguez Plot Date: 10/9/2025 1:38 PM
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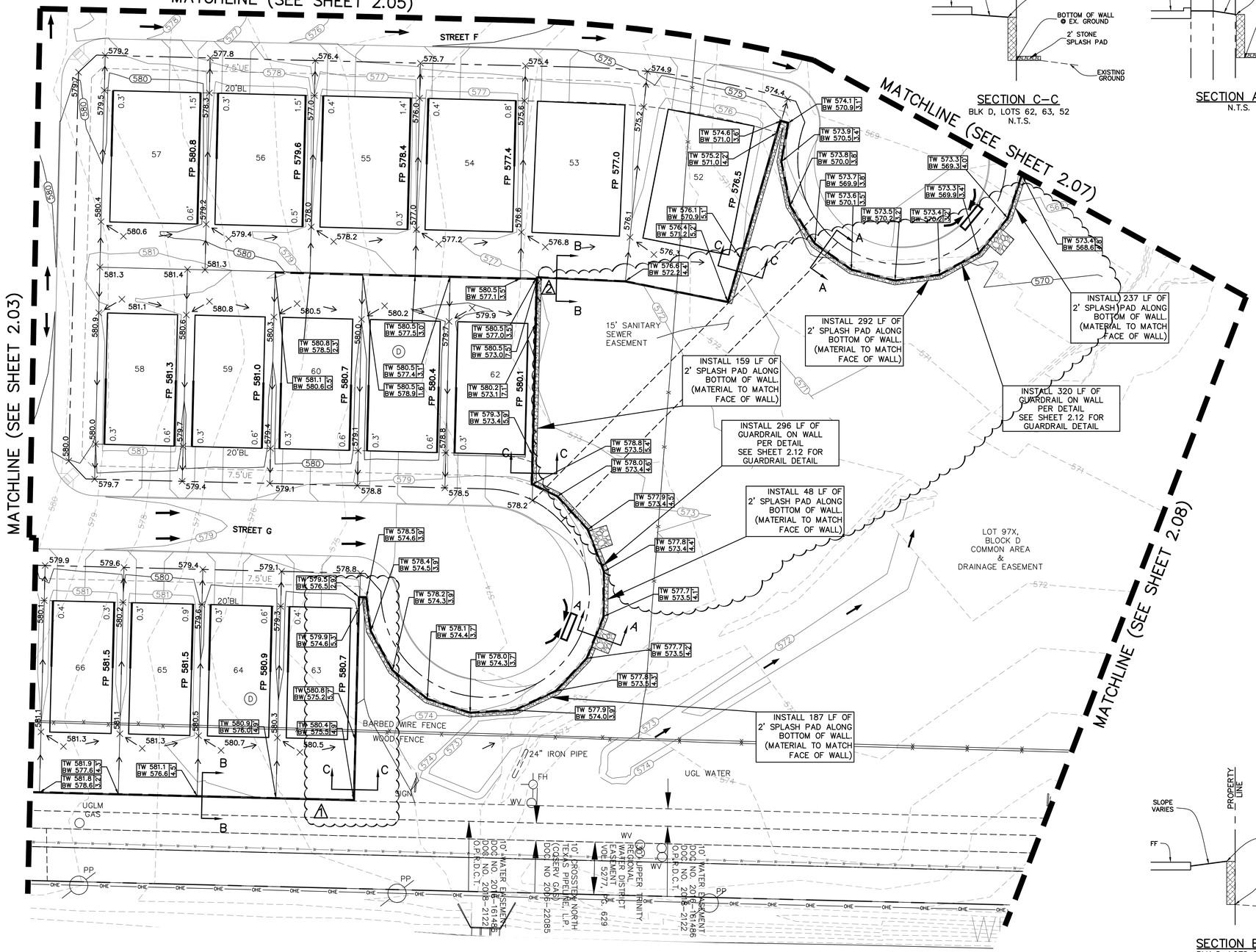
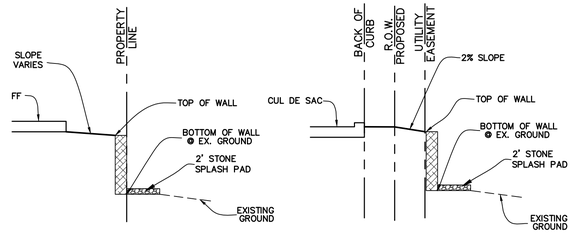
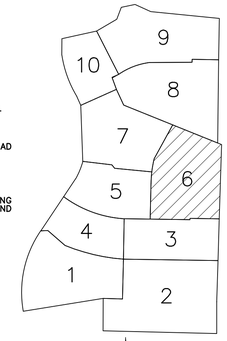




SECTION C–C
BLK D, LOTS 62, 63, 52
N.T.S.

SECTION A–A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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SECTION B–B
BLK D, LOTS 63–72
N.T.S.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	REVISED GRADING	JAR	10/09/25
1	REVISED WALL ELEVATIONS	JAR	12/5/24

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 6
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.06

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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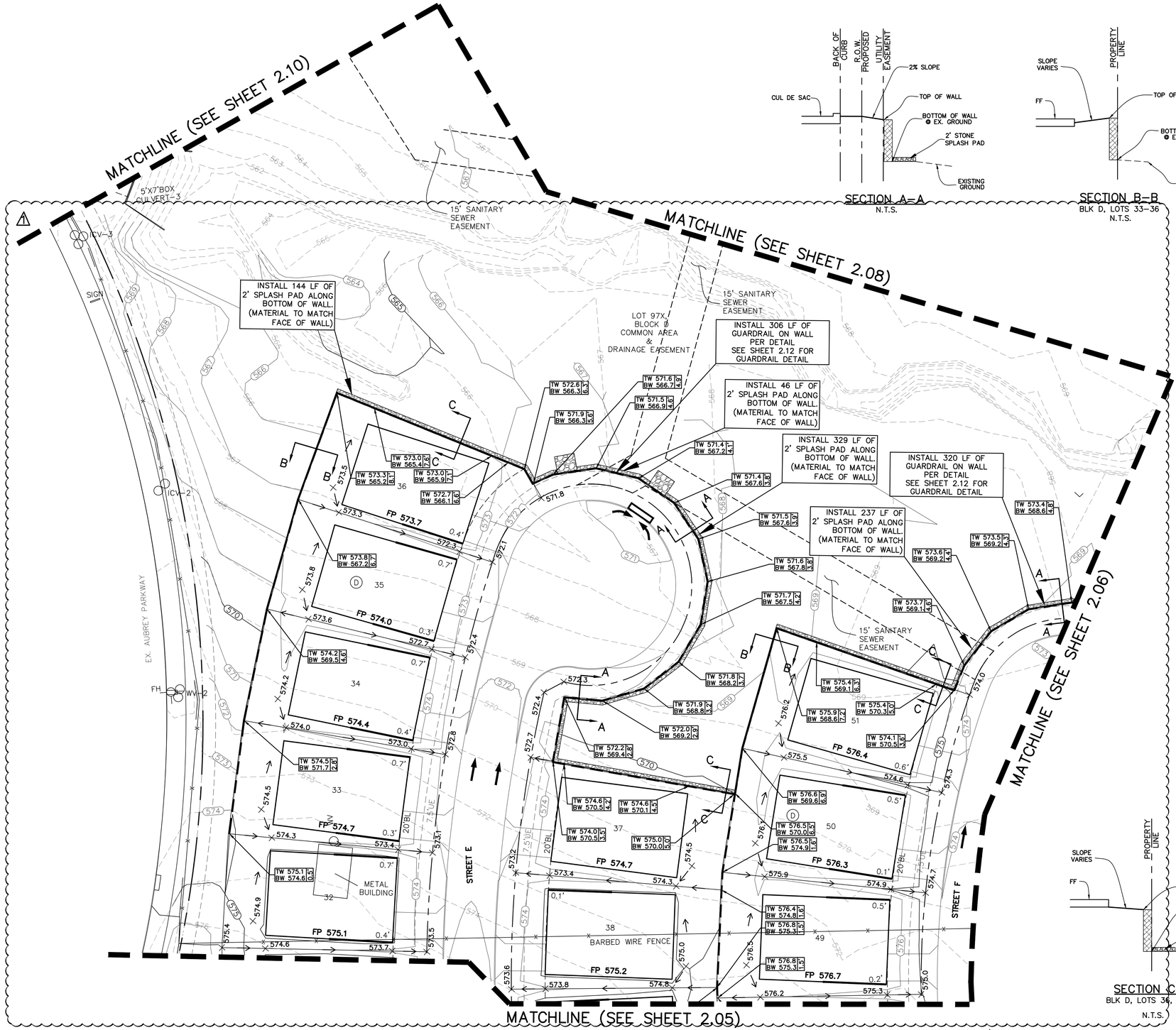

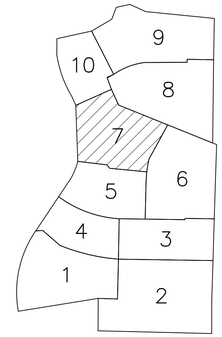

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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×479.3	PROPOSED GROUND ELEVATION
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706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
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	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
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GRADING NOTES

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N

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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10.9.2025

JBI PARTNERS
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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.07

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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GRADING NOTES

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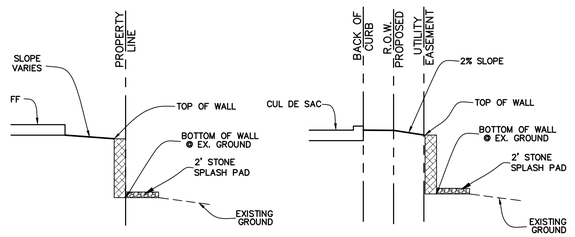
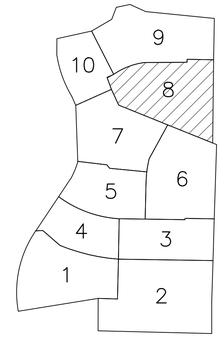


SECTION C-C
BLK D, LOTS 11, 12
N.T.S.

SECTION A-A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM - NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

MATCHLINE (SEE SHEET 2.09)

MATCHLINE (SEE SHEET 2.10)

MATCHLINE (SEE SHEET 2.07)

MATCHLINE (SEE SHEET 2.06)

RANGER ROAD

STREET C

SHEET D

INSTALL 112 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 219 LF OF GUARDRAIL ON WALL PER DETAIL SEE SHEET 2.12 FOR GUARDRAIL DETAIL

INSTALL 108 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 292 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 276 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 258 LF OF GUARDRAIL ON WALL PER DETAIL SEE SHEET 2.12 FOR GUARDRAIL DETAIL

15' SANITARY SEWER EASEMENT

20' CSERV EASEMENT DOC. NO. 2018-114638 O.P.R.D.C.T.

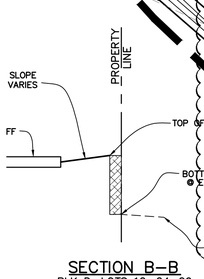
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085

10' WATER EASEMENT DOC. NO. 2016-161486 DOC. NO. 2018-2122 O.P.R.D.C.T.

WOOD FENCE

BARBED WIRE FENCE

SIGN



SECTION B-B
BLK D, LOTS 12, 24-26
N.T.S.

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Day Crenshaw
The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 8
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.08

Plotted by: jrodriguez Plot Date: 10/9/2025 1:41 PM

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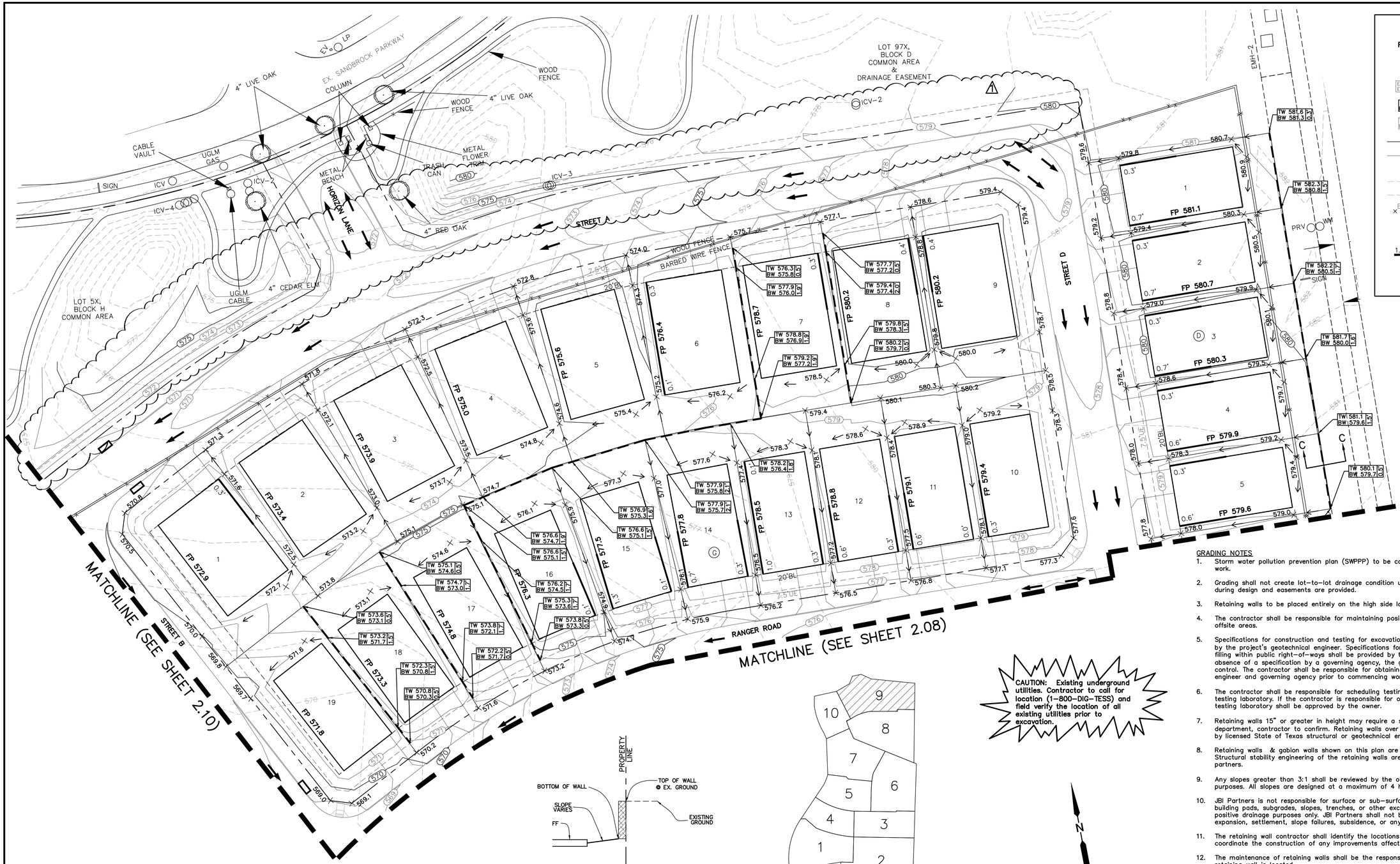

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NOTES:

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SECTION C–C
BLK D, LOTS 1–5
N.T.S.

KEY MAP
N.T.S.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=30'

30 0 30 60

GRADING NOTES

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BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS 131924 LICENSED PROFESSIONAL ENGINEER BRITTANY DAY CRENSHAW

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 9

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.09

Plotted by: jrodriguez Plot Date: 10/9/2025 1:42 PM

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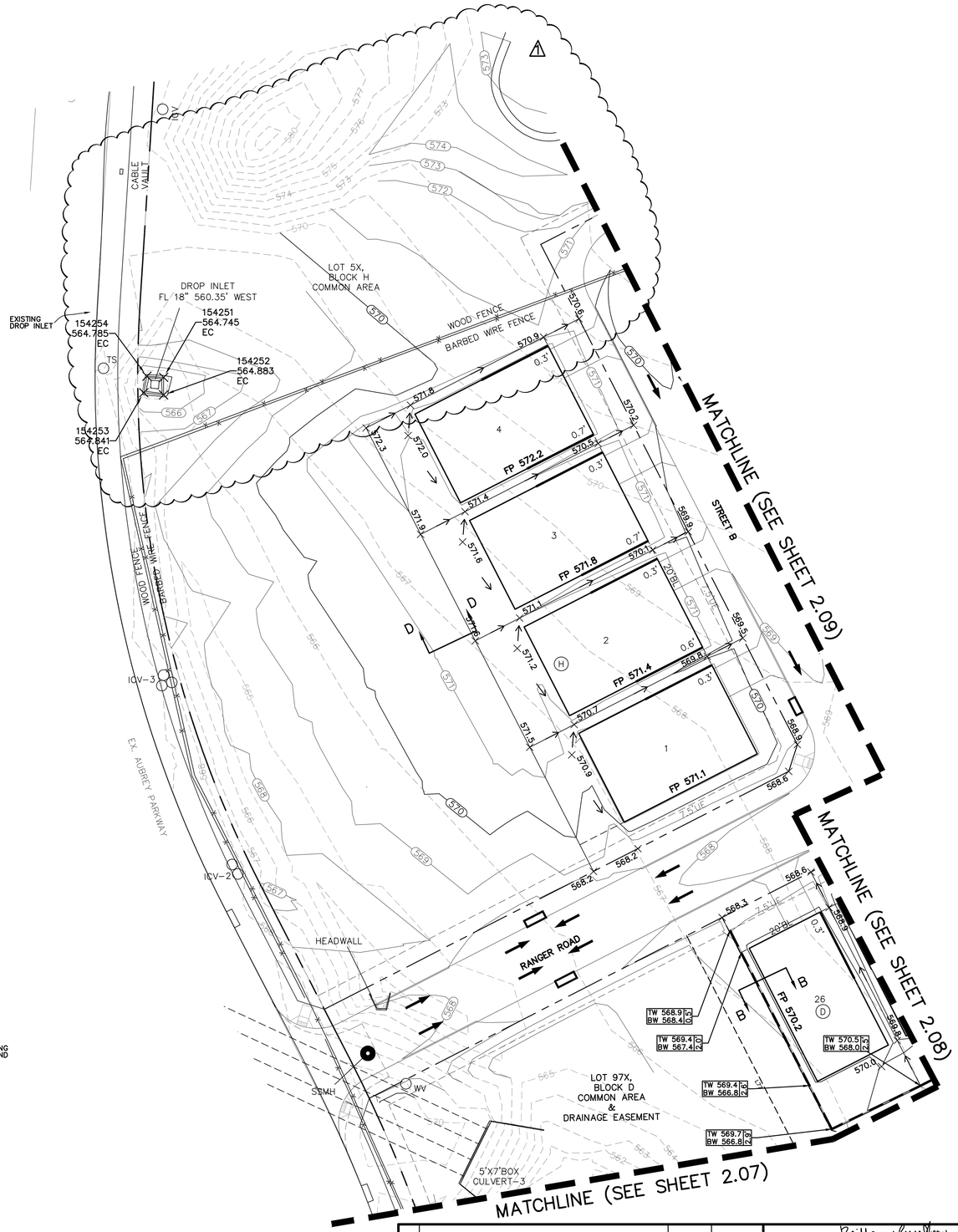
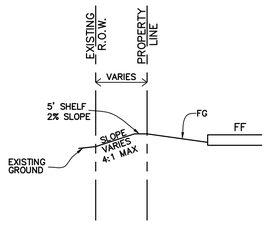
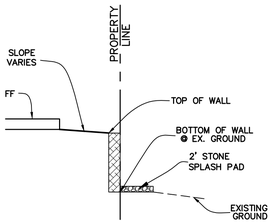
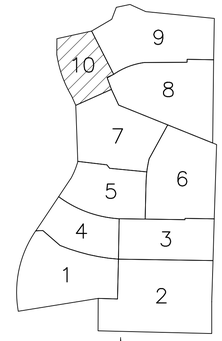




SECTION D–D
BLK H, LOTS 1–4
N.T.S.



SECTION B–B
BLK D, LOTS 11, 12
N.T.S.



KEY MAP
N.T.S.

LEGEND

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BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 10
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.10

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM

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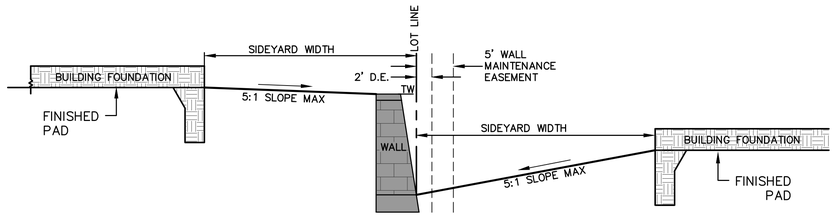
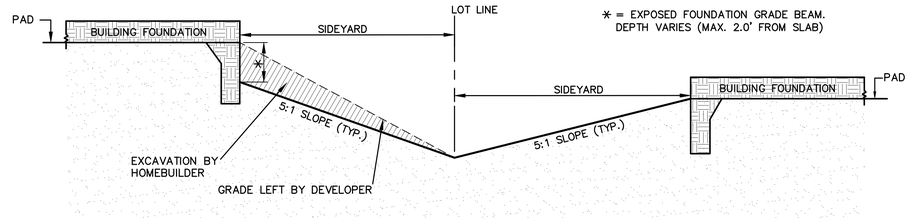


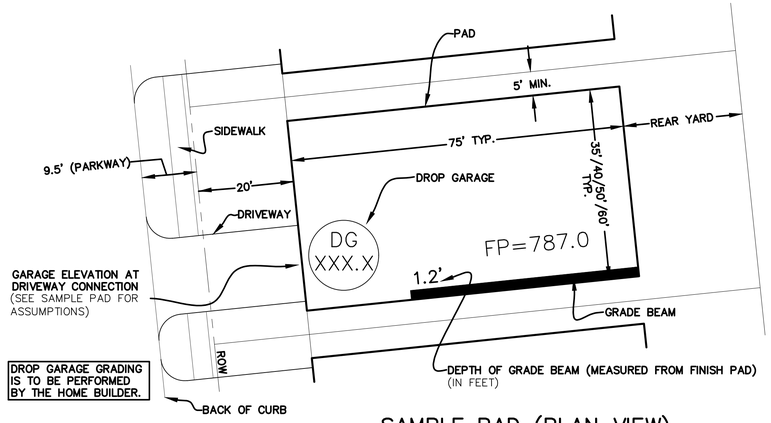
TYPICAL SECTION OF SIDEYARD SWALE W/ WALL

N.T.S.



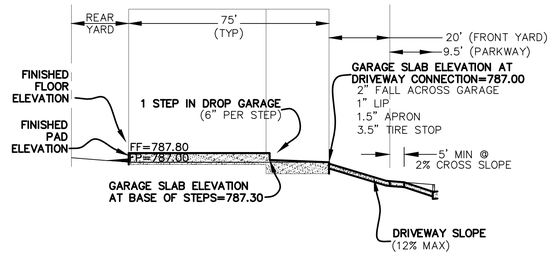
TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

N.T.S.



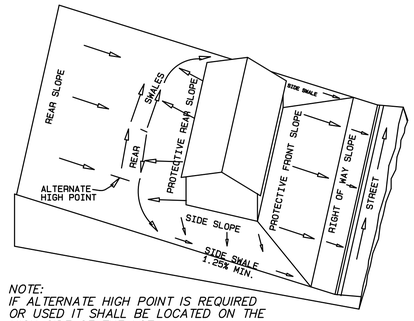
SAMPLE PAD (PLAN VIEW)

N.T.S.



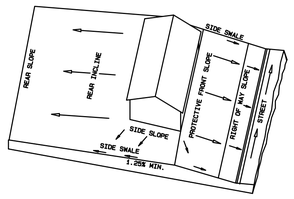
SAMPLE PAD (ELEVATION VIEW)

N.T.S.

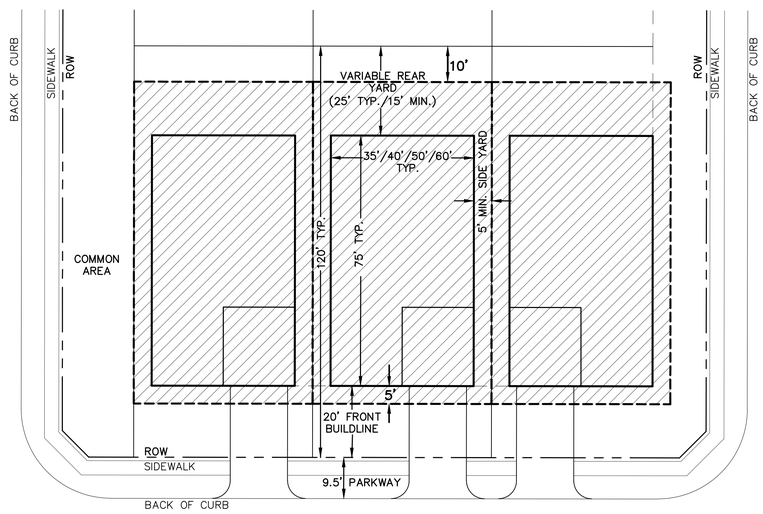


NOTE:
IF ALTERNATE HIGH POINT IS REQUIRED OR USED IT SHALL BE LOCATED ON THE HIGH SIDE OF THE LOT.

LOT GRADING TYPE A



LOT GRADING TYPE C



TYPICAL PHASE 15 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

GUIDELINES FOR LOT GRADING and RETAINING WALLS

Drainage Types:	Type A = back to front, B = split drainage, C = front to back Lot to lot drainage is to be avoided, even if permissible by the City
Front Entry	No swales in the driveways with type C drainage Maximum 12% grade on driveway Maximum 12% grade on rear yard Maximum 15% grade on front yard Minimum 1.25% grade in the side yard swales from front to back
Rear Yard swales	With type A drainage, rear swale = 8' from pad then around to side (Maximum rear yard slope from swale to rear property line = 12%)
Side Yards	Maximum slope from pad to swale = 20% Maximum side-yard retaining walls = 4' Maximum beam exposure (from top of slab to grade) = 2.0' Optional dropped brick ledges when exposure exceeds 1.4' (Do not use dropped brick ledges to reduce retaining wall height if retaining wall is required.)
Assumptions for Drop Garages	1" Garage lip 1.5" Garage Apron 1% Fall across garage for 20' 3.5" Tire stop 6" Step Maximum 2 step drop garage

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⚠

SANDBROCK 16 DIRT NUMBERS

	Approx. Grading Area (Ac)	Cut (cu yd)	Fill (cu yd) Factor=1	NET (cu yd)	Import/Export	Lots	Avg. Pad Size (ft x ft)	MC Pad Size (sq ft)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	50% of Moisture Cond. (cu yd)	% Swell	Moisture Cond. (cu yd)	Utility Spoils (cu yd)	Front Yard Overcut (cu yd)	Cut (cu yd)	NET (cu yd)	Import/Export
		Unadjusted	*Unadjusted*	*Unadjusted*	*Unadjusted*			*(5' extra)*	*(Total @ 7 ft depth)*	*(Total @ 8 ft depth)*	*(Total @ 10 ft depth)*	*(Total @ 12 ft depth)*			*Swell*		*20 cu/lot*	*Adjusted*	*Adjusted*	*Adjusted*
						79	40x75	4,250	73,824	-	18,889	-	46,356		3,245					
SANDBROCK 16	43.5	22,851	27,650	4,799	IMPORT	51	50x75	5,100	15,867	-	73,667	-	44,767	7	3,134	6,908	5,300	45,684.92	**(18,035)**	EXPORT
						63	35x75	3,825	31,733	-	43,917	-	37,825		2,648					
TOTAL	43.5	22,851	27,650	4,799	IMPORT	193			121,424	-	136,472	-	128,948		9,026	6,908	5,300	45,685	**(18,035)**	EXPORT

NOTES & ASSUMPTIONS

(1) Adjusted cut accounts for the dirt produced from utility spoils, 50% of swell from pad moisture conditioning, & swell from from cut
(2) Utility spoils are multiplied by a factor of 0.3 & added to account for manholes & services
(3) 50% of pad moisture cond. taken into account (cu yd) for swell
(4) Estimated swell is 7%
(5) Export = Cut Import = Fill
(6) Moisture conditioning depths from Alpha recommendations in report G241757 dated 09-11-24 & Builder's Recommendations dated 09-11-24 shown on Moisture Conditioning plan

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.11

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM
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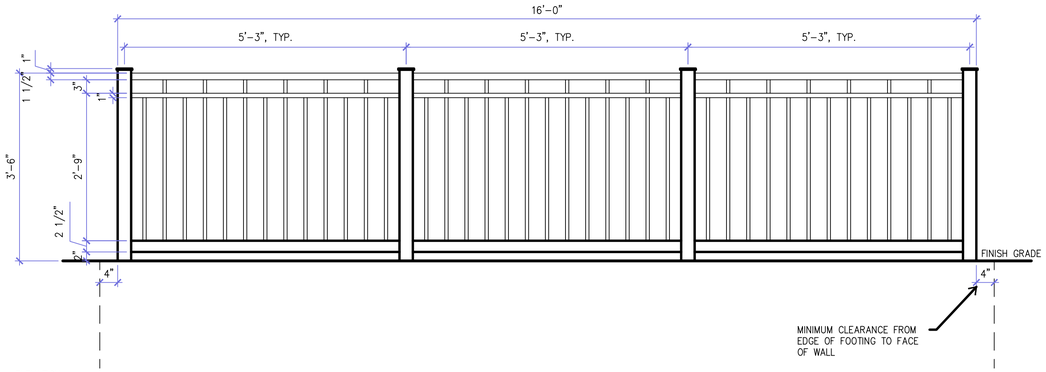
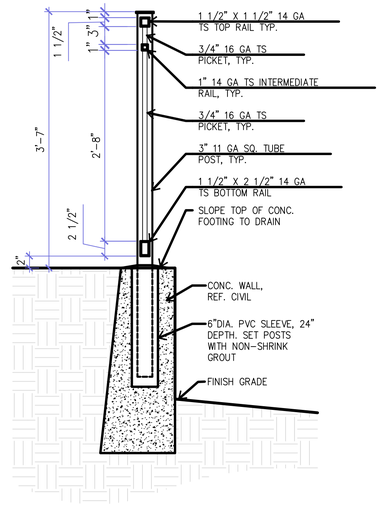


ELEVATION
SCALE: 3/4" = 1'-0"

NOTE:
1. ALL COMPONENTS TO BE WELDED TOGETHER AND EXPOSED WELDS TO BE GROUND SMOOTH
2. POLYSILOXANE SYSTEM; SOLVENT BASED:
   A. SEMI-GLOSS FINISH:
      A.A. 1ST COAT: S-W MACROPOXY 646 FAST CURE EPOXY)7.0-13.5 MILS. WET, 5.0-10.0 MILS. DRY PER COAT).
      A.B. 2ND COAT: S-W SHER-LOXANE 800, (5.0-7.0 MILS. WET, 4.0-6.0 MILS. DRY PER COAT).
      A.C. SQ 6258 TRICORN BLACK



SECTION
SCALE: 1" = 1'-0"

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GUARDRAIL DETAILS	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
10.9.2025

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FOR REFERENCE ONLY

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GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.12

Plotted by: jrodriguez Plot Date: 10/9/2025 1:32 PM
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MATCHLINE (SEE SHEET 2.14)

EX. SHETLAND ROAD

SANDBROCK RANCH PHASE 1A

EX. ECLIPSE ROAD

EX. AUBREY PARKWAY

STREET E

STREET F

STREET G

STREET H

STREET J

BRIDLE PATH PARKWAY

SHETLAND ROAD

LOT 98X, BLOCK D COMMON AREA

LOT 99X, BLOCK D COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018–85)

LOT 20X, BLOCK A COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 1X, BLOCK J RIGHT–OF–WAY (173,455 S.F. 3.982 ACRES)

SANDBROCK RANCH PHASE 15

EX. BRIDLE PATH PARKWAY

EX. STREET J

EX. STREET K

RIP RAP

F.M. 1385 (VARIABLE WIDTH R.O.W.)

10' WATER EASEMENT
DOC NO. 2016–161486
DOC. NO. 2018–2122
O.P.R.D.C.T.

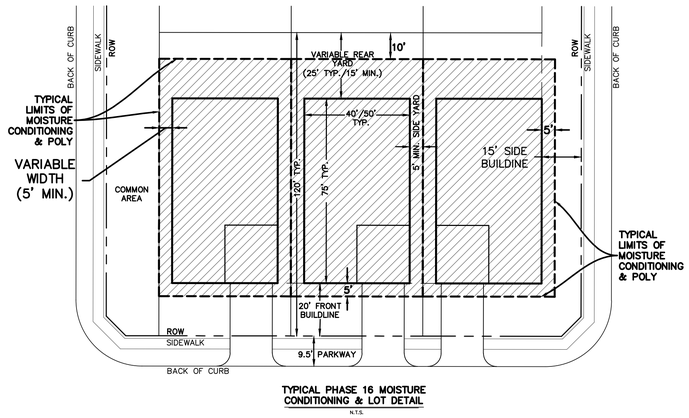
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERY GAS) DOC. NO 2006–22085

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

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9.16.2024

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TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 1 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.13

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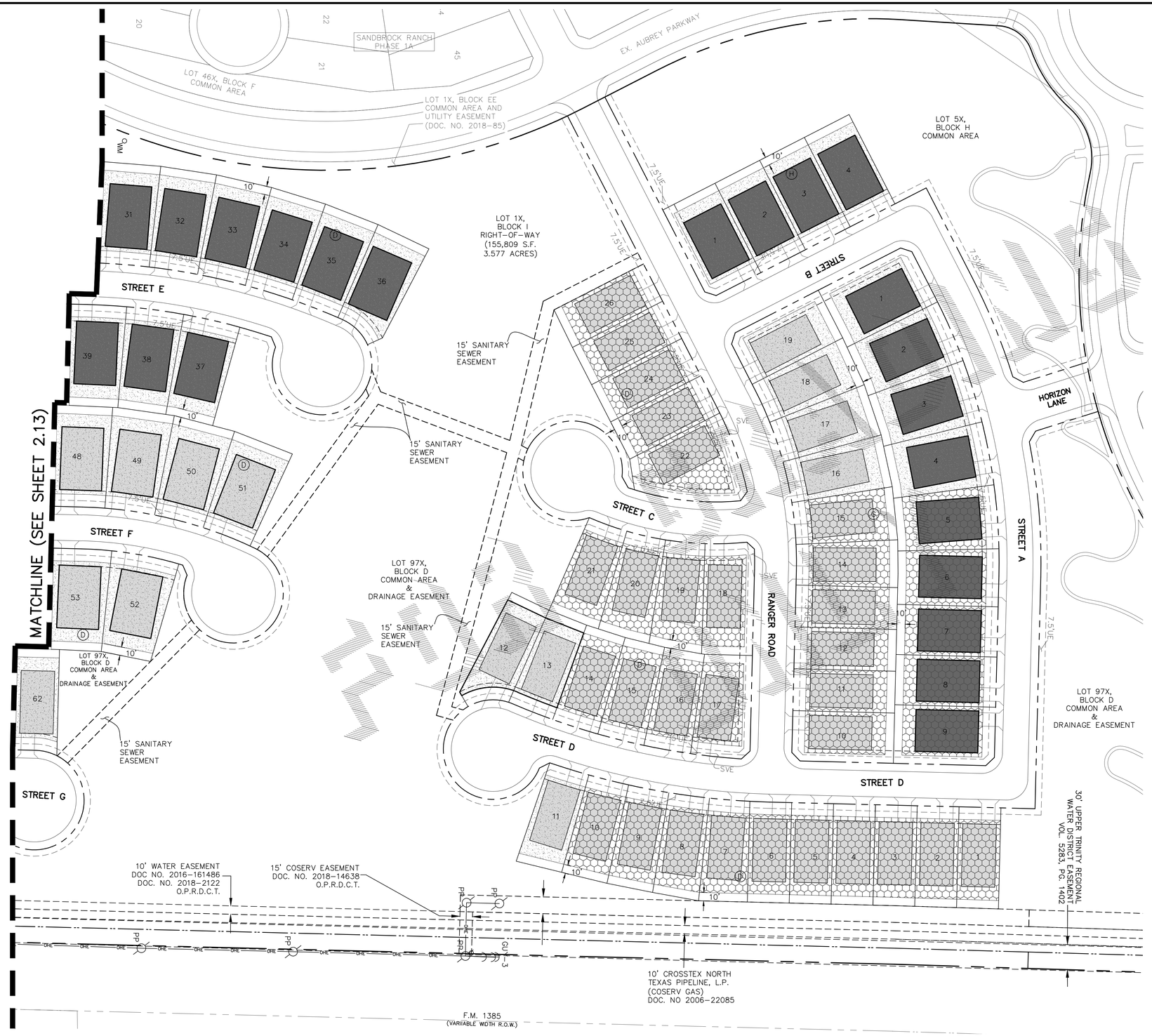
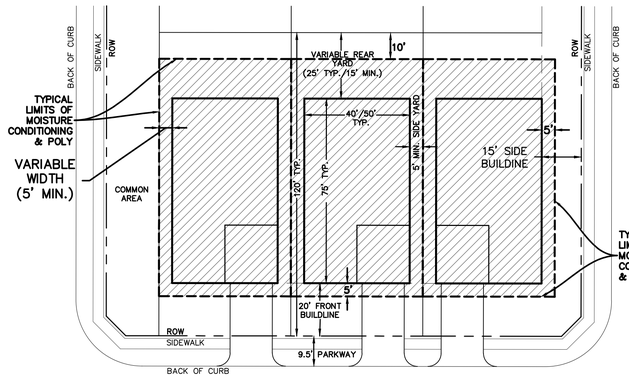


LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER
9.16.2024

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TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.14

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MATCHLINE (SEE SHEET 3.02)

INSTALL SILT FENCE PRIOR TO CONSTRUCTION PHASES I, II, III, IV & V

EARTHWORK CONTRACTOR TO PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO THE SITE PER THE DETAIL SHOWN ON DETAIL SHEET. EXACT LOCATION TO BE COORDINATED WITH THE ENGINEER AND TOWN PRIOR TO CONSTRUCTION. PHASES I, II, & III

LOT 97X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

SANDBROCK RANCH, PH. 1A

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018-85)

INSTALL CURLEX EROSION MATTING ALONG THE CURB FOR ALL STREETS UPON COMPLETION OF PAVING AND FINISH GRADING PHASES IV & V (TYP.)

INSTALL INLET EROSION PROTECTION PHASES II–IV. (TYP.)

INSTALL 13 SY OF 8"–12" DIA. RIPRAP WITH PHASE 2.

STREET E

STREET F

STREET G

STREET H

STREET J

SHETLAND ROAD

LOT 98X, BLOCK D 15' COMMON AREA

LOT 99X, BLOCK D 15' COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 45X, BLOCK E COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 26X, BLOCK A COMMON AREA

SANDBROCK RANCH, PH. 15

BRIDLE PATH PARKWAY

F.M. 1385 (VARIABLE WIDTH R.O.W.)

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

10' WATER EASEMENT DOC NO. 2016-161486 DOC. NO. 2018-2122 O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
9.13.2024

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.01

Plotted by: jkilzer Plot Date: 9/13/2024 4:35 PM
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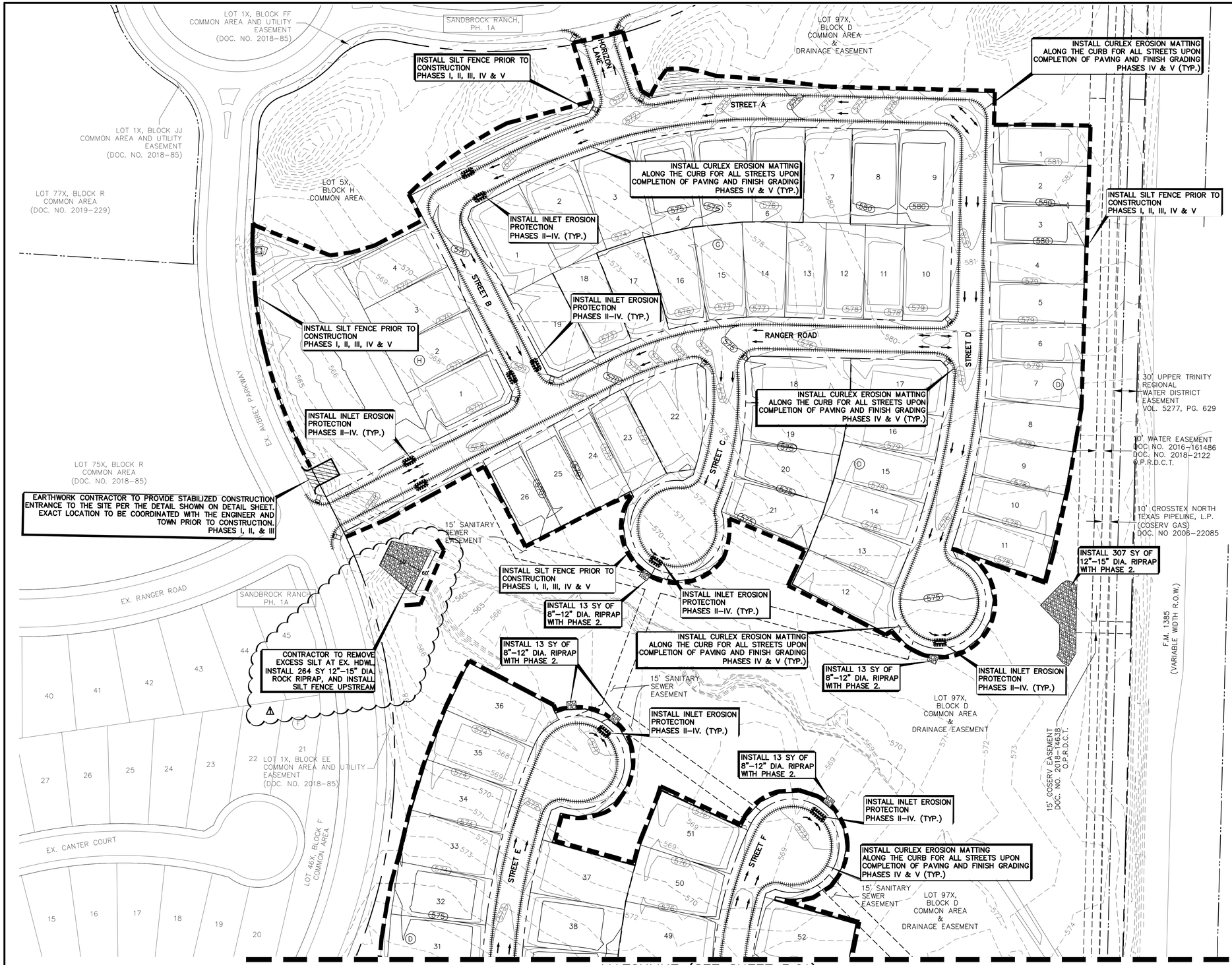

MATCHLINE (SEE SHEET 3.01)

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	EXISTING HEADWALL EROSION CONTROL & CLEANUP	JAC	11/7/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.7.2024

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TBPLS No. 10076000

EROSION CONTROL PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.02

Plotted by: jcourville Plot Date: 11/7/2024 12:57 PM
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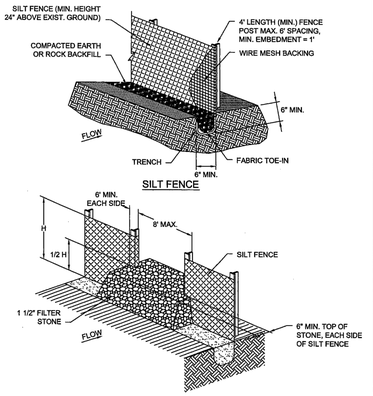


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.

2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

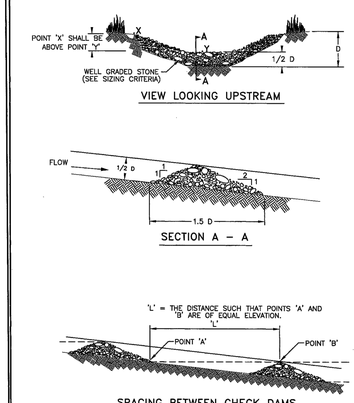
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.

7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B



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:

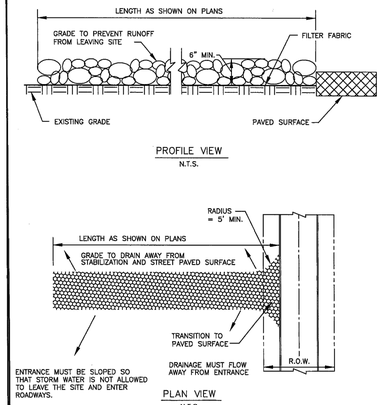
1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1½ TO 3½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.

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



STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.10
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.

2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.

3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.

4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

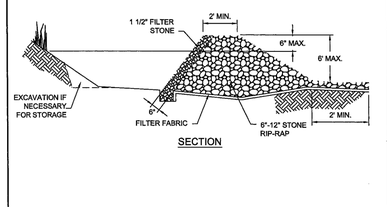
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

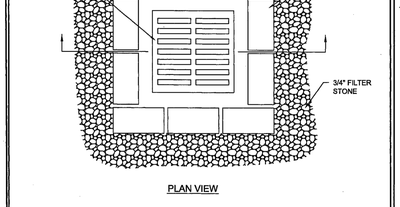
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.

9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

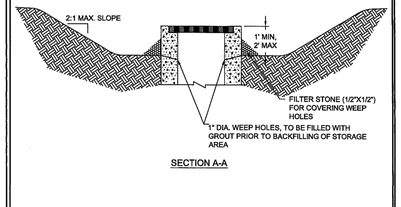
STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.11
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B



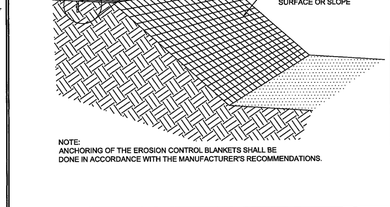
STONE OUTLET SEDIMENT TRAP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.12
		DATE OCT. '04 / STANDARD DRAWING NO. 1090



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 EXCAVATED IMPOUNDMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1150



EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.

2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.

3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.

4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160B

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS (TPDES) GENERAL PERMIT AS PUBLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST ONCE EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A 1/2-INCH OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL DOCUMENT THE RESULTS. COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAY REQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARE PRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITY CONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HIS WORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESS PURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

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TBPE No. F-438
TBPLS No. 10076000

EROSION CONTROL PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 3.03

Plotted by: jkilzer Plot Date: 9/13/2024 3:25 PM
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DRAINAGE THEORY

Rational Method: Q=C*I*A

- Q: FLOW [c.f.s.]
- C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]
  - Existing Ground 0.30
  - Residential 0.50
  - Road 0.90
- I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]
  - for T_c= 15 minutes I10: 5.50 in/hr
  - I100: 7.91 in/hr
- A: AREA [acres]

LEGEND

- Existing Contour (500)
- Proposed Contour (500)
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.01

Plotted by: jrodriguez Plot Date: 11/6/2024 3:25 PM

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DRAINAGE THEORY

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for T_c= 15 minutes I10: 5.50 in/hr

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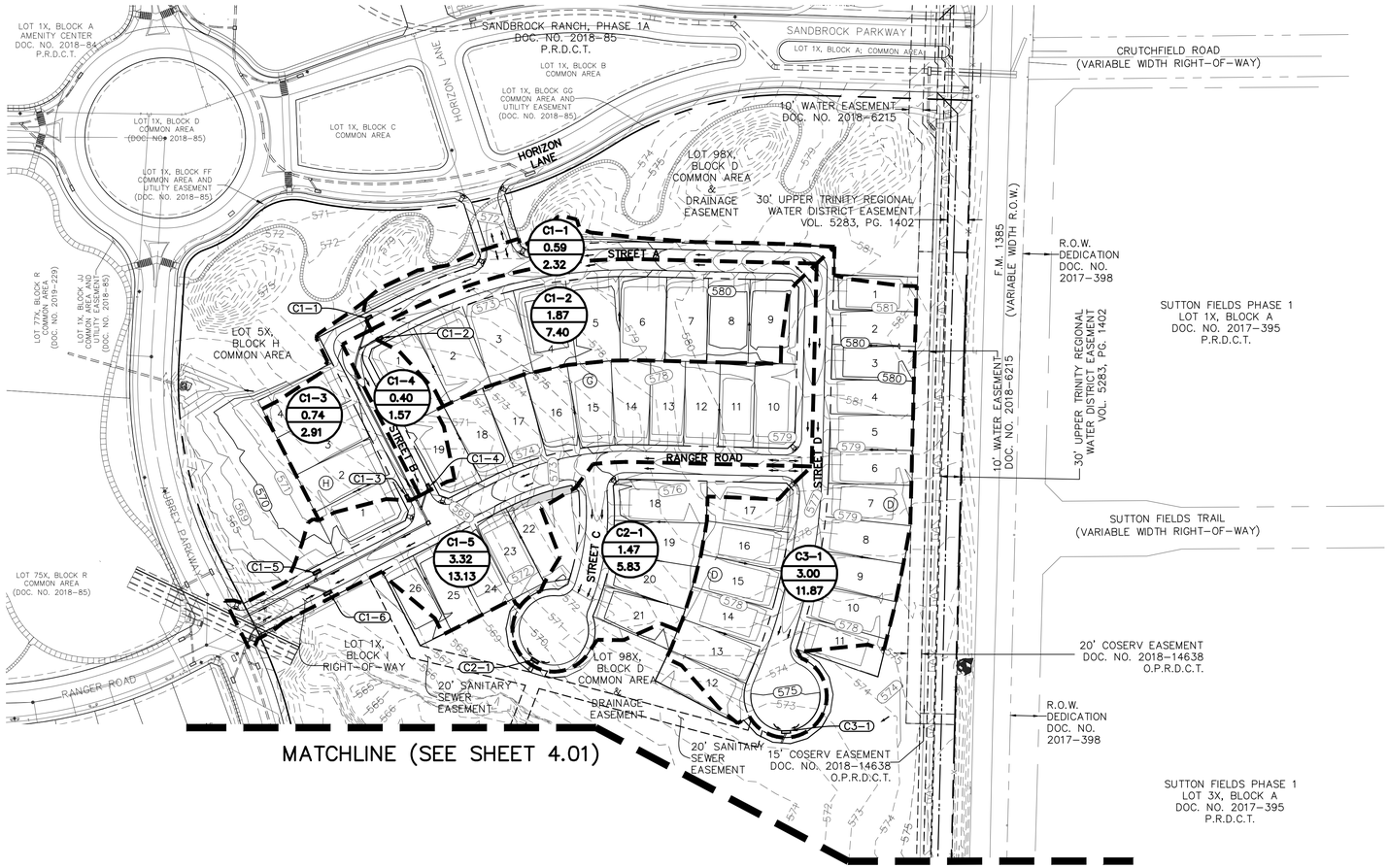

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
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A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:24 PM

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ON–GRADE INLET CALCULATIONS

Inlet Capacity Calculation Table

Inlet			Drainage Areas																																
Design Point	Inlet No.	Inlet Type	Area No.	Areas (acres)	Runoff "c"	Design Storm Frequency (yrs)	Conc. Time (min.)	Intensity (in/hr.)	Runoff (cfs)	Bypass Flow (cfs)	Bypass From	Bypass Flow & Runoff (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow to Inlet "Q" (cfs)	"SL" Street Long Slope (ft/ft)	Street Section (type)	Roadway Cross Slope "SX" (ft/ft)	Manning's Coefficient for Pavement "n"	Street Width (F-F) (ft)	Half Street Crown Capacity (cfs)	Half Street Curb Capacity (cfs)	Half Street Capacity to 1" Over Curb (cfs)	Gutter Cross Slope "SW" (ft/ft)	Width of Depressed Gutter "W" (ft)	Ratio of Flow "E0"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "Se" (%)	* Required Length "LT" (ft)	Length Provided "L" (ft)	Inlet Effciency "E"	Captured Flow "QT" (cfs)	Inlet Capacity (cfs)	Area Captured (acres)	Carryover Flow "q" (cfs)	Target Inlet	Comments
A3-1	**A3-1**	ONGC	A3-1	1.40	0.50	10	15	5.50	3.84			3.84	0.00	A3-2	**3.84**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.8	8	100.00%	3.8	8.0	**1.40**	0.0		A3-1-E10
				1.40	0.50	100	15	7.91	5.53			5.53	0.03	A3-2	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-1-E100
A3-2	**A3-2**	ONGC	A3-2	1.41	0.50	10	15	5.50	3.89			3.89	0.00	A3-1	**3.89**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.9	8	100.00%	3.9	8.0	**1.41**	0.0		A3-2-E10
				1.41	0.50	100	15	7.91	5.59			5.59	0.00	A3-1	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-2-E100
A3-3	**A3-3**	ONGC	A3-3	0.90	0.50	10	15	5.50	2.46			2.46	0.00	A3-4	**2.46**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.5	8	100.00%	2.5	8.0	**0.90**	0.0		A3-3-E10
				0.90	0.50	100	15	7.91	3.54			3.54	0.00	A3-4	**3.54**								13.68			0.378		0.100	3.5	8	100.00%	3.5	8.0	**0.90**	0.0		A3-3-E100
A3-4	**A3-4**	ONGC	A3-4	1.20	0.50	10	15	5.50	3.29			3.29	0.00	A3-3	**3.29**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.390	0.33	0.103	3.3	8	100.00%	3.3	8.0	**1.20**	0.0		A3-4-E10
				1.20	0.50	100	15	7.91	4.74			4.74	0.00	A3-3	**4.74**								13.68			0.345		0.094	4.7	8	100.00%	4.7	8.0	**1.20**	0.0		A3-4-E100
A3-5	**A3-5**	ONGC	A3-5	2.14	0.50	10	15	5.50	5.87			5.87	0.00	A3-6	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.345	0.33	0.094	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		A3-5-E10
				2.14	0.50	100	15	7.91	8.45			8.45	0.00	A3-6	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-5-E100
A3-6	**A3-6**	ONGC	A3-6	1.11	0.50	10	15	5.50	3.04			3.04	1.11	A3-5	**4.16**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.2	8	100.00%	4.2	8.0	**1.51**	0.0		A3-6-E10
				1.11	0.50	100	15	7.91	4.38			4.38	2.03	A3-5	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-6-E100
A4-1	**A4-1**	ONGC	A4-1	1.70	0.50	10	15	5.50	4.68			4.68	0.00	A4-2	**4.68**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.403	0.33	0.105	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		A4-1-E10
				1.70	0.50	100	15	7.91	6.73			6.73	0.00	A4-2	**6.73**								20.14			0.355		0.096	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		A4-1-E100
A4-2	**A4-2**	ONGC	A4-2	1.60	0.50	10	15	5.50	4.39			4.39	0.00	A4-1	**4.39**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.417	0.33	0.108	4.4	8	100.00%	4.4	8.0	**1.60**	0.0		A4-2-E10
				1.60	0.50	100	15	7.91	6.31			6.31	0.00	A4-1	**6.31**								20.14			0.402		0.105	6.3	8	100.00%	6.3	8.0	**1.60**	0.0		A4-2-E100
A4-3	**A4-3**	ONGC	A4-3	0.72	0.50	10	15	5.50	1.97			1.97	0.00	A4-4	**1.97**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.72**	0.0		A4-3-E10
				0.72	0.50	100	15	7.91	2.84			2.84	0.89	A4-4	**3.73**								13.68			0.345		0.094	3.7	8	100.00%	3.7	8.0	**0.94**	0.0		A4-3-E100
A4-4	**A4-4**	ONGC	A4-4	1.43	0.50	10	15	5.50	3.93			3.93	0.00	A4-3	**3.93**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	3.9	8	100.00%	3.9	8.0	**1.43**	0.0		A4-4-E10
				1.43	0.50	100	15	7.91	5.65			5.65	0.00	A4-3	**4.76**								13.68			0.345		0.094	4.8	8	100.00%	4.8	8.0	**1.20**	0.0		A4-4-E100
C1-1	**C1-1**	ONGC	C1-1	0.59	0.50	10	15	5.50	1.61			1.61	0.38	C1-2	**2.00**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.73**	0.0		C1-1-E10
				0.59	0.50	100	15	7.91	2.32			2.32	2.54	C1-2	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-1-E100
C1-2	**C1-2**	ONGC	C1-2	1.87	0.50	10	15	5.50	5.14			5.14	0.00	C1-1	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		C1-2-E10
				1.87	0.50	100	15	7.91	7.40			7.40	0.00	C1-1	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-2-E100
C1-3	**C1-3**	ONGC	C1-3	0.74	0.50	10	15	5.50	2.02			2.02	0.00	C1-4	**2.02**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.74**	0.0		C1-3-E10
				0.74	0.50	100	15	7.91	2.91			2.91	0.00	C1-4	**2.91**								13.68			0.345		0.094	2.9	8	100.00%	2.9	8.0	**0.74**	0.0		C1-3-E100
C1-4	**C1-4**	ONGC	C1-4	0.40	0.50	10	15	5.50	1.09			1.09	0.00	C1-3	**1.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	1.1	8	100.00%	1.1	8.0	**0.40**	0.0		C1-4-E10
				0.40	0.50	100	15	7.91	1.57			1.57	0.00	C1-3	**1.57**								13.68			0.345		0.094	1.6	8	100.00%	1.6	8.0	**0.40**	0.0		C1-4-E100

SAG INLET CALCULATIONS

Inlet No.	Area Designation	Areas (acres)	Runoff "c"	Conc. Time (min)	10-year Intensity (in/hr)	10-year Bypass From Area	10-year Bypass From Area	10-year Bypass Flow (cfs)	10-year Bypass Flow (cfs)	10-year Total Q (cfs)	100-year Intensity (in/hr)	100-year Bypass From Area	100-year Bypass From Area	100-year Bypass Flow (cfs)	100-year Bypass Flow (cfs)	100-year Total Q (cfs)	Street Slope	F-F	Half Street Capacity	Crossover (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow in Inlet (cfs)	Depth of Depress. "a" (ft)	Length of Inlet Opening L or P (ft)	Width of Depress. (ft)	Coeff (Weir or Orifice) Cw / Co	Depth of Flow at Opening "d" (ft)	Allowable Depth of Flow at Opening "d" (ft)	Capacity of Inlet per Foot of Length Q/L (cfs/ft)	Capacity of Inlet (cfs)	Carry - Over into Overflow (cfs)	Percent Q_{100} Captured by Inlet (%)	Notes	Effective Area Name	Effective Area (ac)
B1-1	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	8.0	1.5	2.30	0.20*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-2	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	5.0	1.5	2.30	0.25*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-3	B1-2	3.57	0.50	15.00	5.50					**9.82**	7.91					**14.12**	0.006	30	4.76	0.81	0.81		**14.12**	0.33	15.0	1.5	3.00	0.41*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-2-E100	**3.57**
B2-1	B2-1	3.16	0.50	15.00	5.50					**8.70**	7.91					**12.51**	0.006	30	4.76	6.25	6.25		**12.51**	0.33	15.0	1.5	3.00	0.38*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B2-1-E100	**3.16**
B3-1	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	8.0	1.5	2.30	0.37*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-2	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	5.0	1.5	2.30	0.46*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-3	B3-2	3.89	0.50	15.00	5.50					**10.71**	7.91					**15.40**	0.006	30	4.76	4.91	4.91		**15.40**	0.33	15.0	1.5	3.00	0.44*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-2-E100	**3.89**
C1-5	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C1-6	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C2-1	C2-1	1.47	0.50	15.00	5.50					**4.05**	7.91					**5.83**	0.006	30	4.76	1.07	1.07		**5.83**	0.33	10.0	1.5	2.30	0.34*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C2-1-E100	**1.47**
C3-1	C3-1	3.00	0.50	15.00	5.50					**8.25**	7.91					**11.87**	0.006	30	4.76	5.93	5.93		**11.87**	0.33	12.0	1.5	2.30	0.50*	0.50	1.00*	11.95*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C3-1-E100	**3.00**

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.6.2024

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Carrollton, Texas 75006
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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.03

Plotted by: jrodriguez Plot Date: 11/6/2024 3:26 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-DAM.dwg Saved By: tperkins Save Time: 8/15/2024 1:04 PM

PIPE CALCULATIONS

U/S Station	D/S Station	Pipe Length	U/S Structure	D/S Structure	CONTRIBUTING DRAINAGE AREA			Runoff "c"	Incremental cA	Total cA	Time of Concentration			Design Storm	Intensity	Incremental Runoff	Q Pipe	Pipe Size Diameter	Box Culvert Size		n	Sf	Head Loss Calculations								HGL		COMMENTS
					Incremental		Total Area				Time at Upstream Station	Flow Time	Time at Downstream Station						Width	Height			V1 (in)	V2 (out)	(V1^2)/2g	(V2^2)/2g	Headloss at Wye/Pipe Size Change	Bend Losses	Inlet/Manhole Loss Coefficient	Headloss at Inlet/Manhole	U/S	D/S	
					Name	Area																											
		(ft)				(ac)	(ac)				(min)	(min)	(min)	(yrs.)	(in/hr)	(cfs)	(cfs)	(in)	(ft)	(ft)		(ft/ft)	(ft/s)	(ft/s)	(ft)	(ft)	H_j (ft)	H_b (ft)	K_i	Hi (ft)	(ft)	(ft)	
STORM SEWER CALCULATIONS STM A3 (100-YR)																																
9+44.28	9+32.21	12.07	Inlet A3-1	45° Bend	A3-1-E100	1.41	1.41	0.50	0.70	0.70	15	0.09	15.09	100	7.91	5.6	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08			1.10	0.09	577.33	577.31	Partial Flow
9+32.21	9+05.45	26.76	45° Bend	45° Wye (Lat A3-2)	-	0.00	1.41	0.50	0.00	0.70	15.09	0.19	15.28	100	7.90	0.0	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08		0.01			577.30	577.27	Partial Flow
9+05.45	6+21.11	284.34	45° Wye (Lat A3-2)	Pipe Size Change	A3-2-E100	1.41	2.81	0.50	0.70	1.41	15.28	1.03	16.31	100	7.87	5.5	**11.09**	21			0.013	0.0049	2.31	4.61	0.08	0.33	0.25				577.02	575.63	Partial Flow
6+21.11	6+17.11	4.00	Pipe Size Change	45° Wye (Lat A3-3)	-	0.00	2.81	0.50	0.00	1.41	16.31	0.02	16.33	100	7.71	0.0	**11.09**	24			0.013	0.0024	4.61	3.53	0.33	0.19					575.63	575.62	Partial Flow
6+17.11	5+89.46	27.65	45° Wye (Lat A3-3)	45° Wye (Lat A3-4)	A3-3-E100	0.90	3.71	0.50	0.45	1.85	16.33	0.10	16.43	100	7.71	3.5	**14.54**	24			0.013	0.0041	3.53	4.63	0.19	0.33	0.14				575.48	575.36	Partial Flow
5+89.46	1+95.71	393.75	45° Wye (Lat A3-4)	Pipe Size Change	A3-4-E100	1.20	4.91	0.50	0.60	2.45	16.43	1.08	17.50	100	7.70	4.6	**19.15**	24			0.013	0.0072	4.63	6.10	0.33	0.58	0.24				575.12	572.30	Partial Flow
1+95.71	1+91.71	4.00	Pipe Size Change	45° Wye (Lat A3-5)	-	0.00	4.91	0.50	0.00	2.45	17.50	0.02	17.52	100	7.53	0.0	**19.15**	30			0.013	0.0022	6.10	3.90	0.58	0.24					572.30	572.29	Partial Flow
1+91.71	1+39.53	52.18	45° Wye (Lat A3-5)	45° Wye (Lat A3-6)	A3-5-E100	1.62	6.53	0.50	0.81	3.26	17.52	0.17	17.69	100	7.53	6.1	**25.26**	30			0.013	0.0038	3.90	5.15	0.24	0.41	0.17				572.11	571.92	Partial Flow
1+39.53	1+00.00	39.53	45° Wye (Lat A3-6)	Manhole (STM A1 & STM A2)	A3-6-E100	1.62	8.15	0.50	0.81	4.07	17.69	0.10	17.79	100	7.51	6.1	**31.34**	30			0.013	0.0058	5.15	6.39	0.41	0.63	0.22				571.69	571.46	Partial Flow
STORM SEWER CALCULATIONS STM A4 (100-YR)																																
4+13.72	4+03.90	9.82	Inlet A4-1	45° Bend	A4-1-E100	1.70	1.70	0.50	0.85	0.85	15	0.06	15.06	100	7.91	6.7	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12			1.10	0.13	575.56	575.55	Partial Flow
4+03.90	3+54.17	49.73	45° Bend	45° Wye (Lat A4-2)	-	0.00	1.70	0.50	0.00	0.85	15.06	0.30	15.35	100	7.90	0.0	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12		0.02			575.53	575.44	Partial Flow
3+54.17	1+58.09	196.08	45° Wye (Lat A4-2)	Pipe Size Change	A4-2-E100	1.60	3.30	0.50	0.80	1.65	15.35	0.60	15.96	100	7.86	6.3	**13.00**	21			0.013	0.0067	2.80	5.41	0.12	0.45	0.33				575.11	573.79	Partial Flow
1+58.09	1+54.09	4.00	Pipe Size Change	45° Wye (Lat A4-3)	-	0.00	3.30	0.50	0.00	1.65	15.96	0.02	15.98	100	7.77	0.0	**13.00**	27			0.013	0.0018	5.41	3.27	0.45	0.17					573.79	573.78	Partial Flow
1+54.09	1+45.01	9.08	45° Wye (Lat A4-3)	45° Wye (Lat A4-4)	A4-3-E100	0.94	4.24	0.50	0.47	2.12	15.98	0.04	16.02	100	7.76	3.7	**16.66**	27			0.013	0.0029	3.27	4.19	0.17	0.27	0.11				573.67	573.65	Partial Flow
1+45.01	1+00.00	45.01	45° Wye (Lat A4-4)	Manhole (STM A1)	A4-4-E100	1.20	5.44	0.50	0.60	2.72	16.02	0.14	16.16	100	7.76	4.7	**21.33**	27			0.013	0.0047	4.19	5.36	0.27	0.45	0.17				573.47	573.26	Partial Flow
STORM SEWER CALCULATIONS STM B1 (100-YR)																																
8+08.38	7+62.42	45.96	Inlet B1-1	45° Wye (Lat B1-2)	B1-1-E100	0.58	0.58	0.50	0.29	0.29	15	0.81	15.81	100	7.91	2.3	**2.28**	21			0.013	0.0002	0.95	0.95	0.01	0.01			1.10	0.02	575.61	575.61	Partial Flow
7+62.42	1+54.07	608.35	45° Wye (Lat B1-2)	Headwall	B1-1-E100	0.58	1.15	0.50	0.29	0.58	15.81	5.39	21.20	100	7.79	2.2	**4.52**	21			0.013	0.0008	1.88	1.88	0.05	0.05	0.00				575.61	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B1-3 (100-YR)																																
1+35.28	1+17.15	18.13	Inlet B1-3	Headwall	B1-2-E100	3.57	3.57	0.50	1.79	1.79	15	0.05	15.05	100	7.91	14.1	**14.12**	21			0.013	0.0079	5.87	5.87	0.54	0.54	0.00		1.10	0.59	575.25	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B2 (100-YR)																																
1+97.31	1+79.19	18.12	Inlet B2-1	Headwall	B2-1-E100	3.16	3.16	0.50	1.58	1.58	15	0.08	15.08	100	7.91	12.5	**12.51**	24			0.013	0.0031	3.98	3.98	0.25	0.25			1.10	0.27	571.26	571.20	Partial Flow
STORM SEWER CALCULATIONS STM B3 (100-YR)																																
8+82.56	8+22.90	59.66	Inlet B3-1	60° Wye (Lat B3-2)	B3-1-E100	1.41	1.41	0.50	0.71	0.71	15	0.43	15.43	100	7.91	5.6	**5.59**	21			0.013	0.0012	2.32	2.32	0.08	0.08			1.10	0.09	571.56	571.48	Partial Flow
8+22.90	1+77.83	645.07	60° Wye (Lat B3-2)	Headwall	B3-1-E100	1.41	2.83	0.50	0.71	1.41	15.43	2.32	17.75	100	7.85	5.5	**11.13**	21			0.013	0.0049	4.63	4.63	0.33	0.33	0.00				571.48	568.30	Partial Flow
STORM SEWER CALCULATIONS STM LAT B3-3 (100-YR)																																
1+87.87	1+69.74	18.13	Inlet B3-3	Headwall	B3-2-E100	3.89	3.89	0.50	1.95	1.95	15	0.05	15.05	100	7.91	15.4	**15.40**	21			0.013	0.0094	6.40	6.40	0.64	0.64			1.10	0.70	568.47	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C1 (100-YR)																																
7+24.59	6+82.62	41.97	Inlet C1-1	Pipe Size Change	C1-1-E100	1.23	1.23	0.50	0.61	0.61	15	0.25	15.25	100	7.91	4.9	**4.86**	18			0.013	0.0021	2.75	2.75	0.12	0.12			1.10	0.13	566.52	566.43	Partial Flow
6+82.62	6+78.62	4.00	Pipe Size Change	45° Wye (Lat C1-2)	-	0.00	1.23	0.50	0.00	0.61	15.25	0.03	15.29	100	7.87	0.0	**4.86**	21			0.013	0.0009	2.75	2.02	0.12	0.06	-0.03				566.46	566.46	
6+78.62	4+43.65	234.97	45° Wye (Lat C1-2)	Pipe Size Change	C1-2-E100	1.23	2.46	0.50	0.61	1.23	15.29	0.97	16.26	100	7.87	4.8	**9.69**	21			0.013	0.0037	2.02	4.03	0.06	0.25	0.19				566.27	565.39	Partial Flow
4+43.65	4+39.65	4.00	Pipe Size Change	45° Wye (Lat C1-3)	-	0.00	2.46	0.50	0.00	1.23	16.26	0.02	16.28	100	7.72	0.0	**9.69**	24			0.013	0.0018	4.03	3.08	0.25	0.15	-0.05				565.44	565.43	Partial Flow
4+39.65	4+25.65	14.00	45° Wye (Lat C1-3)	45° Wye (Lat C1-4)	C1-3-E100	0.74	3.19	0.50	0.37	1.60	16.28	0.06	16.34	100	7.72	2.8	**12.53**	24			0.013	0.0031	3.08	3.99	0.15	0.25	0.10				565.33	565.29	Partial Flow
4+25.65	4+02.65	23.00	45° Wye (Lat C1-4)	Manhole	C1-4-E100	0.40	3.59	0.50	0.20	1.80	16.34	0.09	16.43	100	7.71	1.5	**14.07**	24			0.013	0.0039	3.99	4.48	0.25	0.31	0.06				565.23	565.14	Partial Flow
4+02.65	2+23.12	179.53	Manhole	Pipe Size Change	-	0.00	3.59	0.50	0.00	1.80	16.43	0.67	17.09	100	7.70	0.0	**14.07**	24			0.013	0.0039	4.48	4.48	0.31	0.31			0.50	0.16	564.98	564.29	Partial Flow
2+23.12	2+19.12	4.00	Pipe Size Change	45° Wye (Lat C1-5)	-	0.00	3.59	0.50	0.00	1.80	17.09	0.02	17.12	100	7.60	0.0	**14.07**	30			0.013	0.0012	4.48	2.87	0.31	0.13	-0.09				564.38	564.37	Partial Flow
2+19.12	2+05.12	14.00	45° Wye (Lat C1-5)	45° Wye (Lat C1-6)	C1-5-E100	1.66	5.25	0.50	0.83	2.63	17.12	0.06	17.17	100	7.59	6.3	**20.37**	30			0.013	0.0025	2.87	4.15	0.13	0.27	0.14				564.23	564.20	Partial Flow
2+05.12	1+03.50	101.62	45° Wye (Lat C1-6)	RCB CONNECTION	C1-5-E100	1.66	6.91	0.50	0.83	3.46	17.17	0.31	17.48	100	7.58	6.3	**26.66**	30			0.013	0.0042	4.15	5.43	0.27	0.46	0.19				564.01	563.58	Partial Flow
STORM SEWER CALCULATIONS STM C2 (100-YR)																																
1+67.72	1+49.31	18.41	Inlet C2-1	Headwall	C2-1-E100	1.47	1.47	0.50	0.74	0.74	15	0.13	15.13	100	7.91	5.8	**5.83**	21			0.013	0.0014	2.42	2.42	0.09	0.09			1.10	0.10	568.32	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C3 (100-YR)																																
1+85.48	1+66.08	19.40	Inlet C3-1	Headwall	C3-1-E100	3.00	3.00	0.50	1.50	1.50	15	0.07	15.07	100	7.91	11.9	**11.87**	21			0.013	0.0056	4.93	4.93	0.38	0.38			1.10	0.42	572.69	572.58	Partial Flow

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.04

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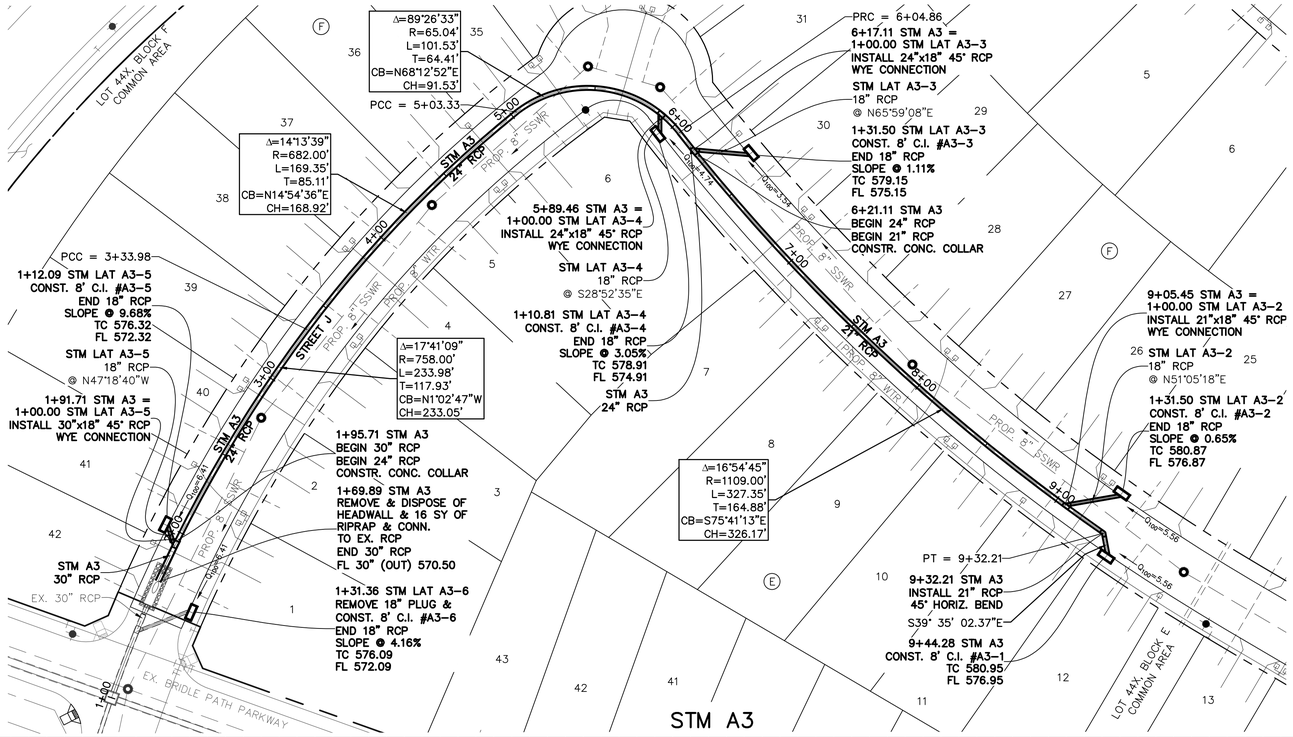

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
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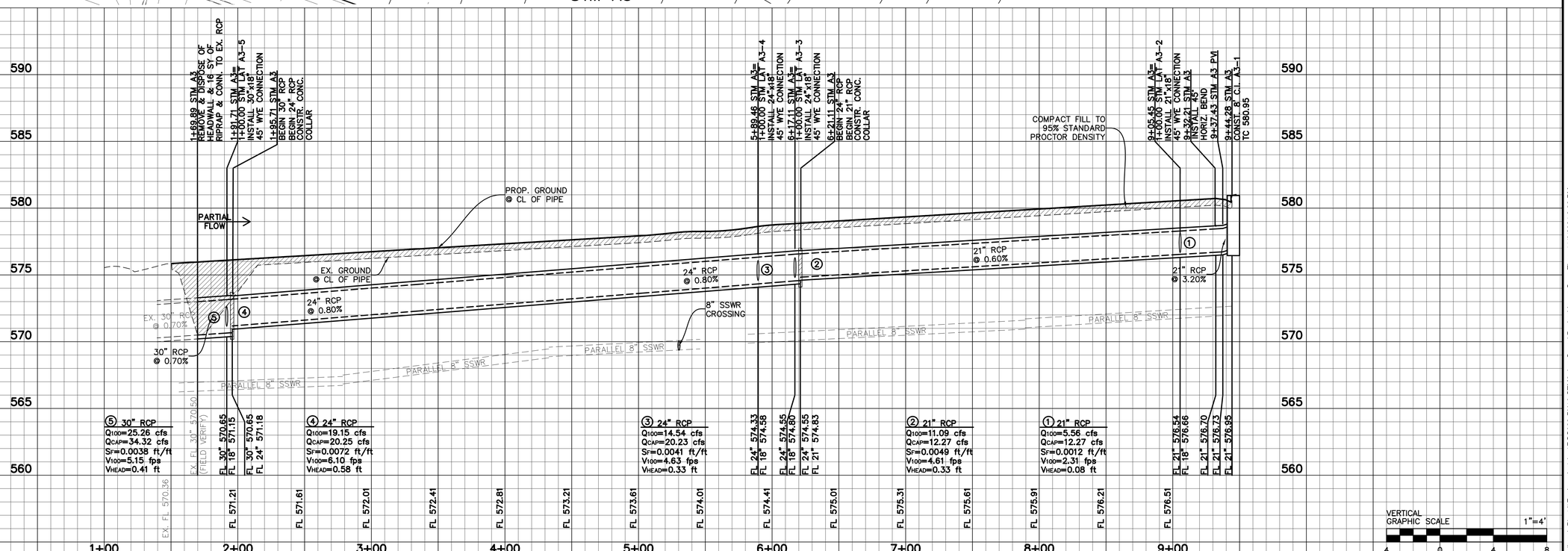

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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131924
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM A3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.01

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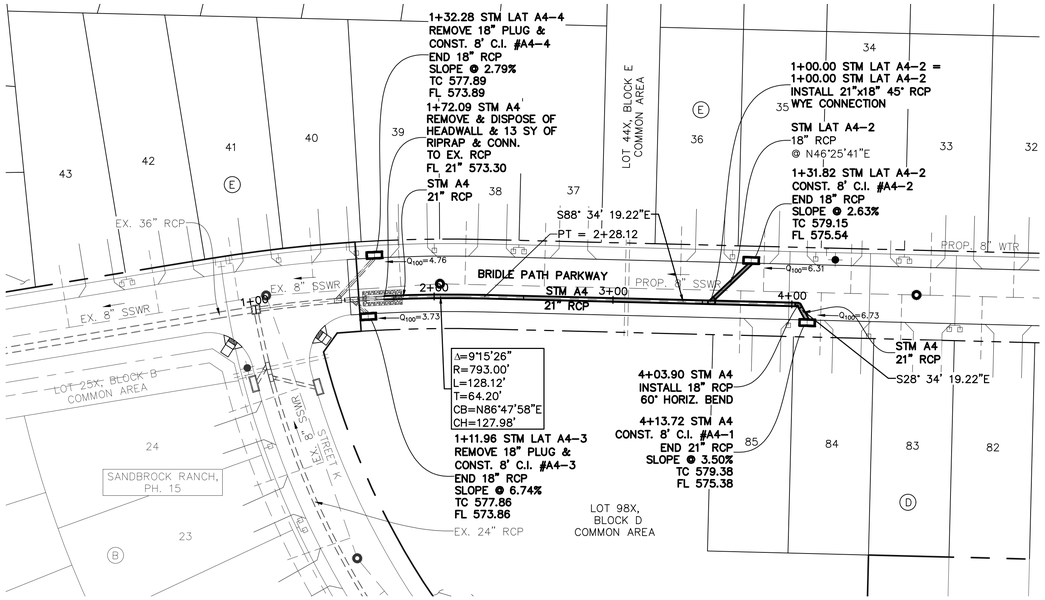

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LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'
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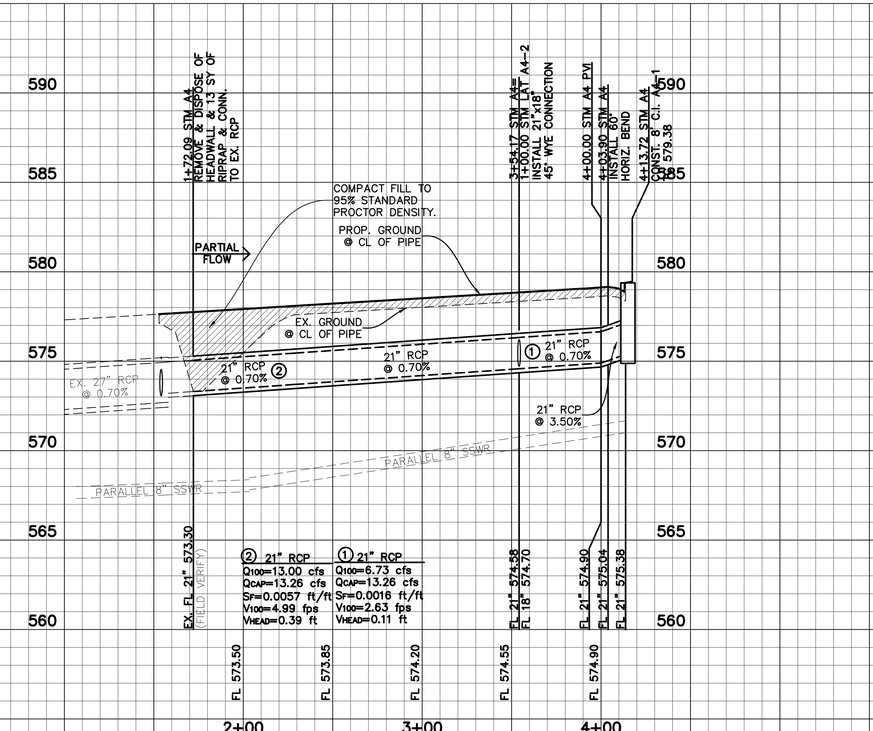
STM A4



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM A4
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.02

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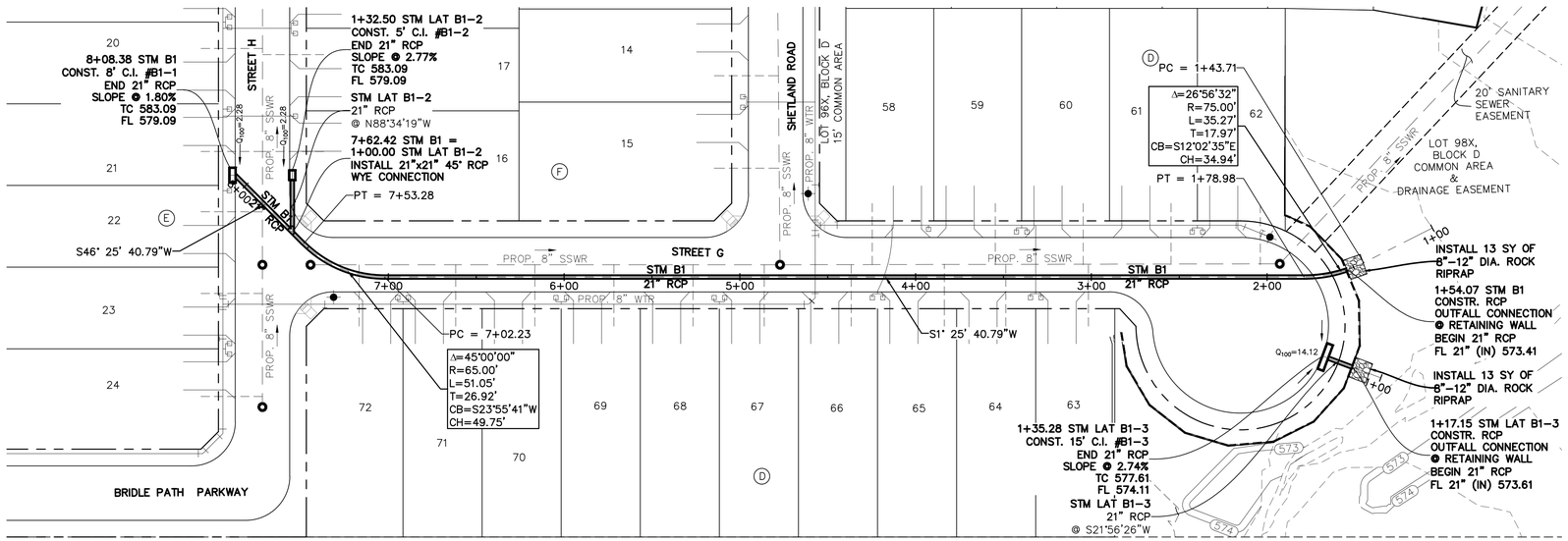

NOTE:
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LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

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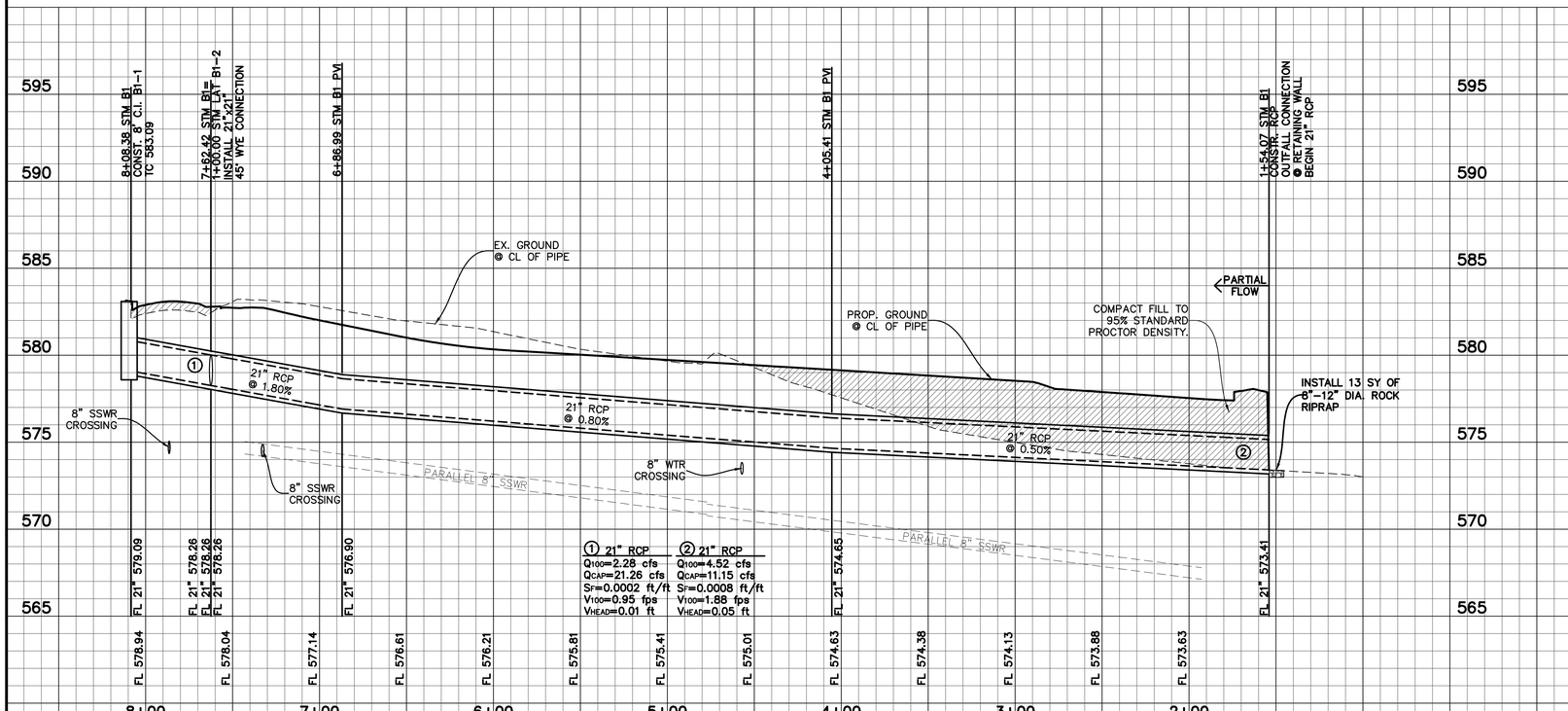
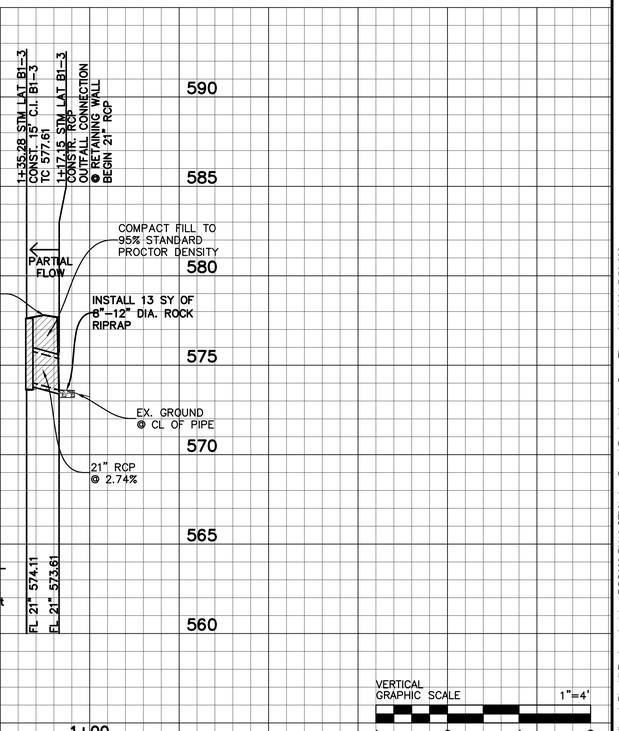
GRAPHIC SCALE 1"=40'
40 0 40 80

STM B1



STM LAT B1-3



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM B1 & LAT B1-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.03

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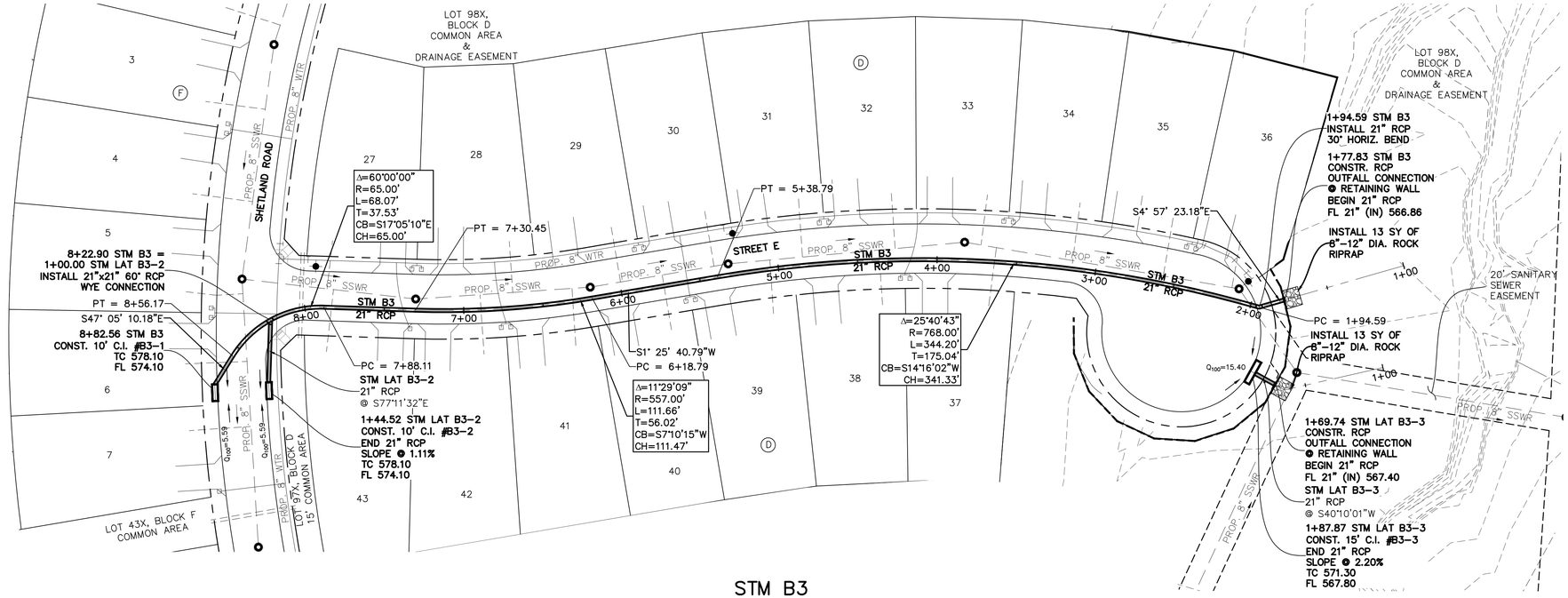
LOT 98X, BLOCK D COMMON AREA & DRAINAGE EASEMENT
SHETLAND ROAD
PROP. 8" WTR
PROP. 8" SSWR
STREET E
Δ=60°00'00" R=65.00' L=68.07' T=37.53' CB=S17°05'10"E CH=65.00'
PT = 7+30.45
PT = 5+38.79
S4° 57' 23.18"E
8+22.90 STM B3 = 1+00.00 STM LAT B3-2 INSTALL 21"x21" 60° WYE CONNECTION
PT = 8+56.17
S47° 05' 10.18"E
8+82.56 STM B3 CONST. 10' C.I. #B3-1 TC 578.10 FL 574.10
STM B3 21" RCP
PC = 7+88.11
STM LAT B3-2 21" RCP @ S77°11'32"E
1+44.52 STM LAT B3-2 CONST. 10' C.I. #B3-2 END 21" RCP SLOPE @ 1.11% TC 578.10 FL 574.10
Q100=5.59
Q100=5.59
LOT 97X, BLOCK D 15' COMMON AREA
LOT 43X, BLOCK F COMMON AREA
Δ=11°29'09" R=557.00' L=111.66' T=56.02' CB=S7°10'15"W CH=111.47'
S1° 25' 40.79"W
PC = 6+18.79
Δ=25°40'43" R=768.00' L=344.20' T=175.04' CB=S14°16'02"W CH=341.33'
Q100=15.40
1+94.59 STM B3 INSTALL 21" RCP 30° HORIZ. BEND
1+77.83 STM B3 CONSTR. RCP OUTFALL CONNECTION @ RETAINING WALL BEGIN 21" RCP FL 21" (IN) 566.86
INSTALL 13 SY OF 8"-12" DIA. ROCK RIPRAP
PC = 1+94.59
INSTALL 13 SY OF 8"-12" DIA. ROCK RIPRAP
20' SANITARY SEWER EASEMENT
1+69.74 STM LAT B3-3 CONSTR. RCP OUTFALL CONNECTION @ RETAINING WALL BEGIN 21" RCP FL 21" (IN) 567.40
STM LAT B3-3 21" RCP @ S40°10'01"W
1+87.87 STM LAT B3-3 CONST. 15' C.I. #B3-3 END 21" RCP SLOPE @ 2.20% TC 571.30 FL 567.80
PROP. 8" SSWR
PROP. 8" WTR
PROP. 8" SSWR
PROP. 8" SSWR
PROP. 8" SSW

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

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1+03.50 STM C1 = 3+87.97 STM C4
CONN. 30" RCP TO EX. 7'X5' RCB (SANDBROCK RANCH PH 1A)

REMOVE & DISPOSE OF EX. HEADWALL AND PIPE

EX. 4-7'X5' RCB

EX. AUBREY PARKWAY

1+00.00 STM LAT C1-5 = 1+00.00 STM LAT C1-5
INSTALL 30"x21" 45° RCP WYE CONNECTION

STM LAT C1-5
21" RCP
@ N17°51'35"E

1+12.02 STM LAT C1-5
CONST. 10' C.I. #C1-5
END 21" RCP
SLOPE @ 10.10%
TC 567.71
FL 563.71

1+12.02 STM LAT C1-3
CONST. 8' C.I. #C1-3
END 18" RCP
SLOPE @ 5.22%
TC 569.05
FL 565.05

STM LAT C1-3
18" RCP
@ N72°08'25"W

1+00.00 STM LAT C1-3 = 1+00.00 STM LAT C1-3
INSTALL 24"x18" 45° RCP WYE CONNECTION

1+00.00 STM LAT C1-6 = 1+00.00 STM LAT C1-6
INSTALL 30"x21" 45° RCP WYE CONNECTION

STM LAT C1-6
21" RCP
@ S72°08'25"E

1+31.82 STM LAT C1-6
CONST. 10' C.I. #C1-6
END 21" RCP
SLOPE @ 4.21%
TC 567.71
FL 563.71

2+23.12 STM C1
END 30" RCP
BEGIN 24" RCP
CONSTR. CONC. COLLAR

6+78.62 STM C1 = 1+00.00 STM LAT C1-2
INSTALL 21"x18" 45° RCP WYE CONNECTION

PT = 6+68.78
Δ=45°00'00"
R=65.00'
L=51.05'
T=26.92'
CB=N4°38'25"W
CH=49.75'
PC = 6+17.73

N17° 51' 35.34"E

6+82.62 STM C1
END 21" RCP
BEGIN 18" RCP
CONSTR. CONC. COLLAR

7+24.59 STM C1
CONST. 8' C.I. #C1-1
TC 570.83
FL 566.83

STM C1
18" RCP

N27° 08' 24.66"W

4+43.65 STM C1
END 24" RCP
BEGIN 21" RCP
CONSTR. CONC. COLLAR

STM LAT C1-4
18" RCP
@ N17°51'35"E

1+31.82 STM LAT C1-4
CONST. 8' C.I. #C1-4
END 18" RCP
SLOPE @ 2.28%
TC 569.05
FL 565.05

1+00.00 STM LAT C1-4 = 1+00.00 STM LAT C1-4
INSTALL 24"x18" 45° RCP WYE CONNECTION

1+32.50 STM LAT C1-2
CONST. 8' C.I. #C1-2
END 18" RCP
SLOPE @ 2.11%
TC 570.83
FL 566.83

STM LAT C1-2
18" RCP
@ N62°51'35"E

N62° 51' 35.34"E

4+02.65 STM C1
CONSTR. 4'X4' STD. STORM SEWER MANHOLE
RIM 568.52

20' SANITARY SEWER EASEMENT

LOT 98X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

LOT 5X, BLOCK H COMMON AREA

LOT 98X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

HORIZON LANE

STREET A

STREET B

RANGER ROAD

PROP. 8" SSWR

PROP. 8" WTR

GAS

OHP

Qcap=6.37

Qcap=6.57

Qcap=2.81

Qcap=1.51

Qcap=4.86

GRAPHIC SCALE 1"=40'
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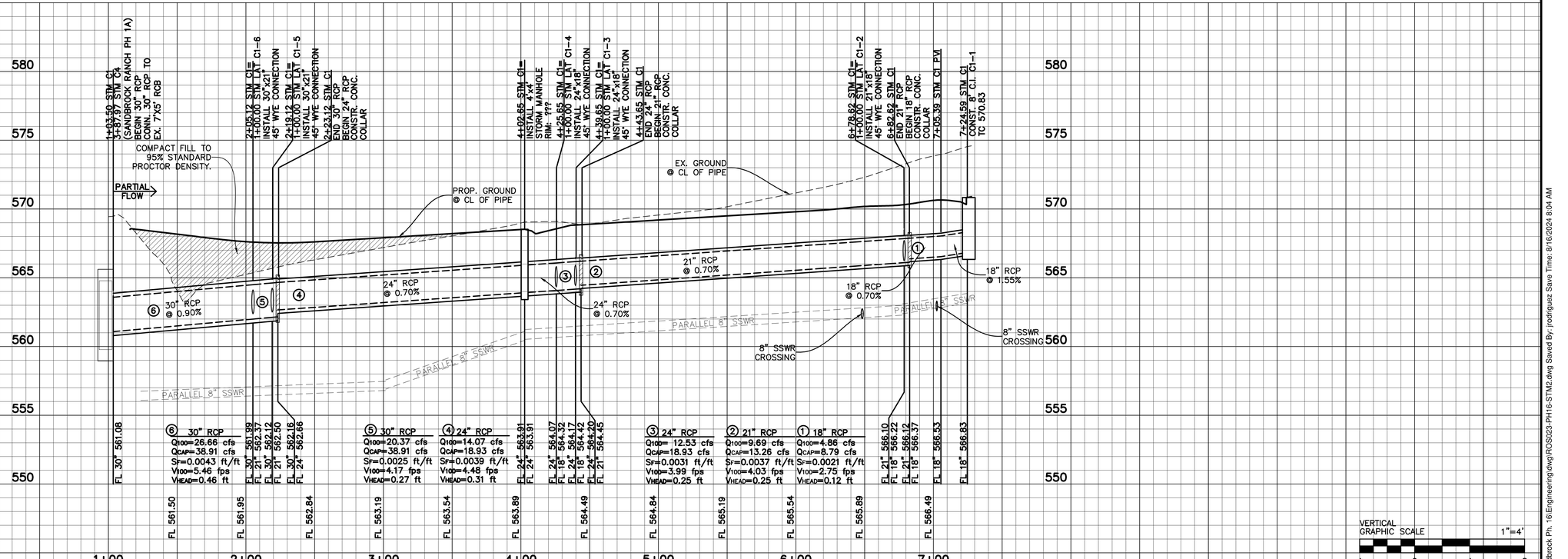
STM C1



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM C1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.05

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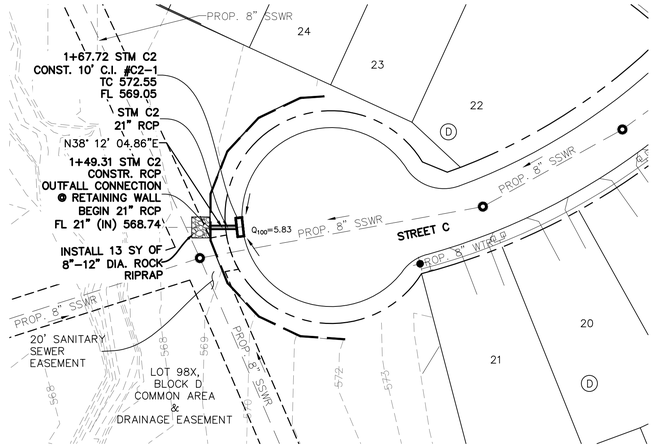
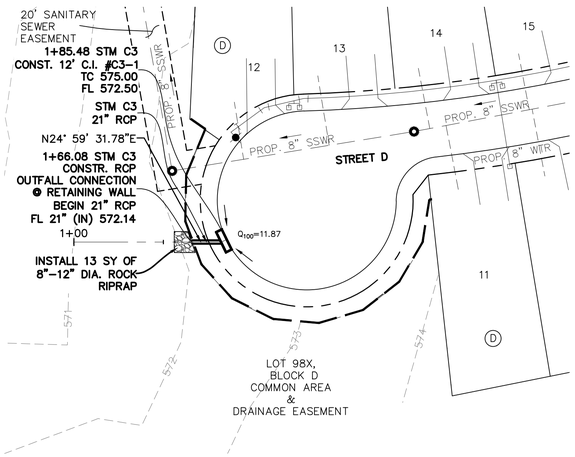
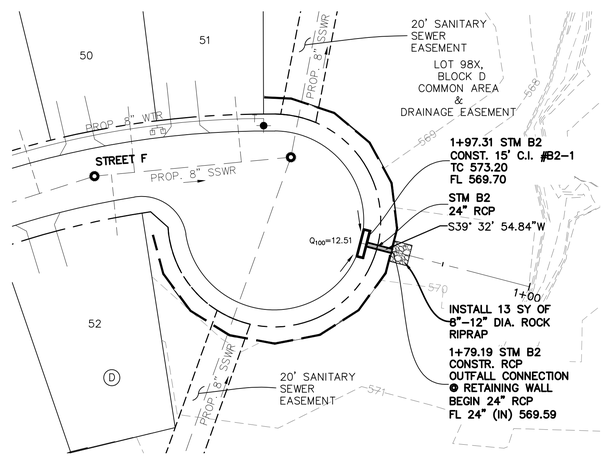


STM C2



STM C3



STM B2

LEGEND

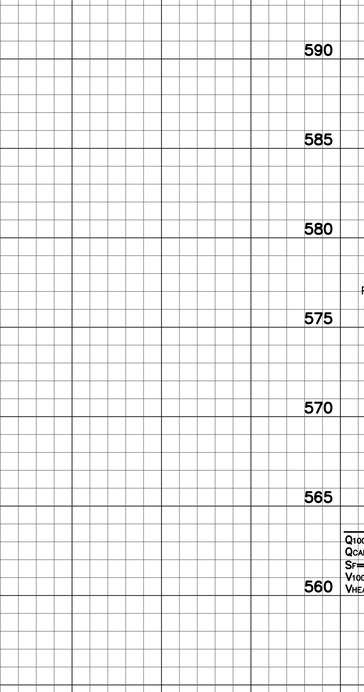
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

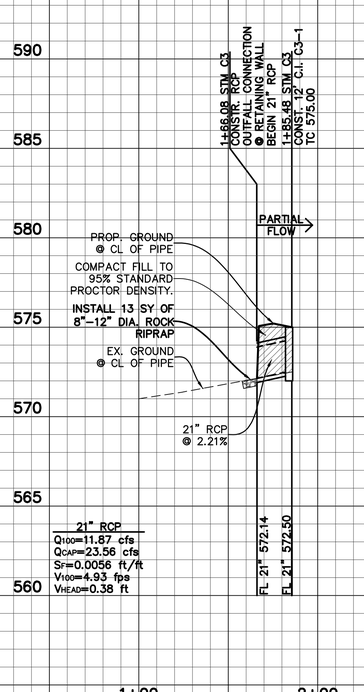
ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

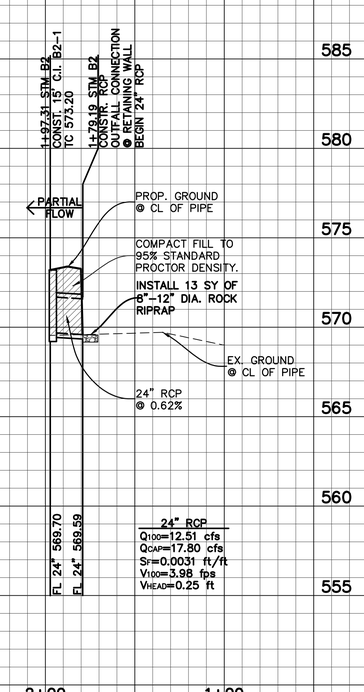
NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80







VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM C2, STM C3, & STM B2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.06

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MATCHLINE (SEE SHEET 6.02)

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

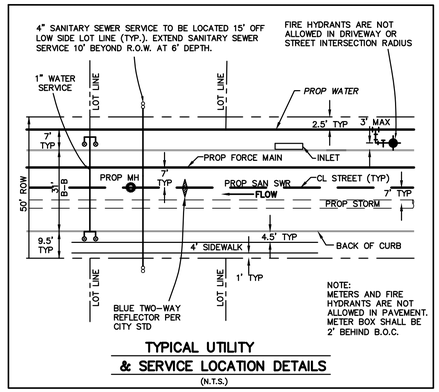
NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	RELOCATION OF EX. ARV	JAC	12/4/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 6.01

Plotted by: jcourville Plot Date: 12/4/2025 1:02 PM
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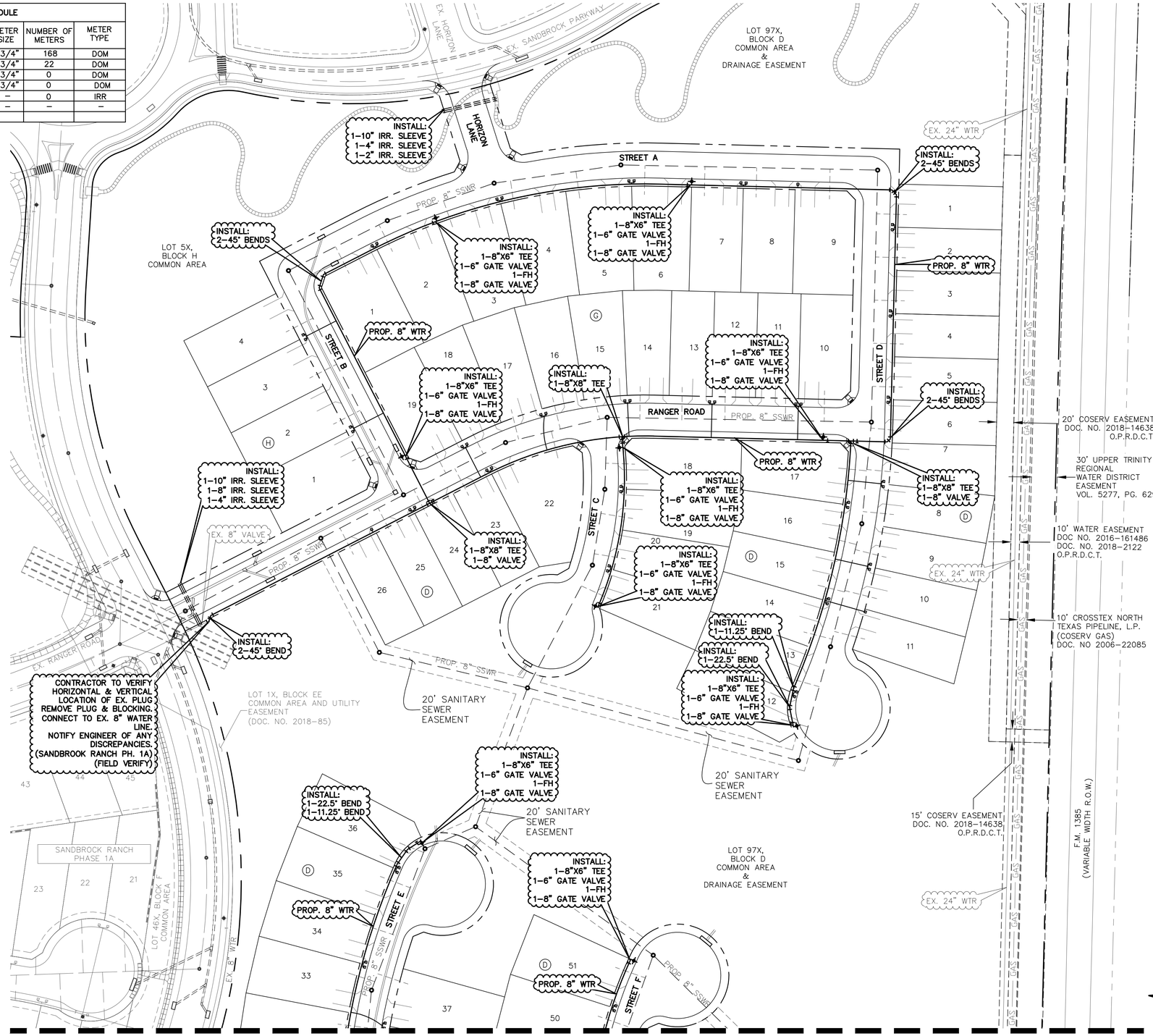
SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0			

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.



MATCHLINE (SEE SHEET 6.01)

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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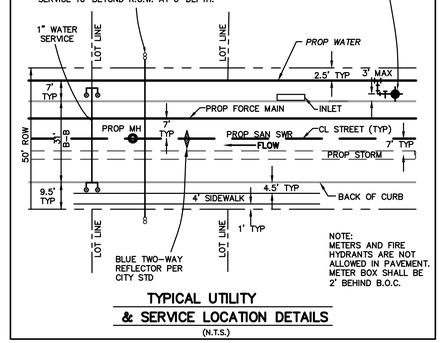
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

4" SANITARY SEWER SERVICE TO BE LOCATED 15' OFF LOW SIDE LOT LINE (TYP.). EXTEND SANITARY SEWER SERVICE 10' BEYOND R.O.W. AT 6' DEPTH.

FIRE HYDRANTS ARE NOT ALLOWED IN DRIVEWAY OR STREET INTERSECTION RADIUS



NOTE: METERS AND FIRE HYDRANTS ARE NOT ALLOWED IN PAVEMENT. METER BOX SHALL BE 2' BEHIND B.O.C.

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 6.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:48 PM
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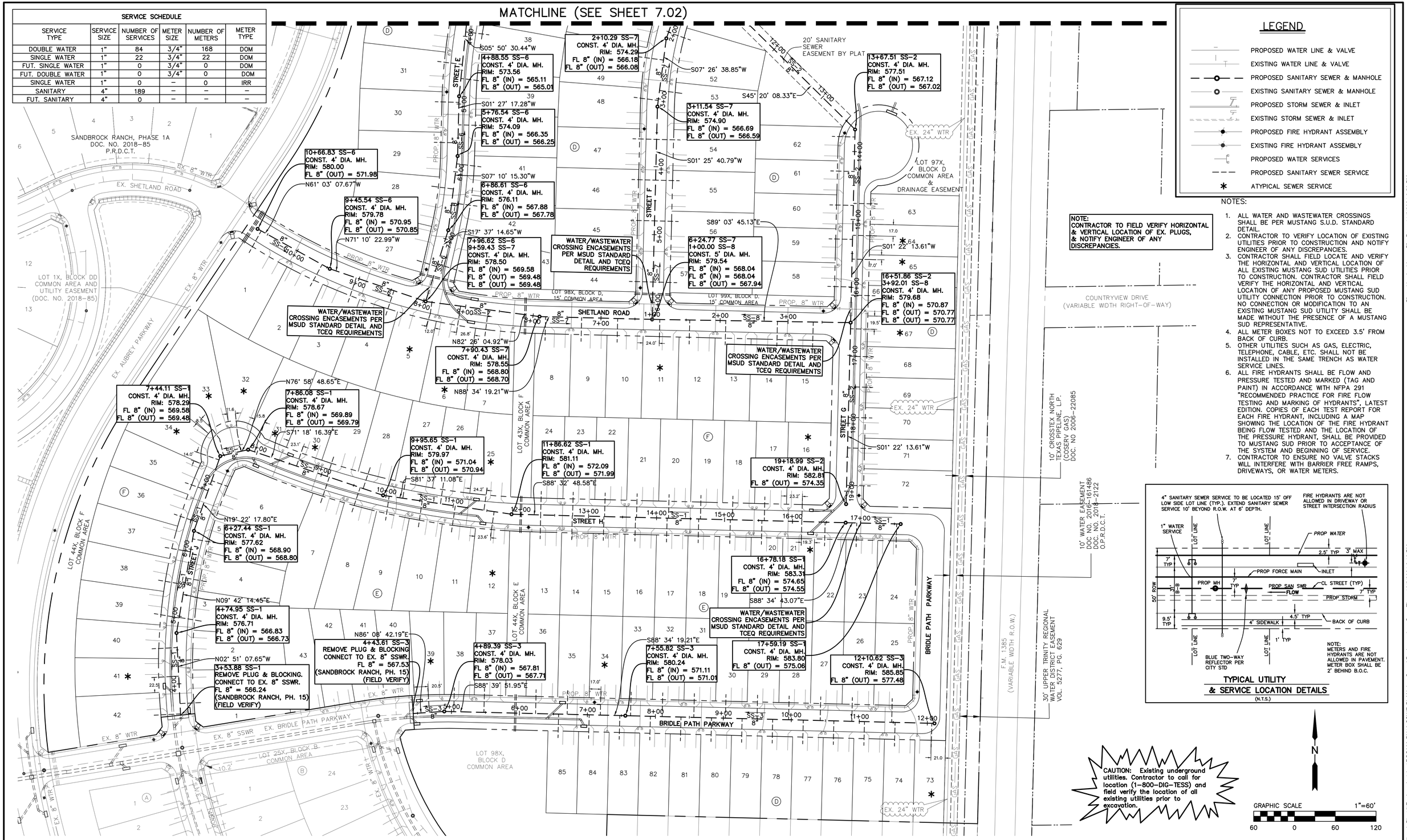
SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–



NOTES:

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4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

BENCHMARKS:

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TBPE No. F-438
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SANITARY SEWER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.01

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:18 PM

Plotted by: jrodriguez Plot Date: 11/6/2024 3:53 PM

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- ATYPICAL SEWER SERVICE

NOTES:

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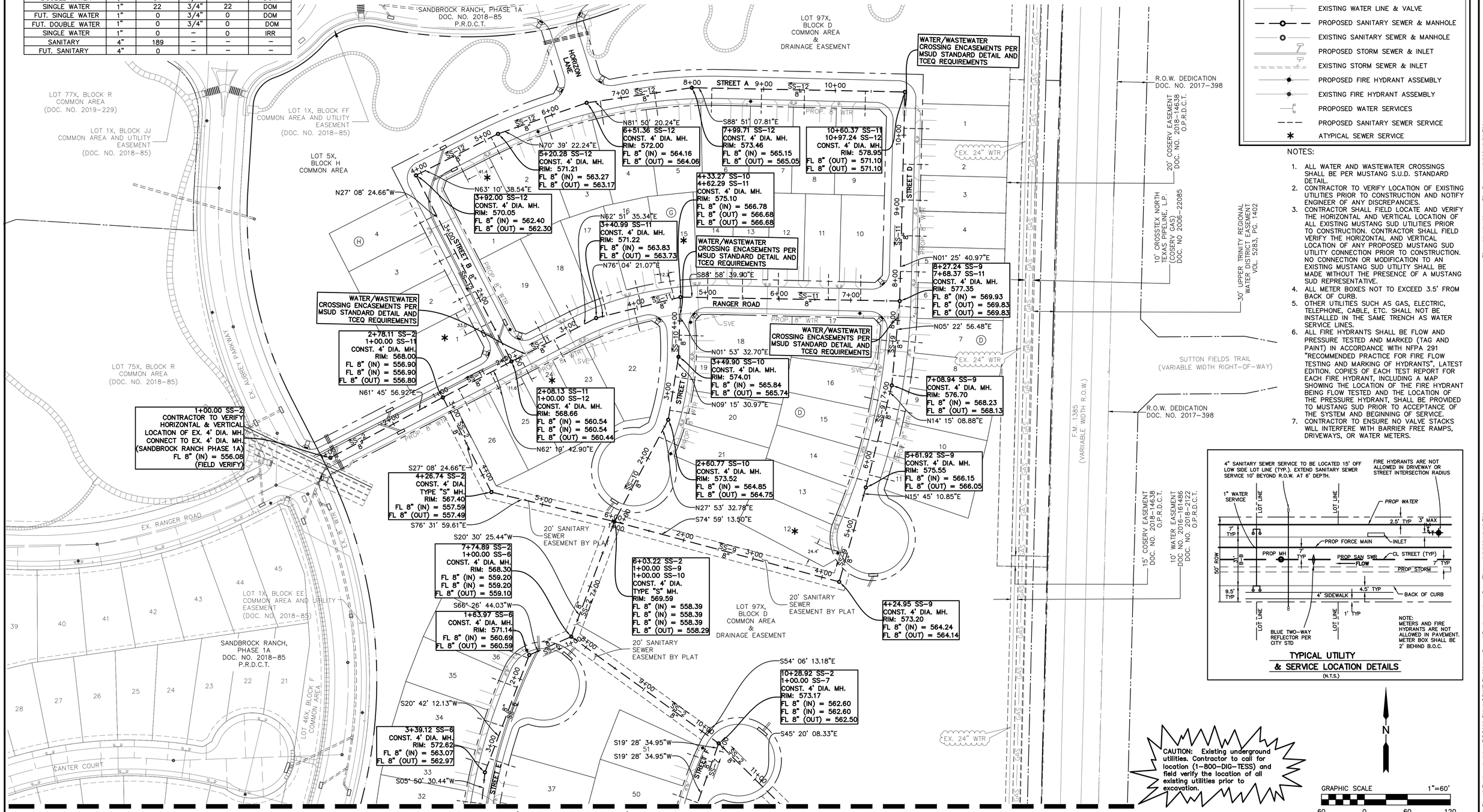
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

MATCHLINE (SEE SHEET 7.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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Suite 300
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.02

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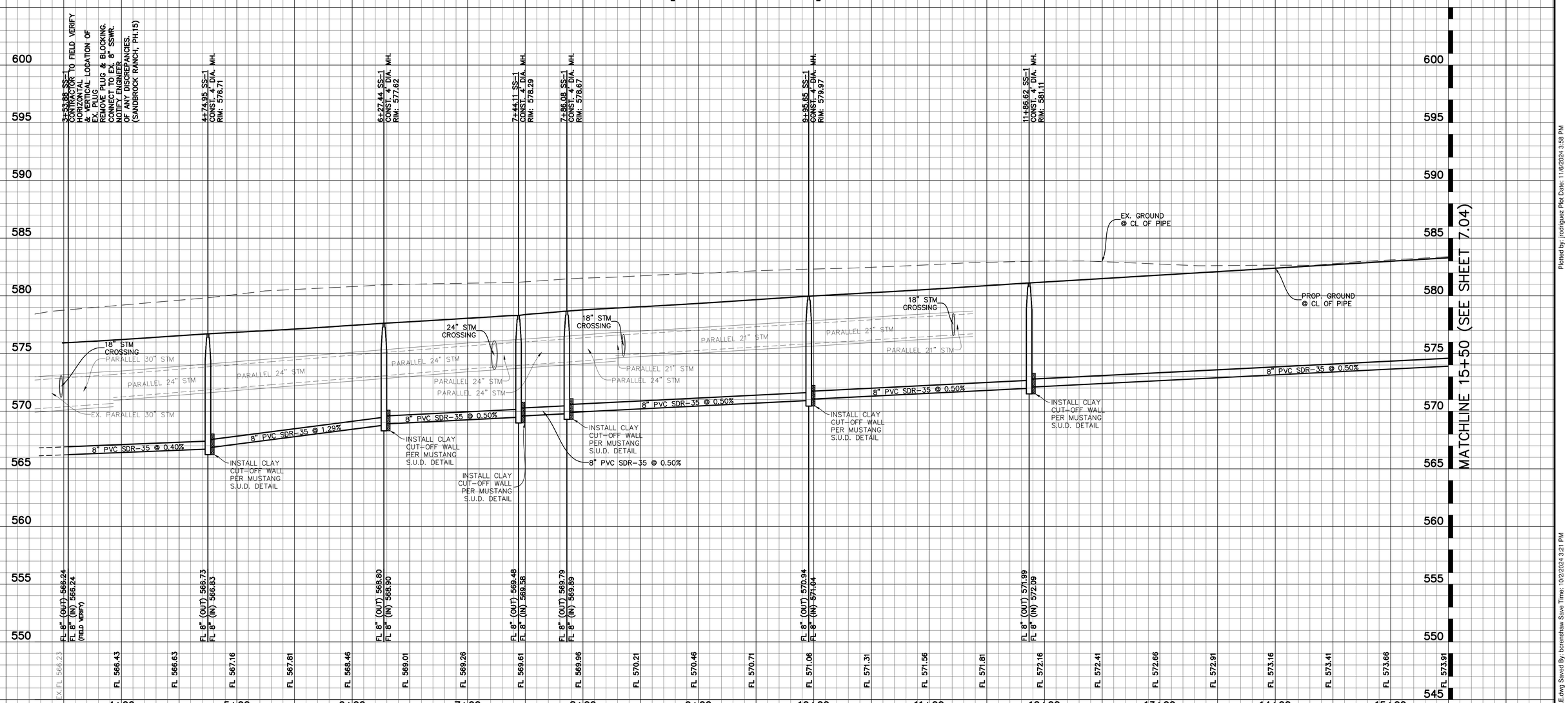
SS-1 [STA. START-15+50]



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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SANITARY SEWER PROFILE

SS-1 [STA. START-15+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.03

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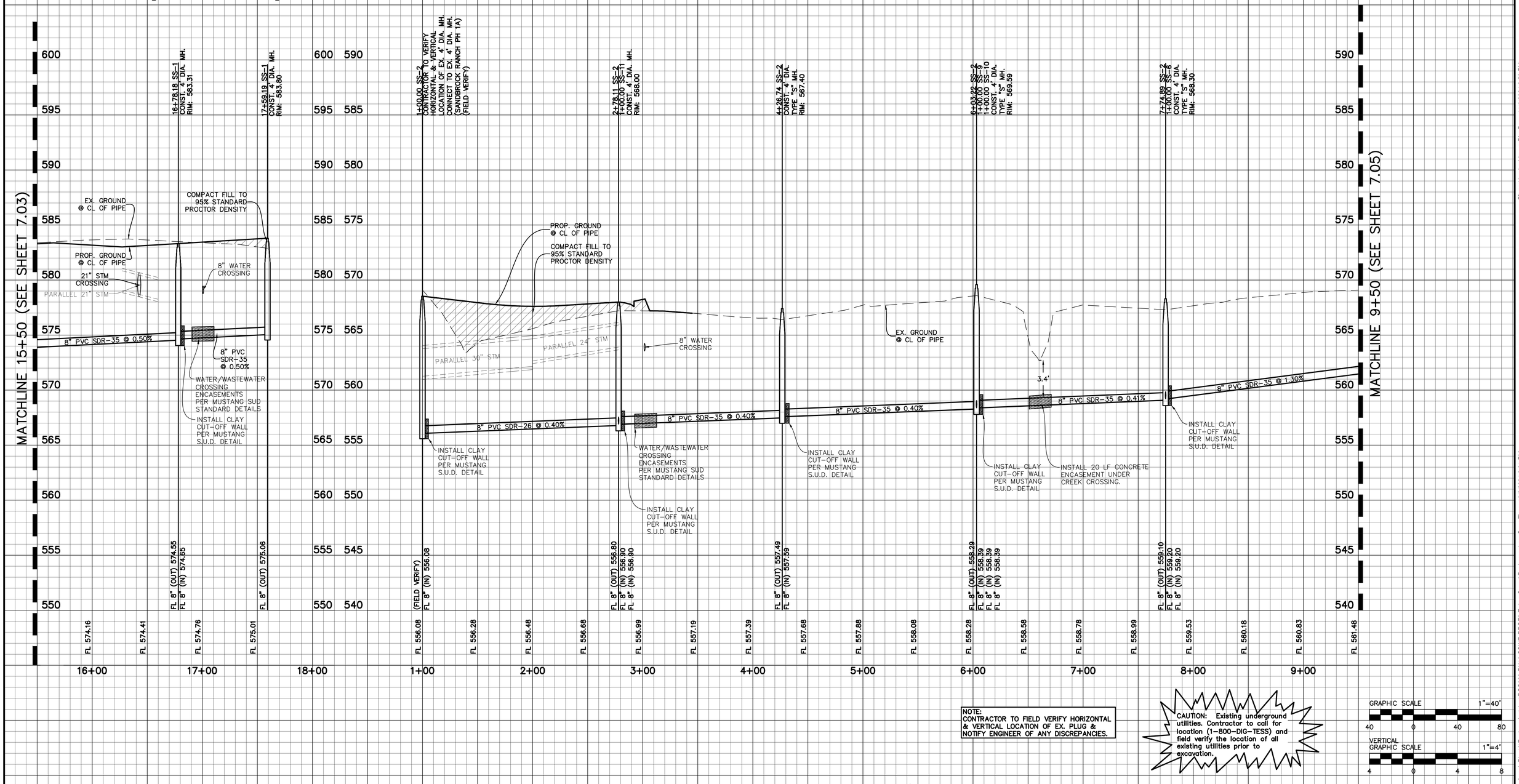

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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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SANITARY SEWER PROFILE

SS-1 [STA. 15+50-END] & SS-2 [STA. START-9+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.04

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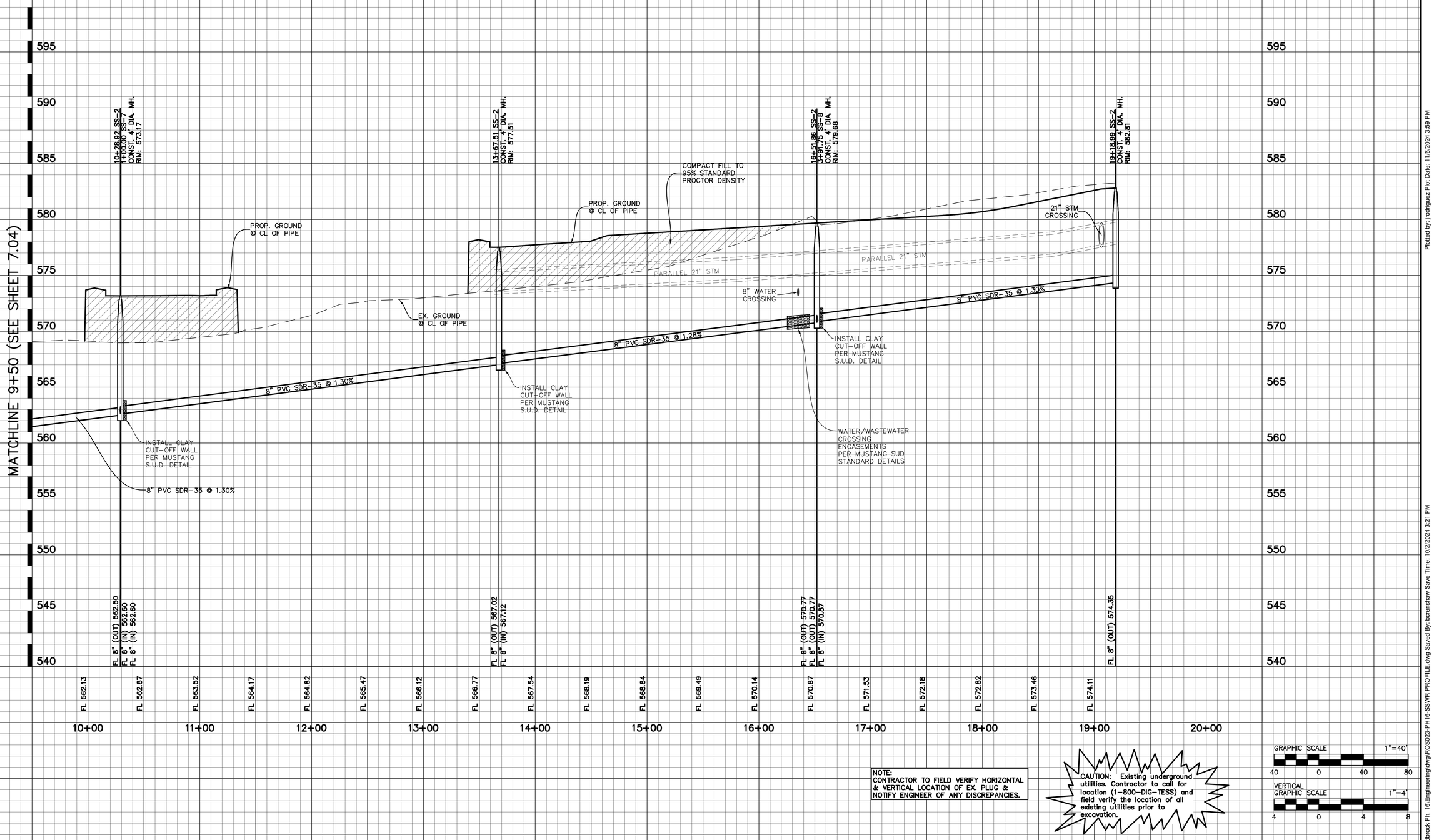

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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE
SS-2 [STA. 9+50-END]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.05

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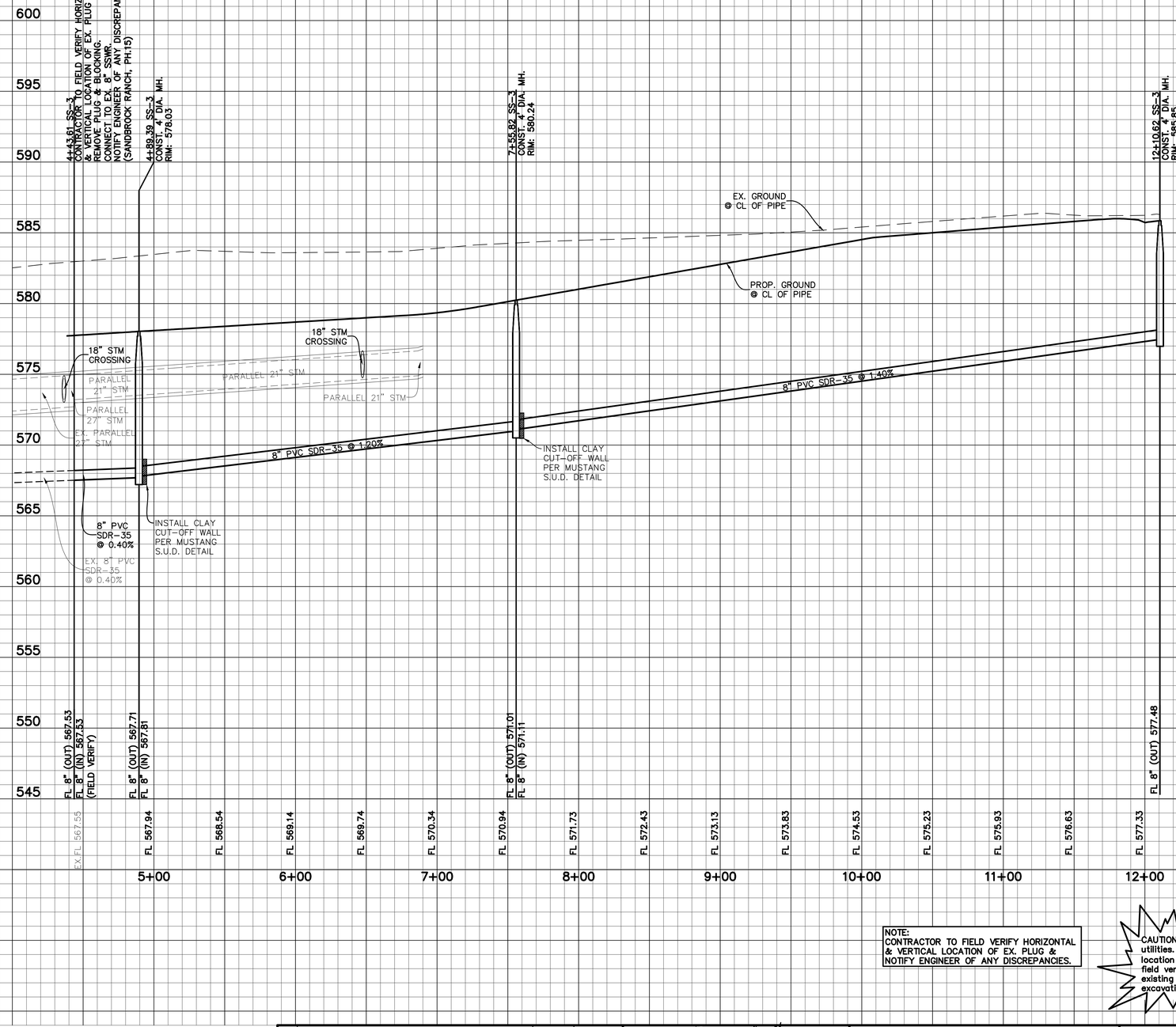
SS-3



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-3

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM

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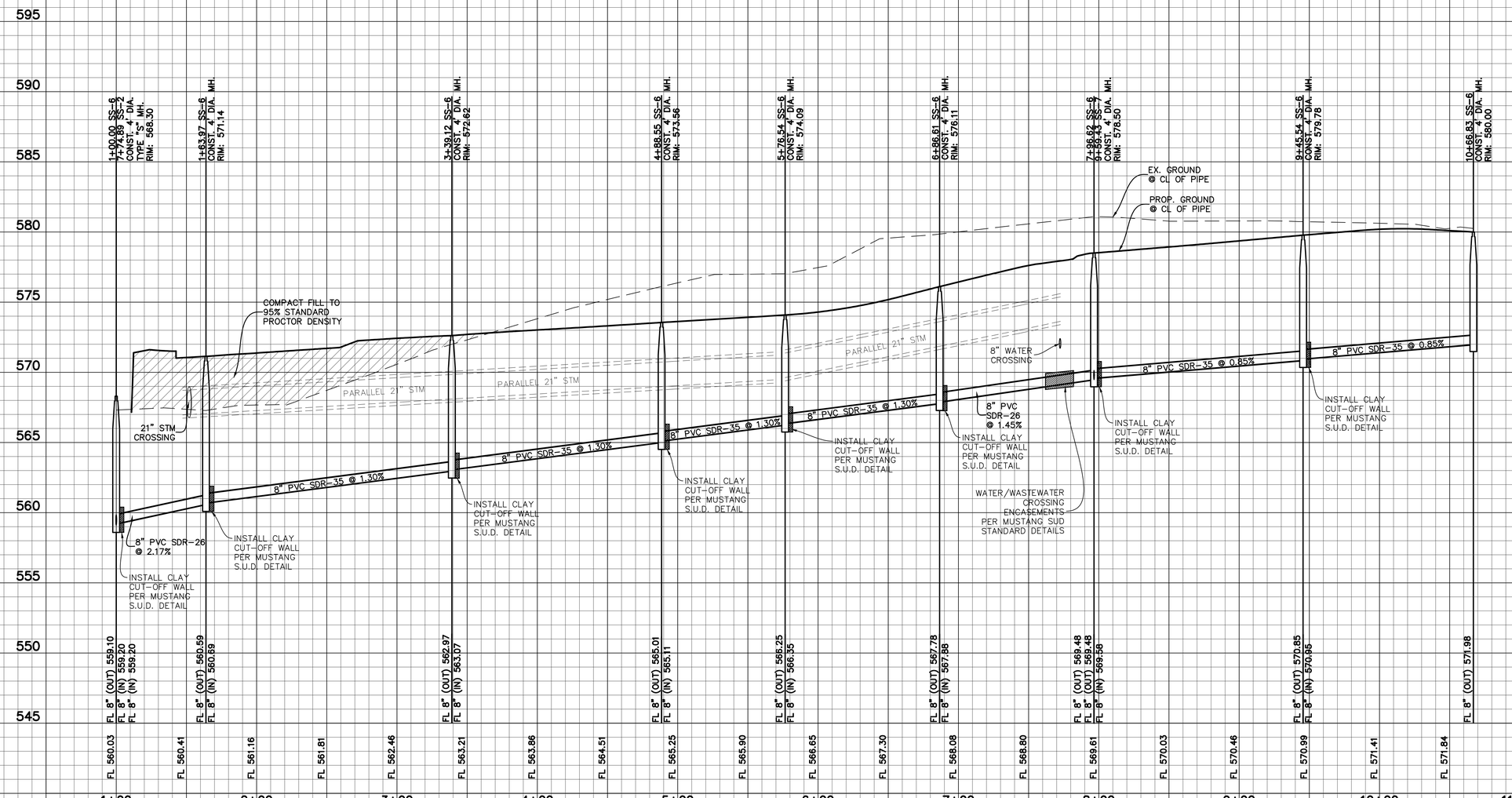
SS-6



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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE

SS-6

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.07

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM
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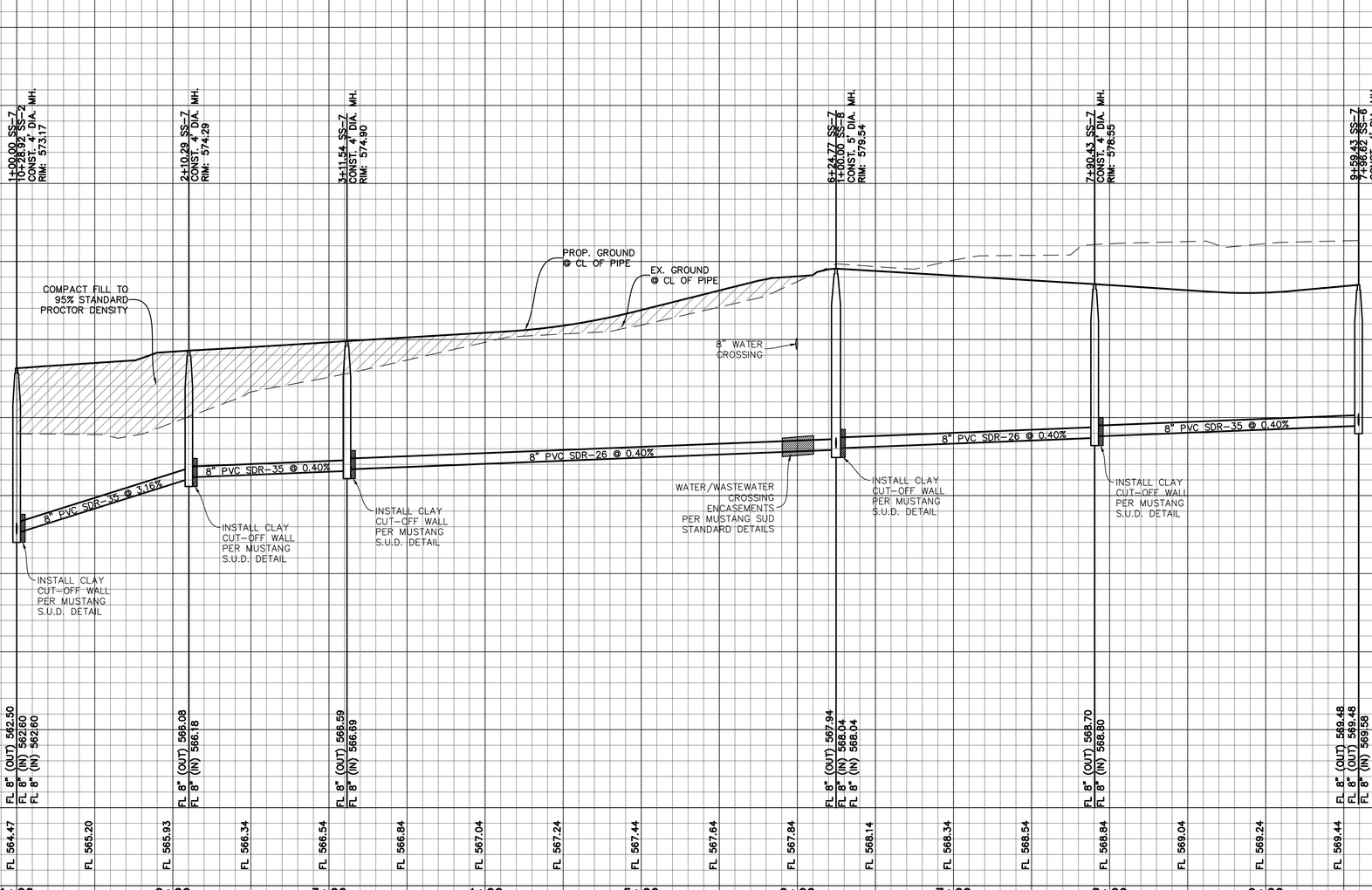
SS-7



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE
SS-7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.08

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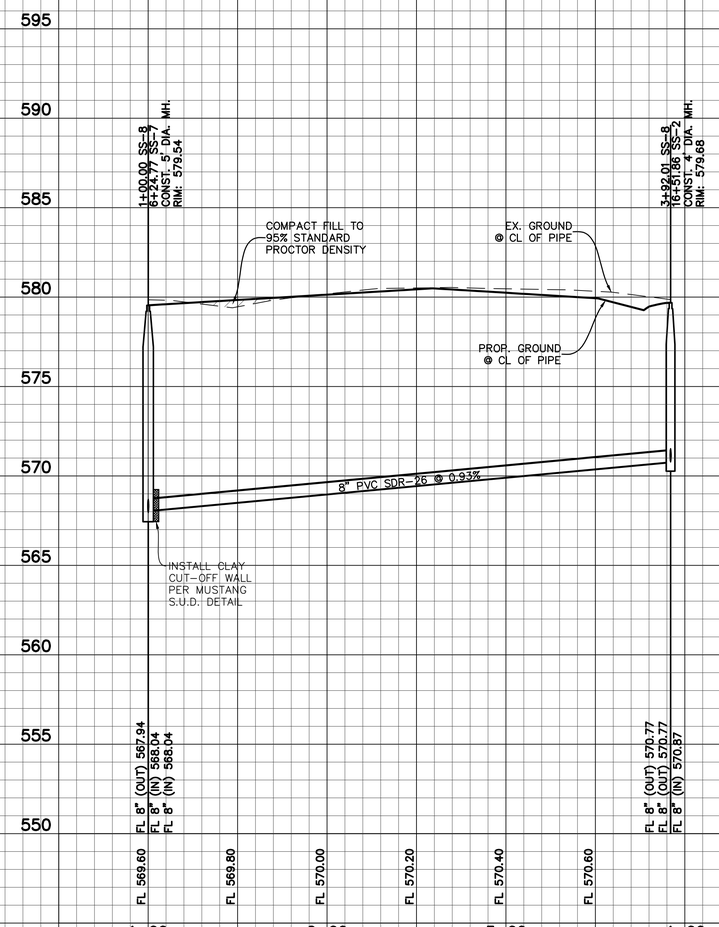
SS-8



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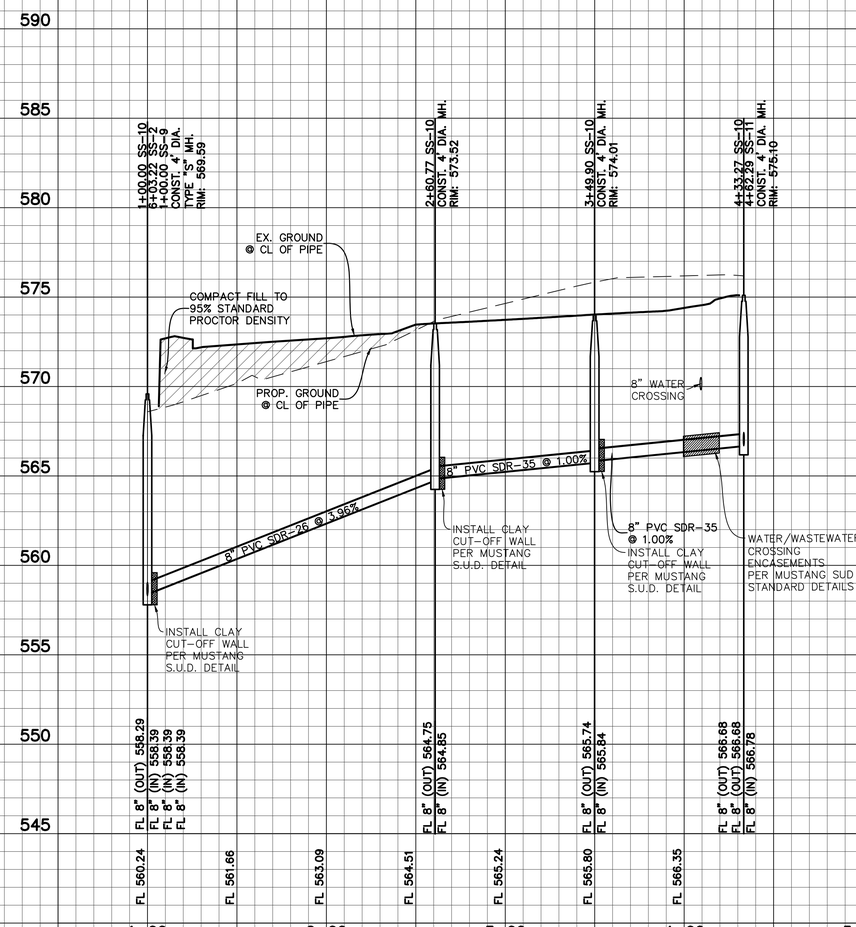

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BENCHMARKS:

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SANITARY SEWER PROFILE

SS-8 & SS-10

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.09

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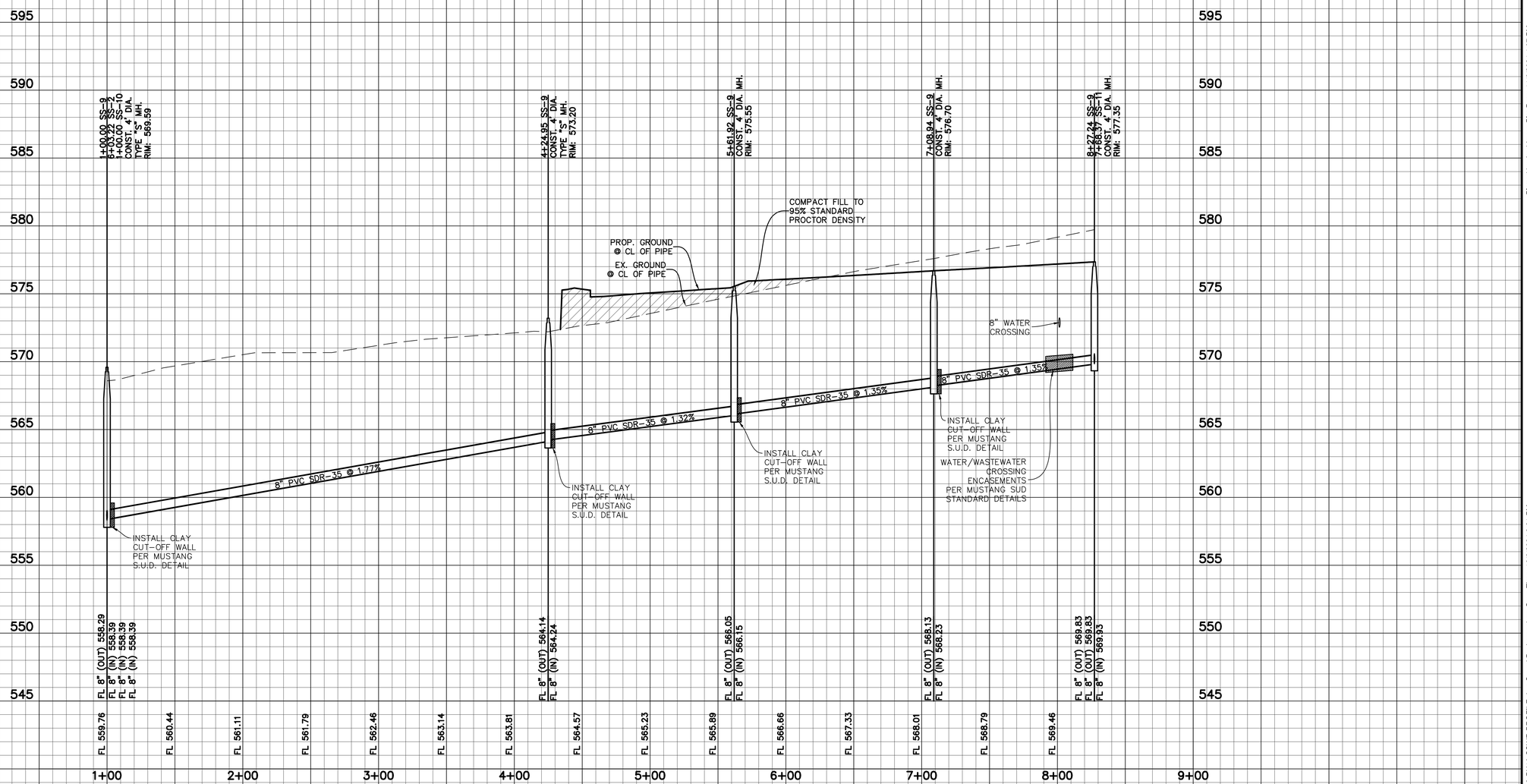
SS-9



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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE

SS-9

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.10

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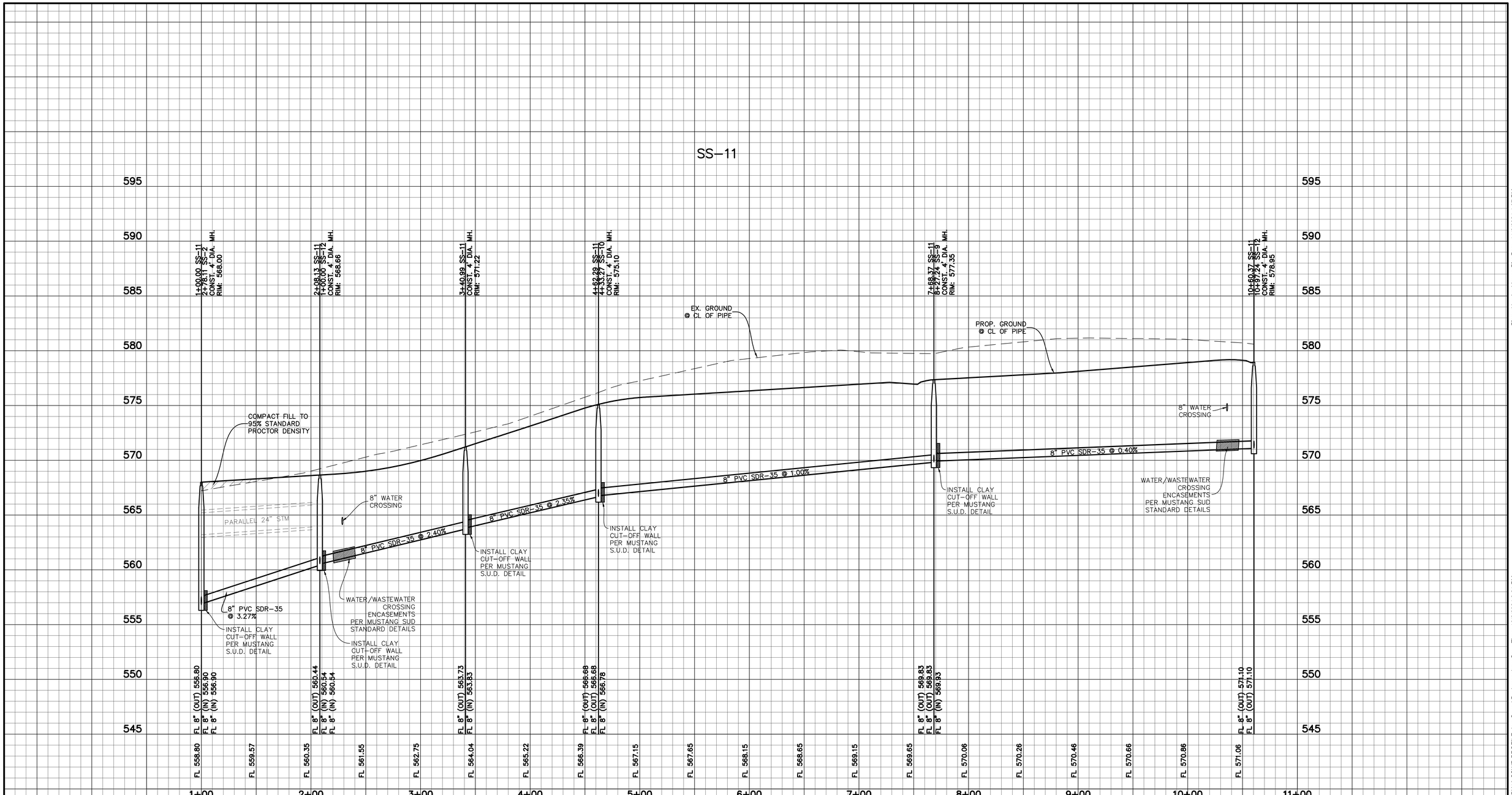

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SANITARY SEWER PROFILE

SS-11

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM

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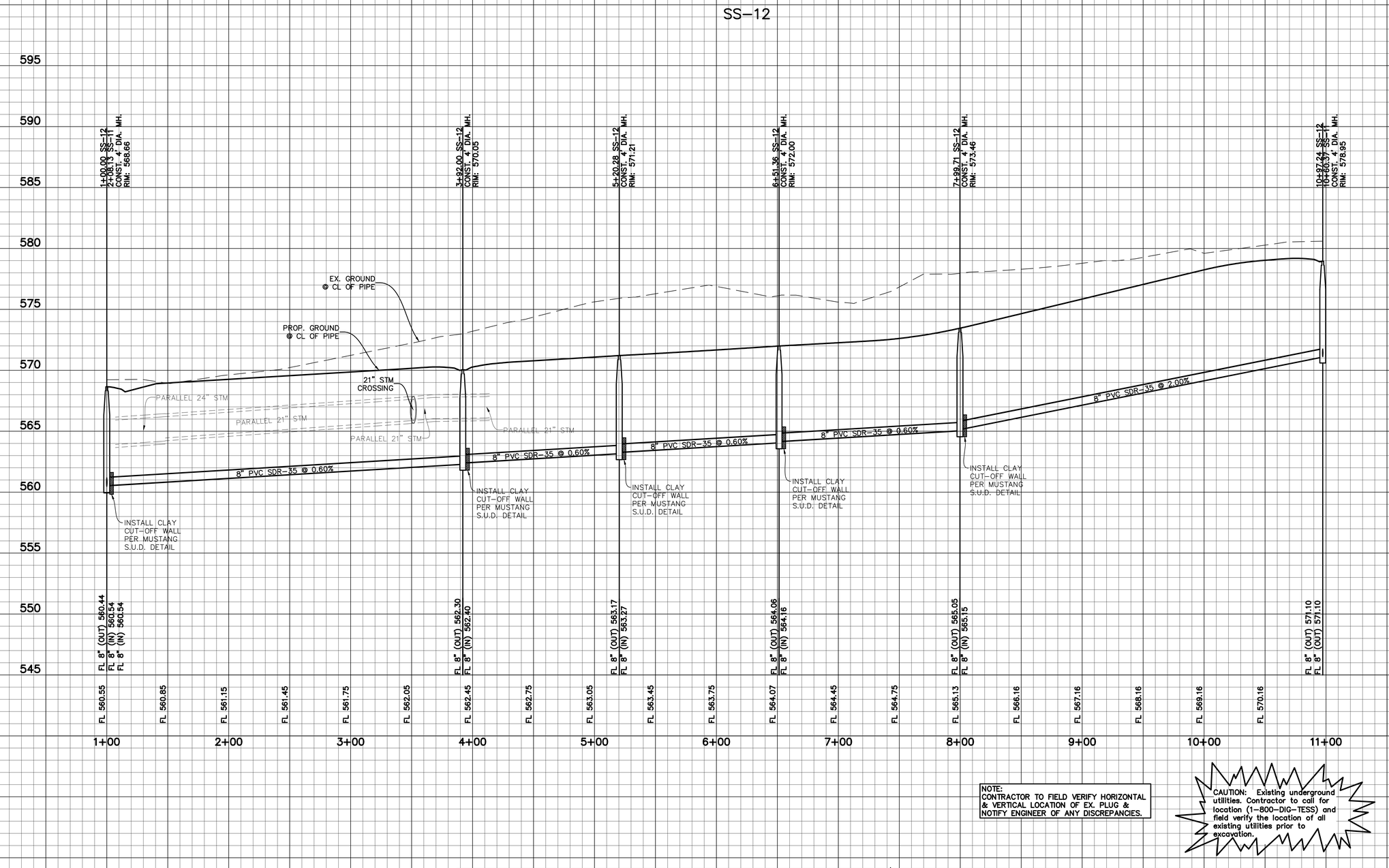
SS–12



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VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE

SS–12

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.12

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MATCHLINE (SEE SHEET 8.01)

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

LOT 1X, BLOCK DD
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 99X,
BLOCK D
COMMON AREA
&
DRAINAGE EASEMENT

20' SANITARY
SEWER
EASEMENT

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

SHETLAND ROAD

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

LOT 100X, BLOCK D
15' COMMON AREA

LOT 99X, BLOCK D
15' COMMON AREA

LOT 43X, BLOCK F
COMMON AREA

LOT 44X, BLOCK F
COMMON AREA

LOT 44X, BLOCK E
COMMON AREA

LOT 25X, BLOCK B
COMMON AREA

LOT 98X,
BLOCK D
COMMON AREA

10' CROSSTEX NORTH
TEXAS PIPELINE, L.P.
(COSERV GAS)
DOC. NO 2006-22085

10' WATER EASEMENT
DOC. NO.
2016-161486

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5277, PG. 629

SANDBROCK
RANCH,
PHASE 15

F.M. 1385
(VARIABLE WIDTH R.O.W.)

7.5'UE

SVE

REMOVE EX.
BARRICADE

REMOVE EX.
BARRICADE

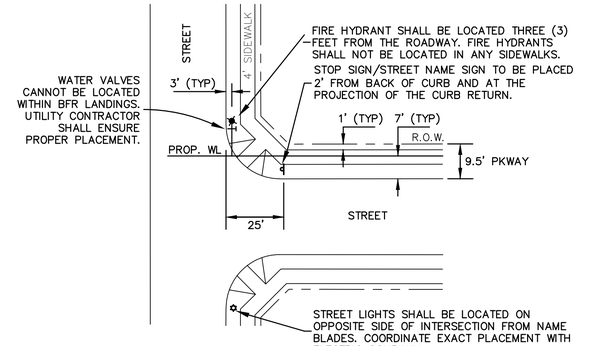
STOP

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/5/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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12.5.2024

JBI PARTNERS
2121 Midway Road
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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 8.01

Plotted by: bcrenshaw Plot Date: 12/5/2024 10:31 AM
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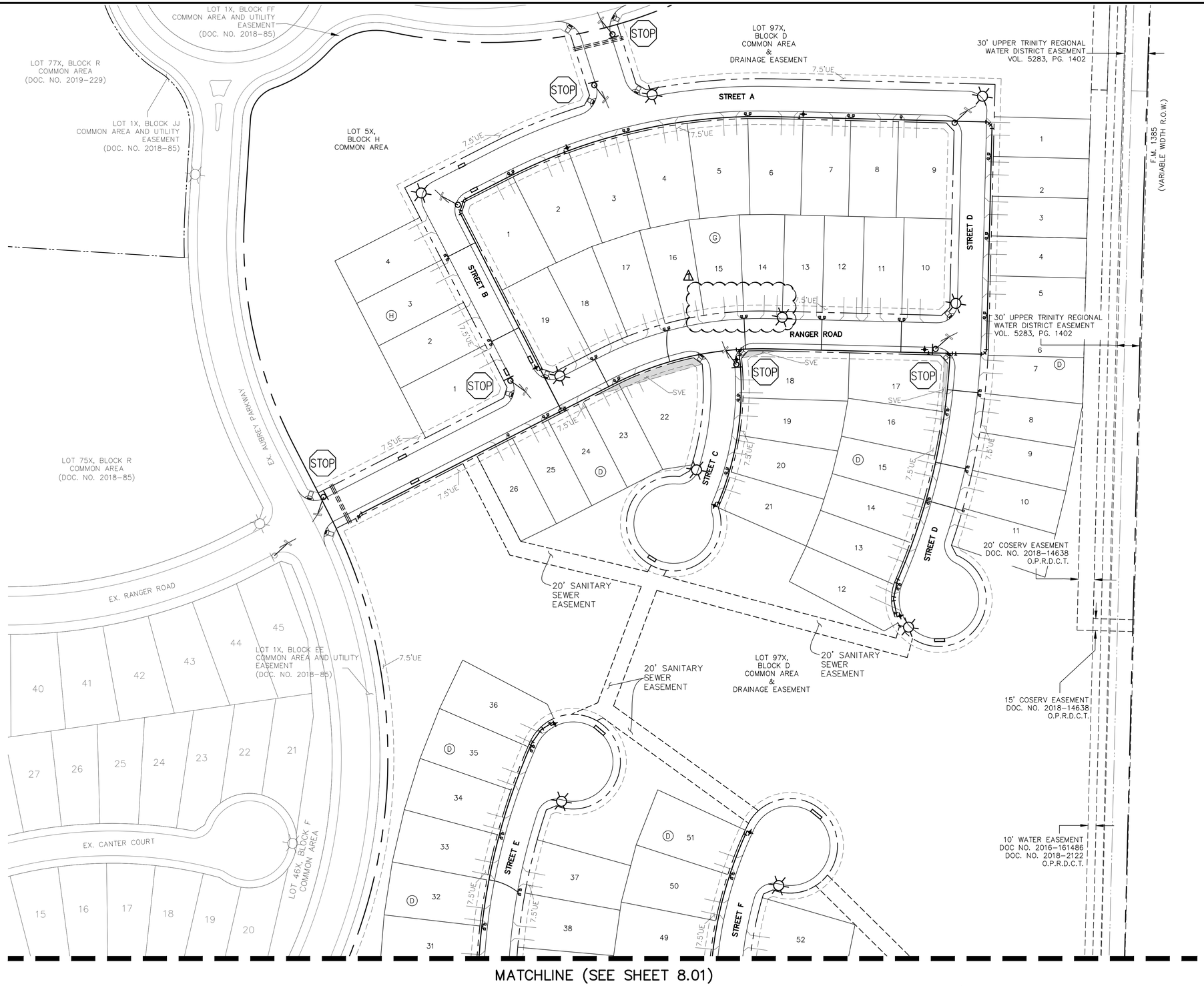
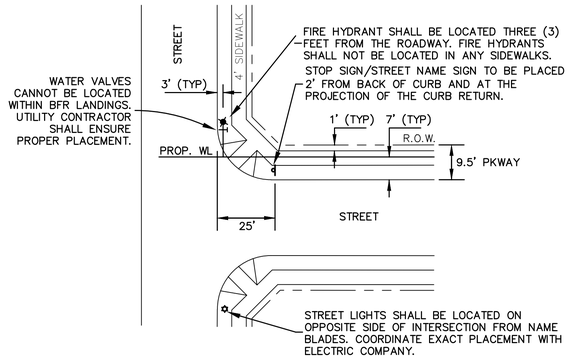


LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

MATCHLINE (SEE SHEET 8.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/04/24

STATE OF TEXAS
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TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 8.02

Plotted by: anoriega Plot Date: 12/4/2024 10:05 AM
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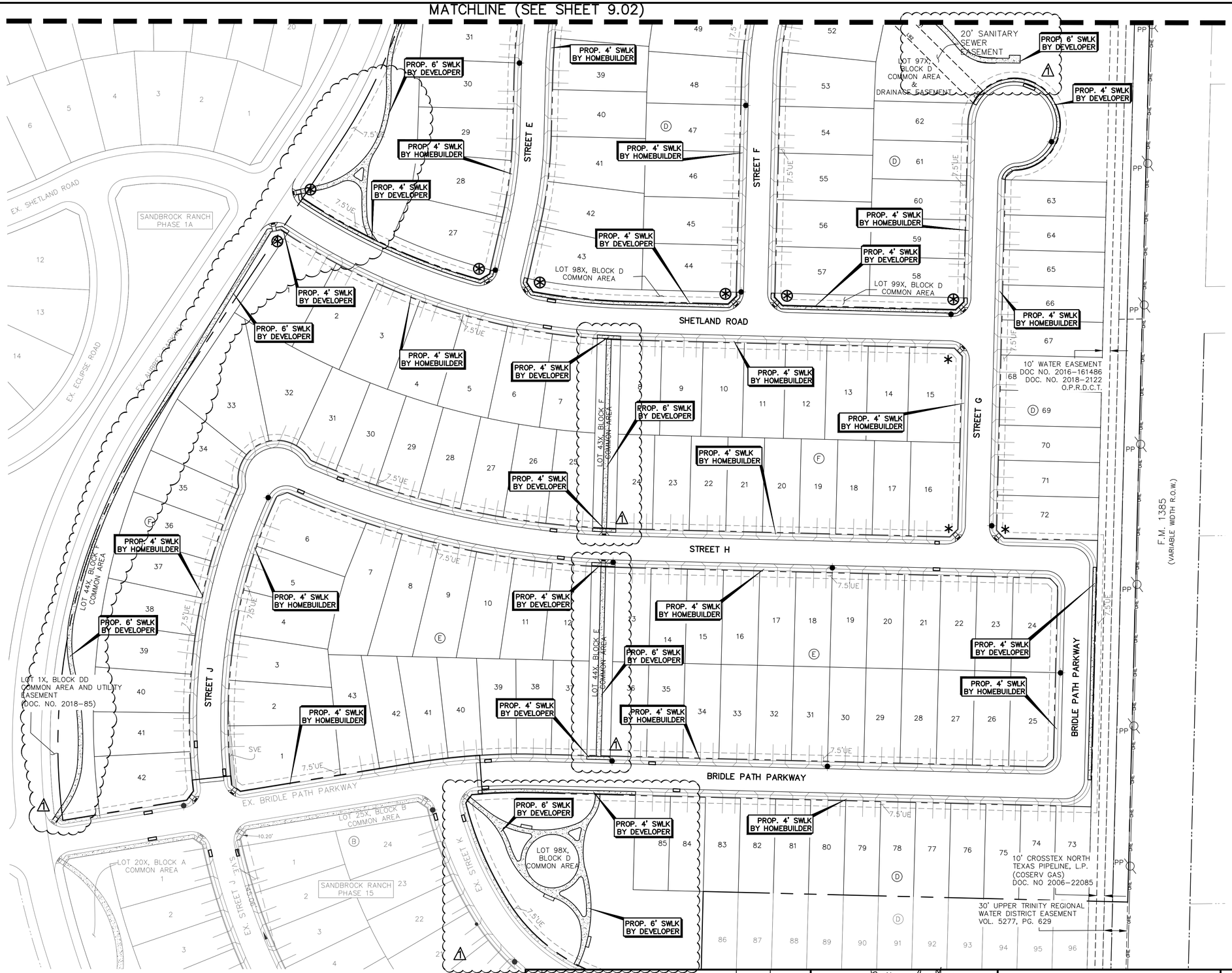


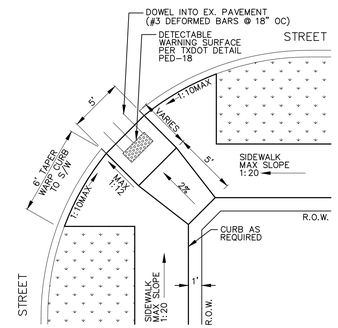
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⟐	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

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10.9.2025

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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 9.01

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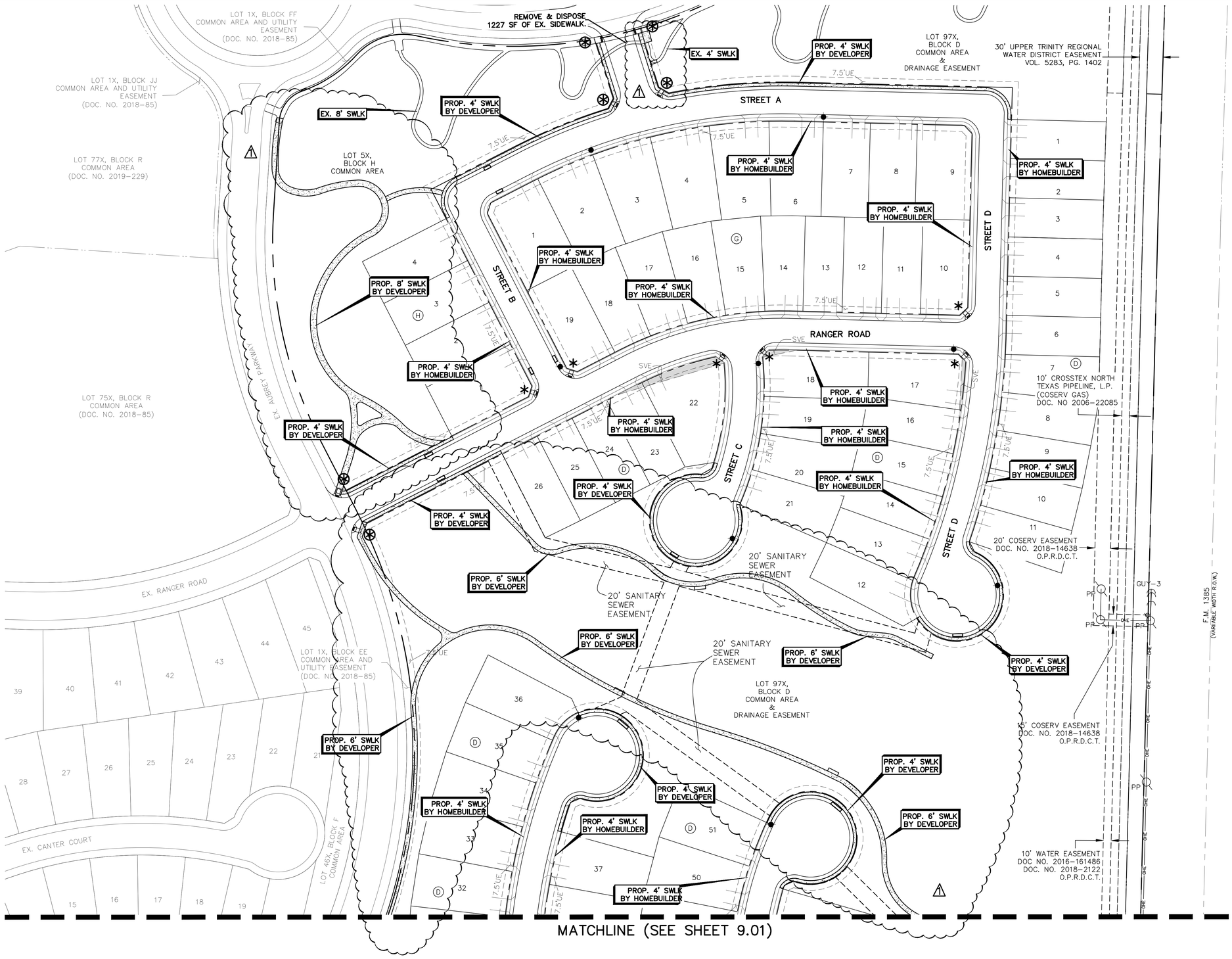


LEGEND

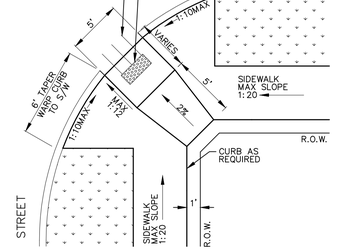
- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE

SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊘	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

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10.9.2025

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TBPE No. F-438
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SIDEWALK PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 9,02

Plotted by: jrodriguez Plot Date: 10/9/2025 2:08 PM
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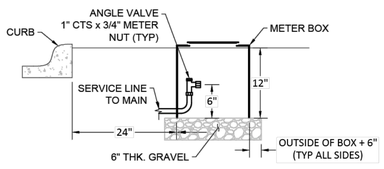
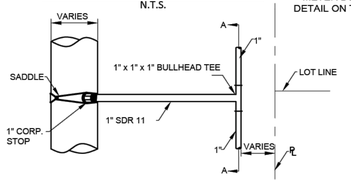
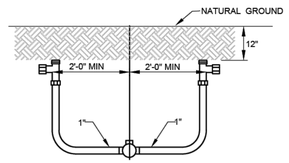


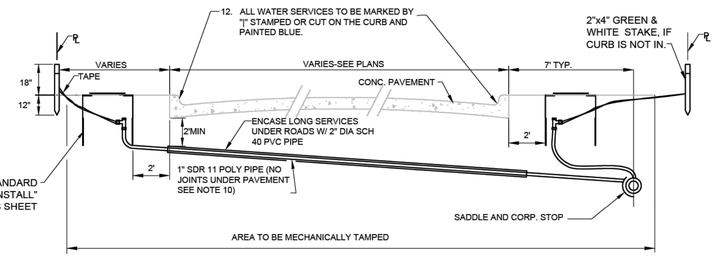
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE

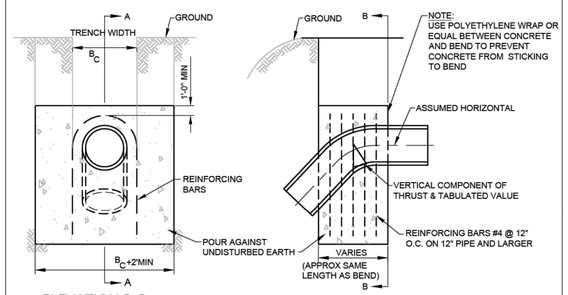


SECTION 'A - A' (ROTATED 90°)



WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



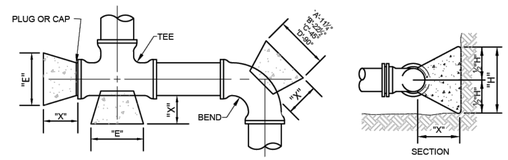
ELEVATION B-B

ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:
1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

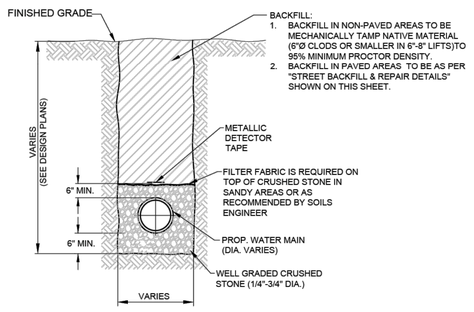
VERTICAL THRUST BLOCKS AT FITTINGS



PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

HORIZONAL THRUST BLOCK NOTES:
1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

HORIZONTAL THRUST BLOCKS AT FITTINGS

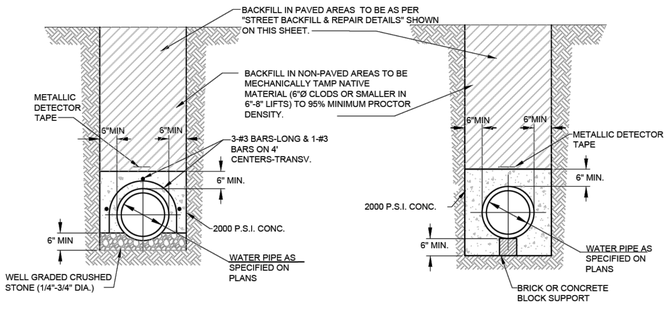


TYPICAL PIPE EMBEDMENT
N.T.S.

TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

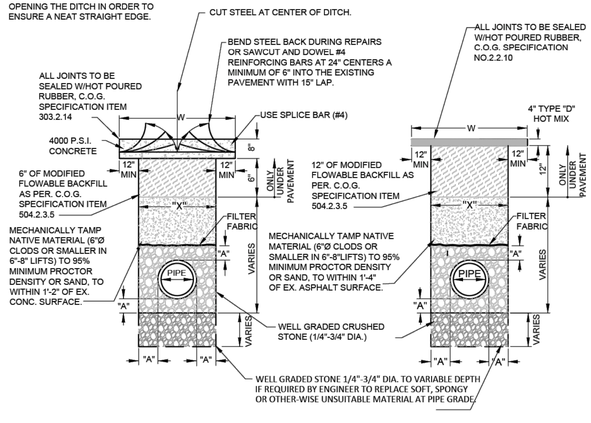
NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.



CONCRETE CAP DETAIL
N.T.S.

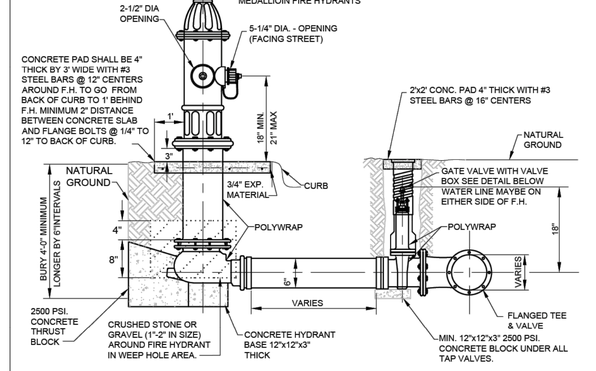
CONCRETE ENCASEMENT DETAIL
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.



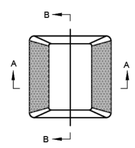
CONCRETE STREET REPAIR — ASPHALT STREET REPAIR

STREET BACKFILL AND REPAIR
N.T.S.

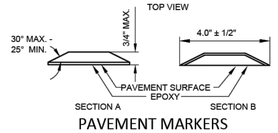


STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report

Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

NO.	REVISION	BY	DATE

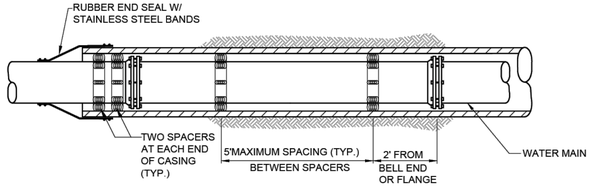
MUSTANG SPECIAL UTILITY DISTRICT

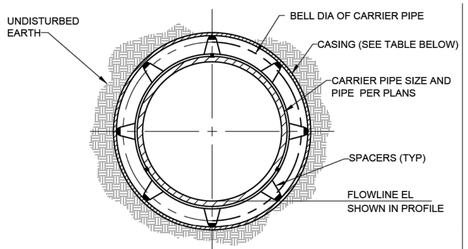
APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 1





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

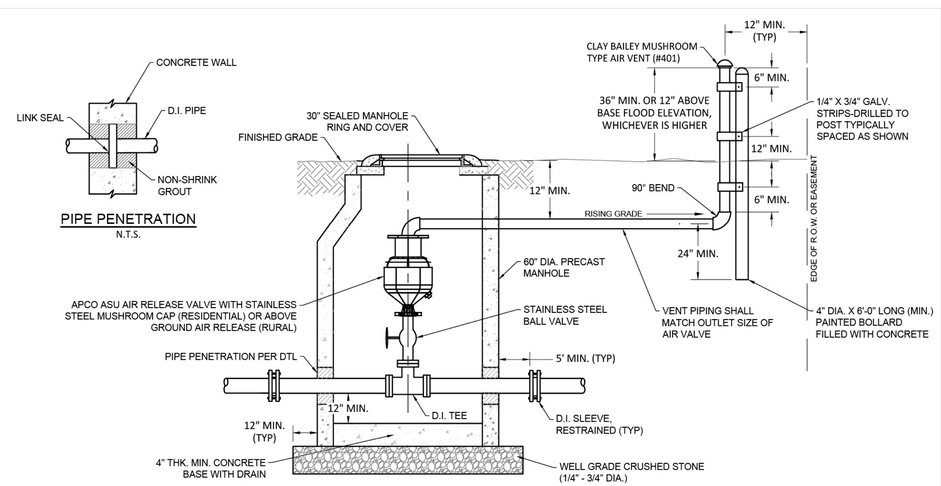
CASING SCHEDULE

WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

TYPICAL WATER PIPE CASING DETAIL

(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.

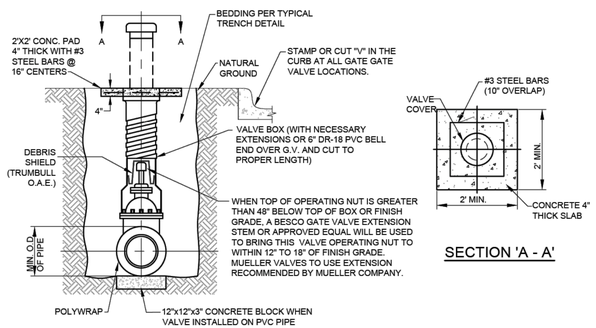


NOTES:

1. VENT PIPING SHALL BE GALVANIZED STEEL.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE AND FITTINGS SHALL BE PROTECTOR P401 LINED.

COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

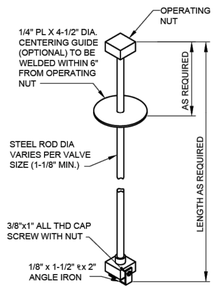
N.T.S.



SECTION 'A - A'

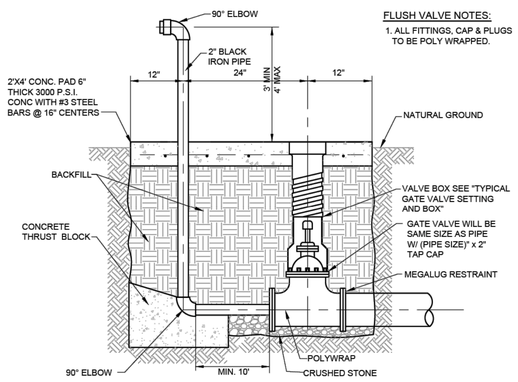
TYPICAL VALVE SETTING AND BOX

N.T.S.



VALVE EXTENSION STEM

N.T.S.

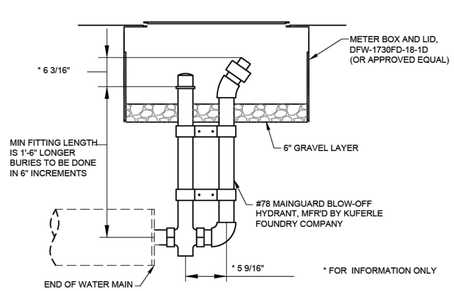


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

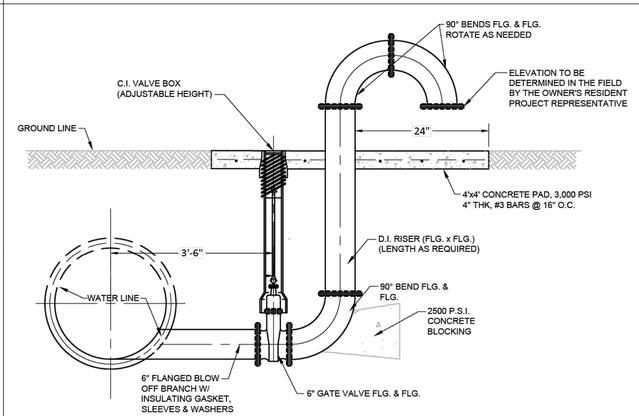
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

NO.	REVISION	BY	DATE

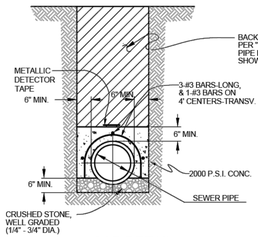
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (2 OF 2)

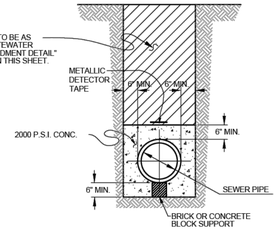
CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 2



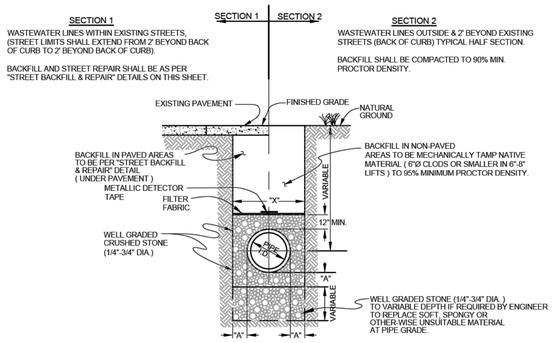
CAP DETAIL

N.T.S.



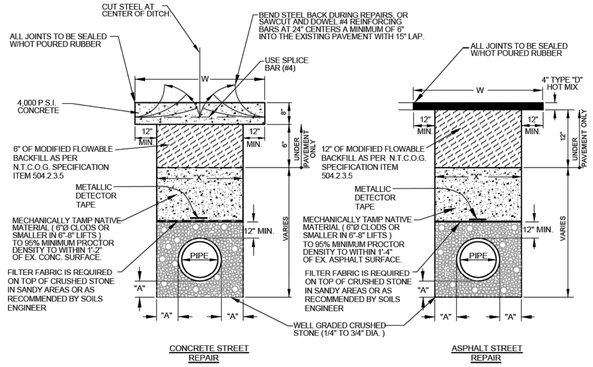
ENCASEMENT DETAIL

N.T.S.



WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35

N.T.S.



STREET BACKFILL & REPAIR

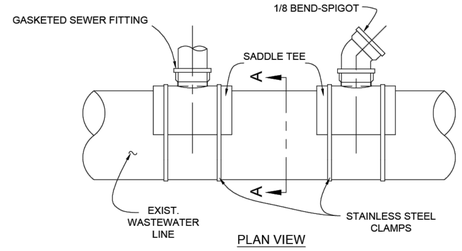
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

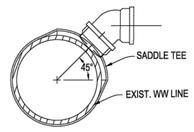
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

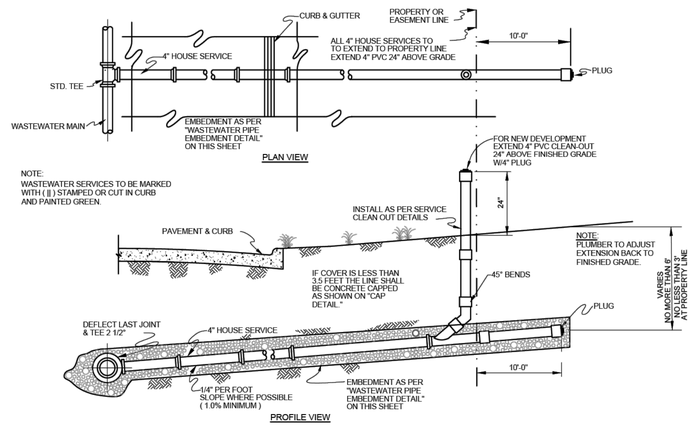


SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

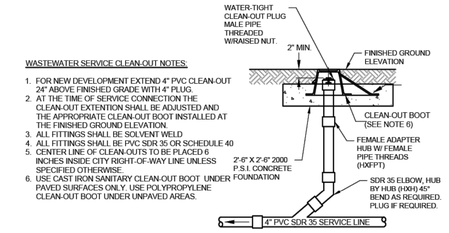
N.T.S.

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



STANDARD WASTEWATER SERVICE CONNECTION

N.T.S.

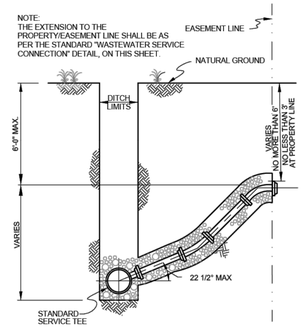


WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

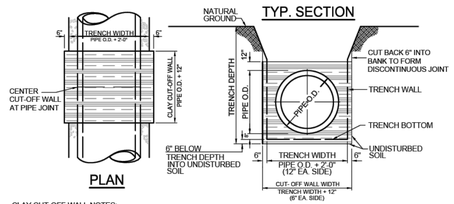
WASTEWATER SERVICE CLEAN-OUT DETAIL

N.T.S.



STANDARD DEEP CUT CONNECTION

N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL

N.T.S.

NO.	REVISION	BY	DATE

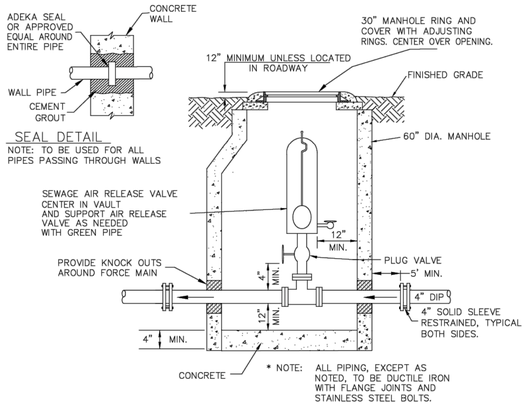
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (1 OF 2)

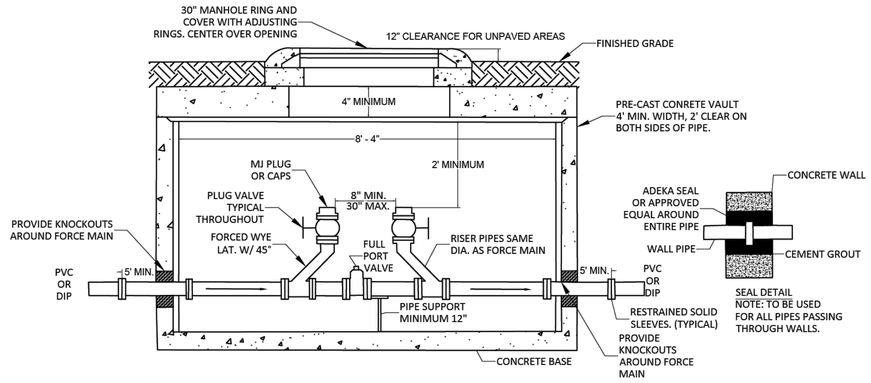
CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 3



SEWER AIR RELEASE VALVE

N.T.S.

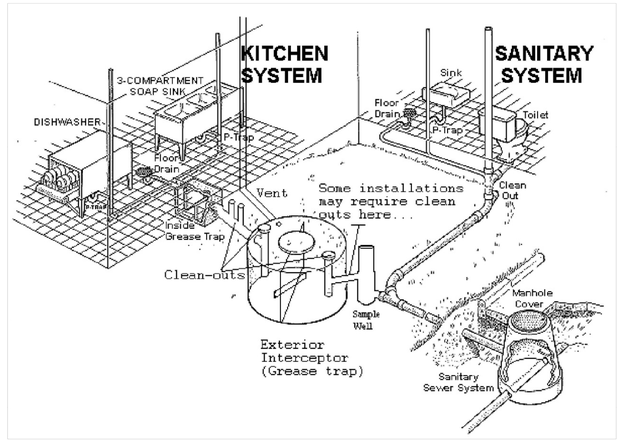


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-OUT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

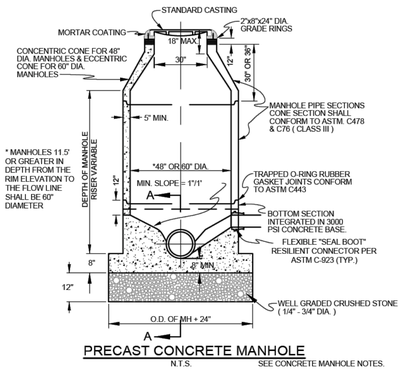
N.T.S.



Typical Plumbing Layout

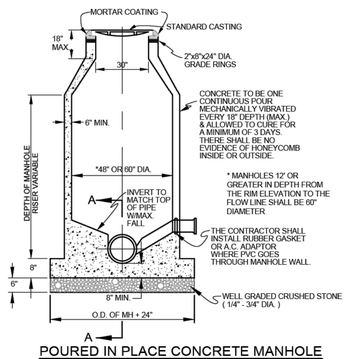
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



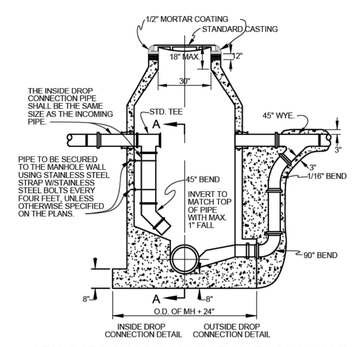
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



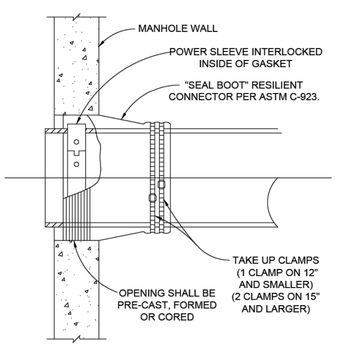
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

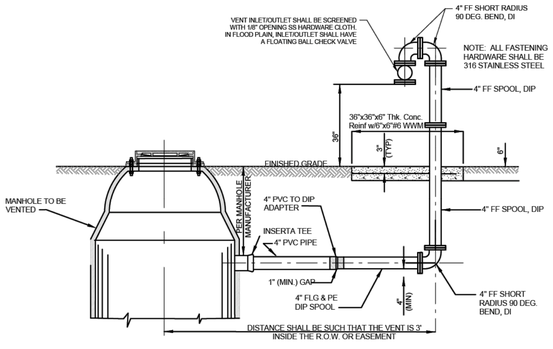


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

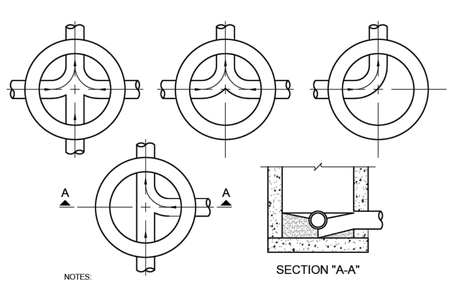
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

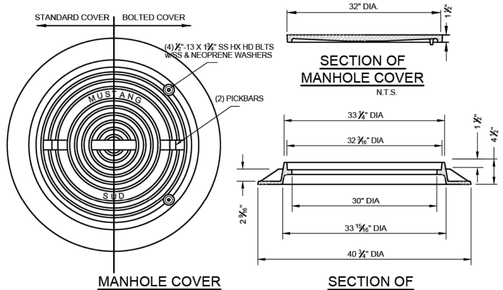
N.T.S.



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



MANHOLE COVER

N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

SECTION OF MANHOLE COVER

N.T.S.

SECTION OF MANHOLE RING

N.T.S.

NO.	REVISION	BY	DATE

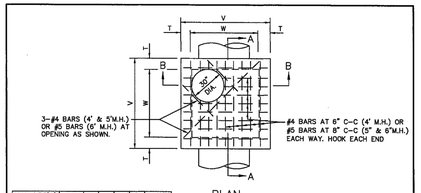
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

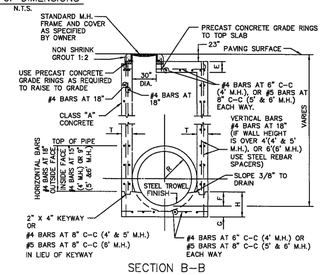
DET 4



PLAN
N.T.S.

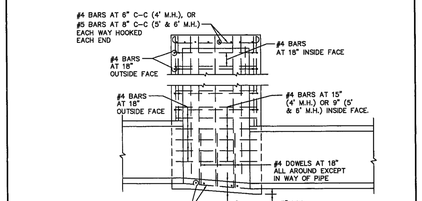
M.H. SIZE(W)	V	T	E	F	G	H
4'	5'–4"	8"	6"	9"	6"	1'–3"
5'	6'–4"	8"	6"	12"	8"	1'–8"
6'	7'–6"	9"	8"	18"	10"	2'–2"

TABLE OF DIMENSIONS

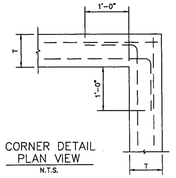


SECTION B–B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 · STANDARD DRAWING NO.: 6010A



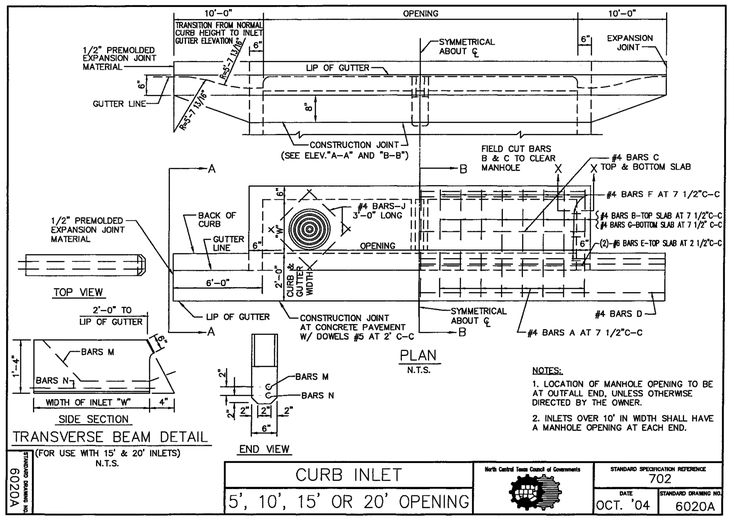
SECTION A–A
N.T.S.



CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN–PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 · STANDARD DRAWING NO.: 6010B

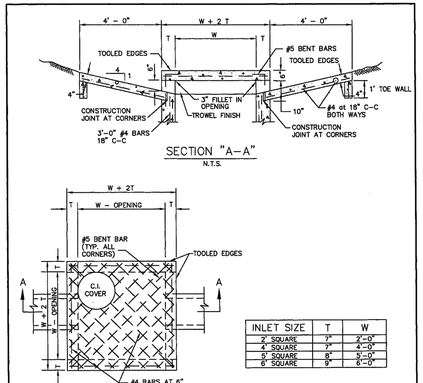


TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
5', 10', 15' OR 20' OPENING		DATE: OCT. '04 · STANDARD DRAWING NO.: 6020A

STANDARD DRAWING NO. 6020A



SECTION "A–A"
N.T.S.

INLET SIZE	T	W
2' SQUARE	7"	2'–0"
4' SQUARE	7"	4'–0"
5' SQUARE	8"	5'–0"
6' SQUARE	9"	6'–0"

PLAN OF TOP SLAB
N.T.S.

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
2', 4', 5' OR 6' SQUARE		DATE: OCT. '04 · STANDARD DRAWING NO.: 6040

SECTION "B–B"
N.T.S.

SECTION "X–X"
N.T.S.

SECTION "A–A"
N.T.S.

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
CROSS SECTION & INLET THROAT		DATE: OCT. '04 · STANDARD DRAWING NO.: 6020B

STANDARD DRAWING NO. 6020B

N.T.S.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
REBAR & M.H. FRAME & COVER		DATE: OCT. '04 · STANDARD DRAWING NO.: 6020C

STANDARD DRAWING NO. 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft									OPENING LENGTH "L" = 10ft									OPENING LENGTH "L" = 15 ft									OPENING LENGTH "L" = 20 ft								
		Widths "W"									Widths "W"									Widths "W"									Widths "W"								
		3ft	4ft	5ft							3ft	4ft	5ft							3ft	4ft	5ft							5ft	4ft	5ft						
		BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS
		C	D	E	J	F	F	F	A	B	G	F	F	F	A	B	G	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'–6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2	52	"	"	"	"	"	"	"	"
3'–9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	"	"	44	"	"	"	"	"	"	"	"	"
4'–0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	"	"	48	"	"	"	"	"	"	"	"	"
4'–3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	"	"	48	"	"	"	"	"	"	"	"	"
4'–6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"
4'–9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"
5'–0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"
5'–3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"
5'–6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"
5'–9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"
6'–0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"
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6'–6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	"	"	56	"	"	"	"	"	"	"	"	"
6'–9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	"	"	56	"	"	"	"	"	"	"	"	"
7'–0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"
7'–3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"
7'–6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"
7'–9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"	60	"	"	"	"	"	"	"	"	"
8'–0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	"	"	60	"	"	"	"	"	"	"	"	"
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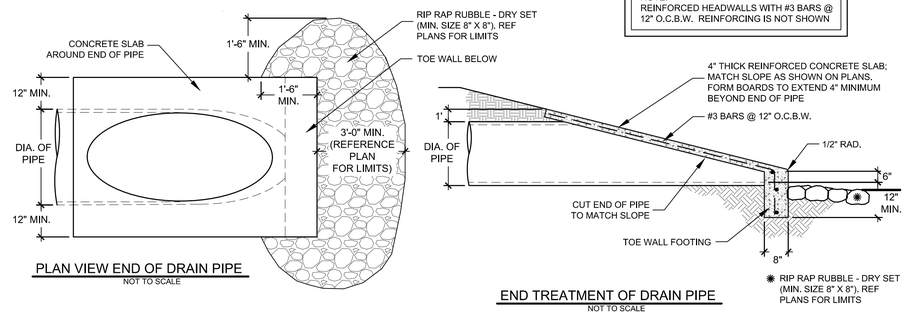
8'–6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"	62	"	"	"	"	"	"	"	"	"
8'–9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	"	"	62	"	"	"	"	"	"	"	"	"
9'–0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	"	"	64	"	"	"	"	"	"	"	"	"
9'–3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	"	"	64	"	"	"	"	"	"	"	"	"
9'–6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"	66	"	"	"	"	"	"	"	"	"
10'–0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	"	"	66	"	"	"	"	"	"	"	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

CURB INLET	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702
BILL OF REINFORCING STEEL		DATE: OCT. '04 · STANDARD DRAWING NO.: 6020D

STANDARD DRAWING NO. 6020D

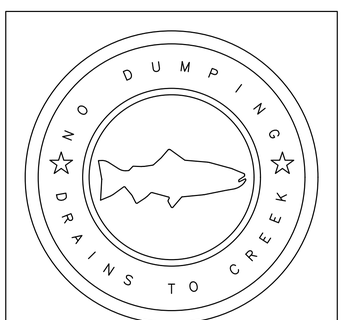


PLAN VIEW END OF DRAIN PIPE
NOT TO SCALE

END TREATMENT OF DRAIN PIPE
NOT TO SCALE

NOTE:
REINFORCED HEADWALLS WITH #3 BARS @ 12" O.C.B.W. REINFORCING IS NOT SHOWN

SLOPED HEADWALL DETAILS
NTS



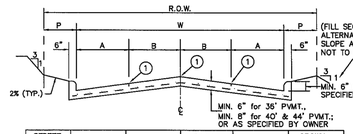
STAINLESS STEEL STORM DRAIN MARKER TO BE INSTALLED ON ALL DISTRICT OWNED STORM DRAINS.
SOURCE FROM ALMETEK INDUSTRIES, INC. OR APPROVED EQUIVALENT.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO.
STORM SEWER	ROS023
SANDBROCK RANCH, PHASE 16	SHEET NO.
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	DET 5

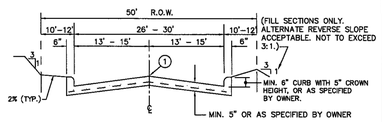
Plotted by: tperkins Plot Date: 8/19/2025 1:55 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH15-STM & WTR DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:29 AM



STREET WIDTH(W)	A	B	R.O.W. WIDTH	P	CROWN HEIGHT
36'	8'	10'	VARIES	VARIES	6"
40'	8' OR 10'	10' OR 12'	VARIES	VARIES	6"
44'	11'	11'	VARIES	VARIES	8"

FOUR TRAVEL LANES OR
TWO TRAVEL LANES & TWO PARKING LANES
N.T.S.



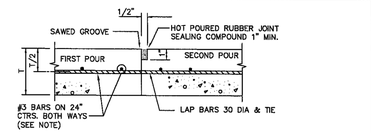
ONE TRAVEL LANE & TWO PARKING LANES
N.T.S.

① INDICATES SAWED LONGITUDAL CONTRACTION OR CONSTRUCTION JOINT.

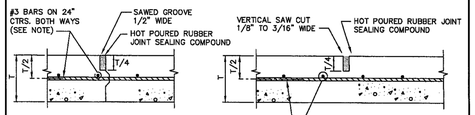
NOTES :

1. ALL REINFORCEMENT SHALL BE #3 BARS ON 24" CENTERS BOTH WAYS, EXCEPT WHERE NOTED.
2. ALTERNATE REINFORCEMENT SHALL BE #4 BARS ON 30" CENTERS BOTH WAYS.
3. PAVEMENT STRENGTH SHALL CONFORM TO CLASS "C" OR "PC" CONCRETE, OR AS SPECIFIED BY THE OWNER.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303
2- & 4-LANE UNDIVIDED THOROUGHFARE		DATE OCT. '04 / STANDARD DRAWING NO. 2030



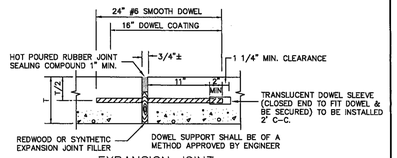
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

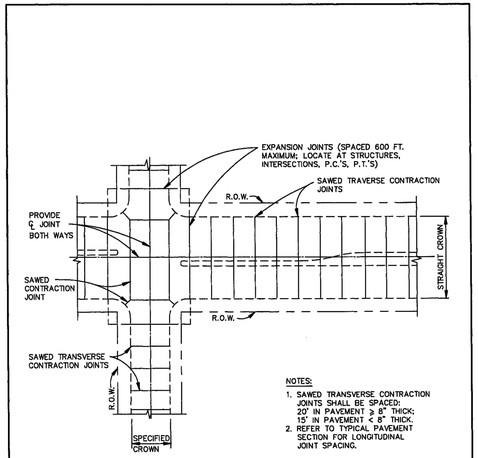
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE OCT. '04 / STANDARD DRAWING NO. 2050

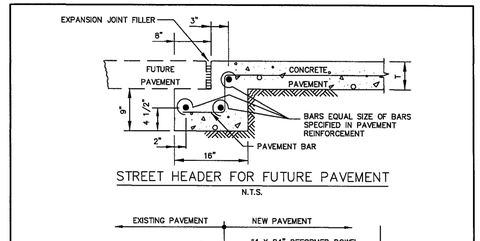


NOTES:

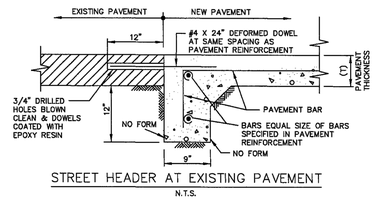
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

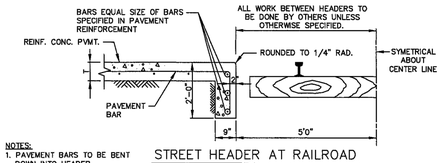
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2060



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



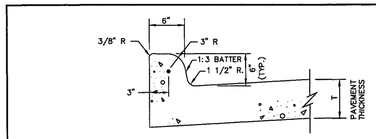
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



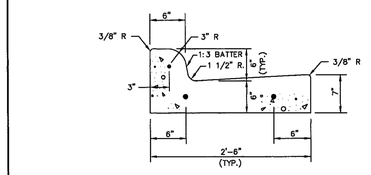
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

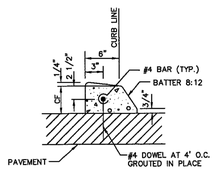
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



INTEGRAL CURB & GUTTER
N.T.S.



SEPARATE CURB & GUTTER
N.T.S.

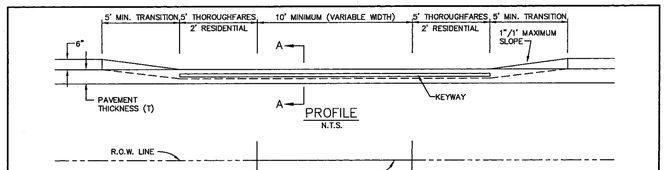


DOWELED CURB
N.T.S.

NOTES:

1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "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.

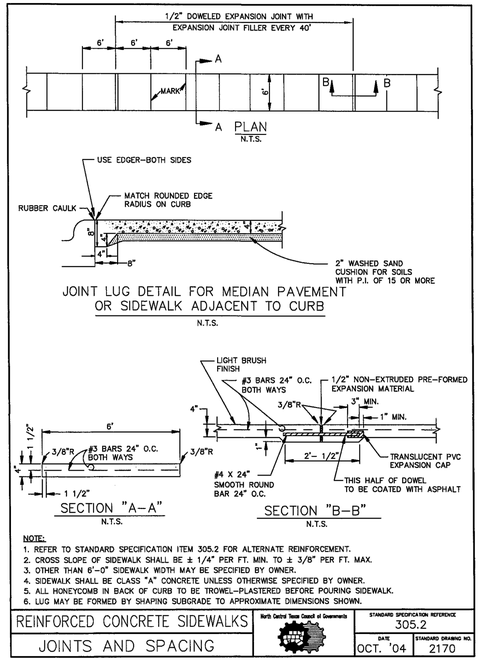
CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04 / STANDARD DRAWING NO. 2120



SEE NOTES, STANDARD DRAWING NO. 2150B.

21SOA
(SEE DRAWING SHEET)

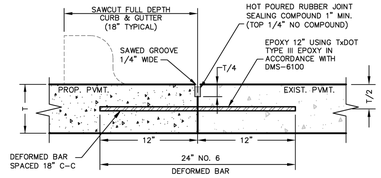
DRIVEWAY APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
FLARED RETURN TYPE		DATE OCT. '04 / STANDARD DRAWING NO. 2150A



NOTE:

1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2170



LONGITUDINAL BUTT JOINT

NOTES:

1. DEFORMED BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED DEFORMED BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE, PUSHING DEFORMED BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT/GEOTECHNICAL DESIGN.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO. ROS023
PAVING	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jrodriguez Plot Date: 10/8/2024 8:17 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM

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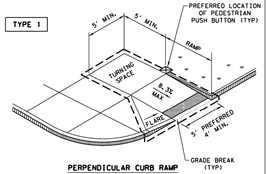
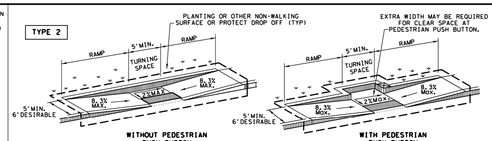
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

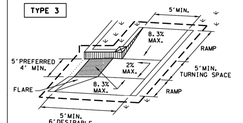


WITHOUT PEDESTRIAN PUSH BUTTON

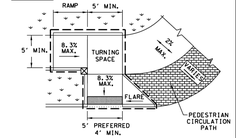
WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3

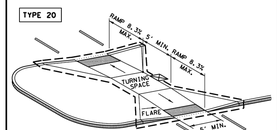


TYPE 6



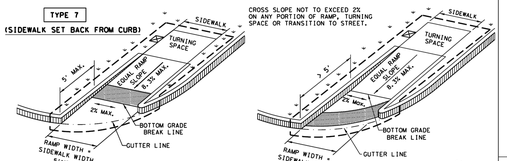
COMBINATION CURB RAMPS

TYPE 20

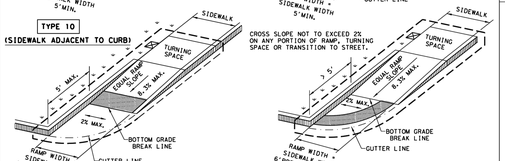


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)

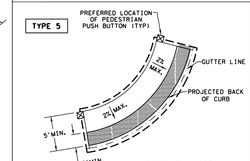


TYPE 10
(SIDEWALK ADJACENT TO CURB)



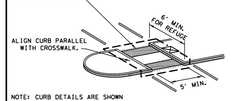
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



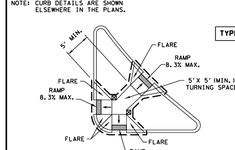
BLENDED TRANSITION
(FLUSH LANDING)

TYPE 21



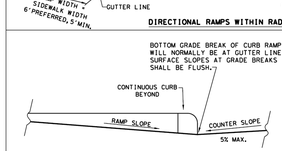
NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

TYPE 22



COMBINATION ISLAND RAMPS

BOTTOM GRADE BREAK OF CURB RAMP WILL NORMALLY BE AT GUTTER LINE. SURFACE SLOPES AT GRADE BREAKS SHALL BE FLUSH.



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

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DATE:
FILE:

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

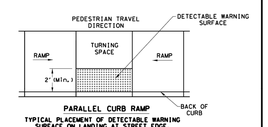
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

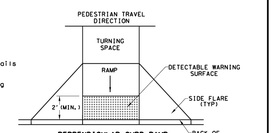
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable part to be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R405.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



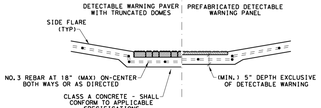
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.

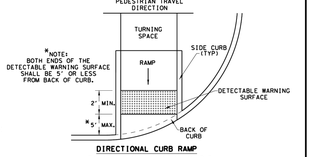


PERPENDICULAR CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

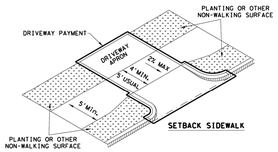
Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

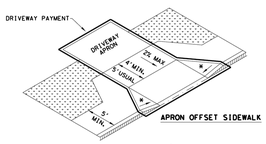
PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

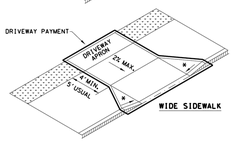
SIDEWALK TREATMENT AT DRIVEWAYS



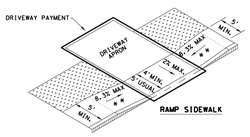
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



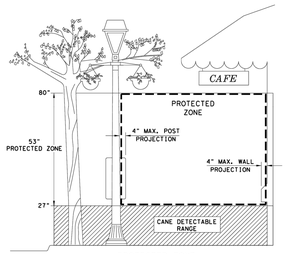
WIDE SIDEWALK



RAMP SIDEWALK

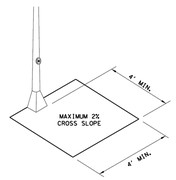
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

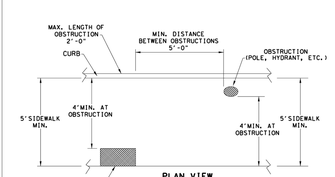


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



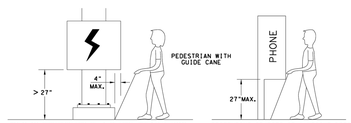
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

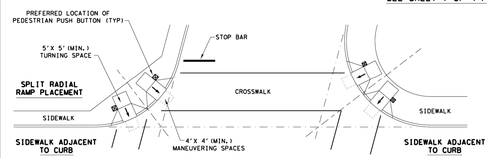
PEDESTRIAN FACILITIES CURB RAMPS

PED-18

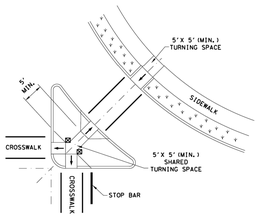
FILE: ped18	DN:TxDOT	CK:	DW:	CK:
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

TYPICAL CROSSING LAYOUTS

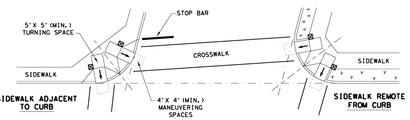
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



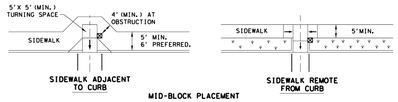
SKEWED INTERSECTION WITH "LARGE" RADIUS



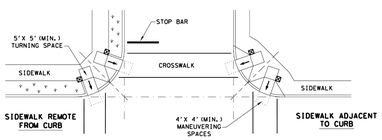
AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK:	DW:	CK:
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

PAVING

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. DET 7

Plotted by: jrodriguez Plot Date: 10/8/2024 8:18 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consider and take action regarding a Final Plat for Block D, Lots 1-85, 97X-101X; Block E, Lots 1-43, 44X; Block F Lots 1-42, 43X-44X; Block G, Lots 1-19; Block H, Lots 1-4, 5X; Block I, Lot 1X; and Block J, Lot 1X; Sandbrock Ranch, Phase 16, to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, being approximately 59.089 acres out of the William Lumpkin Survey, Abstract No. 730, generally located west of FM 1385 and south of Sandbrock Parkway, City of Aubrey ETJ, Municipal Utility District No. 6, Denton County, Texas.

Staff Contact
Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary
Owner: Horizon/Deer Creek Development Corp.
Engineer: JBI Partners, Inc (Tyler Perkins)
Application Date: April 8, 2026
Location: The subject site is generally located west of FM 1385 and south of Sandbrock Parkway.
Zoning: Located outside the City Limits within the City of Aubrey Extraterritorial Jurisdiction (ETJ). Development is governed by a Development Agreement with the City of Aubrey executed in July 2025.

The Final Plat application for Sandbrock Ranch, Phase 16, is to create 193 residential lots, 3 right-of-way lots, and 8 common area lots, for a total of 204 lots. The Preliminary Plat for Sandbrock Ranch Phase 15 and 16 was approved by Aubrey City Council on March 28, 2024. Final Plat for Phase 15 was approved by City Council on March 6, 2025. The property is located outside of the City limits in the ETJ and is not zoned. Development is governed by a Development Agreement with the City executed in July 2005. The proposed lot sizes adhere to the approved Development Standards found in Exhibit D1 of this Development Agreement.

The site will have access from Sandbrock Parkway and Aubrey Parkway.

Utilities to be provided include electric service by CoServ and gas service by Atmos Energy. Water and sewer will be provided by Mustang Special Utility District (MSUD). Construction Plans for the proposed development have been approved by Mustang Special Utility District (MSUD) and have been reviewed and accepted by Denton County Municipal Utility District No. 6.

Storm water runoff within this project will be directed within the street via curb and gutters to proposed curb inlets and drainage pipes. The infrastructure has been installed and is pending acceptance by Denton County MUD No. 6.

The Final Plat was reviewed to evaluate compliance with the City of Aubrey Subdivision Ordinance and the Final Plat Checklist. The plat is in general conformance with the subdivision ordinance and checklist.

Staff Recommendation
The City Engineer and the City Planner have reviewed the Final Plat application and recommend it for approval.

Planning & Zoning Commission
The Planning & Zoning Commission unanimously recommended (5-0) approval of the Final Plat at their May 14, 2026 meeting.

Action Options
The City Council may:

1. Approve the Final Plat;
2. Approve the Final Plat with conditions;
3. Deny the Final Plat.

Attachments

1. Location Map
2. Final Plat for Sandbrock Ranch Phase 16
3. Approved Civil Plans

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to recommend (approval, approval with conditions, or denial) of the Final Plat as presented.

Location Map - Sandbrock Ranch, Phase 16



Legend



0 500 1000 ft

https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS

5/7/2026 11:05:17 AM

Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

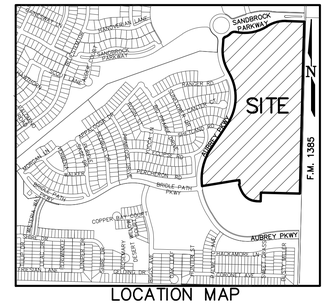
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'
L95	N43°29'20"W	27.73'

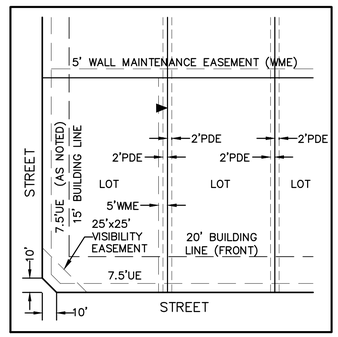
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005-86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS-OF-WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE-HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. 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.
13. MUSTANG SPECIAL UTILITY DISTRICT IS THE WATER/WASTER PROVIDER. (7985 FM2931, Aubrey, TX 76227), (940) 440-9561.
14. COSERV ELECTRIC IS THE ELECTRICAL PROVIDER. (7701 S STEMMONS FWY, CORINTH, TX 76210), (940) 321-7800.
15. ATMOS ENERGY IS THE NATURAL GAS PROVIDER. (106 N BRADSHAW ST, DENTON, TX 76205), (940) 380-7450.
16. LOT 1X, BLOCK I & LOT 1X, BLOCK J ARE DEDICATED TO DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6 BY THIS PLAT.

FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of 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 statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
	STREET NAME CHANGE INDICATOR
	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
Contact: Bryan Burchfiel
(972) 789–3500
bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E.
Contact: Billy M. Logsdon, Jr., R.P.L.S.
(972)248–7676
bcrenshaw@jbipartners.com
blogsdon@jbipartners.com

TBPELS No. F-438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT-OF-WAY LOT

MAY 05, 2026 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System - Texas North Central Zone No. 4202 - NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

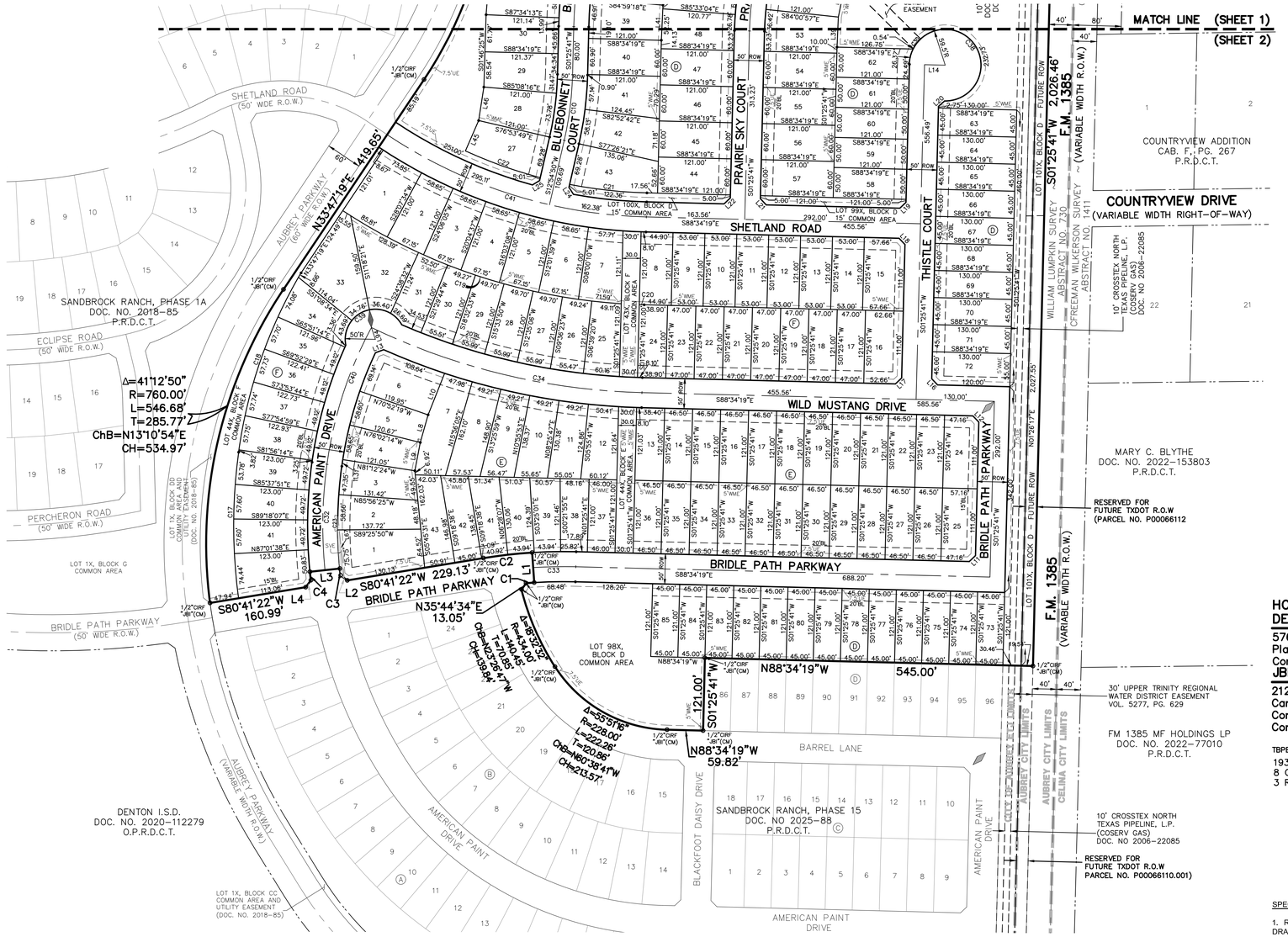
1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

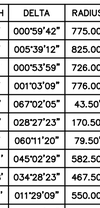
Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	457.91'	045°02'29"	582.50'	241.53'	N79°50'33"E	446.21'
C9	281.28'	034°28'23"	467.50'	145.04'	N74°33'30"E	277.06'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C23	22.97'	001°48'46"	726.00'	11.49'	S00°20'14"W	22.97'
C24	16.62'	001°08'36"	832.70'	8.31'	N08°37'01"E	16.62'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C28	3.11'	002°59'37"	59.50'	1.55'	S26°59'21"W	3.11'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'
C40	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C41	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'	L95	N43°29'20"W	27.73'
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			





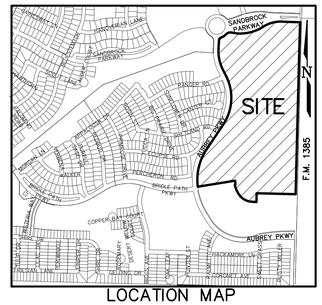
GRAPHIC SCALE

100 0 50 100

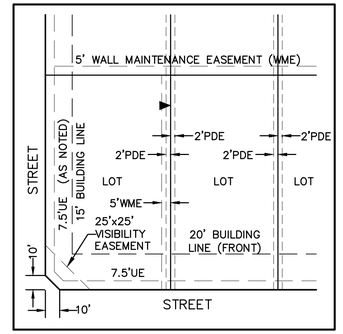
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◇	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

FINAL PLAT

SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024
Contact: Bryan Burchfiel — bryan@horizondeercreek.com

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E. — bcrenshaw@jbipartners.com
Contact: Billy M. Logsdon, Jr., R.P.L.S. — blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 05, 2026 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\xROS023PT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017-92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018-1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020-147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right-of-way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018-85, Plat Records, Denton County, Texas;

THENCE, along the west right-of-way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one-half inch iron rod with cap stamped "Tipton" found in the east line of said 3.691 acre tract;

THENCE, continuing along the west right-of-way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. 2025-88, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:

North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly along a curve to the left, a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds West and a chord distance of 81.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly along a curve to the left, having a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right-of-way line of said Sandbrock Ranch Phase 1A;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:

Northeasterly along a curve to the right, having a central angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly along a curve to the right, having a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the right, having a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly along a curve to the left, having a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;

Northeasterly along a curve to the right, having a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the **POINT OF BEGINNING** and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, HORIZON/DEER CREEK DEVELOPMENT CORP., acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as SANDBROCK RANCH, PHASE 16, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this ____ day of _____, 2026.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, 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 in the capacity therein stated.

WITNESS MY HAND this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003-R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972-219-1228 and www.utrwd.com.

2. No deep-rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90-degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

12. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

13. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

14. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

15. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Billy M. Logsdon, Jr., Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2026.

FOR PRELIMINARY USE ONLY

_____
Billy M. Logsdon, Jr., R.P.L.S. No. 6487

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared BILLY M. LOGSDON, JR., 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 in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of _____, 2026.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of Sandbrock Ranch, Phase 16, an addition to the City of Aubrey ETJ, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2026, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this ____ day of _____, 2026.

_____
Chris Rich, Mayor
City of Aubrey, Texas

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, LOT 1X, BLOCK J, LOT 1X;

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388
Plano, Texas 75024
Contact: Bryan Burchfiel
(972) 789–3500
bryan@horizondeercreek.com

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Brittany Crenshaw, P.E.
Contact: Billy M. Logsdon, Jr., R.P.L.S.
(972)248–7676
bcrenshaw@jbipartners.com
blogsdon@jbipartners.com

TBPELS No. F–438 TBPELS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
3 RIGHT–OF–WAY LOT

MAY 05, 2026 Sheet 3 of 3

SPECIAL NOTE TO LOT SURVEYORS:

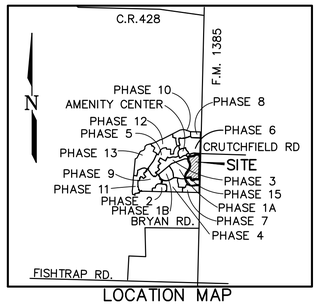
1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
D–1	6,032	0.138	D–22	9,908	0.227	D–43	8,860	0.203	D–64	5,851	0.134	D–85	5,446	0.125	E–16	5,627	0.129	E–37	5,566	0.128	F–14	6,414	0.147	F–35	6,527	0.150	G–12	6,075	0.139
D–2	6,016	0.138	D–23	6,050	0.139	D–44	7,261	0.167	D–65	5,850	0.134	D–97X	583,225	13.389	E–17	5,627	0.129	E–38	5,602	0.129	F–15	8,138	0.187	F–36	6,549	0.150	G–13	6,075	0.139
D–3	6,002	0.138	D–24	6,051	0.139	D–45	7,260	0.167	D–66	5,850	0.134	D–98X	48,602	1.116	E–18	5,627	0.129	E–39	5,793	0.133	F–16	7,533	0.173	F–37	6,564	0.151	G–14	6,416	0.147
D–4	6,000	0.138	D–25	6,050	0.139	D–46	7,261	0.167	D–67	5,851	0.134	D–99X	3,530	0.081	E–19	5,627	0.129	E–40	6,010	0.138	F–17	5,688	0.131	F–38	6,572	0.151	G–15	6,892	0.158
D–5	6,000	0.138	D–26	6,026	0.138	D–47	7,260	0.167	D–68	5,850	0.134	D–100X	3,942	0.090	E–20	5,627	0.129	E–41	6,345	0.146	F–18	5,688	0.131	F–39	6,598	0.151	G–16	6,840	0.157
D–6	6,003	0.138	D–27	8,066	0.185	D–48	7,629	0.175	D–69	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–42	6,423	0.147	F–19	5,687	0.131	F–40	6,601	0.152	G–17	6,840	0.157
D–7	6,473	0.149	D–28	7,911	0.182	D–49	8,087	0.186	D–70	5,851	0.134	E–1	10,426	0.239	E–22	5,627	0.129	E–43	6,976	0.160	F–20	5,688	0.131	F–41	6,601	0.152	G–18	6,745	0.155
D–8	6,378	0.146	D–29	7,550	0.173	D–50	8,075	0.185	D–71	5,850	0.134	E–2	7,178	0.165	E–23	5,627	0.129	E–44X	7,269	0.167	F–21	5,688	0.131	F–42	8,270	0.190	G–19	7,726	0.177
D–9	6,296	0.145	D–30	7,359	0.169	D–51	8,075	0.185	D–72	7,101	0.163	E–3	6,764	0.155	E–24	6,867	0.158	F–1	9,660	0.222	F–22	5,687	0.131	F–43X	7,263	0.167	H–1	8,350	0.192
D–10	6,293	0.144	D–31	7,598	0.174	D–52	8,642	0.198	D–73	5,446	0.125	E–4	6,446	0.148	E–25	6,867	0.158	F–2	7,612	0.175	F–23	5,688	0.131	F–44X	20,946	0.481	H–2	7,201	0.165
D–11	6,398	0.147	D–32	7,593	0.174	D–53	7,863	0.181	D–74	5,445	0.125	E–5	6,415	0.147	E–26	5,627	0.129	F–3	7,612	0.175	F–24	5,688	0.131	G–1	9,206	0.211	H–3	7,201	0.165
D–12	7,087	0.163	D–33	7,593	0.174	D–54	7,261	0.167	D–75	5,445	0.125	E–6	9,033	0.207	E–27	5,627	0.129	F–4	7,612	0.175	F–25	6,611	0.152	G–2	8,464	0.194	H–4	7,201	0.165
D–13	6,310	0.145	D–34	7,593	0.174	D–55	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–28	5,627	0.129	F–5	7,612	0.175	F–26	6,335	0.145	G–3	8,466	0.194	H–5X	117,287	2.693
D–14	6,310	0.145	D–35	7,593	0.174	D–56	7,260	0.167	D–77	5,446	0.125	E–8	8,168	0.187	E–29	5,627	0.129	F–6	7,612	0.175	F–27	6,395	0.147	G–4	8,466	0.194	I–1	155,810	3.577
D–15	6,310	0.145	D–36	7,860	0.180	D–57	7,260	0.167	D–78	5,446	0.125	E–9	7,507	0.172	E–30	5,627	0.129	F–7	7,823	0.180	F–28	6,395	0.147	G–5	8,465	0.194	I–2	140,869	3.234
D–16	6,309	0.145	D–37	7,690	0.177	D–58	6,050	0.139	D–79	5,446	0.125	E–10	6,995	0.161	E–31	5,627	0.129	F–8	6,414	0.147	F–29	6,395	0.147	G–6	8,038	0.185	J–1	278,446	6.392
D–17	7,794	0.179	D–38	7,700	0.177	D–59	6,051	0.139	D–80	5,445	0.125	E–11	6,625	0.152	E–32	5,627	0.129	F–9	6,414	0.147	F–30	6,340	0.146	G–7	7,231	0.166			
D–18	7,998	0.184	D–39	7,550	0.173	D–60	6,051	0.139	D–81	5,446	0.125	E–12	6,794	0.156	E–33	5,627	0.129	F–10	6,413	0.147	F–31	6,603	0.152	G–8	7,231	0.166			
D–19	7,123	0.164	D–40	7,260	0.167	D–61	6,050	0.139	D–82	5,446	0.125	E–13	5,627	0.129	E–34	5,627	0.129	F–11	6,414	0.147	F–32	9,511	0.218	G–9	8,385	0.192			
D–20	6,810	0.156	D–41	7,830	0.180	D–62	6,098	0.140	D–83	5,446	0.125	E–14	5,627	0.129	E–35	5,627	0.129	F–12	6,413	0.147	F–33	11,206	0.257	G–10	7,240	0.166			
D–21	6,679	0.153	D–42	8,299	0.191	D–63	5,850	0.134	D–84	5,446	0.125	E–15	5,627	0.129	E–36	5,627	0.129	F–13	6,413	0.147	F–34	6,803	0.156	G–11	6,075	0.139			

Plotted by: blogsdon Plot Date: 5/7/2026 10:10 AM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\ROS023FT.dwg Saved By: blogsdon Save Time: 5/5/2026 1:51 PM

CONSTRUCTION PLANS
FOR
SANDBROCK RANCH, PHASE 16
DENTON COUNTY MUD NO.6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS



LOCATION MAP
(NOT TO SCALE)



Brittany Crenshaw

The seal appearing on this document was authorized by Brittany Day Crenshaw, P.E. 131924. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

11.7.2024

TCEQ Log Number (Water): P-08072024-055
Approval Date: 10/07/2024
TCEQ Log Number (Wastewater): 0724/103
Approval Date: 08/01/2024

APPROVAL
Ken Skillman, P.E. 8NOV2024
MUSTANG S.U.D. DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, MUSTANG SPECIAL UTILITY DISTRICT MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

Denton County Municipal Utility District No. 6

These plans have been reviewed and accepted by Denton County Municipal Utility District No. 6. By approving these plans, the district does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.

By: _____
JBI Partners, Inc.

Date: 11.7.2024

SANDBROCK RANCH, PHASE 16
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OWNER/DEVELOPER
HORIZON/DEER CREEK
DEVELOPMENT CORP.
5760 LEGACY DRIVE, SUITE B3-388
PLANO, TEXAS 75024
(972) 789-3500

ENGINEER/SURVEYOR:
JBI PARTNERS, INC.
2121 MIDWAY ROAD, SUITE 300
CARROLLTON, TEXAS 75006
(972) 248-7676
TBPE No. F-438; TBPLS No. 10076000

JBI PARTNERS, INC – PROJECT # ROS023

SANDBROCK RANCH, PHASE 16

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'
L2	N53°07'35"W	13.85'
L3	S83°57'26"W	50.00'
L4	S36°47'50"W	14.41'
L5	S66°44'36"E	34.50'
L6	S59°25'15"E	15.82'
L7	N07°02'26"W	26.50'
L8	N15°41'14"E	47.74'
L9	N10°55'29"E	47.73'
L10	N21°42'47"E	74.34'
L11	N46°25'41"E	14.14'
L12	N43°34'19"W	14.14'
L13	N69°54'26"E	14.33'
L14	N88°34'19"W	34.50'
L15	S64°30'27"E	34.50'
L16	N43°34'19"W	14.14'
L17	N46°25'41"E	14.14'
L18	S43°34'19"E	14.14'
L19	N46°25'41"E	14.14'
L20	S48°36'41"W	13.59'
L21	N43°34'19"W	14.14'
L22	S46°25'41"W	14.14'
L23	S66°46'50"W	13.03'
L24	S33°10'52"E	13.87'

LINE TABLE		
NO.	BEARING	LENGTH
L25	N59°00'32"E	13.87'
L26	S67°24'06"W	13.25'
L27	S26°56'06"E	13.87'
L28	S60°37'59"W	15.06'
L29	S42°32'23"E	13.89'
L30	N46°25'41"E	14.14'
L31	S43°34'19"E	14.14'
L32	N42°25'38"E	12.09'
L33	S53°48'36"E	13.50'
L34	S17°51'35"W	14.14'
L35	N72°08'25"W	14.14'
L36	N17°51'35"E	14.14'
L37	N27°47'38"E	14.07'
L38	S59°29'57"E	14.86'
L39	N02°38'54"E	50.01'
L40	N11°23'04"E	60.00'
L41	S02°38'03"W	58.43'
L42	S08°06'57"W	68.12'
L43	S14°36'20"W	74.29'
L44	N21°22'36"E	74.29'
L45	S23°28'09"W	55.03'
L46	N08°51'35"E	56.33'
L47	N04°38'46"E	67.40'
L48	N08°43'11"E	67.39'

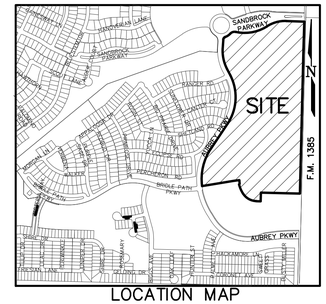
LINE TABLE		
NO.	BEARING	LENGTH
L49	N12°54'47"E	67.39'
L50	N17°06'23"E	67.39'
L51	N21°17'59"E	67.39'
L52	N25°29'35"E	67.39'
L53	S24°07'12"E	19.47'
L54	N81°09'41"E	37.06'
L55	N01°25'41"E	57.15'
L56	N09°59'36"E	48.45'
L57	N13°53'16"E	48.45'
L58	N17°46'59"E	48.45'
L59	N21°40'42"E	48.45'
L60	N25°34'24"E	49.19'
L61	N89°24'29"E	40.29'
L62	N84°11'21"E	63.78'
L63	N77°48'56"E	63.30'
L64	N71°27'59"E	63.30'
L65	S65°15'04"W	61.51'
L66	N62°51'35"E	64.00'
L67	S05°46'23"E	103.45'
L68	N03°01'15"E	82.25'
L69	N73°32'50"E	139.38'
L70	S62°51'35"W	26.81'
L71	N78°17'00"E	43.54'
L72	S10°15'34"W	55.79'

LINE TABLE		
NO.	BEARING	LENGTH
L73	N11°20'14"E	55.65'
L74	S59°47'23"W	20.00'
L75	N63°57'43"E	50.01'
L76	S76°32'00"E	169.76'
L77	S27°08'25"E	129.23'
L78	S76°30'36"E	164.10'
L79	N27°53'33"E	9.23'
L80	N27°53'33"E	7.66'
L81	S74°59'44"E	302.55'
L82	S74°59'14"E	325.74'
L83	S15°45'08"W	16.24'
L84	S15°45'08"W	24.86'
L85	N20°30'25"E	156.12'
L86	N20°30'25"E	154.97'
L87	N66°26'44"E	36.40'
L88	N66°26'44"E	8.66'
L89	S54°06'13"E	224.72'
L90	S54°04'22"E	225.81'
L91	S45°20'08"E	224.44'
L92	S45°20'08"E	228.17'
L93	N66°11'58"W	34.50'
L94	N18°34'43"W	20.80'

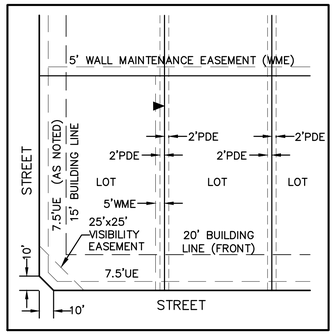
NOTES:

1. THIS PLAT CONFORMS TO REQUIREMENTS OF THE DEVELOPMENT AGREEMENT FOR THIS PROPERTY RECORDED IN DOCUMENT NUMBER 2005–86674 ON JULY 18, 2005 IN DENTON COUNTY, TEXAS RECORDS. AS SPECIFIED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT STANDARDS FOUND IN THE DEVELOPMENT AGREEMENT ARE THE SOLE DEVELOPMENT STANDARDS APPLICABLE TO THE PROPERTY.
2. WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
3. ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY DENTON COUNTY MUNICIPAL UTILITY DISTRICT NO. 6. THE DISTRICT AGREES TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID DISTRICT SET FOR IN THIS PARAGRAPH.
4. WALL MAINTENANCE EASEMENTS ARE TO BE DEDICATED TO THE HOA.
5. ALL COMMON AREAS ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT.
6. ALL PROPOSED LOTS SHALL HAVE A TWO (2') FOOT PRIVATE DRAINAGE EASEMENT ON THE SIDE YARDS PER THE TYPICAL LOT EASEMENT DETAIL. THE PRIVATE DRAINAGE EASEMENTS ARE FOR PRIVATE USE OF EACH LOT OWNER AND NOT A PUBLIC DRAINAGE EASEMENT. EACH LOT OWNER MAY PARTIALLY ENCROACH INTO THEIR PRIVATE DRAINAGE EASEMENT WITH THEIR PRIVATE UTILITY EQUIPMENT.
7. PUBLIC SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
8. THE SEVEN AND ONE HALF (7.5') FOOT UTILITY EASEMENTS ADJACENT TO THE STREET RIGHTS–OF–WAY AND ALONG THE FRONT OF THE LOTS SHALL BE EXCLUSIVELY FOR THE UNDERGROUND POWER, GAS, PHONE AND CABLE LINES.
9. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF MUD UTILITIES AND BUILDING PERMITS.
10. ALL CORNERS ARE ONE–HALF INCH IRON ROD SET WITH A YELLOW CAP STAMPED "JBI", UNLESS NOTED OTHERWISE.
11. DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING CONDITIONS.
12. 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.

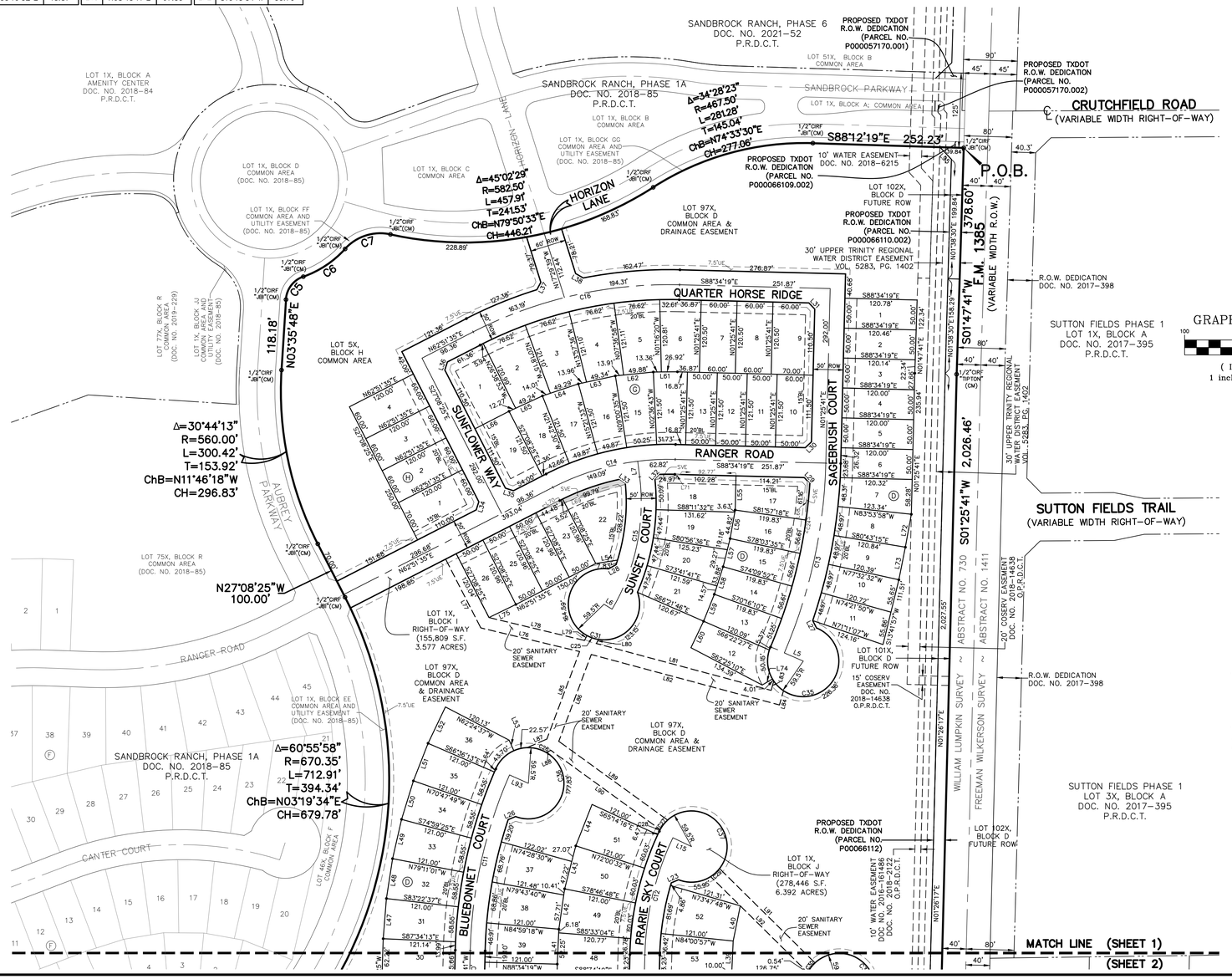
FLOOD STATEMENT: According to Community Panel No. 48121C0270G dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program Map, the subject property is located within Zone "X" (Areas determined to be outside of the 0.2% Annual Chance Floodplain), If this site is not 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 statement shall not create liability on the part of the Surveyor.



LOCATION MAP
(1" = 1,000')



TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

	ESTATE	SF-15	SF-7.2	SF-5.5	VARIANCE LOTS	TOTAL LOTS
PHASE 1A	0	0	43	157	0	200
PHASE 1B	0	0	83	0	0	83
PHASE 2	0	0	0	21	90	111
PHASE 3	0	0	84	0	0	84
PHASE 4	0	0	7	16	80	103
PHASE 5	0	0	142	148	0	290
PHASE 6	0	0	94	50	86	230
PHASE 7	0	0	4	17	83	104
PHASE 8	0	0	0	0	45	45
PHASE 9	0	0	63	104	0	167
PHASE 10	0	0	21	84	42	147
PHASE 11	0	0	112	0	0	112
PHASE 12	0	0	45	85	0	130
PHASE 13	0	0	143	139	0	282
PHASE 14	0	0	43	80	0	123
PHASE 15	0	0	0	0	72	72
PHASE 16	0	0	51	79	63	193
TOTAL	0	0	935	980	561	2,476

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM–TO–MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◈	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3–388 (972) 789–3500
Plano, Texas 75024

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025 Sheet 1 of 3

BASIS OF BEARINGS

The bearings shown and recited hereon are referenced to the Texas State Plane Coordinate System – Texas North Central Zone No. 4202 – NAD 83 (surface to grid scale factor 0.999849392677).

SPECIAL NOTE TO LOT SURVEYORS:

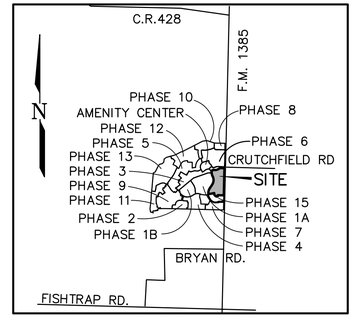
1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

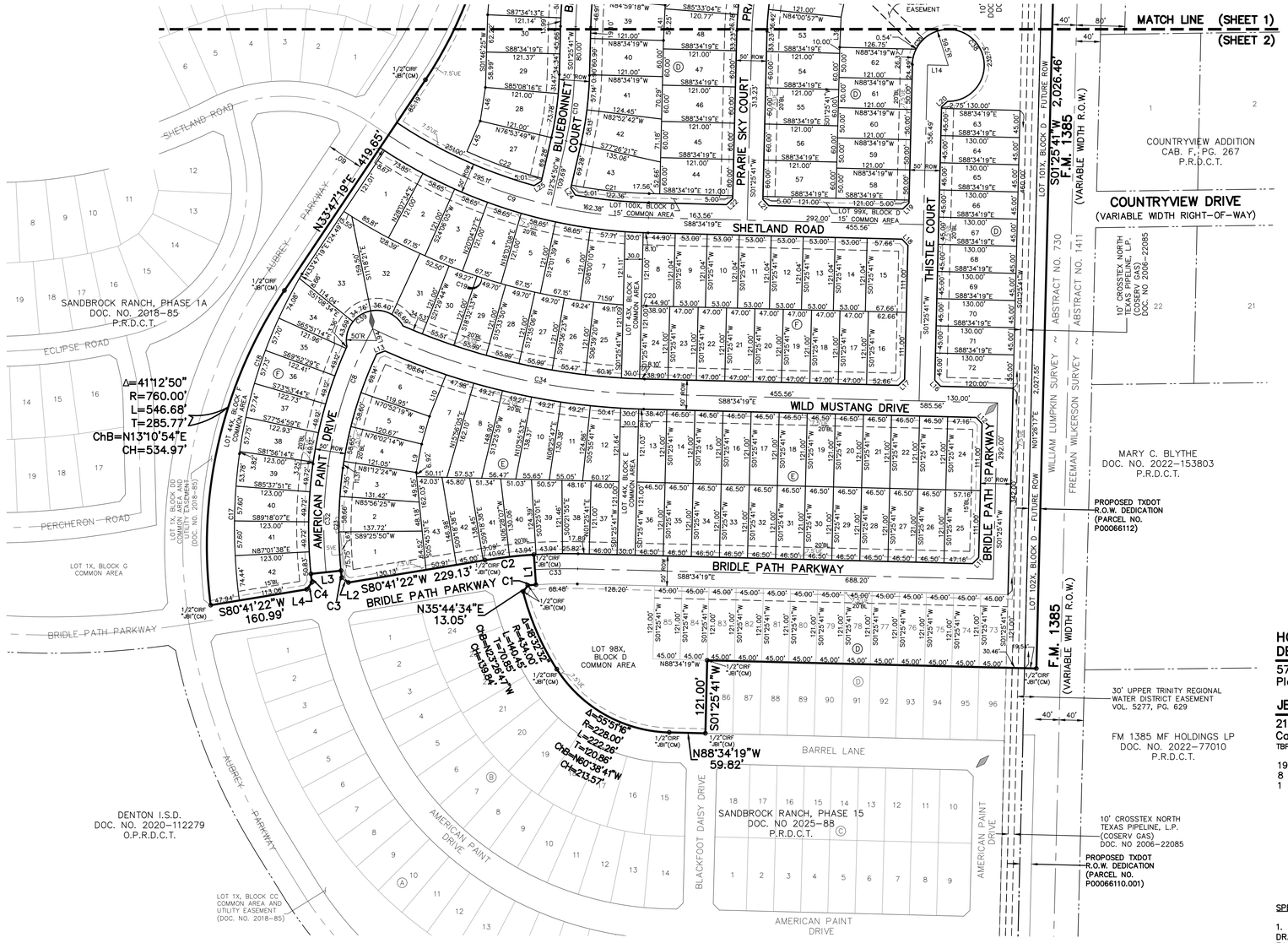
Drawing: H:\Projects\ROS023–Sandbrock Ph. 1&\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	13.46'	000°59'42"	775.00'	6.73'	N85°52'05"E	13.46'
C2	81.40'	005°39'12"	825.00'	40.73'	S83°30'59"W	81.37'
C3	11.40'	000°53'59"	726.00'	5.70'	N06°05'53"W	11.40'
C4	14.25'	001°03'09"	776.00'	7.13'	S06°11'59"E	14.25'
C5	50.89'	067°02'05"	43.50'	28.81'	N37°06'48"E	48.04'
C6	84.68'	028°27'23"	170.50'	43.23'	N56°24'09"E	83.81'
C7	83.51'	060°11'20"	79.50'	46.07'	N72°16'07"E	79.73'
C8	240.22'	020°23'27"	675.00'	121.40'	S17°59'30"W	238.96'
C9	457.49'	032°21'38"	810.00'	235.02'	S72°23'30"E	451.43'
C10	110.26'	011°29'09"	550.00'	55.31'	N07°10'15"E	110.07'
C11	302.62'	022°22'21"	775.00'	153.26'	S12°36'51"W	300.70'
C12	202.86'	024°03'52"	483.00'	102.95'	S13°27'37"W	201.37'
C13	326.77'	021°49'43"	857.70'	165.39'	N12°20'33"E	324.80'
C14	211.91'	028°34'06"	425.00'	108.21'	S77°08'38"W	209.72'
C15	229.80'	037°37'10"	350.00'	119.22'	N11°46'09"E	225.70'
C16	357.50'	028°34'06"	717.00'	182.55'	S77°08'38"W	353.81'
C17	243.41'	015°30'48"	899.00'	122.45'	S00°02'23"W	242.67'
C18	317.49'	022°47'44"	798.00'	160.87'	S19°11'39"W	315.40'
C19	493.17'	029°33'25"	956.00'	252.20'	S71°30'34"E	487.72'
C20	8.10'	000°29'07"	956.00'	4.05'	S88°19'46"E	8.10'
C21	129.35'	009°37'31"	770.00'	64.83'	S83°45'34"E	129.20'
C22	132.17'	009°50'04"	770.00'	66.25'	S70°18'30"E	132.00'
C25	20.36'	019°36'21"	59.50'	10.28'	S71°18'52"E	20.26'
C26	33.46'	032°13'09"	59.50'	17.18'	N76°16'30"W	33.02'
C27	20.24'	019°29'09"	59.50'	10.22'	S38°13'44"W	20.14'
C29	20.12'	019°22'45"	59.50'	10.16'	N47°44'12"E	20.03'
C30	20.27'	019°31'20"	59.50'	10.24'	S37°06'10"W	20.18'
C31	308.10'	296°41'23"	59.50'	36.68'	S51°21'45"E	62.45'
C32	176.39'	013°27'27"	751.00'	88.60'	S01°04'03"W	175.99'
C33	70.85'	005°04'27"	800.00'	35.45'	S88°53'27"W	70.83'
C34	465.76'	024°12'57"	1102.00'	236.41'	S76°27'51"E	462.30'
C35	281.89'	271°26'34"	59.50'	58.02'	N67°32'25"E	83.08'
C36	277.56'	267°16'51"	59.50'	62.39'	N22°33'33"W	86.12'
C37	276.04'	265°48'42"	59.50'	64.02'	N21°36'06"W	87.16'
C38	279.92'	269°32'48"	59.50'	59.97'	N43°47'56"W	84.48'
C39	141.54'	162°11'46"	50.00'	319.22'	S69°53'43"W	98.80'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°00'15"W	50.00'	L25	N59°00'32"E	13.87'	L49	N12°54'47"E	67.39'	L73	N11°20'14"E	55.65'
L2	N53°07'35"W	13.85'	L26	S67°24'06"W	13.25'	L50	N17°06'23"E	67.39'	L74	S59°47'23"W	20.00'
L3	S83°57'26"W	50.00'	L27	S26°56'06"E	13.87'	L51	N21°17'59"E	67.39'	L75	N63°57'43"E	50.01'
L4	S36°47'50"W	14.41'	L28	S60°37'59"W	15.06'	L52	N25°29'35"E	67.39'	L76	S76°32'00"E	169.76'
L5	S66°44'36"E	34.50'	L29	S42°32'23"E	13.89'	L53	S24°07'12"E	19.47'	L77	S27°08'25"E	129.23'
L6	S59°25'15"E	15.82'	L30	N46°25'41"E	14.14'	L54	N81°09'41"E	37.06'	L78	S76°30'36"E	164.10'
L7	N07°02'26"W	26.50'	L31	S43°34'19"E	14.14'	L55	N01°25'41"E	57.15'	L79	N27°53'33"E	9.23'
L8	N15°41'14"E	47.74'	L32	N42°25'38"E	12.09'	L56	N09°59'36"E	48.45'	L80	N27°53'33"E	7.66'
L9	N10°55'29"E	47.73'	L33	S53°48'36"E	13.50'	L57	N13°53'16"E	48.45'	L81	S74°59'44"E	302.55'
L10	N21°42'47"E	74.34'	L34	S17°51'35"W	14.14'	L58	N17°46'59"E	48.45'	L82	S74°59'14"E	325.74'
L11	N46°25'41"E	14.14'	L35	N72°08'25"W	14.14'	L59	N21°40'42"E	48.45'	L83	S15°45'08"W	16.24'
L12	N43°34'19"W	14.14'	L36	N17°51'35"E	14.14'	L60	N25°34'24"E	49.19'	L84	S15°45'08"W	24.86'
L13	N69°54'26"E	14.33'	L37	N27°47'38"E	14.07'	L61	N89°24'29"E	40.29'	L85	N20°30'25"E	156.12'
L14	N88°34'19"W	34.50'	L38	S59°29'57"E	14.86'	L62	N84°11'21"E	63.78'	L86	N20°30'25"E	154.97'
L15	S64°30'27"E	34.50'	L39	N02°38'54"E	50.01'	L63	N77°48'56"E	63.30'	L87	N66°26'44"E	36.40'
L16	N43°34'19"W	14.14'	L40	N11°23'04"E	60.00'	L64	N71°27'59"E	63.30'	L88	N66°26'44"E	8.66'
L17	N46°25'41"E	14.14'	L41	S02°38'03"W	58.43'	L65	S65°15'04"W	61.51'	L89	S54°06'13"E	224.72'
L18	S43°34'19"E	14.14'	L42	S08°06'57"W	68.12'	L66	N62°51'35"E	64.00'	L90	S54°04'22"E	225.81'
L19	N46°25'41"E	14.14'	L43	S14°36'20"W	74.29'	L67	S05°46'23"E	103.45'	L91	S45°20'08"E	224.44'
L20	S48°36'41"W	13.59'	L44	N21°22'36"E	74.29'	L68	N03°01'15"E	82.25'	L92	S45°20'08"E	228.17'
L21	N43°34'19"W	14.14'	L45	S23°28'09"W	55.03'	L69	N73°32'50"E	139.38'	L93	N66°11'58"W	34.50'
L22	S46°25'41"W	14.14'	L46	N08°51'35"E	56.33'	L70	S62°51'35"W	26.81'	L94	N18°34'43"W	20.80'
L23	S66°46'50"W	13.03'	L47	N04°38'46"E	67.40'	L71	N78°17'00"E	43.54'			
L24	S33°10'52"E	13.87'	L48	N08°43'11"E	67.39'	L72	S10°15'34"W	55.79'			



LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IRF	IRON ROD FOUND
UE	UTILITY EASEMENT
BL	BUILDING LINE SETBACK
VOL.	VOLUME
PG.	PAGE
DOC.	DOCUMENT
NO.	NUMBER
R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
C.R.	COUNTY ROAD
RD.	ROAD
F.M.	FARM-TO-MARKET HIGHWAY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
SSWR	SANITARY SEWER
PDE	PRIVATE DRAINAGE EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
UE	UTILITY EASEMENT
UTWD	UPPER TRINITY REGIONAL WATER DISTRICT
OUL	OVERHEAD UTILITY LINE
R	RADIUS
◇	STREET NAME CHANGE INDICATOR
►	SIDEYARD EASEMENT NOTATION (SEE TYPICAL LOT EASEMENT DETAIL)

TYPICAL LOT EASEMENT DETAIL
(SCALE: 1" = 40')

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — OWNER/DEVELOPER
5760 Legacy Drive, Suite B3-388 — (972) 789-3500
Plano, Texas 75024

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2121 Midway Road, Suite 300 — (972)248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT-OF-WAY LOT

JUNE 03, 2025 Sheet 2 of 3

SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Surveying\dwg\vROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

LEGAL DESCRIPTION

WHEREAS, Horizon/Deer Creek Development Corporation is the owner of a parcel of land located in Denton County, Texas being a part of the William Lumpkin Survey, Abstract No. 730, being a part of that called 309.938 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2017–92873, being a part of that called 3.691 acre tract of land described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2018–1279 and also being a part of that called 51.997 acre tract described in deed to Horizon/Deer Creek Development Corporation as recorded in Document No. 2020–147908, all in the Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 309.938 acre tract, said point being located at the intersection of the west right–of–way line of F.M. Highway No. 1385 (80 foot R.O.W. at this point) and the south line of Sandbrock Parkway (125 foot R.O.W.) as dedicated by Sandbrock Ranch, Phase 1A, an addition to Denton County, Texas as recorded as Document No. 2018–85, Plat Records, Denton County, Texas;

THENCE, along the east line of said 309.938 acre tract and the west right–of–way line of F.M. Highway No. 1385, South 01 degrees 47 minutes 41 seconds West for a distance of 378.60 feet to a one–half inch iron rod with cap stamped "Tipton" found for corner, said point being in the east line of said 3.691 acre tract;

THENCE, continuing along the west right–of–way line, South 01 degrees 25 minutes 41 seconds West, a distance of 2,026.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being at the northeast corner of Sandbrock Ranch, Phase 15, an addition to Denton County, Texas as recorded in Document No. _____–_____, Plat Records, Denton County, Texas;

THENCE, along the north line of said Sandbrock Ranch Phase 15 as follows:
North 88 degrees 34 minutes 19 seconds West for a distance of 545.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 01 degrees 25 minutes 41 seconds West for a distance of 121.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 34 minutes 19 seconds West for a distance of 59.82 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 55 degrees 51 minutes 16 seconds, having a radius of 228.00 feet, an arc length of 222.26 feet, a chord bearing of North 60 degrees 38 minutes 41 seconds West and a chord distance of 213.57 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 18 degrees 32 minutes 32 seconds, having a radius of 434.00 feet, an arc length of 140.45 feet, a chord bearing of North 23 degrees 26 minutes 47 seconds West and a chord distance of 139.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 44 minutes 34 seconds East for a distance of 13.05 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 59 minutes 42 seconds, having a radius of 775.00 feet, an arc length of 13.46 feet, a chord bearing of North 85 degrees 52 minutes 05 seconds East and a chord distance of 13.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 04 degrees 00 minutes 15 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 05 degrees 39 minutes 12 seconds, having a radius of 825.00 feet, an arc length of 81.40 feet, a chord bears of South 83 degrees 30 minutes 59 seconds and a chord distance of 81.37 feet;
South 80 degrees 41 minutes 22 seconds West, 229.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 07 minutes 35 seconds West, 13.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 00 degrees 53 minutes 59 seconds, having a radius of 726.00 feet, an arc length of 11.40 feet, a chord bearing of North 06 degrees 05 minutes 53 seconds West and a chord distance of 11.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 83 degrees 57 minutes 26 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left, through a central angle of 01 degrees 03 minutes 09 seconds, having a radius of 776.00 feet, an arc length of 14.25 feet, a chord bearing of South 06 degrees 11 minutes 59 seconds East and a chord length of 14.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 36 degrees 47 minutes 50 seconds West, 14.41 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 80 degrees 41 minutes 22 seconds West, 160.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said Sandbrock Ranch Phase 15, said point also being in the easterly right–of–way line of said Sandbrock Ranch Phase 1A, the beginning of a curve to the right;

THENCE, along the east line of said Sandbrock Ranch Phase 1A as follows:
Along said curve to the right through an angle of 41 degrees 12 minutes 50 seconds, having a radius of 760.00 feet, an arc length of 546.68 feet, a chord bearing of North 13 degrees 10 minutes 54 seconds East and a chord distance of 534.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 47 minutes 19 seconds East for a distance of 419.65 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 60 degrees 55 minutes 58 seconds, having a radius of 670.35 feet, an arc length of 712.91 feet, a chord bearing of North 03 degrees 19 minutes 34 seconds East and a chord distance of 679.78 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 27 degrees 08 minutes 25 seconds West for a distance of 100.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 30 degrees 44 minutes 13 seconds, having a radius of 560.00 feet, an arc length of 300.42 feet, a chord bearing of North 11 degrees 46 minutes 18 seconds West and a chord distance of 296.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 03 degrees 35 minutes 48 seconds East for a distance of 118.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve turning to the right through a central angle of 67 degrees 02 minutes 05 seconds, having a radius of 43.50 feet, an arc length of 50.89 feet, a chord bearing of North 37 degrees 06 minutes 48 seconds East and a chord distance of 48.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the left;
Along said curve to the left through a central angle of 28 degrees 27 minutes 23 seconds, having a radius of 170.50 feet, an arc length of 84.68 feet, a chord bearing of North 56 degrees 24 minutes 09 seconds East and a chord distance of 83.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner the beginning of a curve to the right;
Along said curve to the right through a central angle of 60 degrees 11 minutes 20 seconds, having a radius of 79.50 feet, an arc length of 83.51 feet, a chord bearing of North 72 degrees 16 minutes 07 seconds East and a chord distance of 79.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner. the beginning of a curve to the left;
Along said curve to the left through a central angle of 45 degrees 02 minutes 29 seconds, having a radius of 582.50 feet, an arc length of 457.91 feet, a chord bearing of North 79 degrees 50 minutes 33 seconds East and a chord distance of 446.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, the beginning of a curve to the right;
Along said curve to the right through a central angle of 34 degrees 28 minutes 23 seconds, having a radius of 467.50 feet, an arc length of 281.28 feet, a chord bearing of North 74 degrees 33 minutes 30 seconds East and a chord distance of 277.06 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE, South 88 degrees 12 minutes 19 seconds East a distance of 252.23 feet to the POINT OF BEGINNING and containing 2,573,911 square feet or 59.089 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD 83), distances shown hereon are grid distance values.

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, **HORIZON/DEER CREEK DEVELOPMENT CORP.**, acting by and through its duly authorized officer, does hereby adopt this plat designating the hereinabove described property as **SANDBROCK RANCH, PHASE 16**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to Denton County Municipal Utility District No. 6 (DCMUD6), the exclusive use forever of the streets, alleys and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the DCMUD6 use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon.

WITNESS MY HAND this _____ day of _____, 2024.

HORIZON/DEER CREEK DEVELOPMENT CORPORATION, a Texas corporation

By: _____
Rod Sanders, President

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Rod Sanders, 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 in the capacity therein stated.

WITNESS MY HAND this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

UTRWD Easement Plat Notes

1. UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2003–R0026778. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval. No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972–219–1228 and www.utrwd.com.

2. No deep–rooted trees and other landscaping that impedes UTRWD ability to operate and maintain its facilities is allowed in UTRWD Easement.

3. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.

4. Storage of construction material or other items/equipment is prohibited.

5. No dedication of ROW or Utility Easement is allowed over UTRWD easement.

6. Streets, Pavement, and other crossings must be at 90 degrees angle or as close as possible to the 90–degree angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.

7. No detention ponds (including berms and dams) or drainage ditches/ stormwater facilities are allowed within UTRWD easement.

8. No fencing is allowed in UTRWD Easement.

9. No drilling or excavation is allowed in UTRWD Easement.

10. No permanent structures are allowed in UTRWD easement. All flatwork and landscaping within the easement are at risk. At risk means that UTRWD is not required to replace any flatwork or landscaping within the easement in the event we need to access the easement or pipeline.

11. All fittings shall be located outside of UTRWD easement.

11. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD. Any grading changes shall not impede access across the easement and to any UTRWD structures or appurtenances.

12. UTRWD hereby retains all its preexisting dominant and superior legal property rights.

13. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.

14. No material stockpiles are allowed in UTRWD Easement.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, William J. Johnson, Surveyor, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the _____ day of _____, 2024.

FOR PRELIMINARY USE ONLY
_____
William J. Johnson, R.P.L.S. No. 5426

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared WILLIAM J. JOHNSON, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

_____
Notary Public, State of Texas

APPROVED AND ACCEPTED:

Chris Rich, Mayor
City of Aubrey, Texas

The undersigned, the Mayor of the City of Aubrey, Texas hereby certifies that the foregoing Final Plat of **Sandbrock Ranch, Phase 16,** an addition to the City of Aubrey, Denton County, Texas, is hereby approved by the City of Aubrey this ____ day of _____, 2024, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this _____ day of _____, 2024.

_____
Chris Rich, Mayor
City of Aubrey, Texas

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
BNDY–4	2,573,911	59.089	D–23	6,050	0.139	D–45	7,260	0.167	D–67	5,850	0.134	D–100X	3,941	0.090	E–20	5,627	0.129	E–42	6,422	0.147	F–20	5,687	0.131	F–42	8,269	0.190	H–1	8,350	0.192
D–1	6,031	0.138	D–24	6,050	0.139	D–46	7,260	0.167	D–68	5,850	0.134	D–101X	46,881	1.076	E–21	5,627	0.129	E–43	6,975	0.160	F–21	5,687	0.131	F–43X	7,262	0.167	H–2	7,200	0.165
D–2	6,015	0.138	D–25	6,050	0.139	D–47	7,260	0.167	D–69	5,850	0.134	D–171	6,679	0.153	E–22	5,626	0.129	E–44X	7,268	0.167	F–22	5,687	0.131	F–44X	20,945	0.481	H–3	7,200	0.165
D–3	6,002	0.138	D–26	6,026	0.138	D–48	7,628	0.175	D–70	5,850	0.134	E–1	10,426	0.239	E–23	5,626	0.129	F–1	9,659	0.222	F–23	5,687	0.131	G–1	9,205	0.211	H–4	7,200	0.165
D–4	6,000	0.138	D–27	8,065	0.185	D–49	8,087	0.186	D–71	5,850	0.134	E–2	7,178	0.165	E–24	6,867	0.158	F–2	7,611	0.175	F–24	5,687	0.131	G–2	8,463	0.194	H–5X	117,286	2.693
D–5	6,000	0.138	D–28	7,911	0.182	D–50	8,075	0.185	D–72	7,100	0.163	E–3	6,763	0.155	E–25	6,867	0.158	F–3	7,611	0.175	F–25	6,611	0.152	G–3	8,466	0.194			
D–6	6,003	0.138	D–29	7,550	0.173	D–51	8,075	0.185	D–73	5,445	0.125	E–4	6,446	0.148	E–26	5,627	0.129	F–4	7,611	0.175	F–26	6,335	0.145	G–4	8,466	0.194			
D–7	6,473	0.149	D–30	7,358	0.169	D–52	8,641	0.198	D–74	5,445	0.125	E–5	6,415	0.147	E–27	5,626	0.129	F–5	7,611	0.175	F–27	6,394	0.147	G–5	8,465	0.194			
D–8	6,378	0.146	D–31	7,597	0.174	D–53	7,863	0.181	D–75	5,445	0.125	E–6	9,032	0.207	E–28	5,627	0.129	F–6	7,611	0.175	F–28	6,394	0.147	G–6	8,037	0.185			
D–9	6,295	0.145	D–32	7,593	0.174	D–54	7,260	0.167	D–76	5,445	0.125	E–7	8,977	0.206	E–29	5,626	0.129	F–7	7,823	0.180	F–29	6,394	0.147	G–7	7,230	0.166			
D–10	6,292	0.144	D–33	7,593	0.174	D–55	7,260	0.167	D–77	5,445	0.125	E–8	8,167	0.187	E–30	5,626	0.129	F–8	6,413	0.147	F–30	6,339	0.146	G–8	7,230	0.166			
D–11	6,397	0.147	D–34	7,593	0.174	D–56	7,260	0.167	D–78	5,445	0.125	E–9	7,507	0.172	E–31	5,627	0.129	F–9	6,413	0.147	F–31	6,603	0.152	G–9	8,385	0.192			
D–12	7,086	0.163	D–35	7,593	0.174	D–57	7,260	0.167	D–79	5,445	0.125	E–10	6,995	0.161	E–32	5,627	0.129	F–10	6,413	0.147	F–32	9,510	0.218	G–10	7,240	0.166			
D–13	6,309	0.145	D–36	7,860	0.180	D–58	6,050	0.139	D–80	5,445	0.125	E–11	6,624	0.152	E–33	5,627	0.129	F–11	6,413	0.147	F–33	11,206	0.257	G–11	6,075	0.139			
D–14	6,309	0.145	D–37	7,689	0.177	D–59	6,050	0.139	D–81	5,445	0.125	E–12	6,793	0.156	E–34	5,627	0.129	F–12	6,413	0.147	F–34	6,802	0.156	G–12	6,075	0.139			
D–15	6,309	0.145	D–38	7,699	0.177	D–60	6,050	0.139	D–82	5,445	0.125	E–13	5,627	0.129	E–35	5,626	0.129	F–13	6,413	0.147	F–35	6,526	0.150	G–13	6,075	0.139			
D–16	6,309	0.145	D–39	7,550	0.173	D–61	6,050	0.139	D–83	5,445	0.125	E–14	5,626	0.129	E–36	5,626	0.129	F–14	6,413	0.147	F–36	6,549	0.150	G–14	6,415	0.147			
D–17	7,794	0.179	D–40	7,260	0.167	D–62	6,098	0.140	D–84	5,445	0.125	E–15	5,626	0.129	E–37	5,566	0.128	F–15	8,137	0.187	F–37	6,564	0.151	G–15	6,892	0.158			
D–18	7,997	0.184	D–41	7,830	0.180	D–63	5,850	0.134	D–85	5,445	0.125	E–16	5,626	0.129	E–38	5,601	0.129	F–16	7,532	0.173	F–38	6,572	0.151	G–16	6,840	0.157			
D–19	7,122	0.164	D–42	8,299	0.191	D–64	5,850	0.134	D–97X	583,224	13.389	E–17	5,627	0.129	E–39	5,793	0.133	F–17	5,687	0.131	F–39	6,597	0.151	G–17	6,840	0.157			
D–20	6,810	0.156	D–43	8,859	0.203	D–65	5,850	0.134	D–98X	48,601	1.116	E–18	5,627	0.129	E–40	6,010	0.138	F–18	5,687	0.131	F–40	6,600	0.152	G–18	6,744	0.155			
D–22	9,907	0.227	D–44	7,260	0.167	D–66	5,850	0.134	D–99X	3,530	0.081	E–19	5,626	0.129	E–41	6,344	0.146	F–19	5,687	0.131	F–41	6,600	0.152	G–19	7,726	0.177			

FINAL PLAT
SANDBROCK RANCH, PHASE 16

BLOCK D 1–85, 97X–101X; BLOCK E, LOTS 1–43, 44X;
BLOCK F, LOTS 1–42, 43X–44X; BLOCK G, LOTS 1–19;
BLOCK H, LOTS 1–4, 5X; BLOCK I, 1X; BLOCK J, LOT 1X

59.089 ACRES OUT OF THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
CITY OF AUBREY ETJ

MUNICIPAL UTILITY DISTRICT NO. 6
DENTON COUNTY, TEXAS

HORIZON/DEER CREEK DEVELOPMENT CORP. — **OWNER/DEVELOPER**
5760 Legacy Drive, Suite B3–388 — (972) 789–3500
Plano, Texas 75024

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972)248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

193 RESIDENTIAL LOTS
8 COMMON AREA LOTS
1 RIGHT–OF–WAY LOT

JUNE 03, 2025 Sheet 3 of 3

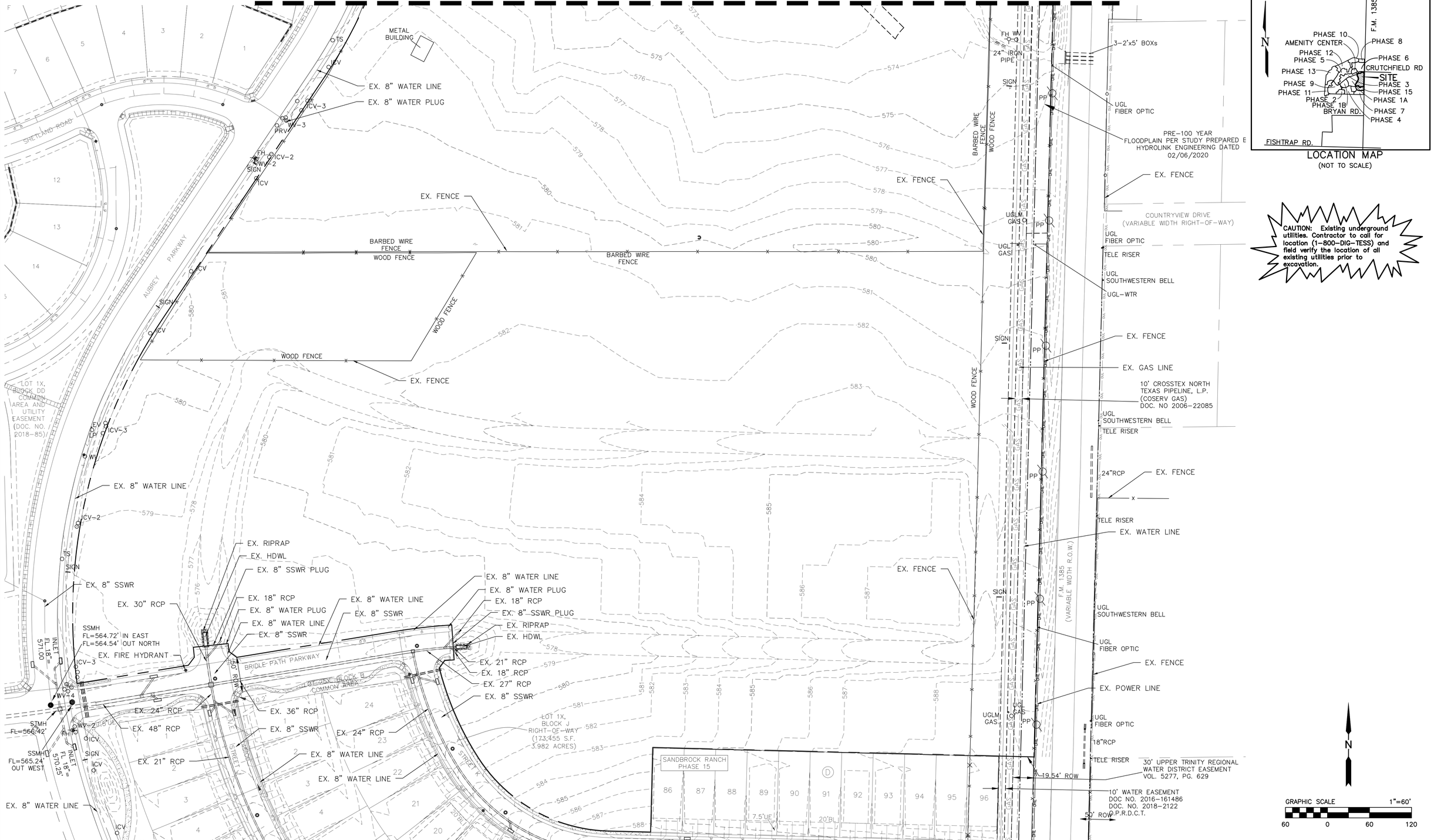
SPECIAL NOTE TO LOT SURVEYORS:

1. REFER TO TYPICAL LOT EASEMENT DETAIL FOR 2' DRAINAGE EASEMENTS AND 5' WALL MAINTENANCE EASEMENTS.

Plotted by: blogsdon Plot Date: 7/25/2025 9:39 AM

Drawing: H:\Projects\ROS023–Sandbrock Ph. 16\Surveying\dwg\ROS023PT.dwg Saved By: blogsdon Save Time: 7/25/2025 9:12 AM

MATCHLINE (SEE SHEET 0.02)



LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 0.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:39 PM
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MATCHLINE (SEE SHEET 0.01)

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

LOT 1X, BLOCK EE
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 46X, BLOCK F
COMMON AREA

AUBREY PARKWAY

INLET
FL18"=
564.60'

INLET
FL18"=
564.40'

INLET
FL18"=
570.59'

WOOD FENCE
BARBED WIRE
FENCE

EX. 8" SSWR

SIGN

HEADWALL

SSMH
FL=556.08' IN EAST
FL=555.89' OUT WEST

5'X7'BOX
CULVERT-3

EX. 8" WATER PLUG

EX. 8" SSWR

EX. 8" WATER LINE

WM

WV

EH

METAL
BUILDING

DROP INLET
FL 18" 560.35'
WEST

TS

CABLE
VAULT

ICV

LOT 1X, BLOCK FF
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 1X, BLOCK D
COMMON AREA
(DOC. NO. 2018-85)

LP

EV

METAL
BENCH

TRASH
CAN

SIDEWALK

INLET
FL18"=
565.50'

LOT 1X, BLOCK C
COMMON AREA

UGLM
CABLE

UGLM
GAS

STOP
SIGN

HORIZON LANE

4" CEDAR
ELM

4" LIVE
OAK

COLUMN

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

INLET
FL18"=
576.80'

4" RED
OAK

METAL
FLOWER
TRIM

WOOD
FENCE

LOT 1X, BLOCK B
COMMON AREA

SANDBROCK RANCH, PHASE 6
DOC. NO. 2021-52
P.R.D.C.T.

ICV-6

SIDEWALK

LOT 1X, BLOCK GG
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 1X, BLOCK A
COMMON AREA

SANDBROCK PARKWAY

LOT 51X, BLOCK B
COMMON AREA

STONE
RETAINING
WALL

20' COSERV
EASEMENT
DOC. NO.
2017-141554

24"
RCP

SSWR
MH

FH

EX. FENCE

EX. CREEK

EX. POWER LINE

10' WATER EASEMENT
DOC NO. 2016-161486
DOC. NO. 2018-2122
O.P.R.D.C.T.

EX. GAS LINE

EX. FENCE

15' COSERV EASEMENT
DOC. NO. 2018-14638
O.P.R.D.C.T.

EX. POWER LINE

20' COSERV EASEMENT
DOC. NO. 2018-14638
O.P.R.D.C.T.

BARBED WIRE
FENCE
WOOD FENCE

EX. WATER LINE

10' WATER EASEMENT
DOC. NO. 2018-6215

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5283, PG. 1402

UGL
GAS

UGL
WATER

UGL
FIBER OPTIC

UGL-WTR
VENT
W/BOLLARD

UGL
FIBER
CABLE
PED

GUY-3

2-2'x5' BOXs

CABLE
VAULT

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5283, PG. 1402

F.M. 1385
(VARIABLE WIDTH R.O.W.)

18"RCP

UGL
FIBER OPTIC

UGL
SOUTHWESTERN BELL

EMH-2

PRV
WM

WV-3

AT&T
VAULT

MH-ATT

TOP OF PIPE ELEV=572.01
TOP OF PIPE ELEV=571.12

2-48"RCPs

C.R.428

F.M. 1385

N

PHASE 10
AMENITY CENTER
PHASE 12
PHASE 5
PHASE 13
PHASE 9
PHASE 11
PHASE 2
PHASE 1B
BRYAN RD.
FISHTRAP RD.
PHASE 8
PHASE 6
CRUTCHFIELD RD
SITE
PHASE 3
PHASE 15
PHASE 1A
PHASE 7
PHASE 4

LOCATION MAP
(NOT TO SCALE)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

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Carrollton, Texas 75006
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TBPE No. F-438
TBPLS No. 10076000

EXISTING CONDITIONS
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 0.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:40 PM
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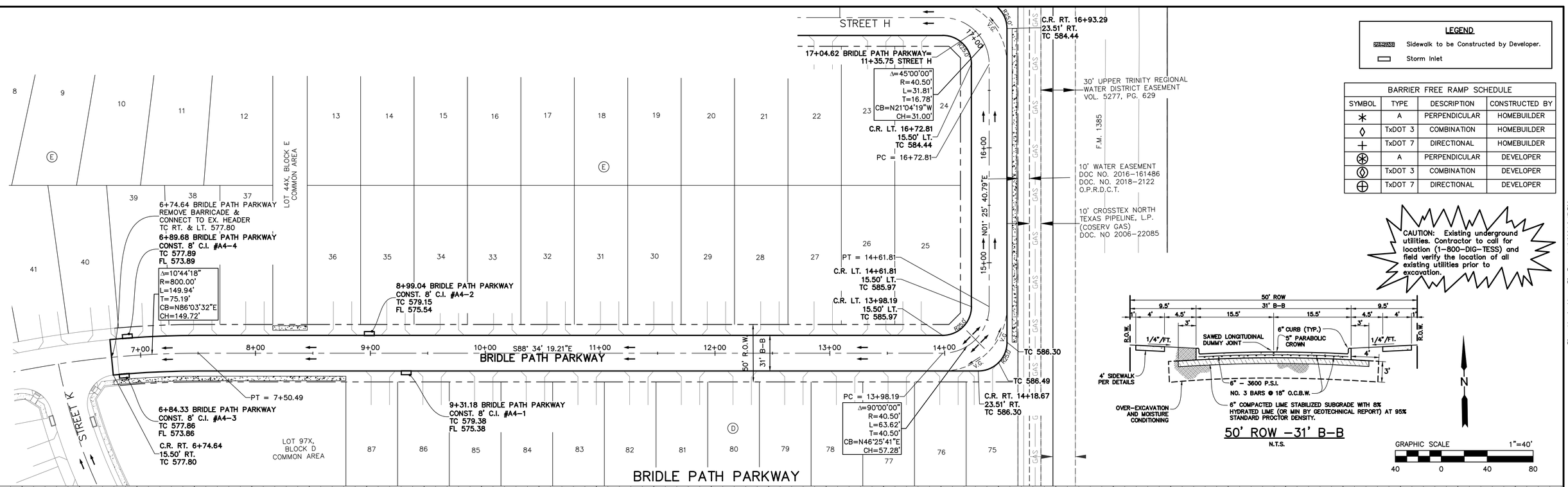

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPLS No. 10076000

PAVING PLAN & PROFILE

BRIDLE PATH PARKWAY

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.01

Plotted by: jrodriguez Plot Date: 11/6/2024 2:47 PM
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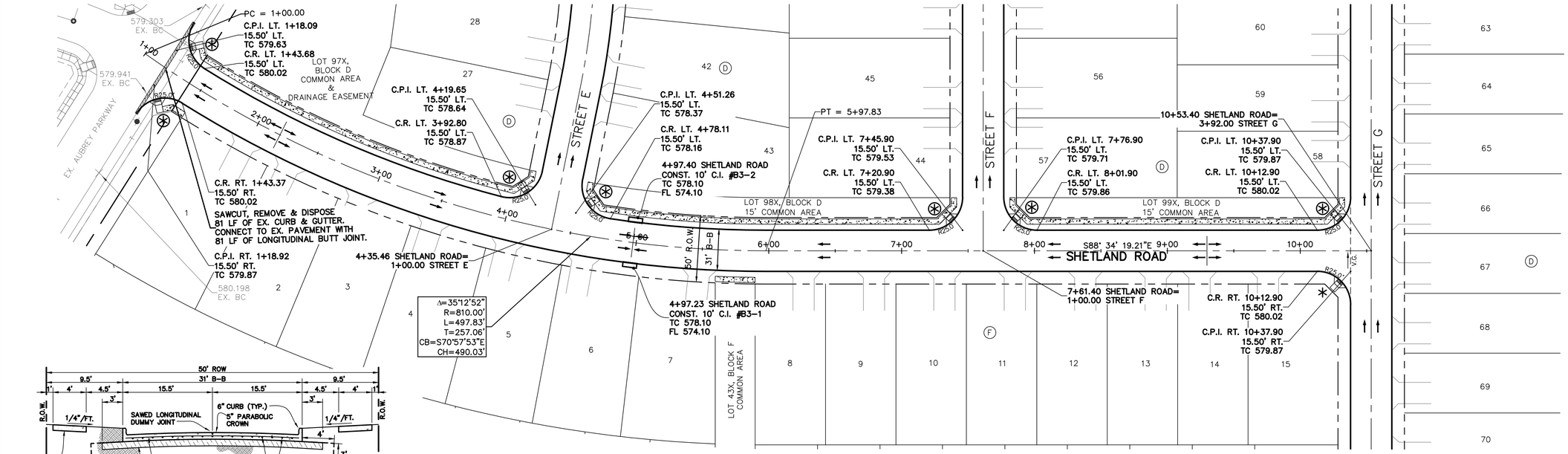


50' ROW -31' B-B

N.T.S.

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

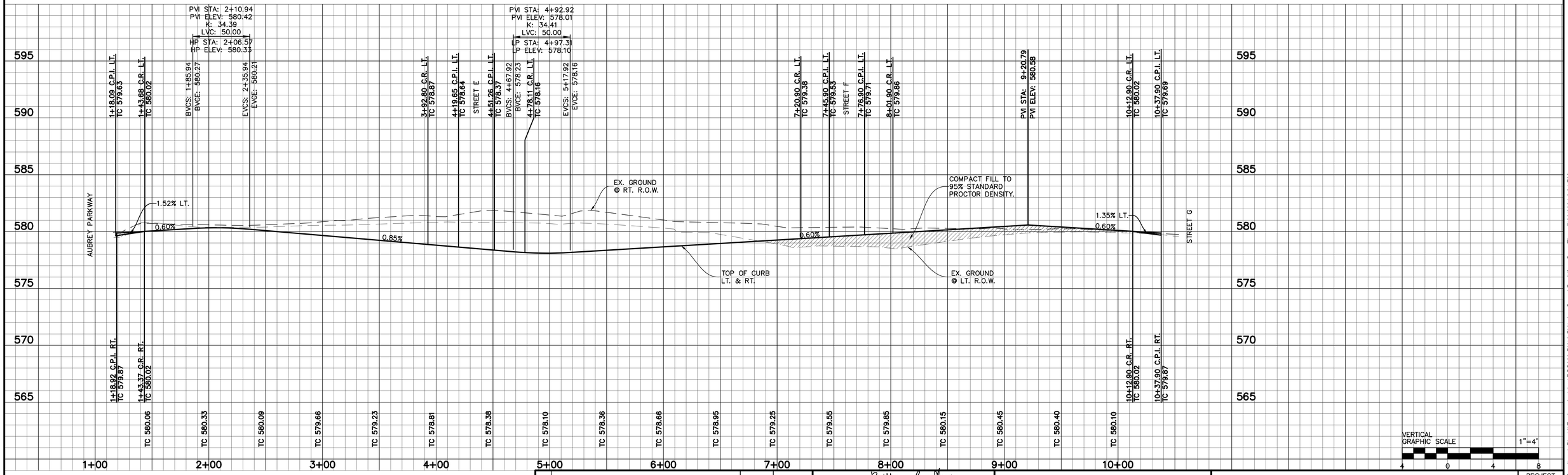
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'

40 0 40 80

SHETLAND ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

SHETLAND ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.02

Plotted by: jrodriguez Plot Date: 11/6/2024 2:48 PM

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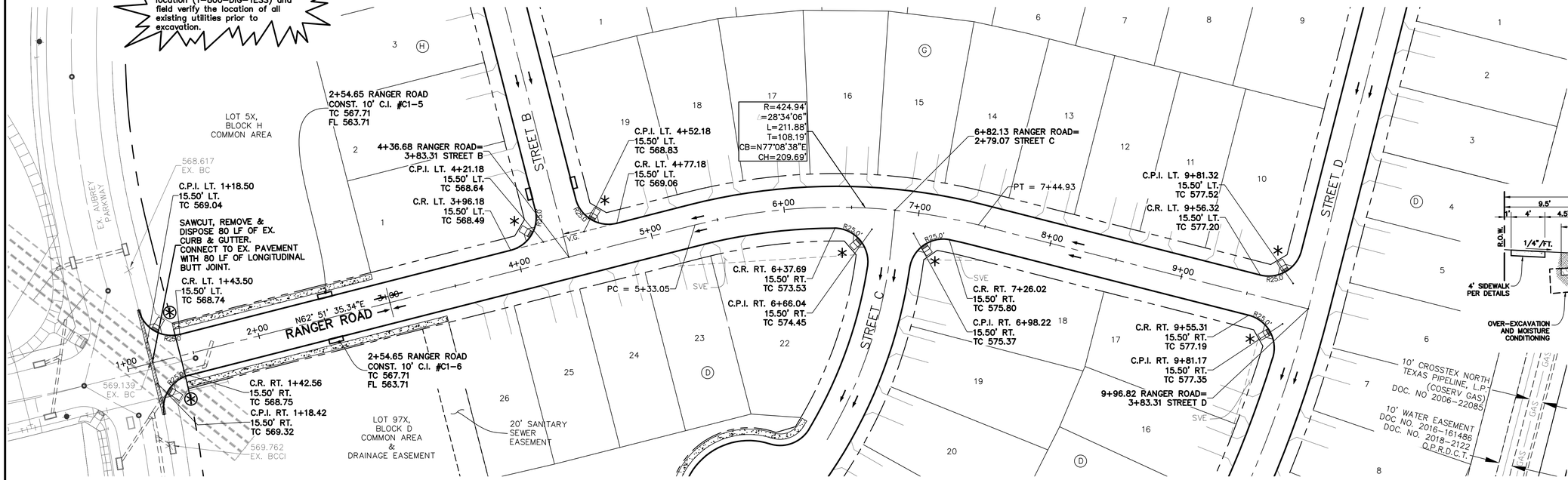
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

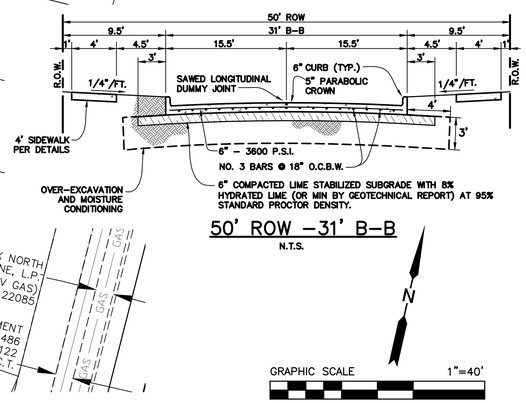
LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊛	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER





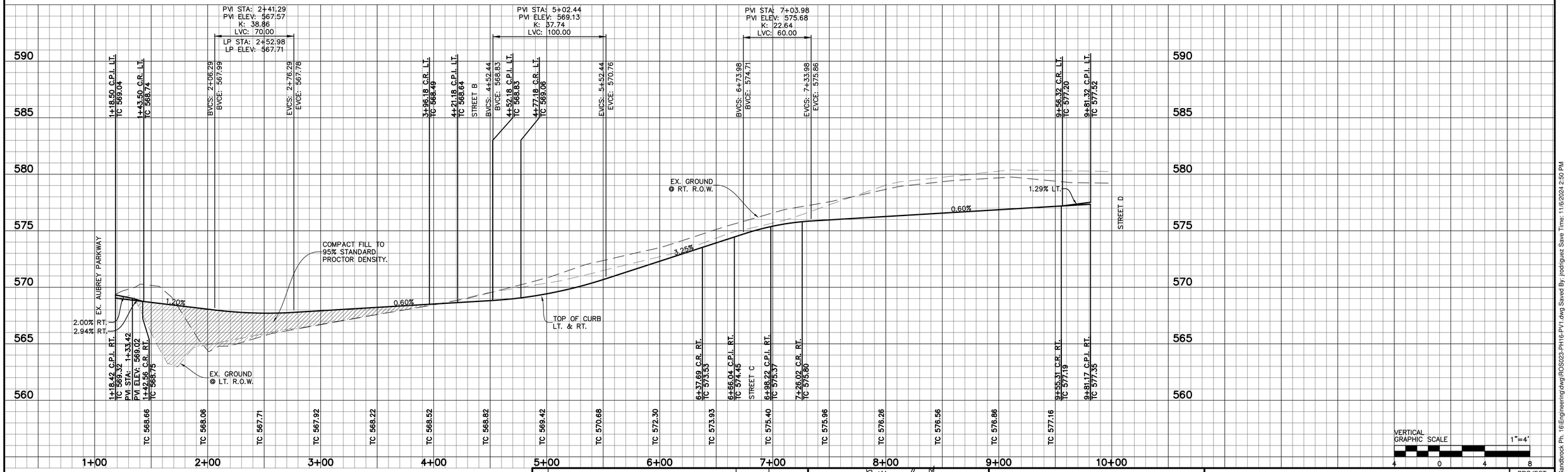
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

RANGER ROAD



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPLS No. 10076000

PAVING PLAN & PROFILE

RANGER ROAD

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.03

Plotted by: jrodriguez Plot Date: 11/6/2024 4:20 PM

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KNUCKLE TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
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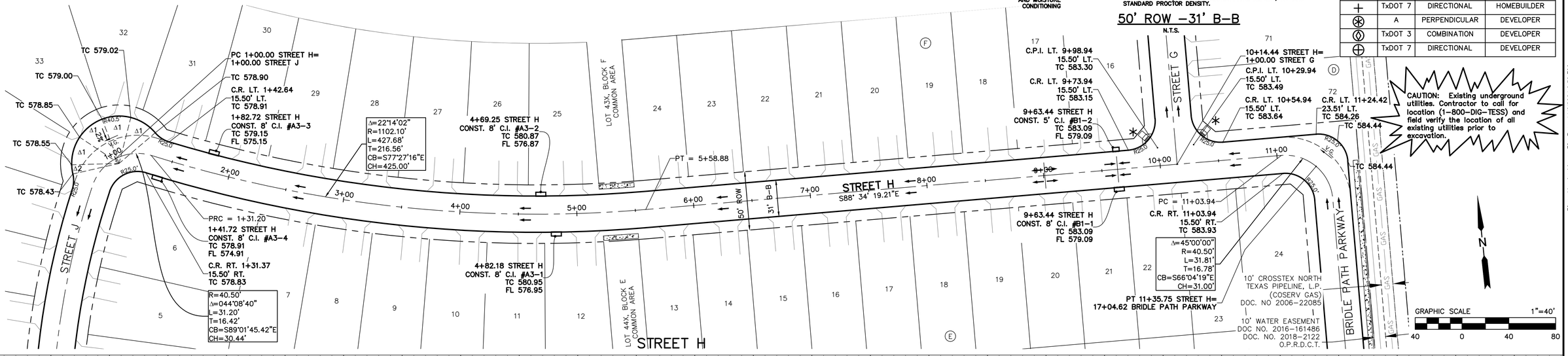
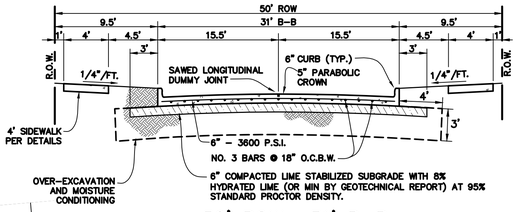
Δ2	11°12'36"	40.50'	7.92'	3.97'





50' ROW -31' B-B

N.T.S.

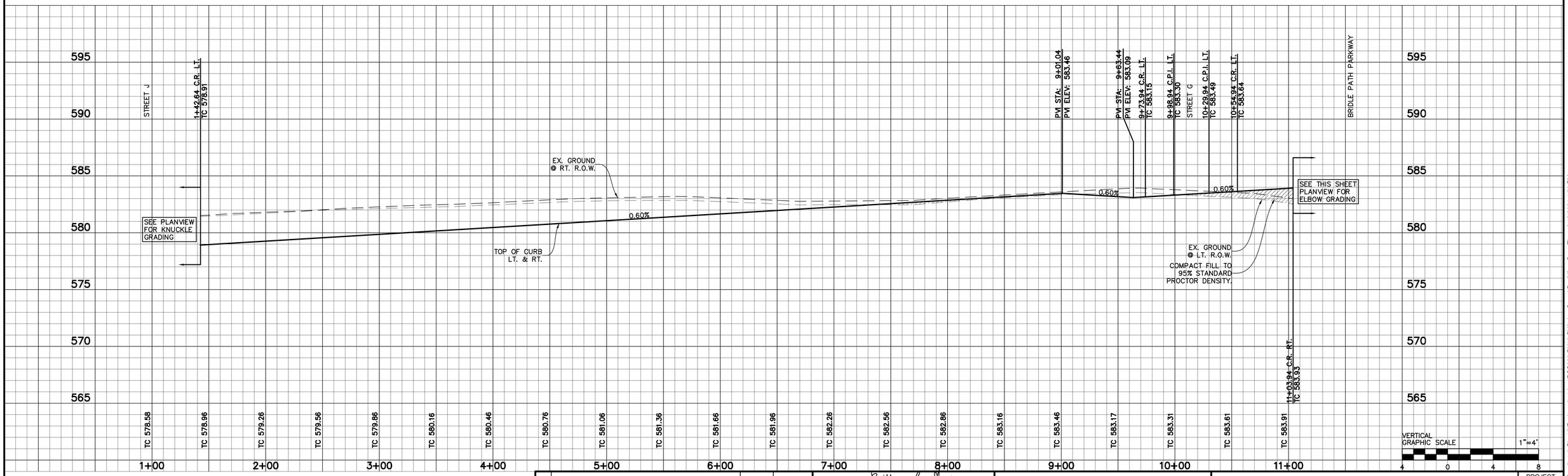
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET H

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.04

Plotted by: jrodriguez Plot Date: 11/6/2024 2:53 PM

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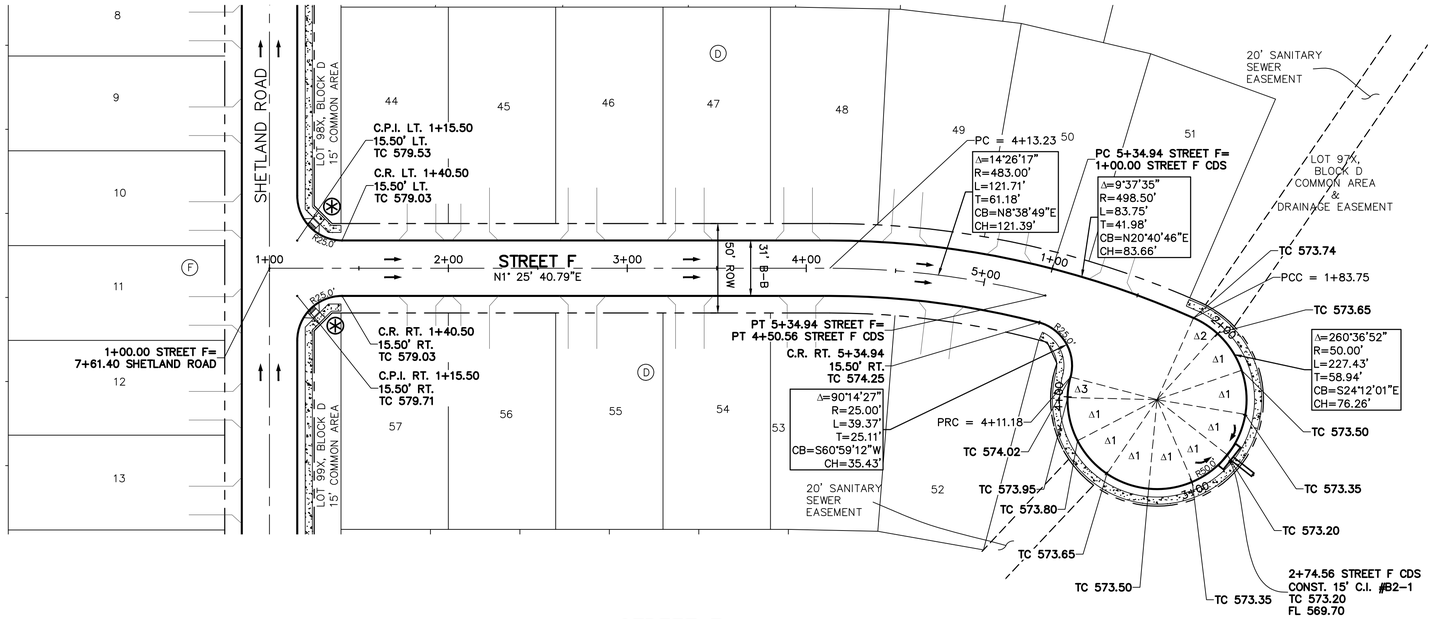
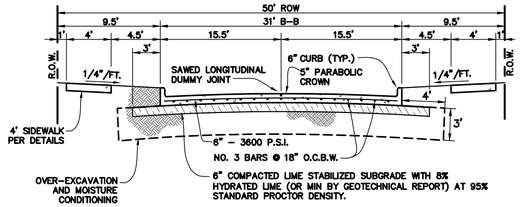


STREET F



50' ROW -31' B-B

N.T.S.

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	18°06'45"	50.00'	15.81'	7.97'
Δ3	13°19'08"	50.00'	11.62'	5.84'

LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

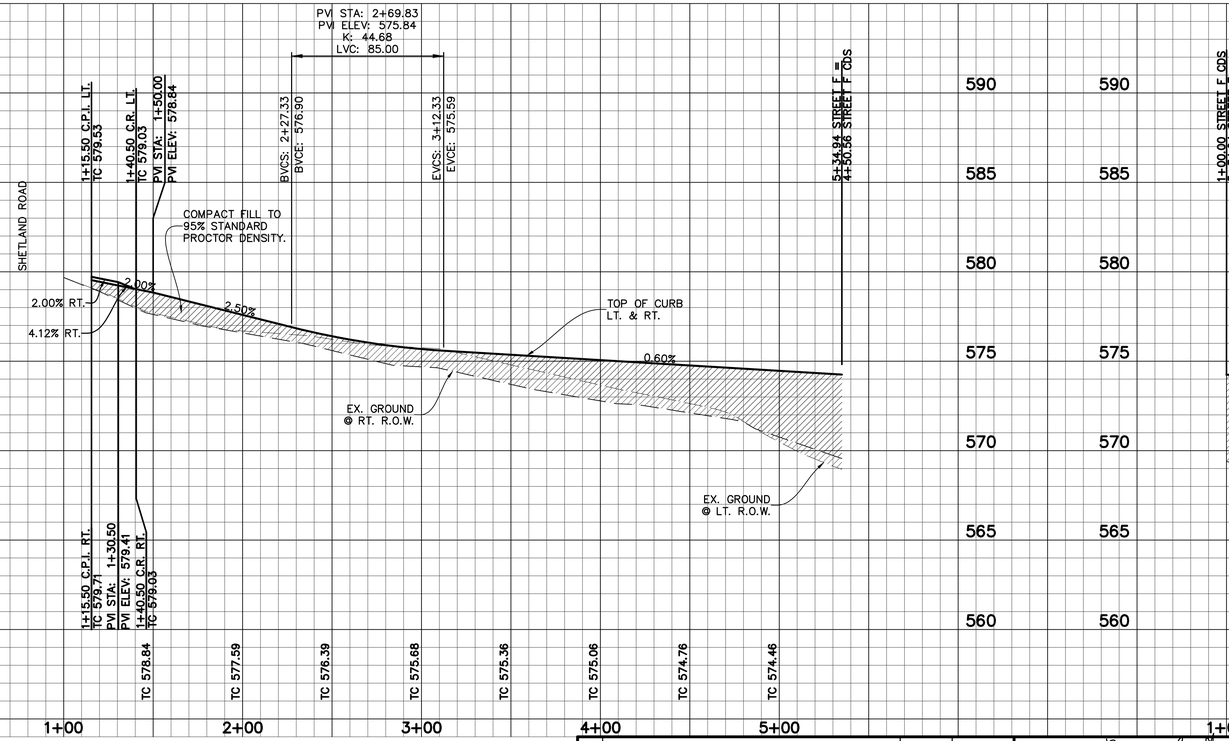
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊙	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

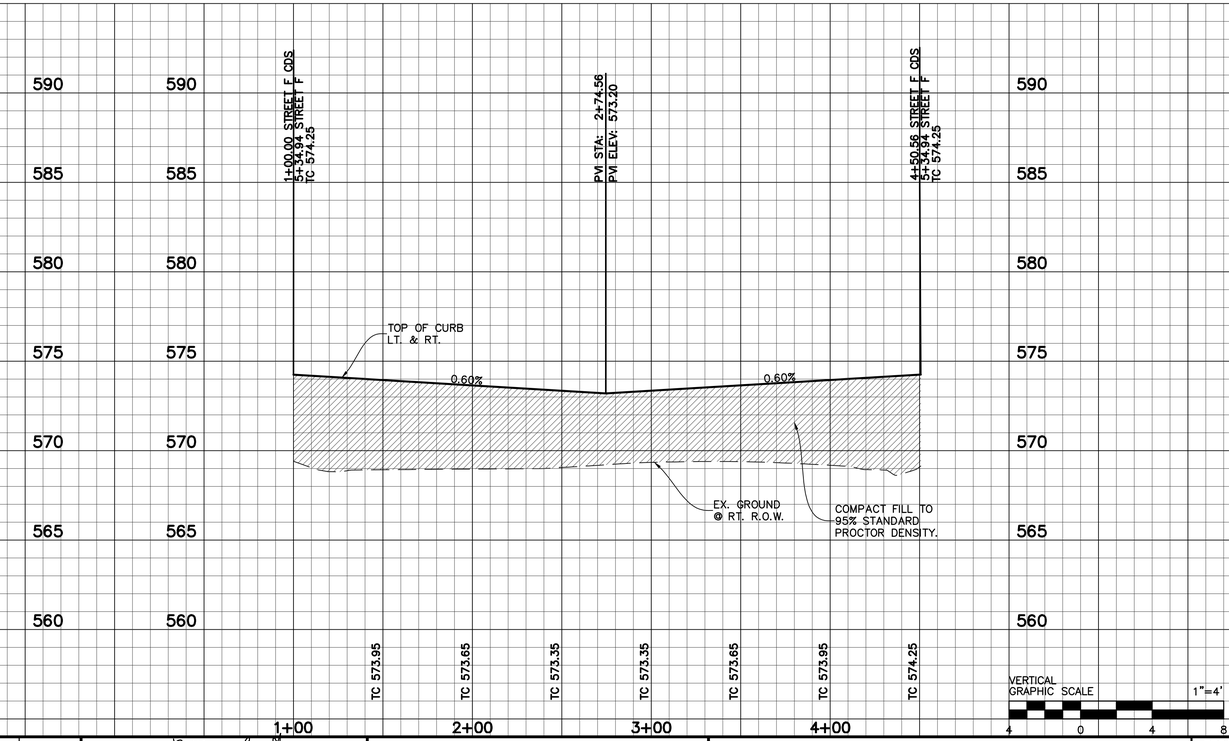
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET F CDS





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET F & STREET F CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.05

Plotted by: jrodriguez Plot Date: 11/6/2024 4:21 PM
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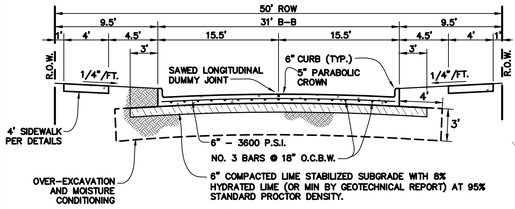
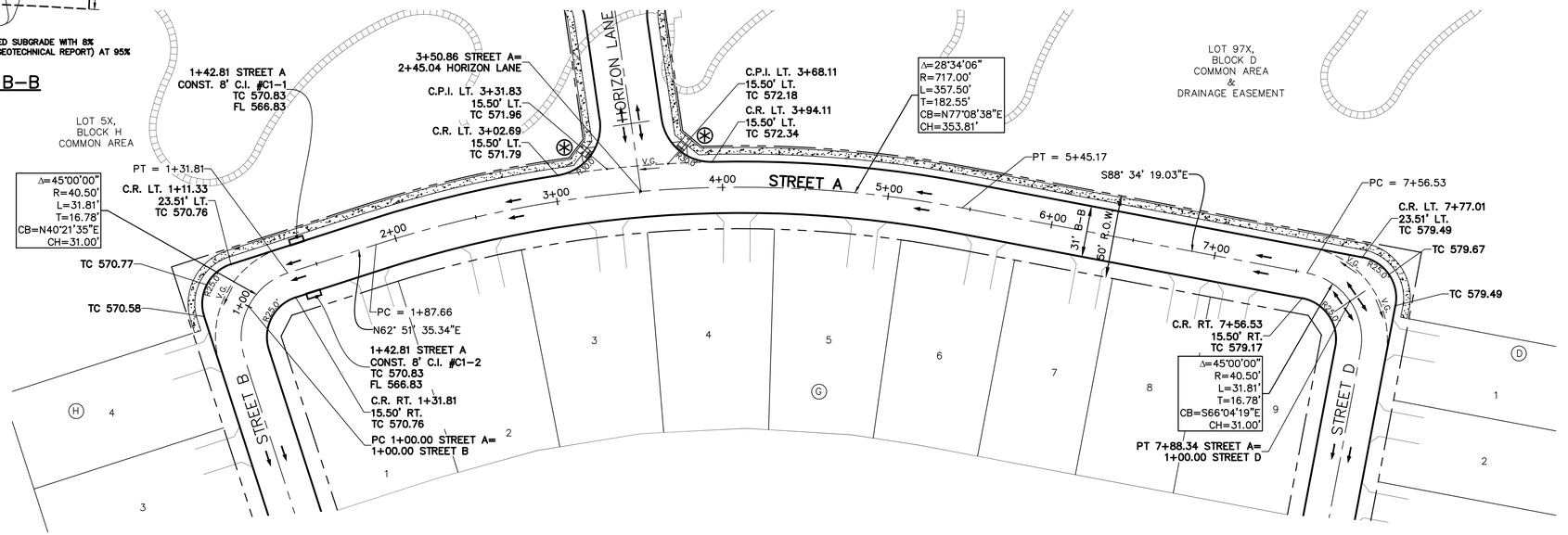


50' ROW -31' B-B

N.T.S.



BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧆	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

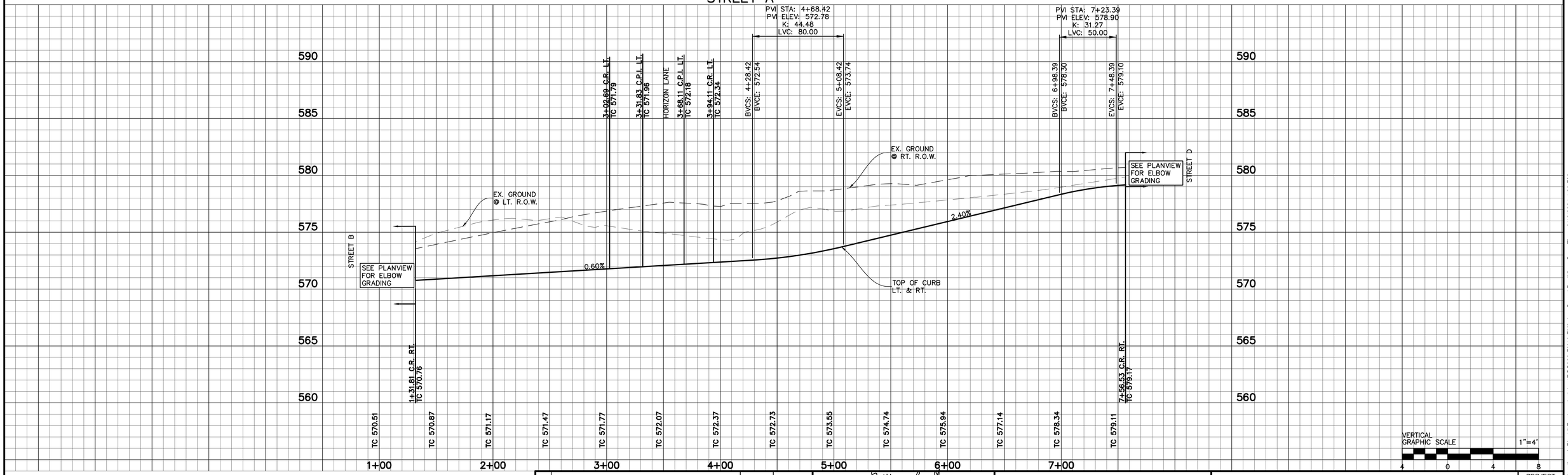
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



GRAPHIC SCALE 1"=40'

40 0 40 80

STREET A



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
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2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET A

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.06

Plotted by: jrodriguez Plot Date: 11/6/2024 2:54 PM
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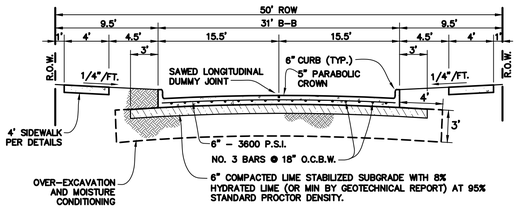
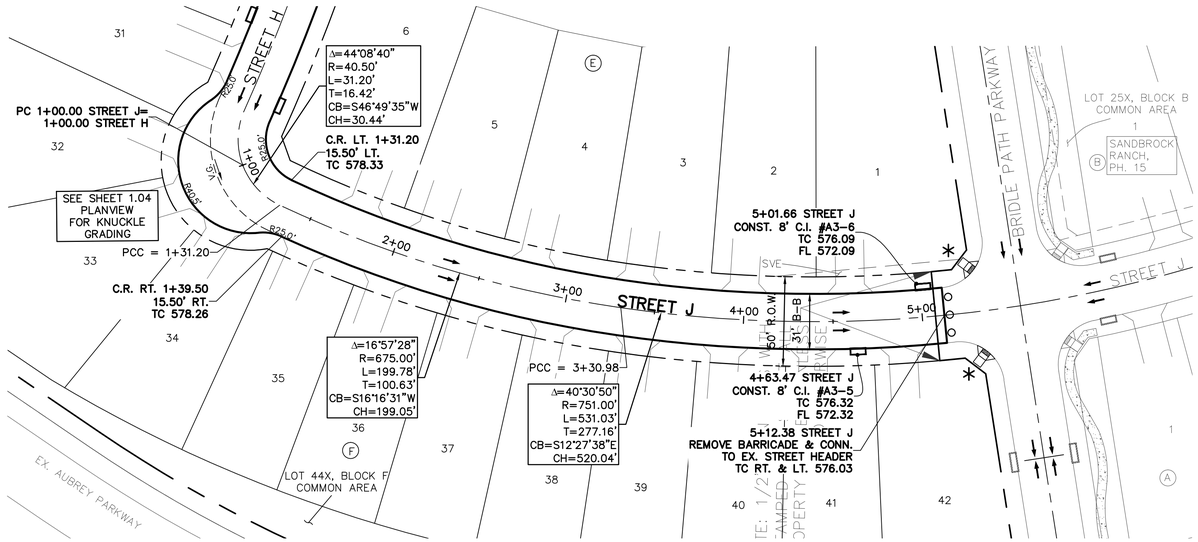
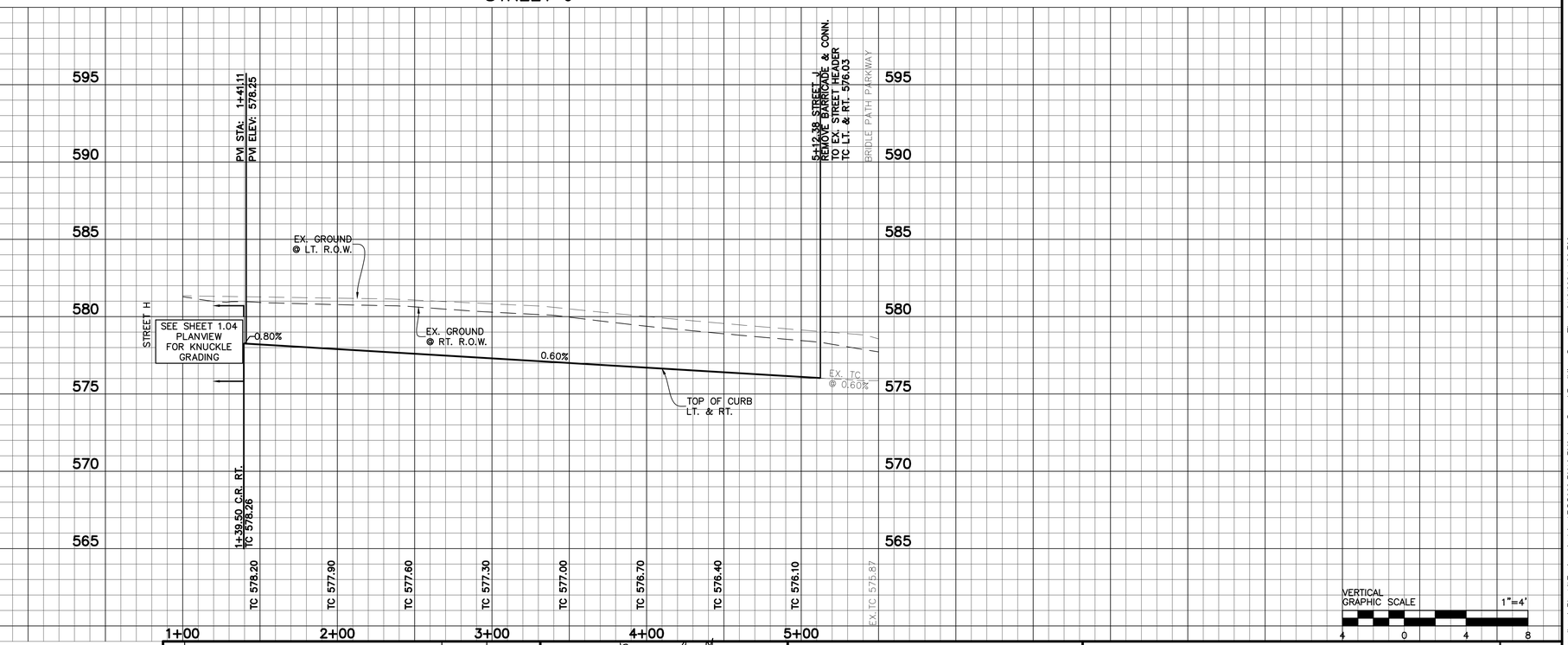


50' ROW -31' B-B

N.T.S.



STREET J



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Carrollton, Texas 75006
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TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET J

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.07

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
*	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

Plotted by: jrodriguez Plot Date: 11/6/2024 2:58 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV3.dwg Saved By: jklizer Save Time: 9/13/2024 4:39 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	24°34'08"	50.00'	21.44'	10.89'
Δ3	11°39'34"	50.00'	10.17'	5.11'

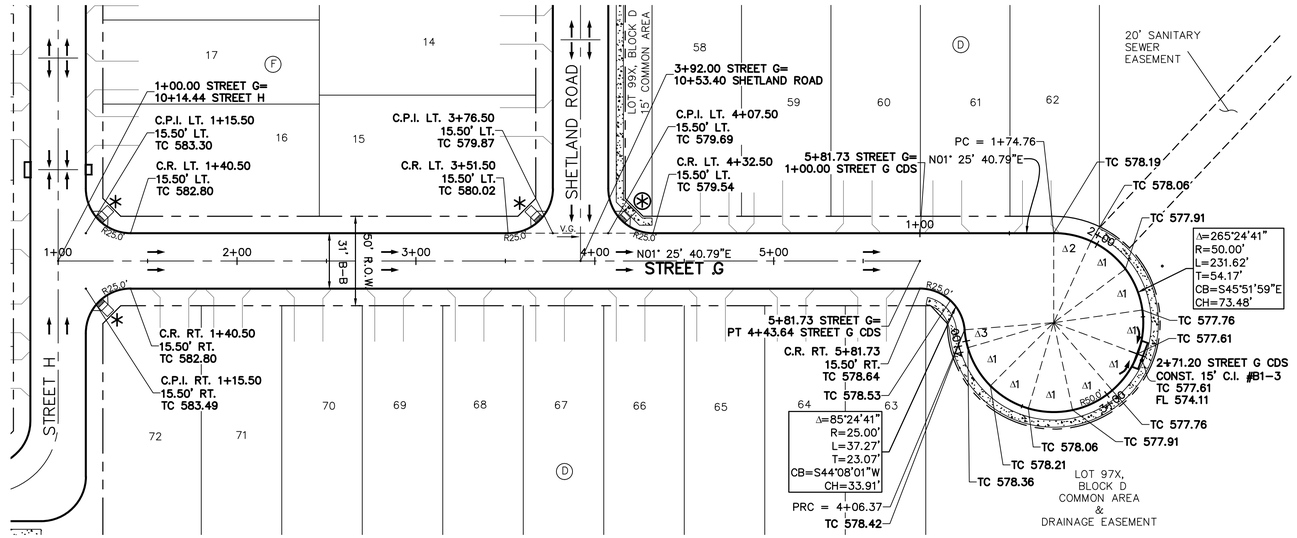
LEGEND

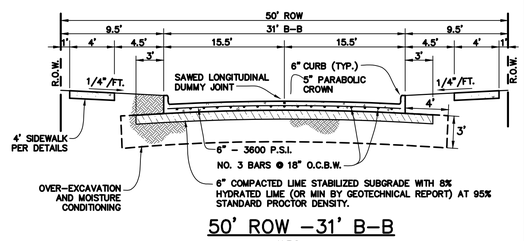
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





50' ROW -31' B-B

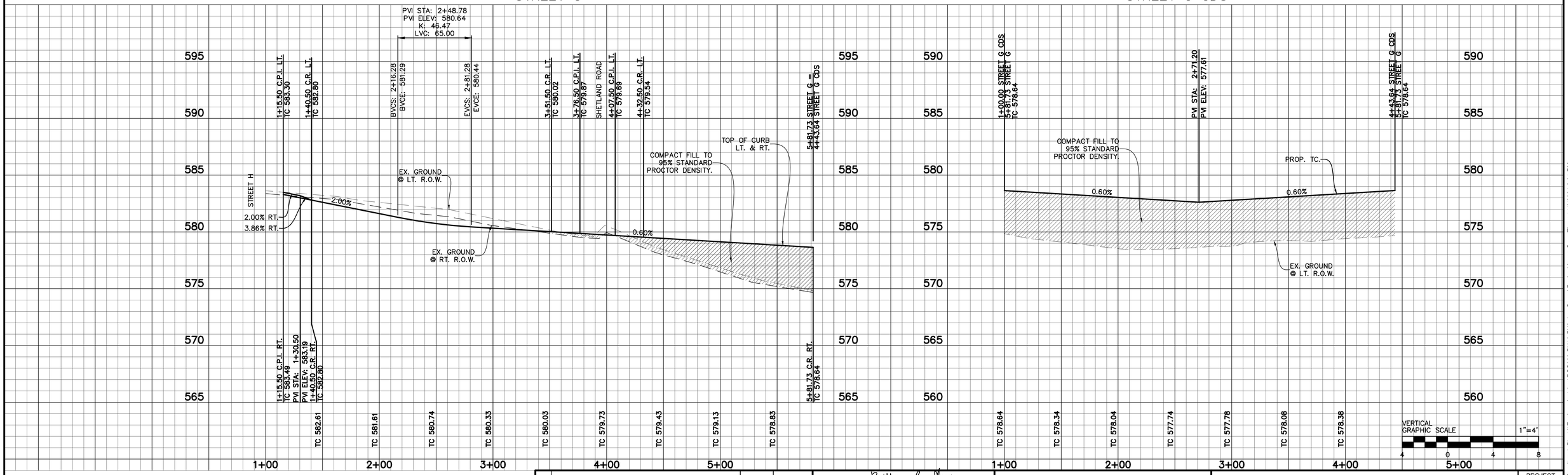
N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET G

STREET G CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET G & STREET G CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.08

Plotted by: jrodriguez Plot Date: 11/6/2024 4:24 PM

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CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	20°26'47"	50.00'	17.84'	9.02'
Δ3	12°52'57"	50.00'	12.24'	5.64'

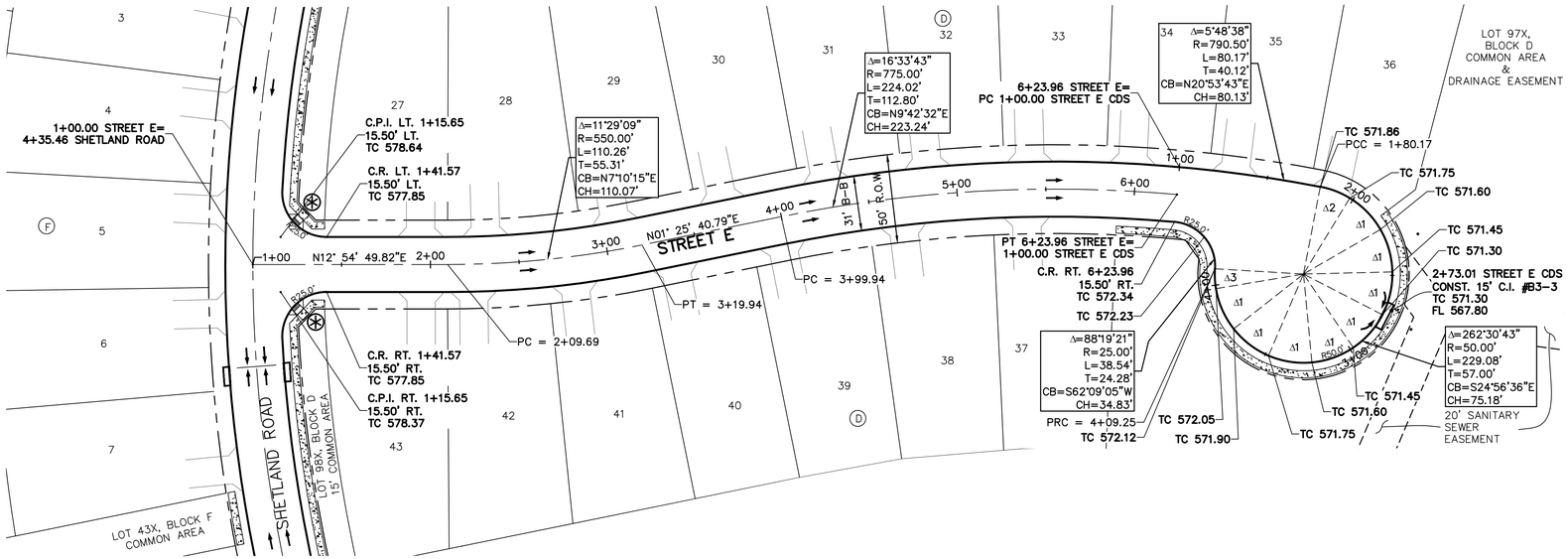
LEGEND

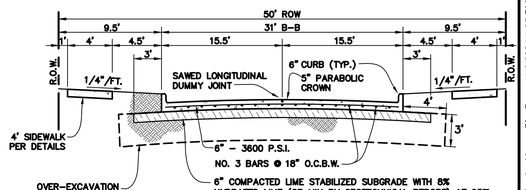
Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧆	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.





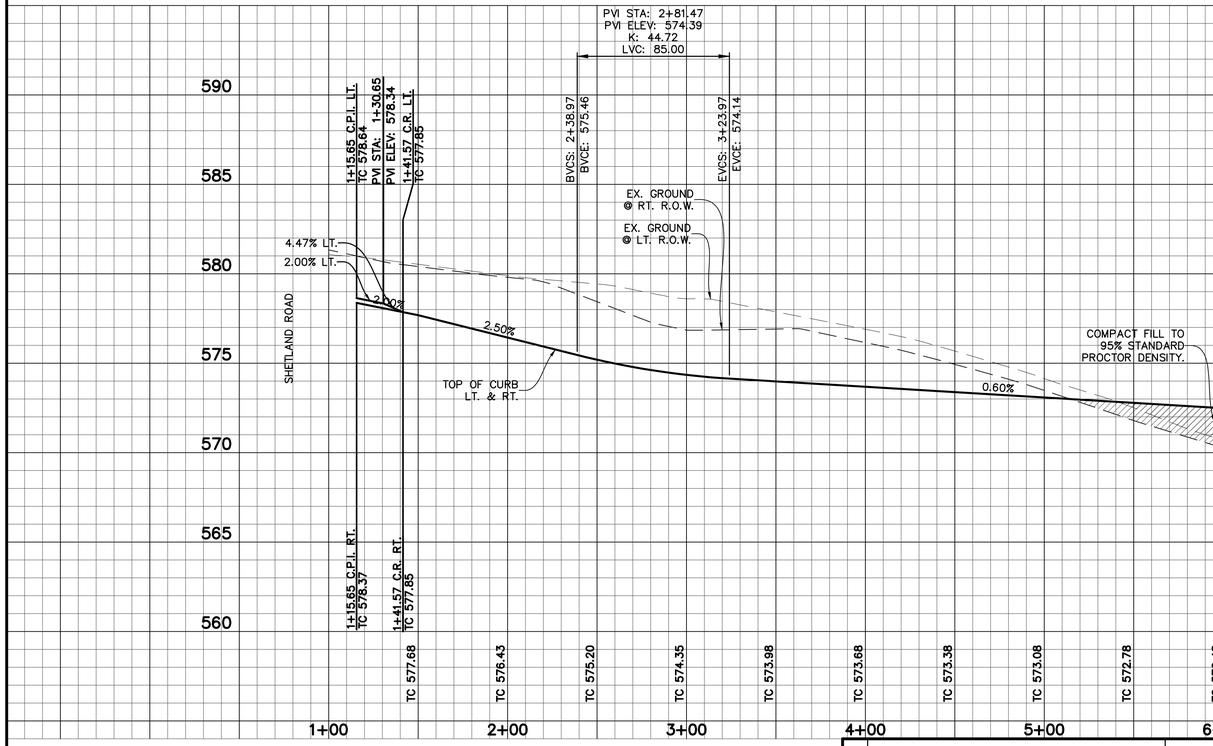
50' ROW -31' B-B

N.T.S.

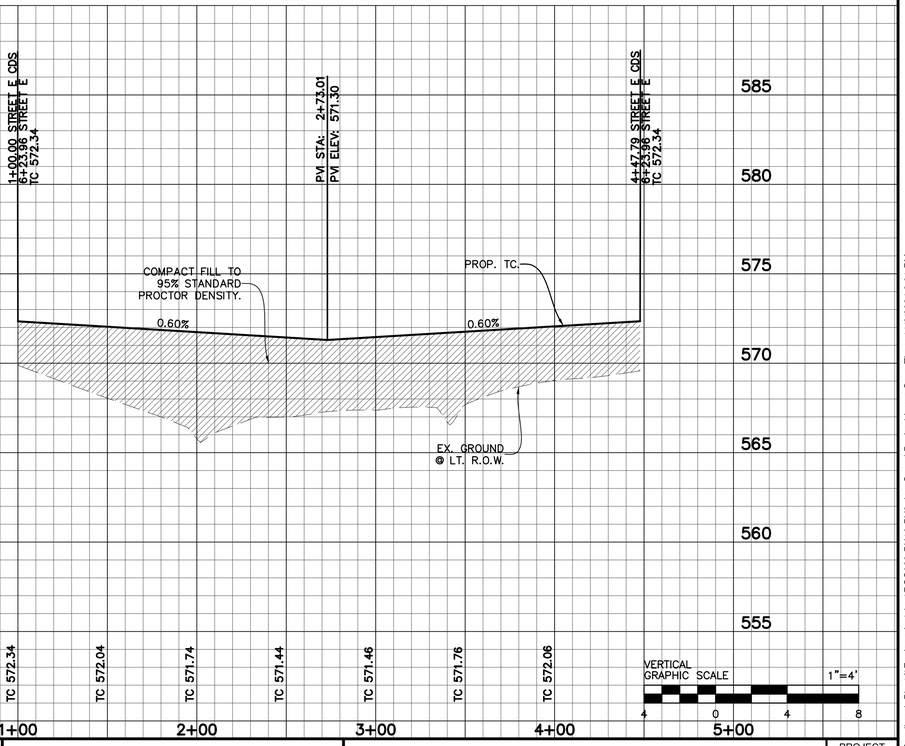
GRAPHIC SCALE 1"=40'

40 0 40 80

STREET E



STREET E CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS

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TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET E & STREET E CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.09

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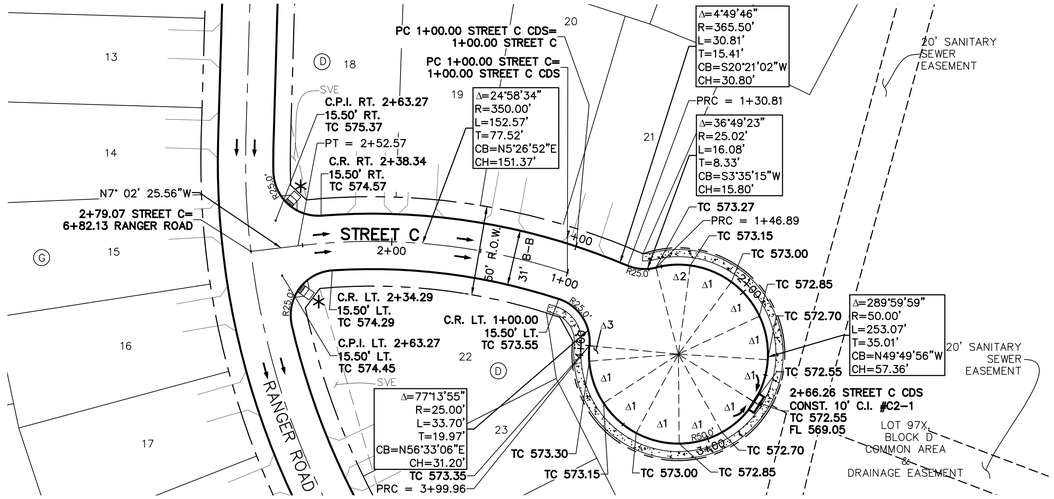
Plotted by: jrodriguez Plot Date: 11/6/2024 4:25 PM

CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	22°11'53"	50.00'	19.37'	9.81'
Δ3	9°58'14"	50.00'	8.70'	4.36'



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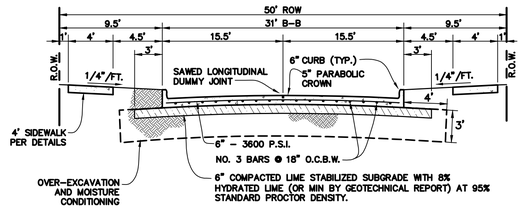


50' ROW -31' B-B

N.T.S.

STREET C CDS

LEGEND

Sidewalk to be Constructed by Developer.

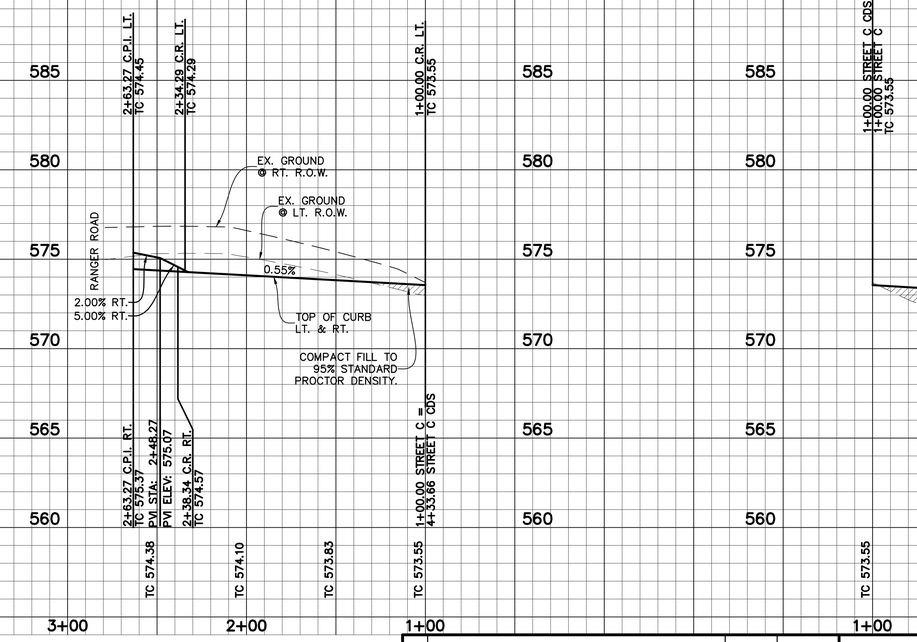
Storm Inlet

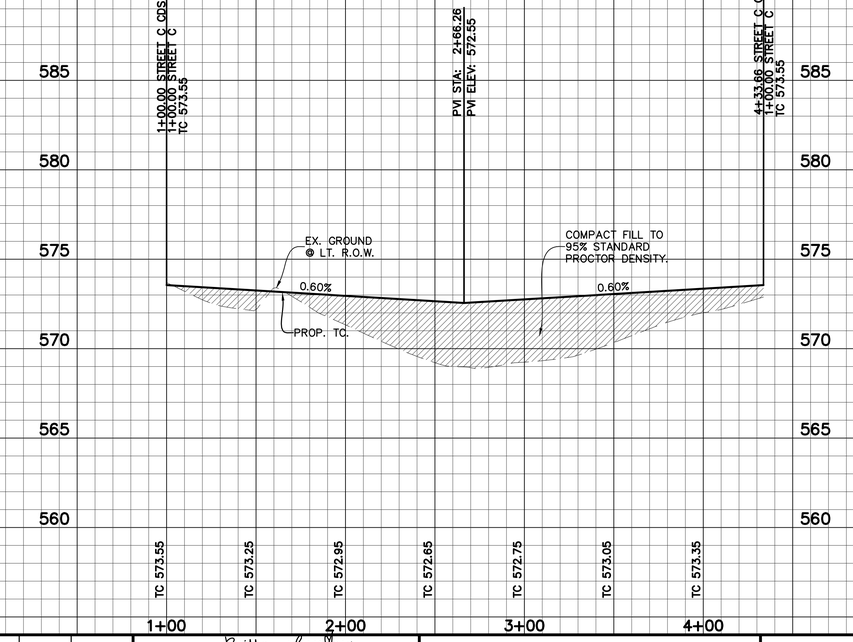
BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
◈	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET C & STREET C CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.10

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV4.dwg Saved By: jrodriguez Save Time: 11/6/2024 3:15 PM

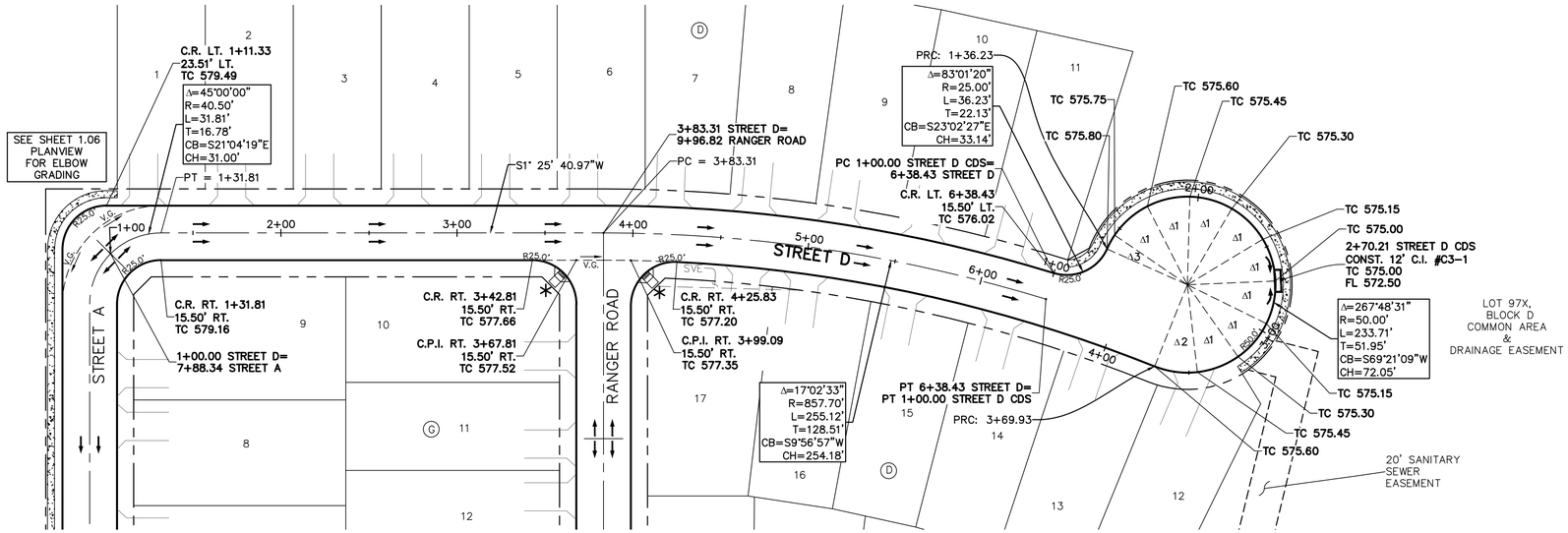
CUL-DE-SAC TABLE				
NO.	DELTA	RADIUS	LENGTH	TANGENT
Δ1	28°38'52"	50.00'	25.00'	12.77'
Δ2	28°19'47"	50.00'	24.72'	12.62'
Δ3	10°17'44"	50.00'	8.98'	4.50'

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

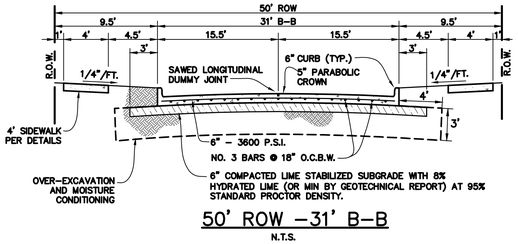
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



STREET D



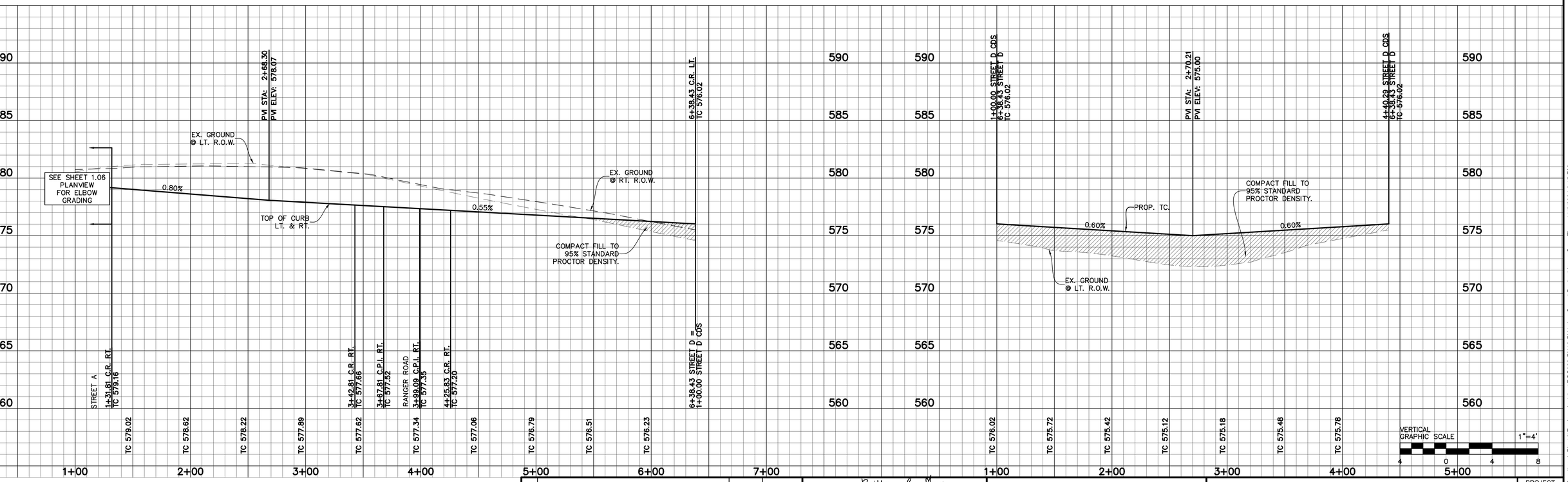
50' ROW -31' B-B

N.T.S.

GRAPHIC SCALE 1"=40'

40 0 40 80

STREET D CDS



VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET D & STREET D CDS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.11

Plotted by: jrodriguez Plot Date: 11/6/2024 4:28 PM

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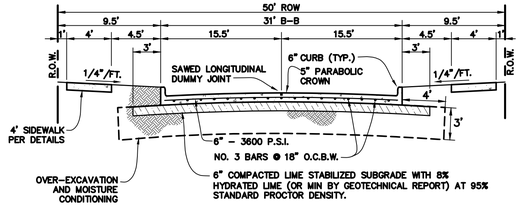
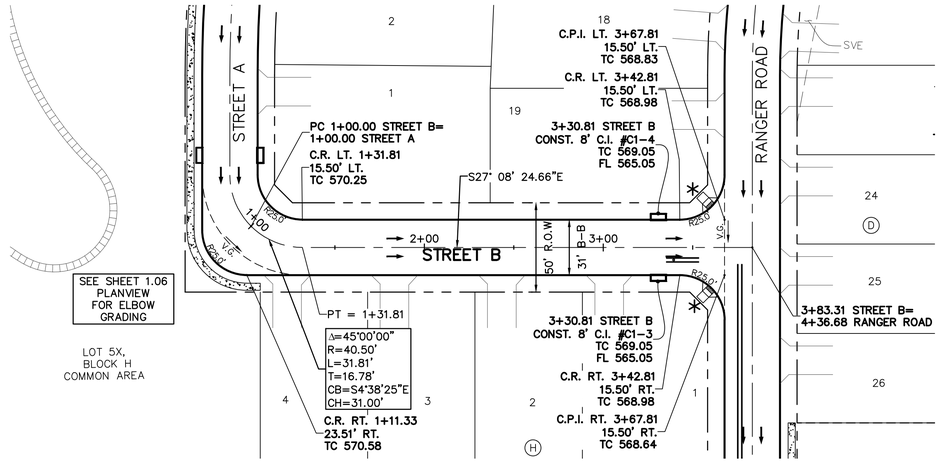
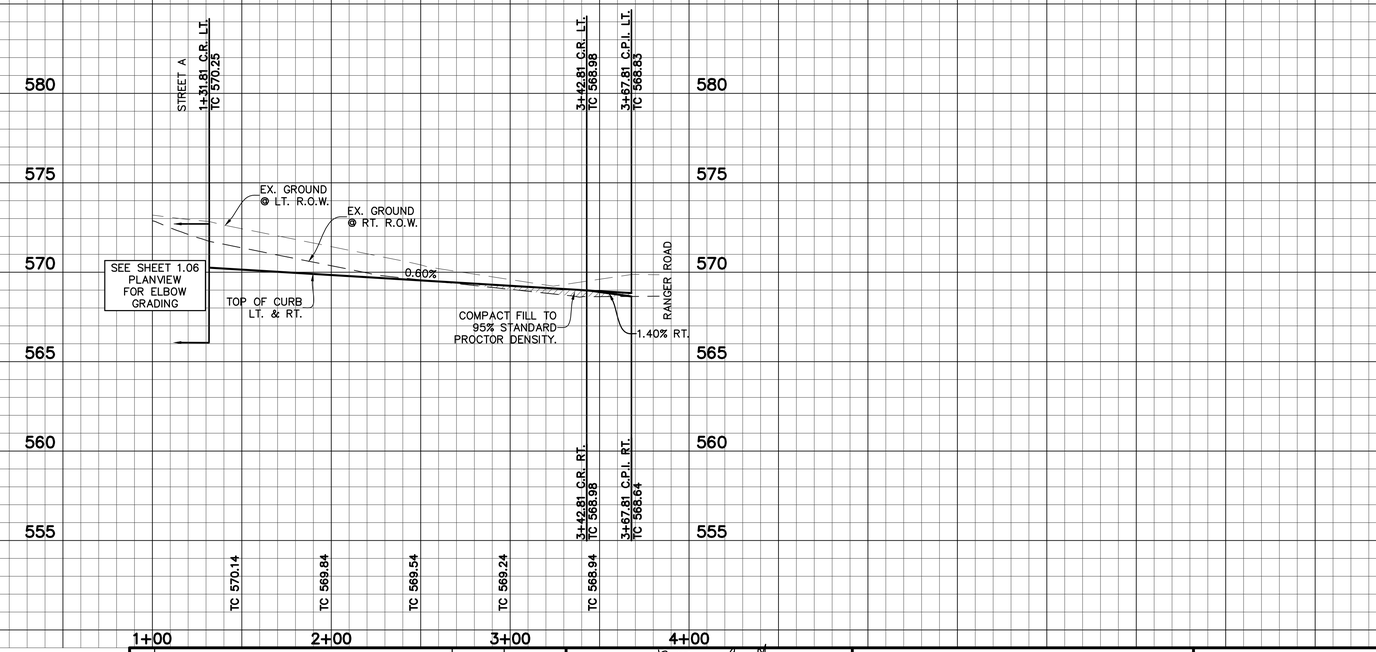


50' ROW - 31' B-B

N.T.S.





VERTICAL GRAPHIC SCALE 1"=4'

4 0 4 8

LEGEND

Sidewalk to be Constructed by Developer.

Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'

40 0 40 80

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE

STREET B

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.12

Plotted by: jrodriguez Plot Date: 11/6/2024 3:08 PM
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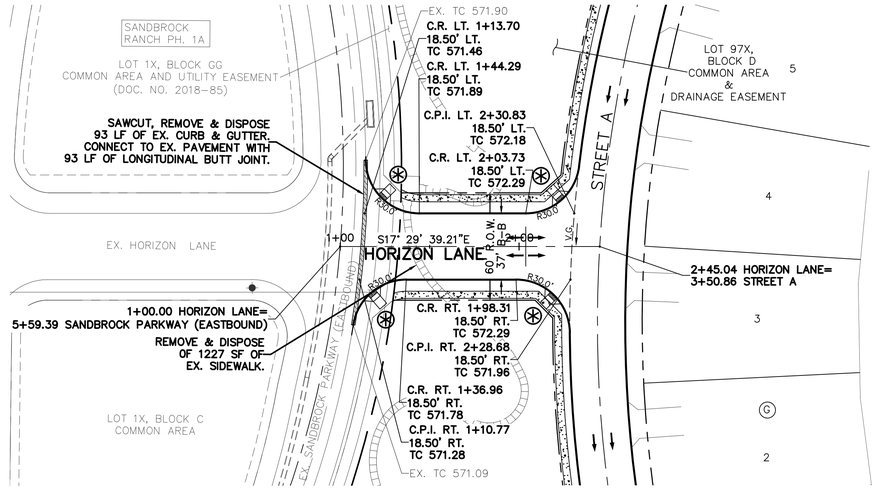


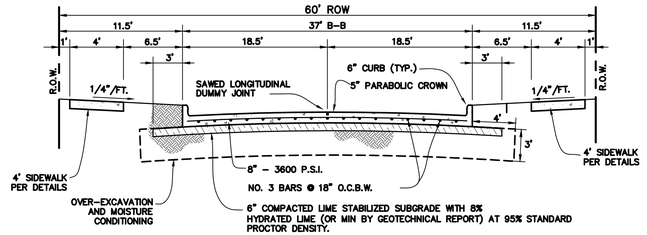
HORIZON LANE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

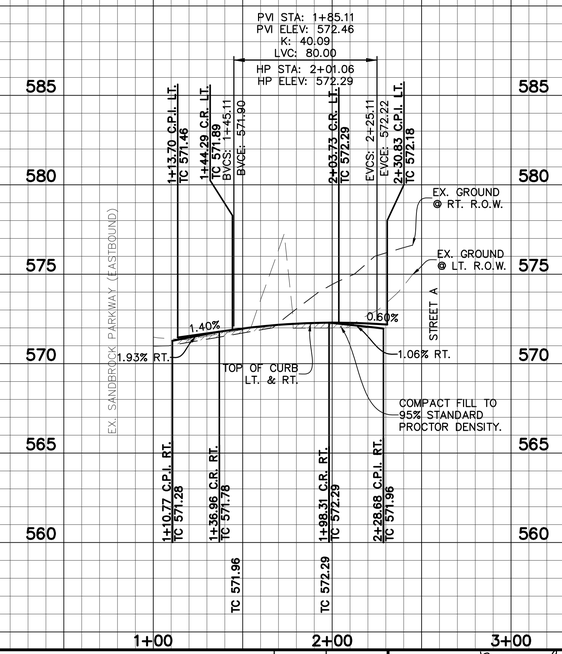
LEGEND

- Sidewalk to be Constructed by Developer.
- Storm Inlet

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✳	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⧫	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER



HORIZON LANE
60' ROW - 37' B-B



GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PAVING PLAN & PROFILE
HORIZON LANE
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 1.13

Plotted by: jrodriguez Plot Date: 11/6/2024 3:14 PM
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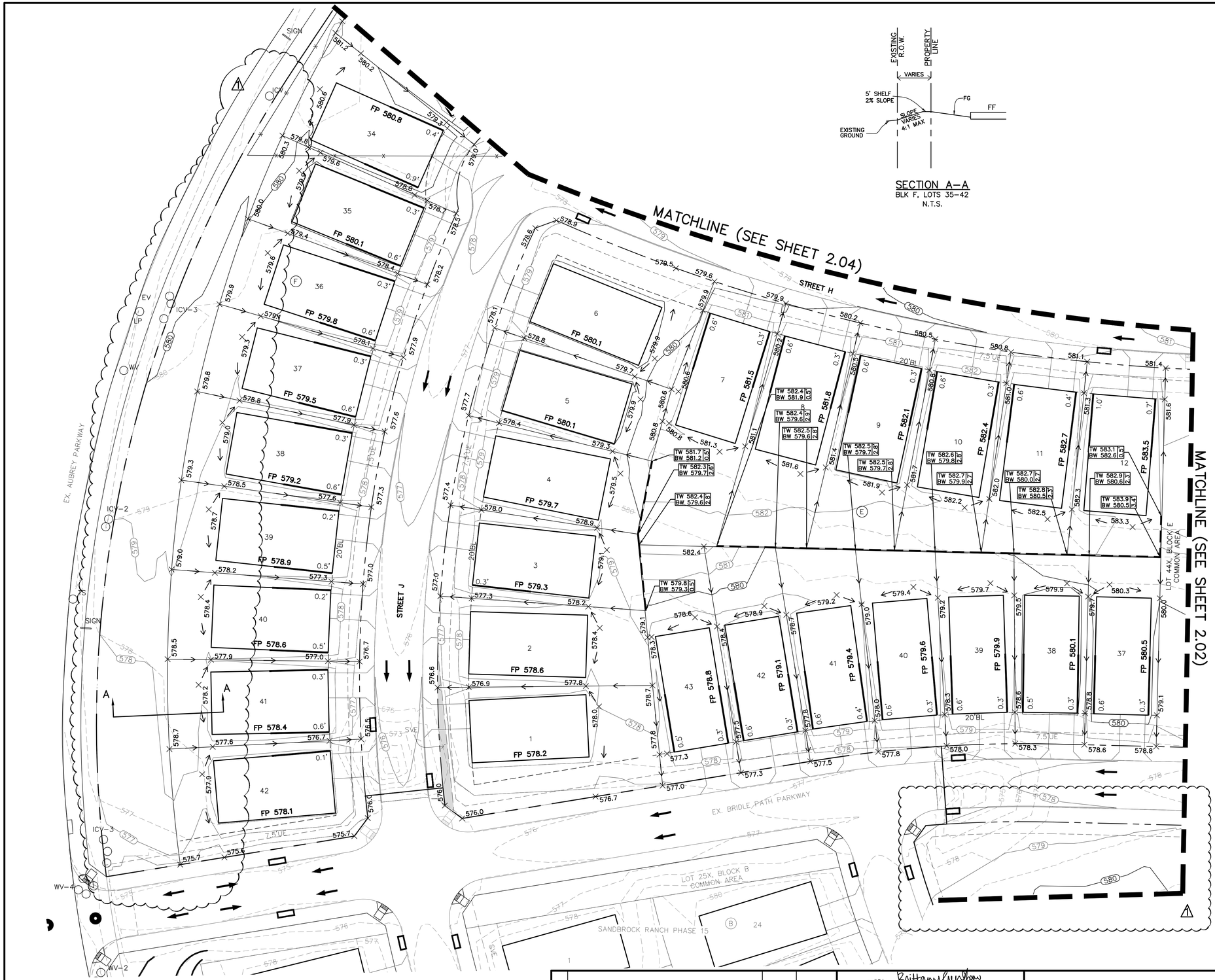
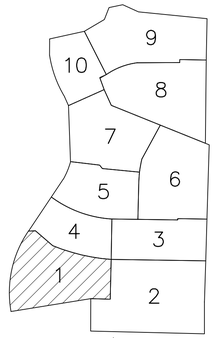


SECTION A–A
BLK F, LOTS 35–42
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:36 PM
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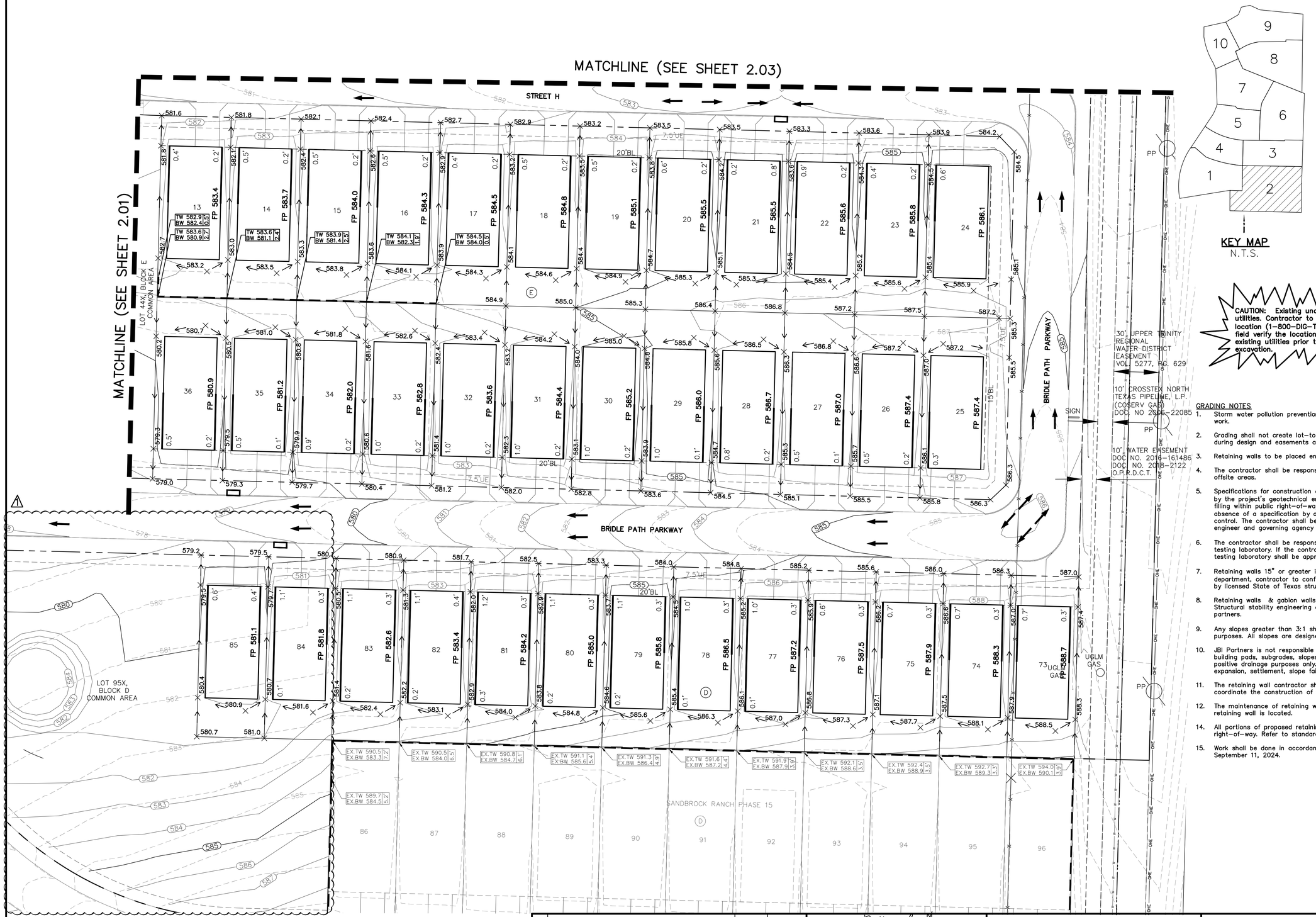

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.02

Plotted by: jrodriguez Plot Date: 10/9/2025 1:37 PM

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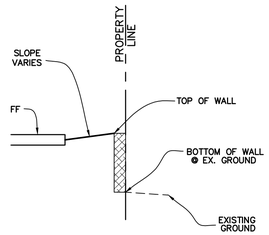
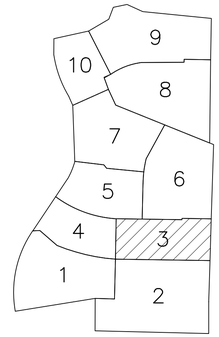


SECTION B–B
BLK D, LOTS 63–72
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
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NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES
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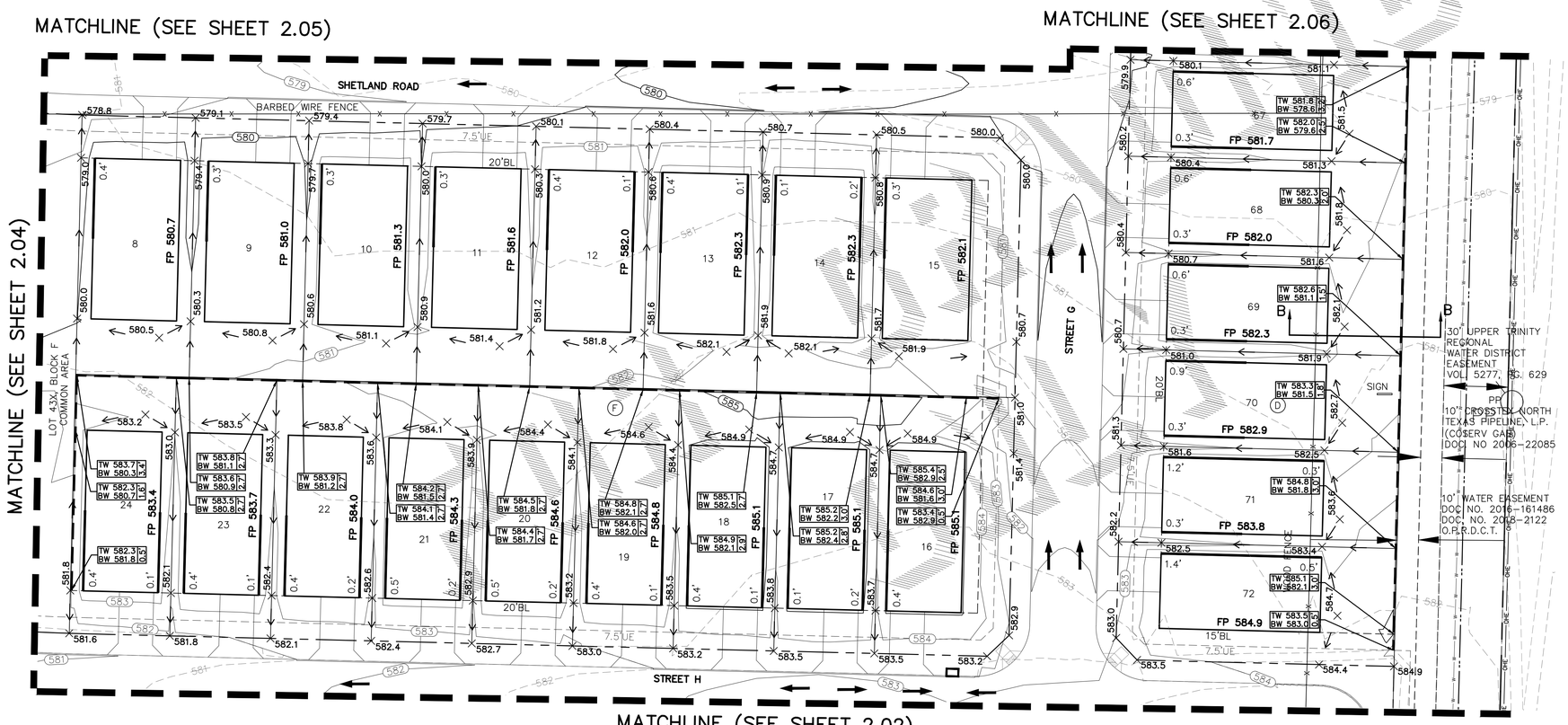

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRADING NOTES

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GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18
BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19
BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.03

Plotted by: jkilzer Plot Date: 9/16/2024 10:29 AM
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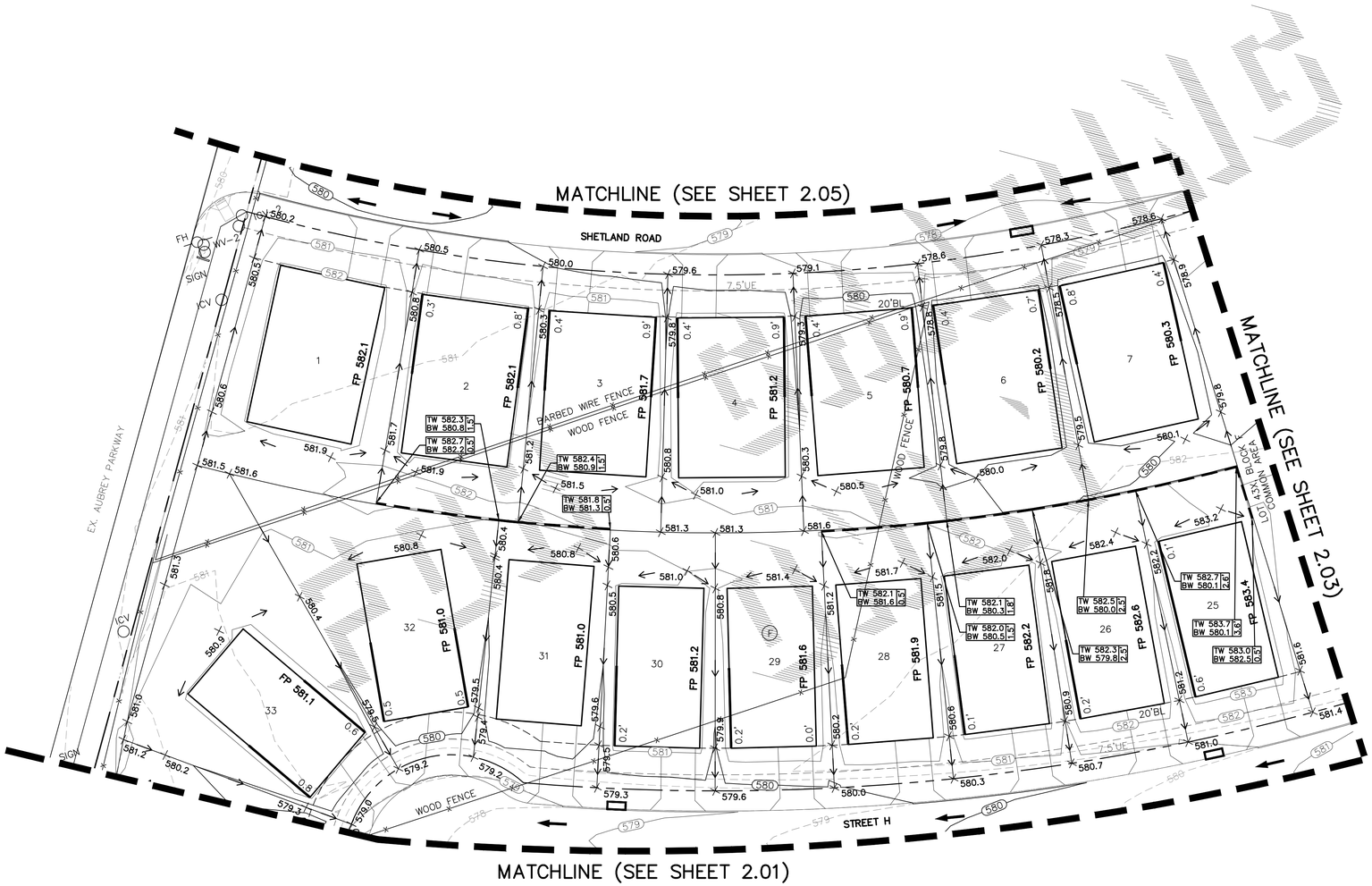

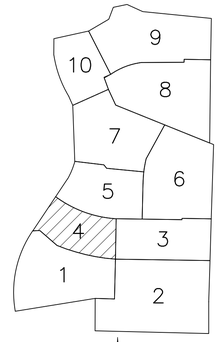

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

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N

GRAPHIC SCALE 1"=30'

30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN

SHEET 4

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.04

Plotted by: jkilzer Plot Date: 9/16/2024 10:30 AM
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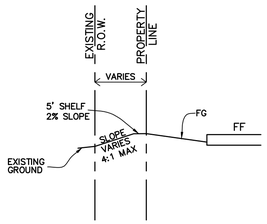
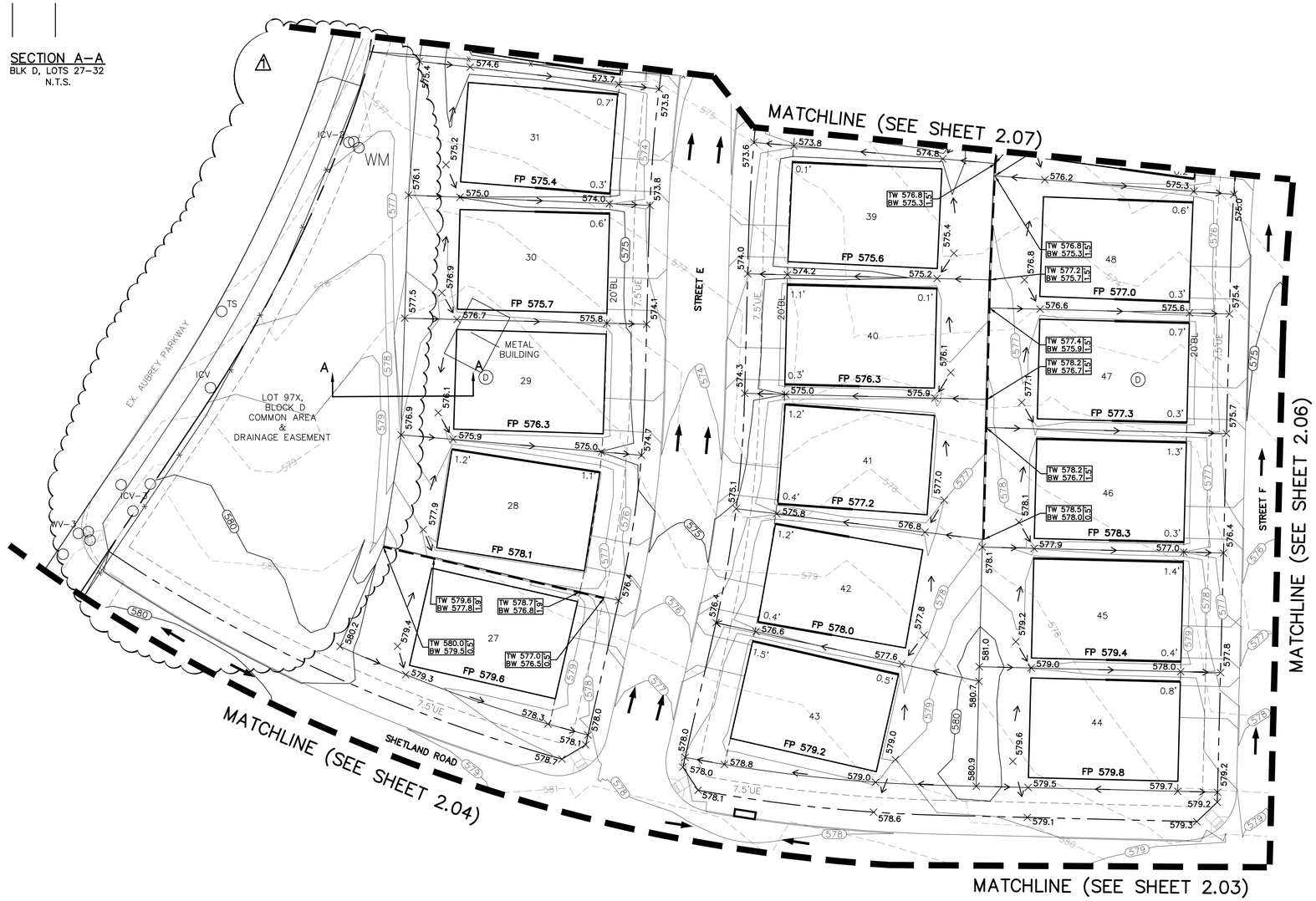
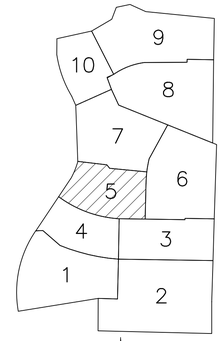


SECTION A–A
BLK D, LOTS 27–32
N.T.S.





KEY MAP
N.T.S.

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	EXISTING RETAINING WALL
EX.TW 560.1 EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:
CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
5. Specifications for construction and testing for excavation and filling on private lots shall be provided by the project's geotechnical engineer. Specifications for construction and testing for excavation and filling within public right–of–ways shall be provided by the governing agency. In the event of an absence of a specification by a governing agency, the geotechnical engineer's specifications shall control. The contractor shall be responsible for obtaining the specifications from the geotechnical engineer and governing agency prior to commencing work.
6. The contractor shall be responsible for scheduling testing of the excavation and filling with the owner's testing laboratory. If the contractor is responsible for obtaining the testing laboratory, the selected testing laboratory shall be approved by the owner.
7. Retaining walls 15" or greater in height may require a separate permit from the building inspection department, contractor to confirm. Retaining walls over 2' in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.
8. Retaining walls & gabion walls shown on this plan are for location and elevation purposes only. Structural stability engineering of the retaining walls are not part of the design responsibility of JBI partners.
9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
10. JBI Partners is not responsible for surface or sub–surface geotechnical and soil recommendations of building pads, subgrades, slopes, trenches, or other excavations. Finish grade elevations shown are for positive drainage purposes only. JBI Partners shall not be responsible for failures associated with soil expansion, settlement, slope failures, subsidence, or any other geological condition.
11. The retaining wall contractor shall identify the locations of the screening walls and fences to coordinate the construction of any improvements affecting the retaining walls.
12. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
14. All portions of proposed retaining walls including foundations, footings etc. shall not extend into the right–of–way. Refer to standard details for retaining wall details and specifications.
15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

N

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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10.9.2025

JBI PARTNERS
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Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 5
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.05

Plotted by: jrodriguez Plot Date: 10/9/2025 1:38 PM
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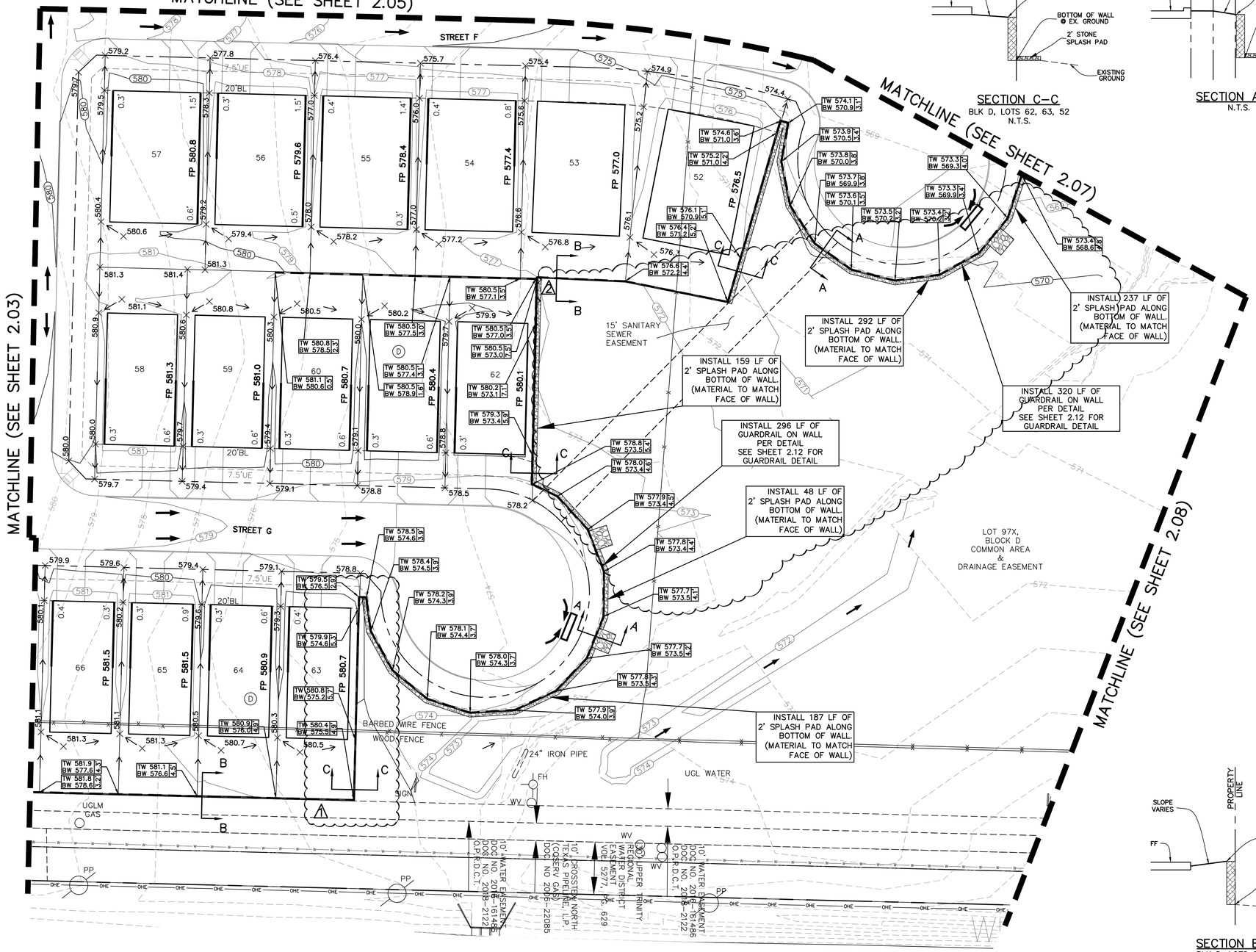
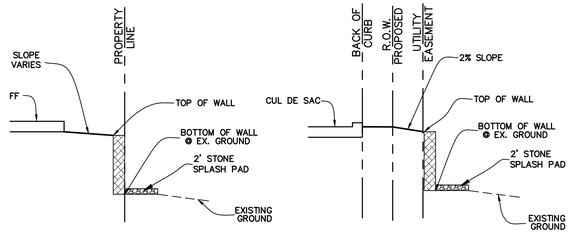
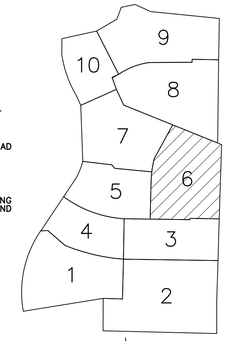




SECTION C–C
BLK D, LOTS 62, 63, 52
N.T.S.

SECTION A–A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
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SECTION B–B
BLK D, LOTS 63–72
N.T.S.

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
2	REVISED GRADING	JAR	10/09/25
1	REVISED WALL ELEVATIONS	JAR	12/5/24

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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10.9.2025

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 6
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.06

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM
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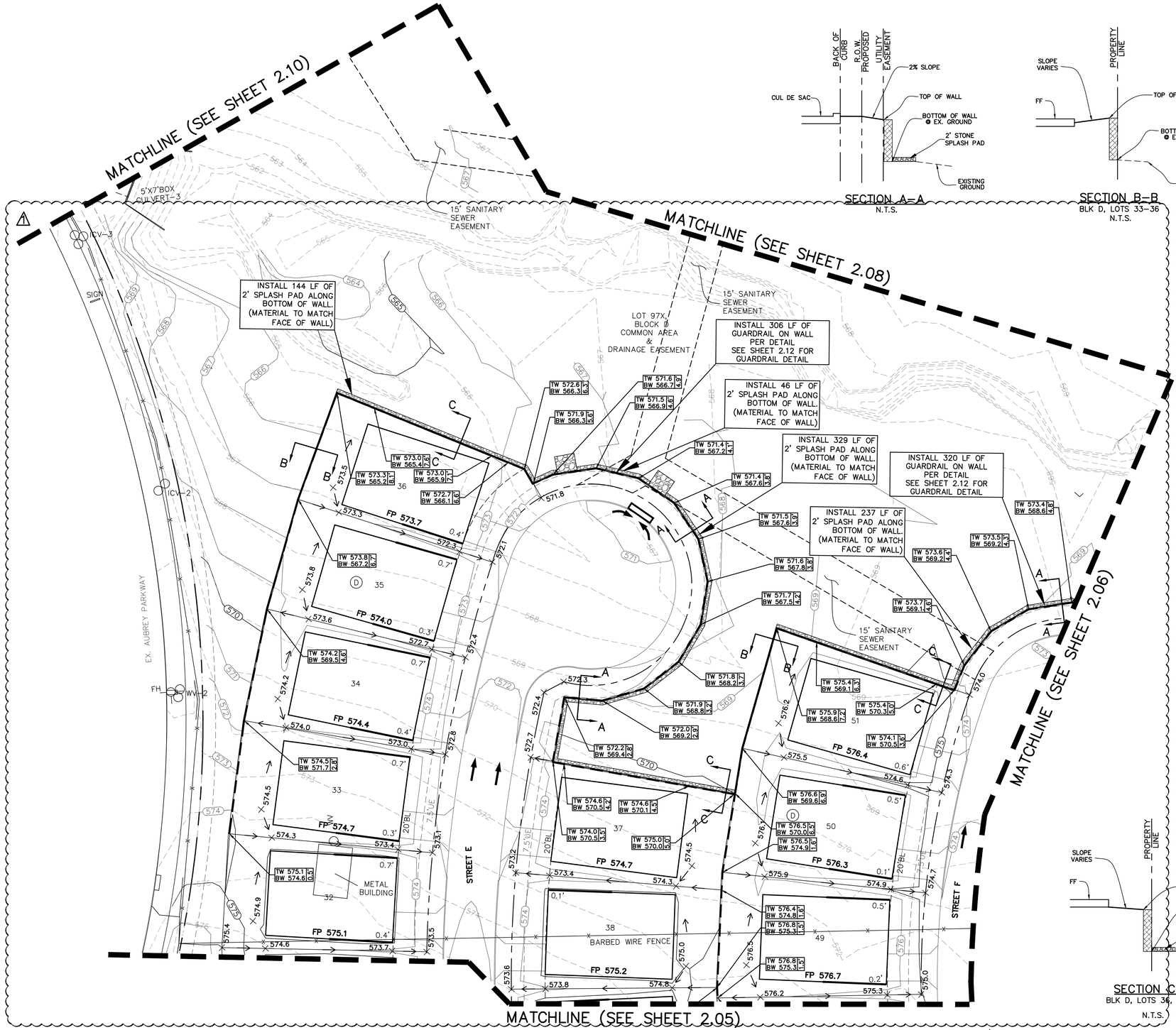

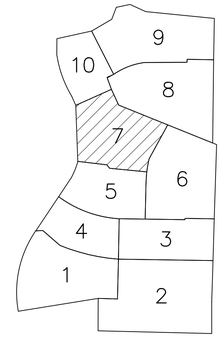

KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
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484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

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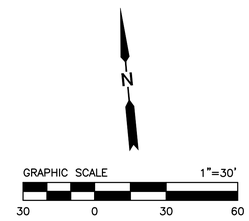

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

Brittany Day Crenshaw
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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.07

Plotted by: jrodriguez Plot Date: 10/9/2025 1:40 PM

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GRADING NOTES

1. Storm water pollution prevention plan (SWPPP) to be completely implemented prior to any grading work.
2. Grading shall not create lot-to-lot drainage condition unless approved by city or district engineer during design and easements are provided.
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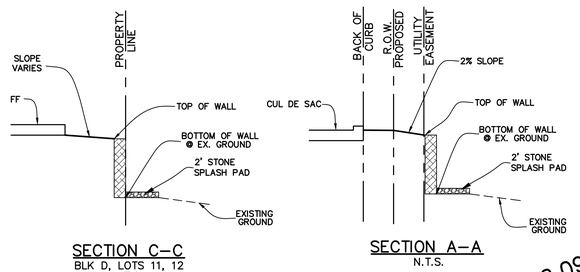
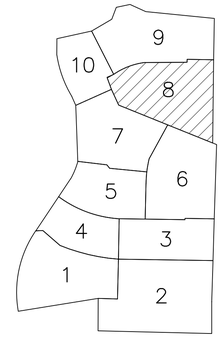


SECTION C-C
BLK D, LOTS 11, 12
N.T.S.

SECTION A-A
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL \ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

MATCHLINE (SEE SHEET 2.09)

MATCHLINE (SEE SHEET 2.10)

MATCHLINE (SEE SHEET 2.07)

MATCHLINE (SEE SHEET 2.06)

RANGER ROAD

STREET C

SHEET D

INSTALL 112 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 219 LF OF GUARDRAIL ON WALL PER DETAIL SEE SHEET 2.12 FOR GUARDRAIL DETAIL

INSTALL 108 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 292 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 276 LF OF 2' SPLASH PAD ALONG BOTTOM OF WALL. (MATERIAL TO MATCH FACE OF WALL)

INSTALL 258 LF OF GUARDRAIL ON WALL PER DETAIL SEE SHEET 2.12 FOR GUARDRAIL DETAIL

15' SANITARY SEWER EASEMENT

20' CSERV EASEMENT DOC. NO. 2018-114638 O.P.R.D.C.T.

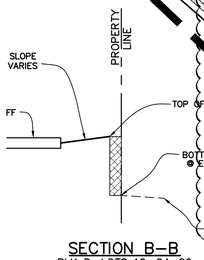
10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085

10' WATER EASEMENT DOC. NO. 2016-161486 DOC. NO. 2018-2122 O.P.R.D.C.T.

WOOD FENCE

BARBED WIRE FENCE

SIGN



SECTION B-B
BLK D, LOTS 12, 24-26
N.T.S.

GRAPHIC SCALE 1"=30'
30 0 30 60

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
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Suite 300
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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 8
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.08

Plotted by: jrodriguez Plot Date: 10/9/2025 1:41 PM

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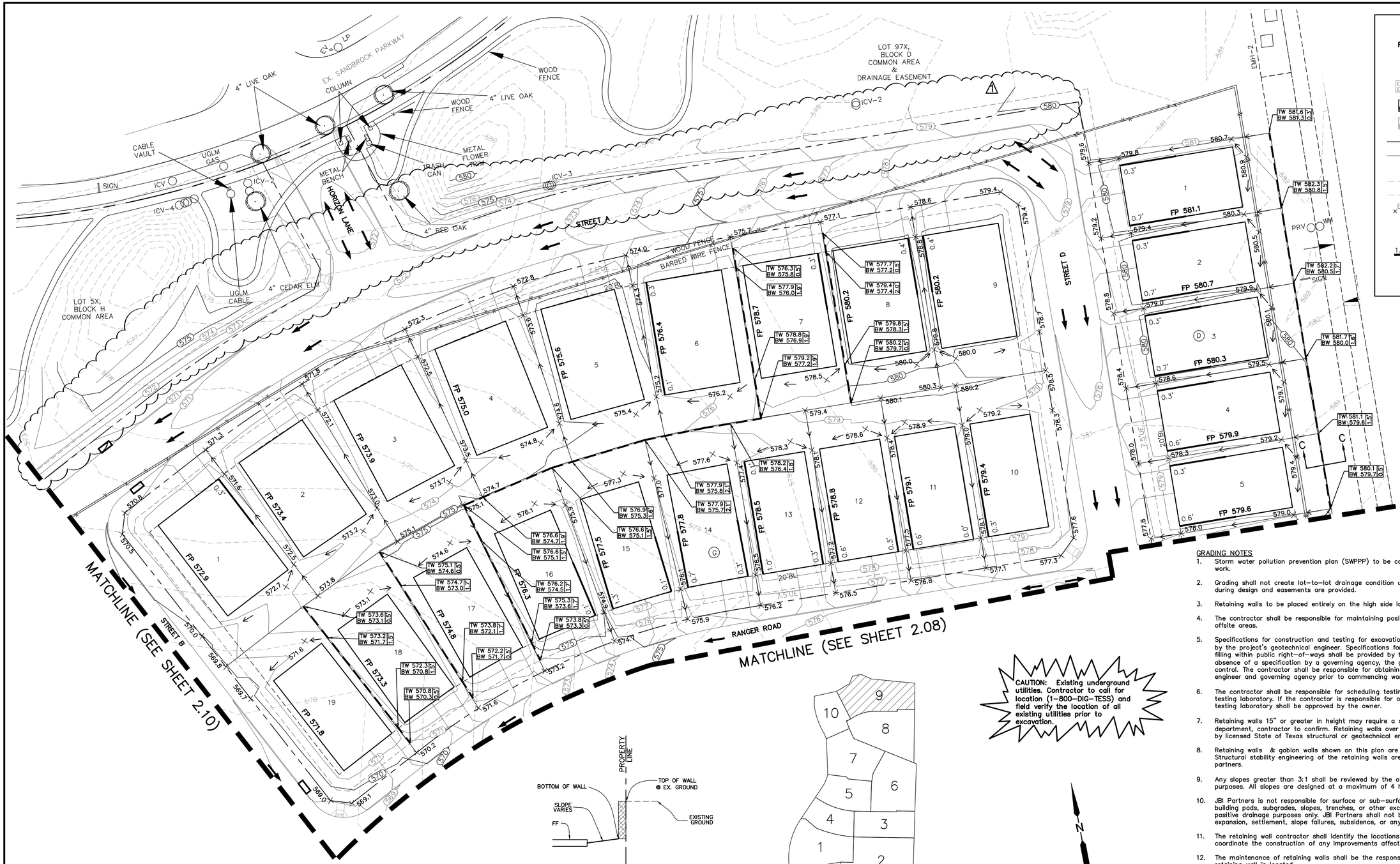

LEGEND

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	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

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CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

SECTION C–C
BLK D, LOTS 1–5
N.T.S.

KEY MAP
N.T.S.

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=30'

30 0 30 60

GRADING NOTES

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2. Grading shall not create lot–to–lot drainage condition unless approved by city or district engineer during design and easements are provided.
3. Retaining walls to be placed entirely on the high side lot, unless otherwise noted.
4. The contractor shall be responsible for maintaining positive drainage throughout the site from all offsite areas.
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9. Any slopes greater than 3:1 shall be reviewed by the owner's geotechnical engineer for stability purposes. All slopes are designed at a maximum of 4 horizontal to 1 vertical unless otherwise noted.
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15. Work shall be done in accordance with the Geotechnical Report #G241757 by Alpha Testing, dated September 11, 2024.

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS 131924 LICENSED PROFESSIONAL ENGINEER BRITTANY DAY CRENSHAW

Brittany Day Crenshaw

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10.9.2025

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
SHEET 9
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.09

Plotted by: jrodriguez Plot Date: 10/9/2025 1:42 PM
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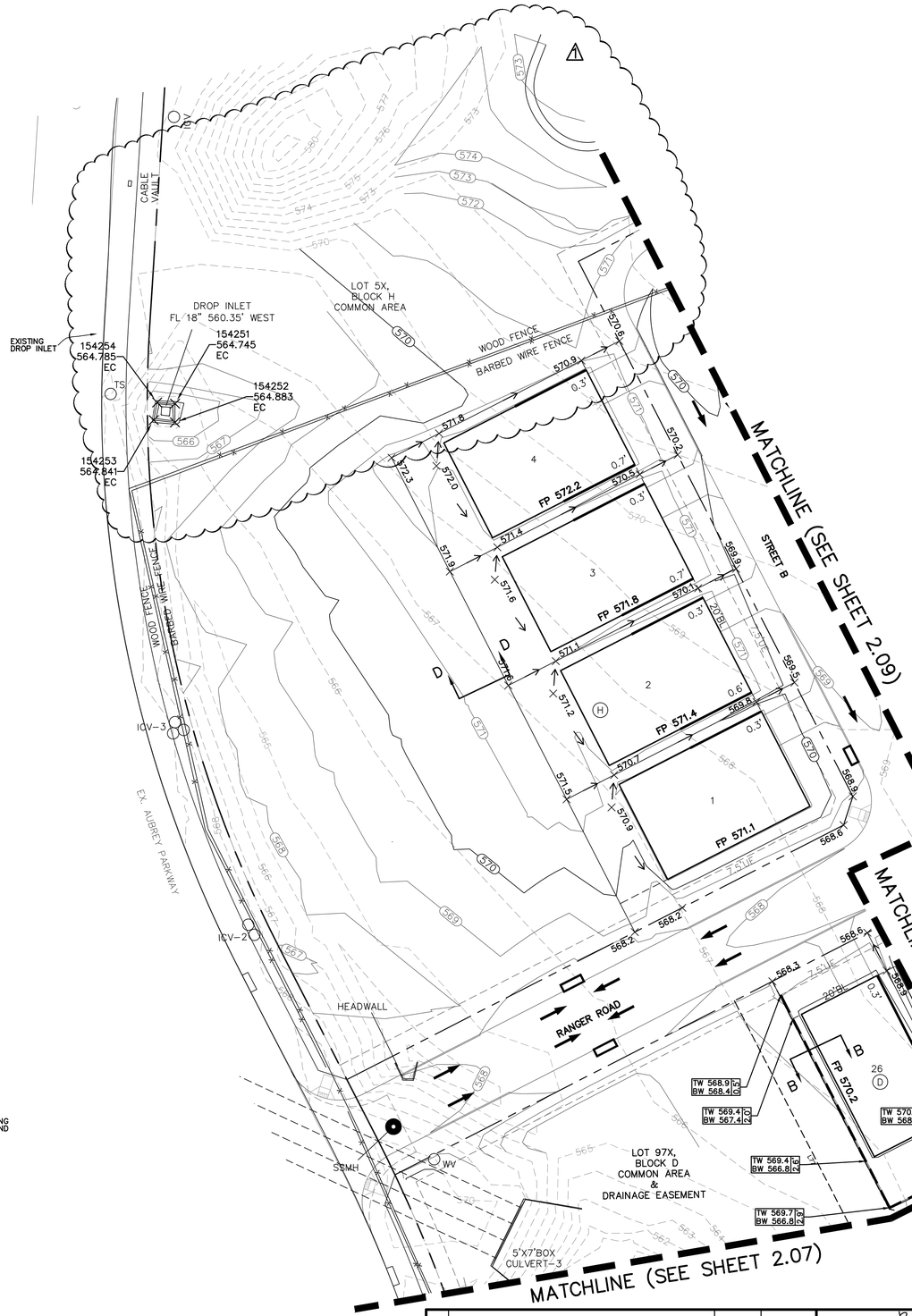
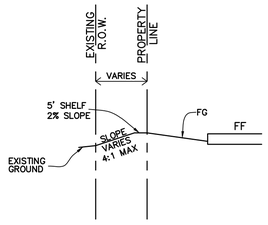
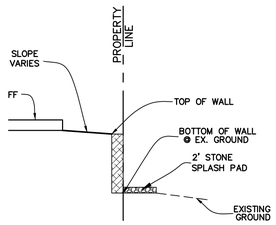
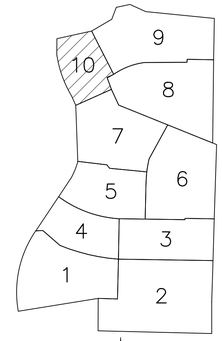




SECTION D–D
BLK H, LOTS 1–4
N.T.S.



SECTION B–B
BLK D, LOTS 11, 12
N.T.S.



KEY MAP
N.T.S.

LEGEND

FP 485.0	FINISHED PAD ELEVATION
	PROPOSED RETAINING WALL
	EXISTING RETAINING WALL
EX.TW 560.1 / EX.BW 558.1	EXISTING ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
TW 485.0 / BW 482.0	FUTURE ELEVATION OF GROUND AT TOP OF WALL\ LOW SIDE OF WALL
485	PROPOSED MAJOR CONTOUR
484	PROPOSED MINOR CONTOUR
×479.3	PROPOSED GROUND ELEVATION
705	EXISTING MAJOR CONTOUR
706	EXISTING MINOR CONTOUR
EX. 479.3	EXISTING GROUND ELEVATION
	PROP. STORM DRAINAGE FLOW
	PROP. LOT DRAINAGE FLOW DIRECTION
1.0'	GRADE BEAM – NOT TO EXCEED 18" WITH DESIGN
DG 485.0	GARAGE ELEVATION TO ACHIEVE 12% DRIVEWAY SLOPE

CAUTION: Existing underground utilities. Contractor to call for location (1–800–DIG–TESS) and field verify the location of all existing utilities prior to excavation.

NOTES:

CONTRACTOR TO MAINTAIN 3:1 SIDE SLOPES MAX ON BERMS & 4:1 SIDE SLOPES ON DITCHES

GARAGES TO BE ON HIGH SIDE OF LOT UNLESS OTHERWISE SHOWN

GRADING NOTES

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BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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GRADING PLAN
SHEET 10
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.10

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM

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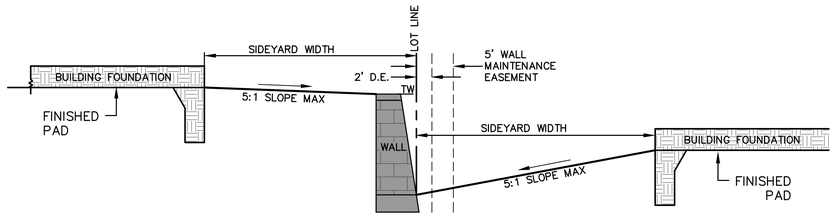
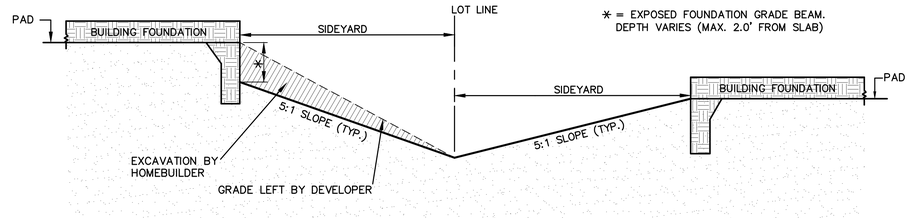


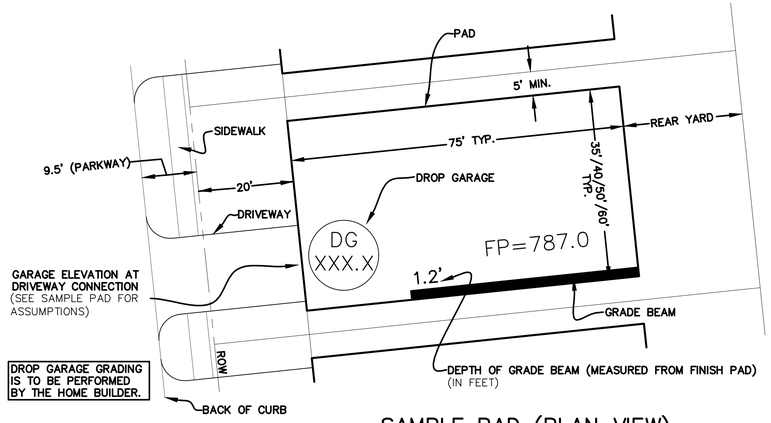
TYPICAL SECTION OF SIDEYARD SWALE W/ WALL

N.T.S.



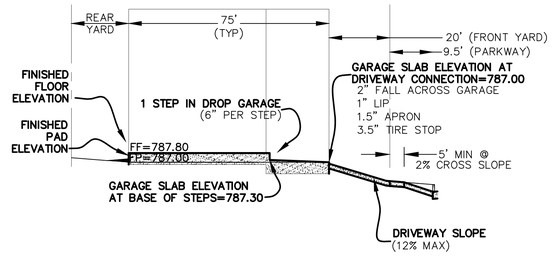
TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM.

N.T.S.



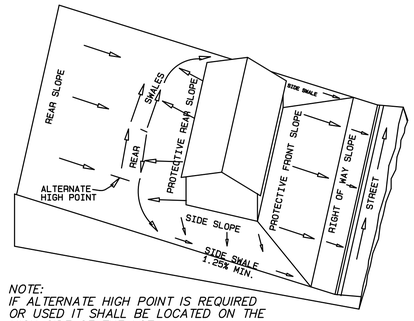
SAMPLE PAD (PLAN VIEW)

N.T.S.



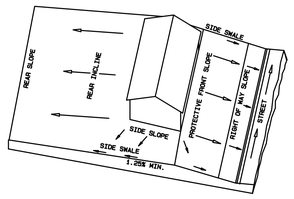
SAMPLE PAD (ELEVATION VIEW)

N.T.S.

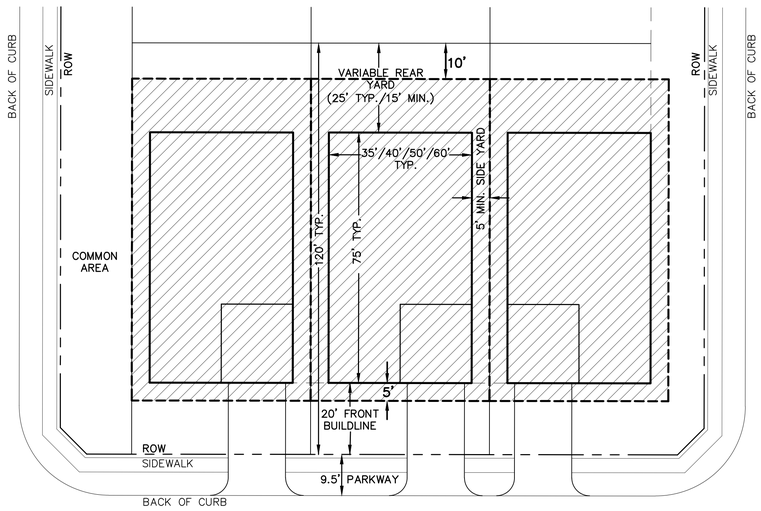


NOTE:
IF ALTERNATE HIGH POINT IS REQUIRED OR USED IT SHALL BE LOCATED ON THE HIGH SIDE OF THE LOT.

LOT GRADING TYPE A



LOT GRADING TYPE C



TYPICAL PHASE 15 MOISTURE CONDITIONING & LOT DETAIL

N.T.S.

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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GUIDELINES FOR LOT GRADING and RETAINING WALLS

Drainage Types:	Type A = back to front, B = split drainage, C = front to back Lot to lot drainage is to be avoided, even if permissible by the City
Front Entry	No swales in the driveways with type C drainage Maximum 12% grade on driveway Maximum 12% grade on rear yard Maximum 15% grade on front yard Minimum 1.25% grade in the side yard swales from front to back
Rear Yard swales	With type A drainage, rear swale = 8' from pad then around to side (Maximum rear yard slope from swale to rear property line = 12%)
Side Yards	Maximum slope from pad to swale = 20% Maximum side-yard retaining walls = 4' Maximum beam exposure (from top of slab to grade) = 2.0' Optional dropped brick ledges when exposure exceeds 1.4' (Do not use dropped brick ledges to reduce retaining wall height if retaining wall is required.)
Assumptions for Drop Garages	1" Garage lip 1.5" Garage Apron 1% Fall across garage for 20' 3.5" Tire stop 6" Step Maximum 2 step drop garage

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⚠

SANDBROCK 16 DIRT NUMBERS

	Approx. Grading Area (Ac)	Cut (cu yd)	Fill (cu yd) Factor=1	NET (cu yd)	Import/Export	Lots	Avg. Pad Size (ft x ft)	MC Pad Size (sq ft)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	Moisture Cond. (cu yd)	50% of Moisture Cond. (cu yd)	% Swell	Moisture Cond. (cu yd)	Utility Spoils (cu yd)	Front Yard Overcut (cu yd)	Cut (cu yd)	NET (cu yd)	Import/Export
		Unadjusted	*Unadjusted*	*Unadjusted*	*Unadjusted*			*(5' extra)*	*(Total @ 7 ft depth)*	*(Total @ 8 ft depth)*	*(Total @ 10 ft depth)*	*(Total @ 12 ft depth)*			*Swell*		*20 cu/lot*	*Adjusted*	*Adjusted*	*Adjusted*
						79	40x75	4,250	73,824	-	18,889	-	46,356		3,245					
SANDBROCK 16	43.5	22,851	27,650	4,799	IMPORT	51	50x75	5,100	15,867	-	73,667	-	44,767	7	3,134	6,908	5,300	45,684.92	**(18,035)**	EXPORT
						63	35x75	3,825	31,733	-	43,917	-	37,825		2,648					
TOTAL	43.5	22,851	27,650	4,799	IMPORT	193			121,424	-	136,472	-	128,948		9,026	6,908	5,300	45,685	**(18,035)**	EXPORT

NOTES & ASSUMPTIONS

(1) Adjusted cut accounts for the dirt produced from utility spoils, 50% of swell from pad moisture conditioning, & swell from from cut
(2) Utility spoils are multiplied by a factor of 0.3 & added to account for manholes & services
(3) 50% of pad moisture cond. taken into account (cu yd) for swell
(4) Estimated swell is 7%
(5) Export = Cut Import = Fill
(6) Moisture conditioning depths from Alpha recommendations in report G241757 dated 09-11-24 & Builder's Recommendations dated 09-11-24 shown on Moisture Conditioning plan

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
⚠	REVISED GRADING	JAR	10/09/25

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Crenshaw

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GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.11

Plotted by: jrodriguez Plot Date: 10/9/2025 1:43 PM
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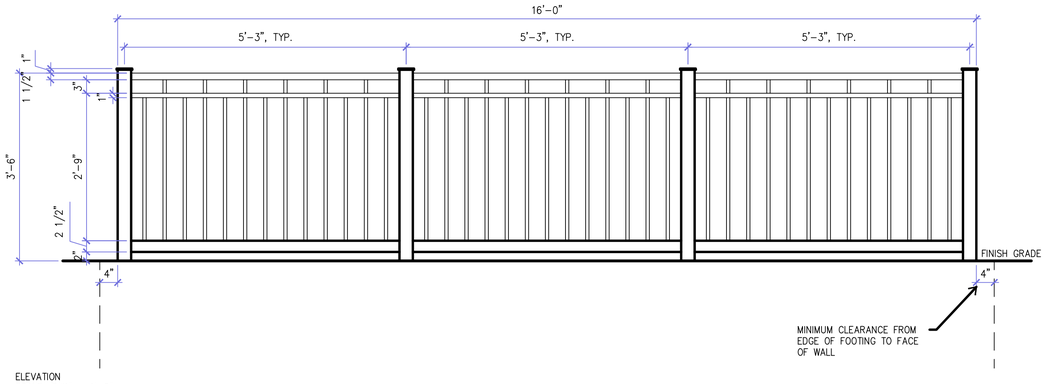
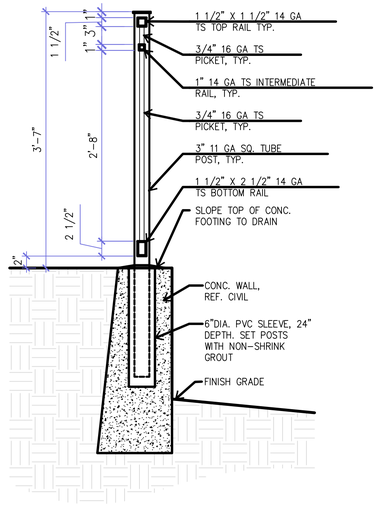


ELEVATION
SCALE: 3/4" = 1'-0"

NOTE:
1. ALL COMPONENTS TO BE WELDED TOGETHER AND EXPOSED WELDS TO BE GROUND SMOOTH
2. POLYSILOXANE SYSTEM; SOLVENT BASED:
   A. SEMI-GLOSS FINISH:
      A.A. 1ST COAT: S-W MACROPOXY 646 FAST CURE EPOXY)7.0-13.5 MILS. WET, 5.0-10.0 MILS. DRY PER COAT).
      A.B. 2ND COAT: S-W SHER-LOXANE 800, (5.0-7.0 MILS. WET, 4.0-6.0 MILS. DRY PER COAT).
      A.C. SQ 6258 TRICORN BLACK



SECTION
SCALE: 1" = 1'-0"

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED GUARDRAIL DETAILS	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
10.9.2025

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FOR REFERENCE ONLY

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TBPE No. F-438
TBPLS No. 10076000

GRADING PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.12

Plotted by: jrodriguez Plot Date: 10/9/2025 1:32 PM
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MATCHLINE (SEE SHEET 2.14)

EX. SHETLAND ROAD

SANDBROCK RANCH PHASE 1A

EX. ECLIPSE ROAD

EX. AUBREY PARKWAY

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

SHETLAND ROAD

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

LOT 98X, BLOCK D COMMON AREA

LOT 99X, BLOCK D COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018–85)

LOT 20X, BLOCK A COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 1X, BLOCK J RIGHT–OF–WAY (173,455 S.F. 3.982 ACRES)

SANDBROCK RANCH PHASE 15

F.M. 1385 (VARIABLE WIDTH R.O.W.)

10' WATER EASEMENT DOC NO. 2016–161486 DOC. NO. 2018–2122 O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006–22085

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

RIP RAP

LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

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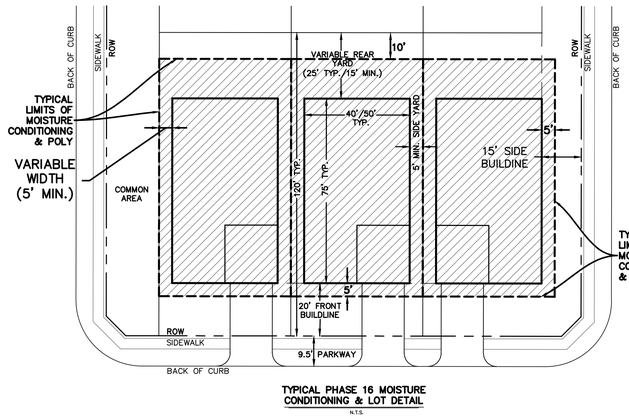

TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

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LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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9.16.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

MOISTURE CONDITIONING EXHIBIT

SHEET 1 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 2.13

Plotted by: anoriega Plot Date: 9/16/2024 10:31 AM

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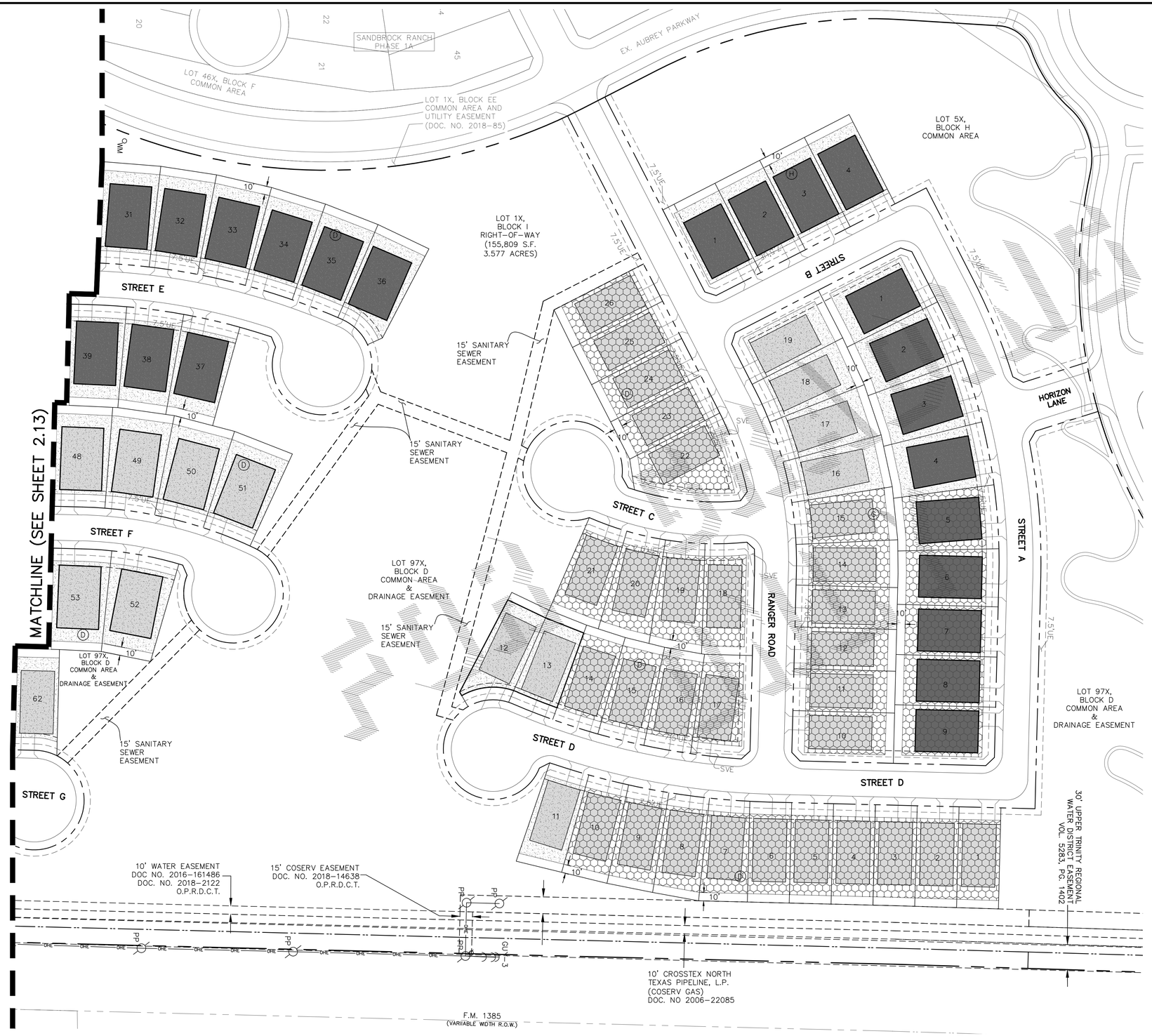
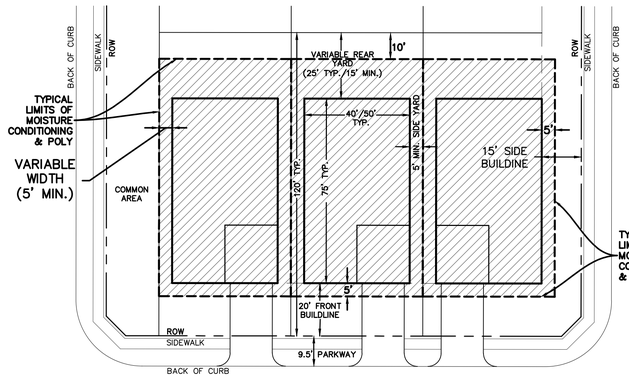


LEGEND

- 7' MOISTURE CONDITIONING DEPTH (111 LOTS)
- 10' MOISTURE CONDITIONING DEPTH (82 LOTS)
- 35'X75' PAD – 63
- 40'X75' PAD – 79
- 50'X75' PAD – 51

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL PHASE 16 MOISTURE CONDITIONING & LOT DETAIL
N.T.S.

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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MOISTURE CONDITIONING EXHIBIT
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 2.14

Plotted by: anoriega Plot Date: 9/16/2024 10:32 AM
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MATCHLINE (SEE SHEET 3.02)

INSTALL SILT FENCE PRIOR TO CONSTRUCTION PHASES I, II, III, IV & V

EARTHWORK CONTRACTOR TO PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO THE SITE PER THE DETAIL SHOWN ON DETAIL SHEET. EXACT LOCATION TO BE COORDINATED WITH THE ENGINEER AND TOWN PRIOR TO CONSTRUCTION. PHASES I, II, & III

LOT 97X, BLOCK D COMMON AREA & DRAINAGE EASEMENT

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

SANDBROCK RANCH, PH. 1A

LOT 1X, BLOCK DD COMMON AREA AND UTILITY EASEMENT (DOC. NO. 2018-85)

INSTALL CURLEX EROSION MATTING ALONG THE CURB FOR ALL STREETS UPON COMPLETION OF PAVING AND FINISH GRADING PHASES IV & V (TYP.)

INSTALL INLET EROSION PROTECTION PHASES II-IV. (TYP.)

INSTALL 13 SY OF 8"-12" DIA. RIPRAP WITH PHASE 2.

STREET E

STREET F

STREET G

STREET H

STREET J

SHETLAND ROAD

LOT 98X, BLOCK D 15' COMMON AREA

LOT 99X, BLOCK D 15' COMMON AREA

LOT 43X, BLOCK F COMMON AREA

LOT 44X, BLOCK E COMMON AREA

LOT 45X, BLOCK E COMMON AREA

LOT 98X, BLOCK D COMMON AREA

LOT 25X, BLOCK B COMMON AREA

LOT 26X, BLOCK A COMMON AREA

SANDBROCK RANCH, PH. 15

BRIDLE PATH PARKWAY

F.M. 1385 (VARIABLE WIDTH R.O.W.)

30' UPPER TRINITY REGIONAL WATER DISTRICT EASEMENT VOL. 5277, PG. 629

10' WATER EASEMENT DOC NO. 2016-161486 DOC. NO. 2018-2122 O.P.R.D.C.T.

10' CROSSTEX NORTH TEXAS PIPELINE, L.P. (COSERV GAS) DOC. NO 2006-22085

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
9.13.2024

Brittany Crenshaw

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EROSION CONTROL PLAN

SHEET 1

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.01

Plotted by: jkilzer Plot Date: 9/13/2024 4:35 PM
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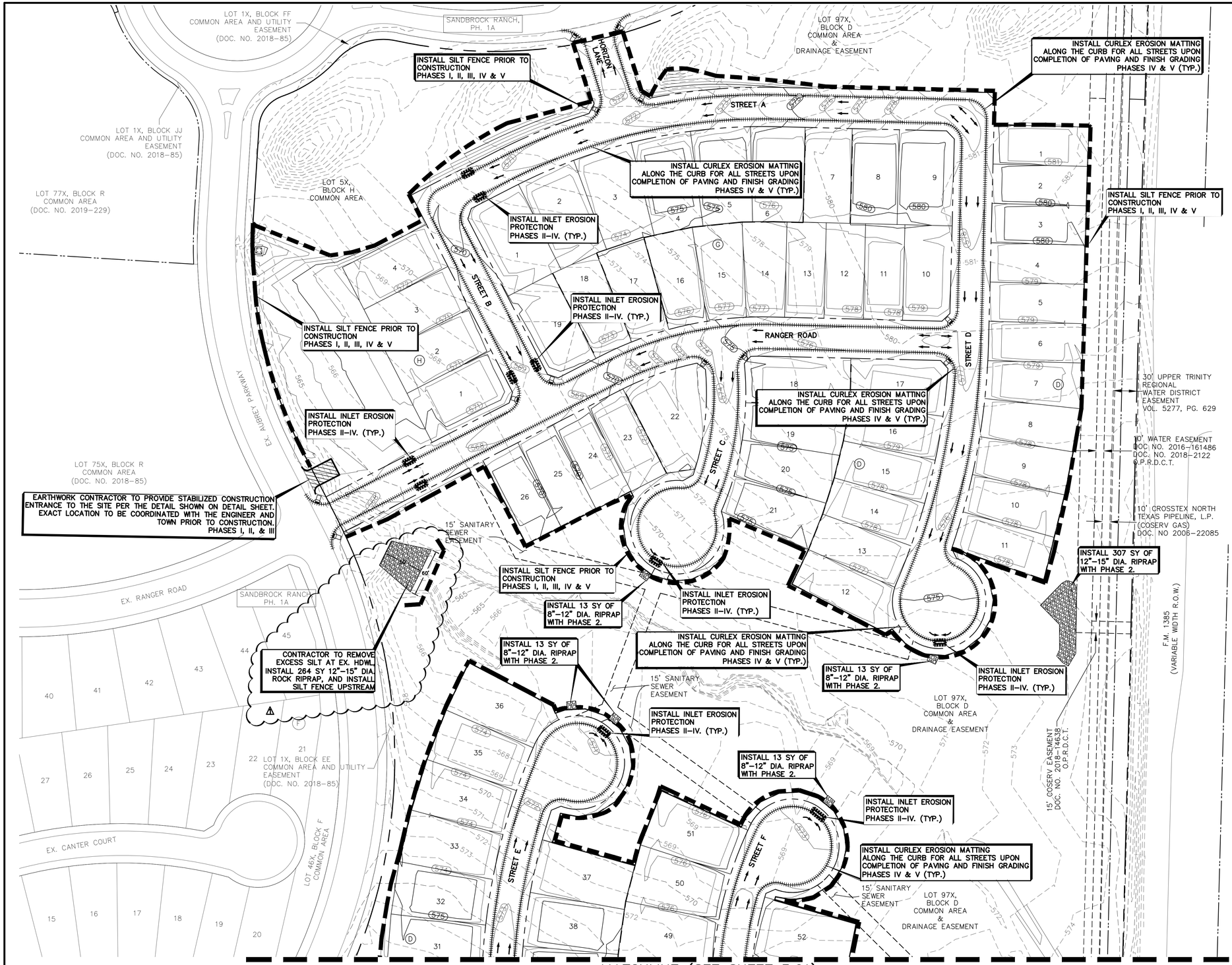

MATCHLINE (SEE SHEET 3.01)

LEGEND

- 625 — EXISTING MAJOR CONTOUR ELEVATION
- 624 — EXISTING MINOR CONTOUR ELEVATION
- 725 — PROPOSED MAJOR CONTOUR ELEVATION
- 724 — PROPOSED MINOR CONTOUR ELEVATION
- INLET EROSION PROTECTION BY PAVING CONTRACTOR (TO BE REMOVED AFTER FINAL ACCEPTANCE)
- SILT FENCE EROSION CONTROL BY EARTHWORK CONTRACTOR
- DIRECTION OF FLOW FOR PROPOSED GRADING
- CURLEX (8') APPLIED AFTER PAVING & FINAL GRADING
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK CHECK DAM
- EROSION CONTROL BLANKET
- RIP RAP

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE:
ALL DISTURBED AREAS SHALL BE SEEDED IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS

CONSTRUCTION SCHEDULE

BEST MANAGEMENT PRACTICES TO BE INSTALLED	CONSTRUCTION PHASES	ACTIVITY TO BE PERFORMED	RESPONSIBILITIES FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF BEST MANAGEMENT PRACTICES
SILT FENCE CURLEX MATTING TEMPORARY STONE CONSTRUCTION ENTRY/EXIT CURB INLET PROTECTION ROCK CHECK DAM ROCK RIPRAP	PHASE I	ROUGH GRADING	EARTHWORK CONTRACTOR TO INSTALL AND MAINTAIN ALL OF B.M.P.'S DURING PHASE I.
	PHASE II	UTILITIES	UTILITY CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE II.
	PHASE III	PAVING	PAVING CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE III.
	PHASE IV	LANDSCAPING	EARTHWORK CONTRACTOR TO MAINTAIN ALL OF B.M.P.'S DURING PHASE IV.
	PHASE V	FINAL GRADING & SEEDING/SODDING	UPON FINAL SITE STABILIZATION, EARTHWORK CONTRACTOR TO REMOVE ALL OF B.M.P.'S AT THE END OF PHASE V.

DISTURBED LAND AREA: 43.55 ACRES

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	EXISTING HEADWALL EROSION CONTROL & CLEANUP	JAC	11/7/24

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

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11.7.2024

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EROSION CONTROL PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 3.02

Plotted by: jcourville Plot Date: 11/7/2024 12:57 PM
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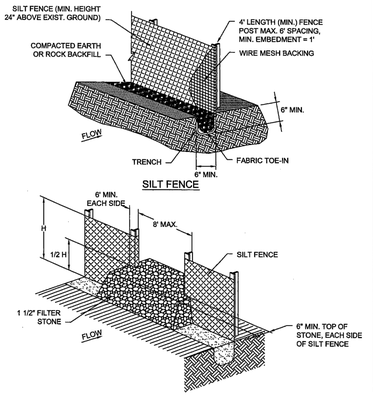
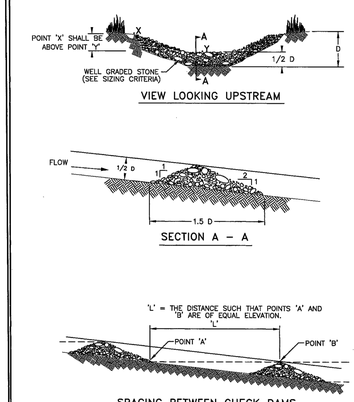


SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020A

SILT FENCE GENERAL NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

SILT FENCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.5
		DATE OCT. '04 / STANDARD DRAWING NO. 1020B

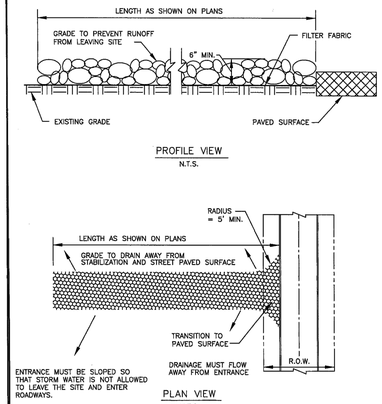


ROCK CHECK DAM	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.9
		DATE OCT. '04 / STANDARD DRAWING NO. 1060A

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

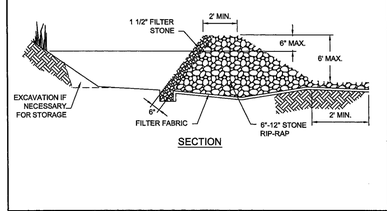


STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.10
		DATE OCT. '04 / STANDARD DRAWING NO. 1070A

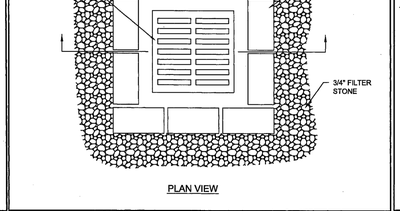
STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
2. LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
3. THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
8. PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
9. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

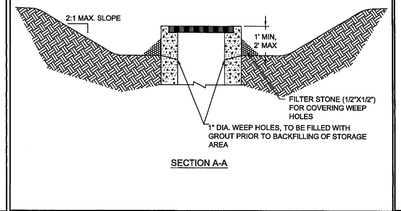
STABILIZED CONSTRUCTION ENTRANCE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.11
		DATE OCT. '04 / STANDARD DRAWING NO. 1070B



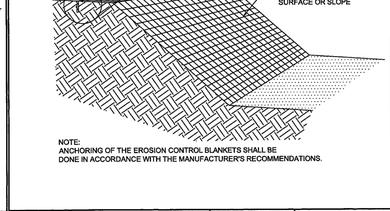
STONE OUTLET SEDIMENT TRAP	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.12
		DATE OCT. '04 / STANDARD DRAWING NO. 1090



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 EXCAVATED IMPOUNDMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.14
		DATE OCT. '04 / STANDARD DRAWING NO. 1150



EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160A

EROSION CONTROL BLANKETS GENERAL NOTES:

1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.
2. INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.
3. AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.
4. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

EROSION CONTROL BLANKETS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 201.15
		DATE OCT. '04 / STANDARD DRAWING NO. 1160B

GENERAL NOTES FOR THE EROSION CONTROL PLAN:

1. ALL OPERATORS AND/OR CONTRACTORS SHALL CONFORM TO THE TERMS AND CONDITIONS OF THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEMS (TPDES) GENERAL PERMIT AS PUBLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
2. THE NOTICE OF INTENT (NOI), AS REQUIRED BY THE GENERAL PERMIT, MUST BE PROPERLY DISPLAYED ON SITE AT ALL TIMES BY EACH OPERATOR.
3. ALL RELEASES OF REPORTABLE QUANTITIES OF HAZARDOUS SUBSTANCES SHALL BE REPORTED IMMEDIATELY TO THE FACILITY OPERATOR AND EPA.
4. THE CONTRACTOR SHALL INSPECT THE SITE AT LEAST ONCE EVERY FOURTEEN DAYS AND WITHIN 24 HOURS OF A 1/2-INCH OR GREATER RAINFALL EVENT. THE CONTRACTOR SHALL DOCUMENT THE RESULTS. COPIES OF THE INSPECTION REPORTS SHALL ACCOMPANY THE CONTRACTOR'S MONTHLY PAY REQUEST. THE CONTRACTOR SHALL NOT BE PAID UNTIL SAID REPORTS ARE PRESENTED TO THE OWNER/OWNER'S REPRESENTATIVE. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTION UNTIL THE UTILITY CONTRACTOR BEGINS HIS WORK. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE PAVING CONTRACTOR BEGINS HIS WORK. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTIONS UNTIL THE EARTHWORK CONTRACTOR BEGINS LOT BENCHING OPERATIONS. THE EARTHWORK CONTRACTOR SHALL MAKE REMAINING INSPECTIONS UNTIL PROJECT IS ACCEPTED BY THE CITY.
5. MODIFICATIONS TO THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE IMPLEMENTED AND BE IN-PLACE WITHIN A SEVEN CALENDAR DAY PERIOD.
6. IF ANY CONTRACTOR SEES A VIOLATION BY AN OPERATOR OR ANOTHER CONTRACTOR, HE SHALL NOTIFY THE OPERATOR AND CONTRACTOR IN VIOLATION, AS WELL AS THE FACILITY OPERATOR.
7. EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING.
8. ACCUMULATED SILT DEPOSITS SHALL BE REMOVED FROM SILT FENCES AND HAY BALE DIKES WHEN SILT DEPTH REACHES SIX INCHES. REMOVAL OF SILT DEPOSITS BY THE CONTRACTOR SHALL BE INCIDENTAL TO THE PERFORMANCE OF THE CONTRACT AND A SEPARATE BID ITEM SHALL NOT BE INCLUDED.
9. THE CONTRACTOR SHALL ADD OR DELETE EROSION PROTECTION AT THE REQUEST AND DIRECTION OF THE OPERATOR OR THE CITY.
10. AFTER INSTALLATION OF PAVEMENT, FINAL LOT BENCHING AND GENERAL CLEANUP, THE GRASS GROUNDCOVER SHALL BE ESTABLISHED IN ALL STREET PARKWAYS, LOTS AND ALL OTHER DISTURBED AREAS. MATERIALS SHALL BE AS SPECIFIED IN ITEM 2.15 AND SEEDING SHALL BE IN ACCORDANCE WITH ITEM 3.10 OF THE NCTCOG STANDARD SPECIFICATIONS. DEPENDING UPON SCHEDULE FOR HOUSE CONSTRUCTION, GRASS ESTABLISHMENT MAY BE WAIVED ON A SINGLE LOT BASIS IF HOUSE CONSTRUCTION BEGINS IMMEDIATELY ON THAT LOT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS AND STORM DRAINAGE SYSTEMS FROM EROSION DEPOSITS.
12. IF ANY EROSION CONTROL IS REMOVED FOR CONSTRUCTION AND/OR ACCESS PURPOSES, THE CONTRACTOR SHALL REPLACE IT AT THE END OF THE WORK DAY.
13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A DUMPSTER (OR EQUAL) TO COLLECT SOLID WASTE MATERIALS DURING CONSTRUCTION.

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EROSION CONTROL PLAN
DETAILS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 3.03

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DRAINAGE THEORY

Rational Method: Q=C*I*A

Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]

for T_c= 15 minutes I10: 5.50 in/hr
I100: 7.91 in/hr

A: AREA [acres]

LEGEND

- Existing Contour
- Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow

RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=100'

100 0 100 200

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.01

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DRAINAGE THEORY

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Q: FLOW [c.f.s.]

C: COEFFICIENT OF RUNOFF BASED ON GROUND COVER AND LAND USE [unitless]

Existing Ground	0.30
Residential	0.50
Road	0.90

I: 100 YR. AVERAGE RAINFALL INTENSITY DURING THE TIME OF CONCENTRATION [in/hr]

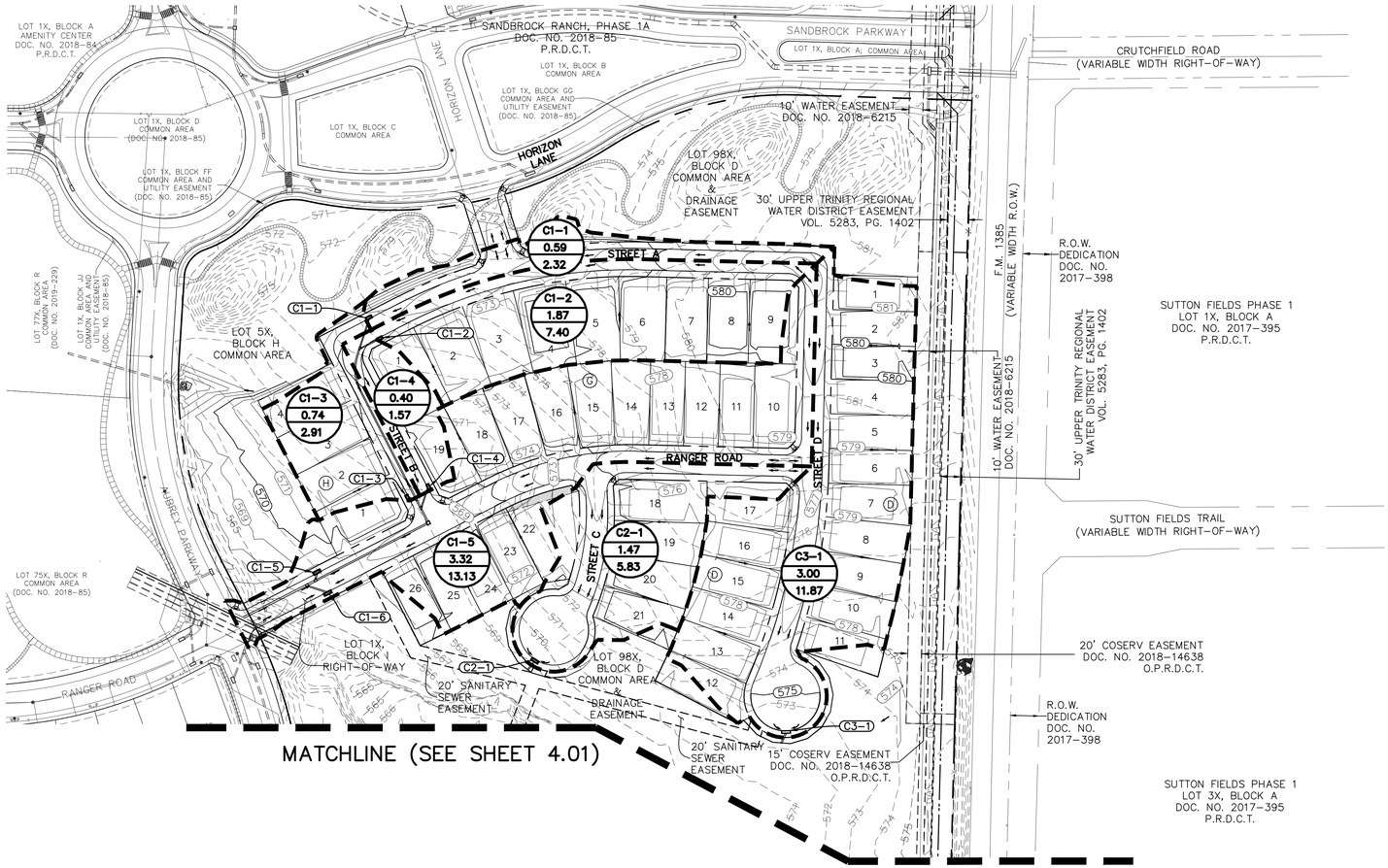
for T_c= 15 minutes I10: 5.50 in/hr

I100: 7.91 in/hr

A: AREA [acres]

LEGEND

- 500 — Existing Contour
- 500 — Proposed Contour
- Existing storm sewer and inlet
- Proposed storm sewer and inlet
- Ultimate Drainage Area Divide
- Existing Drainage Area Divide
- Interim Drainage Area Divide
- A1 / 1.12 / 4.6 — Proposed Drainage Area Designation / Proposed Drainage Area [acres] / 100 Year Runoff [c.f.s.]
- Proposed Flow Arrow
- Existing Flow Arrow



RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{10}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_C	Discharge (c.f.s.) "Q_{10}"	Discharge (c.f.s.) "Q_{100}"
A1-1	1.54	0.50	5.50	7.91	15	4.25	6.11
A1-2	1.79	0.50	5.50	7.91	15	4.91	7.06
A1-3	1.40	0.50	5.50	7.91	15	3.86	5.55
A1-4	0.26	0.50	5.50	7.91	15	0.70	1.01
A1-5	0.98	0.50	5.50	7.91	15	2.70	3.88
A1-6	0.42	0.50	5.50	7.91	15	1.15	1.65
A1-7	0.92	0.50	5.50	7.91	15	2.52	3.63
A1-8	2.17	0.50	5.50	7.91	15	5.98	8.59
A2-1	1.95	0.50	5.50	7.91	15	5.37	7.73
A2-2	0.74	0.50	5.50	7.91	15	2.04	2.93
A2-3	0.68	0.50	5.50	7.91	15	1.87	2.69
A2-4	1.10	0.50	5.50	7.91	15	3.02	4.34
A2-5	0.98	0.50	5.50	7.91	15	2.69	3.86
A2-6	0.85	0.50	5.50	7.91	15	2.34	3.36
A3-1	1.40	0.50	5.50	7.91	15	3.84	5.53
A3-2	1.41	0.50	5.50	7.91	15	3.89	5.59
A3-3	0.90	0.50	5.50	7.91	15	2.46	3.54
A3-4	1.20	0.50	5.50	7.91	15	3.29	4.74
A3-5	2.14	0.50	5.50	7.91	15	5.87	8.45
A3-6	1.11	0.50	5.50	7.91	15	3.04	4.38
A4-1	1.70	0.50	5.50	7.91	15	4.68	6.73
A4-2	1.60	0.50	5.50	7.91	15	4.39	6.31
A4-3	0.72	0.50	5.50	7.91	15	1.97	2.84
A4-4	1.43	0.50	5.50	7.91	15	3.93	5.65
BASIN A TOTAL	**29.37**					**80.75**	**116.14**
B1-1	1.15	0.50	5.50	7.91	15	3.17	4.56
B1-2	3.57	0.50	5.50	7.91	15	9.82	14.12
B2-1	3.16	0.50	5.50	7.91	15	8.70	12.51
B3-1	2.83	0.50	5.50	7.91	15	7.77	11.17
B3-2	3.89	0.50	5.50	7.91	15	10.71	15.40
BASIN B TOTAL	**14.60**					**40.16**	**57.75**
C1-1	0.59	0.50	5.50	7.91	15	1.61	2.32
C1-2	1.87	0.50	5.50	7.91	15	5.14	7.40
C1-3	0.74	0.50	5.50	7.91	15	2.02	2.91
C1-4	0.40	0.50	5.50	7.91	15	1.09	1.57
C1-5	3.32	0.50	5.50	7.91	15	9.13	13.13
C2-1	1.47	0.50	5.50	7.91	15	4.05	5.83
C3-1	3.00	0.50	5.50	7.91	15	8.25	11.87
BASIN C TOTAL	**11.38**					**31.31**	**45.02**

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

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100 0 100 200

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS — BRITTANY DAY CRENSHAW — 131924 — LICENSED PROFESSIONAL ENGINEER

11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS

ULTIMATE CONDITIONS

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.02

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ON–GRADE INLET CALCULATIONS

Inlet Capacity Calculation Table

Inlet			Drainage Areas																																
Design Point	Inlet No.	Inlet Type	Area No.	Areas (acres)	Runoff "c"	Design Storm Frequency (yrs)	Conc. Time (min.)	Intensity (in/hr.)	Runoff (cfs)	Bypass Flow (cfs)	Bypass From	Bypass Flow & Runoff (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow to Inlet "Q" (cfs)	"SL" Street Long Slope (ft/ft)	Street Section (type)	Roadway Cross Slope "SX" (ft/ft)	Manning's Coefficient for Pavement "n"	Street Width (F-F) (ft)	Half Street Crown Capacity (cfs)	Half Street Curb Capacity (cfs)	Half Street Capacity to 1" Over Curb (cfs)	Gutter Cross Slope "SW" (ft/ft)	Width of Depressed Gutter "W" (ft)	Ratio of Flow "E0"	Gutter Depression Depth "a" (ft)	Equivalent Cross Slope "Se" (%)	* Required Length "LT" (ft)	Length Provided "L" (ft)	Inlet Effciency "E"	Captured Flow "QT" (cfs)	Inlet Capacity (cfs)	Area Captured (acres)	Carryover Flow "q" (cfs)	Target Inlet	Comments
A3-1	**A3-1**	ONGC	A3-1	1.40	0.50	10	15	5.50	3.84			3.84	0.00	A3-2	**3.84**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.8	8	100.00%	3.8	8.0	**1.40**	0.0		A3-1-E10
				1.40	0.50	100	15	7.91	5.53			5.53	0.03	A3-2	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-1-E100
A3-2	**A3-2**	ONGC	A3-2	1.41	0.50	10	15	5.50	3.89			3.89	0.00	A3-1	**3.89**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.366	0.33	0.098	3.9	8	100.00%	3.9	8.0	**1.41**	0.0		A3-2-E10
				1.41	0.50	100	15	7.91	5.59			5.59	0.00	A3-1	**5.56**								13.68			0.326		0.090	5.6	8	100.00%	5.6	8.0	**1.41**	0.0		A3-2-E100
A3-3	**A3-3**	ONGC	A3-3	0.90	0.50	10	15	5.50	2.46			2.46	0.00	A3-4	**2.46**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.5	8	100.00%	2.5	8.0	**0.90**	0.0		A3-3-E10
				0.90	0.50	100	15	7.91	3.54			3.54	0.00	A3-4	**3.54**								13.68			0.378		0.100	3.5	8	100.00%	3.5	8.0	**0.90**	0.0		A3-3-E100
A3-4	**A3-4**	ONGC	A3-4	1.20	0.50	10	15	5.50	3.29			3.29	0.00	A3-3	**3.29**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.390	0.33	0.103	3.3	8	100.00%	3.3	8.0	**1.20**	0.0		A3-4-E10
				1.20	0.50	100	15	7.91	4.74			4.74	0.00	A3-3	**4.74**								13.68			0.345		0.094	4.7	8	100.00%	4.7	8.0	**1.20**	0.0		A3-4-E100
A3-5	**A3-5**	ONGC	A3-5	2.14	0.50	10	15	5.50	5.87			5.87	0.00	A3-6	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.345	0.33	0.094	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		A3-5-E10
				2.14	0.50	100	15	7.91	8.45			8.45	0.00	A3-6	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-5-E100
A3-6	**A3-6**	ONGC	A3-6	1.11	0.50	10	15	5.50	3.04			3.04	1.11	A3-5	**4.16**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.2	8	100.00%	4.2	8.0	**1.51**	0.0		A3-6-E10
				1.11	0.50	100	15	7.91	4.38			4.38	2.03	A3-5	**6.41**								13.68			0.302		0.086	6.4	8	100.00%	6.4	8.0	**1.62**	0.0		A3-6-E100
A4-1	**A4-1**	ONGC	A4-1	1.70	0.50	10	15	5.50	4.68			4.68	0.00	A4-2	**4.68**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.403	0.33	0.105	4.7	8	100.00%	4.7	8.0	**1.70**	0.0		A4-1-E10
				1.70	0.50	100	15	7.91	6.73			6.73	0.00	A4-2	**6.73**								20.14			0.355		0.096	6.7	8	100.00%	6.7	8.0	**1.70**	0.0		A4-1-E100
A4-2	**A4-2**	ONGC	A4-2	1.60	0.50	10	15	5.50	4.39			4.39	0.00	A4-1	**4.39**	0.0130	Parabolic Crown	0.0278	0.0200	30	7.00	10.34		0.22	1.5	0.417	0.33	0.108	4.4	8	100.00%	4.4	8.0	**1.60**	0.0		A4-2-E10
				1.60	0.50	100	15	7.91	6.31			6.31	0.00	A4-1	**6.31**								20.14			0.402		0.105	6.3	8	100.00%	6.3	8.0	**1.60**	0.0		A4-2-E100
A4-3	**A4-3**	ONGC	A4-3	0.72	0.50	10	15	5.50	1.97			1.97	0.00	A4-4	**1.97**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.72**	0.0		A4-3-E10
				0.72	0.50	100	15	7.91	2.84			2.84	0.89	A4-4	**3.73**								13.68			0.345		0.094	3.7	8	100.00%	3.7	8.0	**0.94**	0.0		A4-3-E100
A4-4	**A4-4**	ONGC	A4-4	1.43	0.50	10	15	5.50	3.93			3.93	0.00	A4-3	**3.93**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	3.9	8	100.00%	3.9	8.0	**1.43**	0.0		A4-4-E10
				1.43	0.50	100	15	7.91	5.65			5.65	0.00	A4-3	**4.76**								13.68			0.345		0.094	4.8	8	100.00%	4.8	8.0	**1.20**	0.0		A4-4-E100
C1-1	**C1-1**	ONGC	C1-1	0.59	0.50	10	15	5.50	1.61			1.61	0.38	C1-2	**2.00**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.73**	0.0		C1-1-E10
				0.59	0.50	100	15	7.91	2.32			2.32	2.54	C1-2	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-1-E100
C1-2	**C1-2**	ONGC	C1-2	1.87	0.50	10	15	5.50	5.14			5.14	0.00	C1-1	**4.76**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	4.8	8	100.00%	4.8	8.0	**1.73**	0.0		C1-2-E10
				1.87	0.50	100	15	7.91	7.40			7.40	0.00	C1-1	**4.86**								13.68			0.345		0.094	4.9	8	100.00%	4.9	8.0	**1.23**	0.0		C1-2-E100
C1-3	**C1-3**	ONGC	C1-3	0.74	0.50	10	15	5.50	2.02			2.02	0.00	C1-4	**2.02**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.432	0.33	0.111	2.0	8	100.00%	2.0	8.0	**0.74**	0.0		C1-3-E10
				0.74	0.50	100	15	7.91	2.91			2.91	0.00	C1-4	**2.91**								13.68			0.345		0.094	2.9	8	100.00%	2.9	8.0	**0.74**	0.0		C1-3-E100
C1-4	**C1-4**	ONGC	C1-4	0.40	0.50	10	15	5.50	1.09			1.09	0.00	C1-3	**1.09**	0.0060	Parabolic Crown	0.0278	0.0200	30	4.76	8.82		0.22	1.5	0.355	0.33	0.096	1.1	8	100.00%	1.1	8.0	**0.40**	0.0		C1-4-E10
				0.40	0.50	100	15	7.91	1.57			1.57	0.00	C1-3	**1.57**								13.68			0.345		0.094	1.6	8	100.00%	1.6	8.0	**0.40**	0.0		C1-4-E100

SAG INLET CALCULATIONS

Inlet No.	Area Designation	Areas (acres)	Runoff "c"	Conc. Time (min)	10-year Intensity (in/hr)	10-year Bypass From Area	10-year Bypass From Area	10-year Bypass Flow (cfs)	10-year Bypass Flow (cfs)	10-year Total Q (cfs)	100-year Intensity (in/hr)	100-year Bypass From Area	100-year Bypass From Area	100-year Bypass Flow (cfs)	100-year Bypass Flow (cfs)	100-year Total Q (cfs)	Street Slope	F-F	Half Street Capacity	Crossover (cfs)	Crossover Received (cfs)	Crossover To/From	Total Flow in Inlet (cfs)	Depth of Depress. "a" (ft)	Length of Inlet Opening L or P (ft)	Width of Depress. (ft)	Coeff (Weir or Orifice) Cw / Co	Depth of Flow at Opening "d" (ft)	Allowable Depth of Flow at Opening "d" (ft)	Capacity of Inlet per Foot of Length Q/L (cfs/ft)	Capacity of Inlet (cfs)	Carry - Over into Overflow (cfs)	Percent Q_{100} Captured by Inlet (%)	Notes	Effective Area Name	Effective Area (ac)
B1-1	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	8.0	1.5	2.30	0.20*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-2	B1-1	0.58	0.50	15.00	5.50					**1.58**	7.91					**2.28**	0.006	30	4.76	0.00	0.00		**2.28**	0.33	5.0	1.5	2.30	0.25*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-1-E100	**0.58**
B1-3	B1-2	3.57	0.50	15.00	5.50					**9.82**	7.91					**14.12**	0.006	30	4.76	0.81	0.81		**14.12**	0.33	15.0	1.5	3.00	0.41*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B1-2-E100	**3.57**
B2-1	B2-1	3.16	0.50	15.00	5.50					**8.70**	7.91					**12.51**	0.006	30	4.76	6.25	6.25		**12.51**	0.33	15.0	1.5	3.00	0.38*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B2-1-E100	**3.16**
B3-1	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	8.0	1.5	2.30	0.37*	0.50	1.09*	8.70*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-2	B3-1	1.41	0.50	15.00	5.50					**3.88**	7.91					**5.59**	0.006	30	4.76	0.00	0.00		**5.59**	0.33	5.0	1.5	2.30	0.46*	0.50	1.25*	6.26*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-1-E100	**1.41**
B3-3	B3-2	3.89	0.50	15.00	5.50					**10.71**	7.91					**15.40**	0.006	30	4.76	4.91	4.91		**15.40**	0.33	15.0	1.5	3.00	0.44*	0.50	1.25*	18.77*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	B3-2-E100	**3.89**
C1-5	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C1-6	C1-5	1.66	0.50	15.00	5.50					**4.57**	7.91					**6.57**	0.006	30	4.76	0.00	0.00		**6.57**	0.33	10.0	1.5	2.30	0.37*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C1-5-E100	**1.66**
C2-1	C2-1	1.47	0.50	15.00	5.50					**4.05**	7.91					**5.83**	0.006	30	4.76	1.07	1.07		**5.83**	0.33	10.0	1.5	2.30	0.34*	0.50	1.03*	10.33*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C2-1-E100	**1.47**
C3-1	C3-1	3.00	0.50	15.00	5.50					**8.25**	7.91					**11.87**	0.006	30	4.76	5.93	5.93		**11.87**	0.33	12.0	1.5	2.30	0.50*	0.50	1.00*	11.95*	0.00	100%	Inlet depth as weir; Inlet capacity as weir	C3-1-E100	**3.00**

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS · BRITTANY DAY CRENSHAW · 131924 · LICENSED PROFESSIONAL ENGINEER

Brittany Day Crenshaw

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11.6.2024

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TBPLS No. 10076000

DRAINAGE AREA MAP & CALCS
HYDRAULIC CALCULATIONS
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 4.03

Plotted by: jrodriguez Plot Date: 11/6/2024 3:26 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-DAM.dwg Saved By: tperkins Save Time: 8/15/2024 1:04 PM

PIPE CALCULATIONS

U/S Station	D/S Station	Pipe Length	U/S Structure	D/S Structure	CONTRIBUTING DRAINAGE AREA			Runoff "c"	Incremental cA	Total cA	Time of Concentration			Design Storm	Intensity	Incremental Runoff	Q Pipe	Pipe Size Diameter	Box Culvert Size		n	Sf	Head Loss Calculations								HGL		COMMENTS
					Incremental		Total Area				Time at Upstream Station	Flow Time	Time at Downstream Station						Width	Height			V1 (in)	V2 (out)	(V1^2)/2g	(V2^2)/2g	Headloss at Wye/Pipe Size Change	Bend Losses	Inlet/Manhole Loss Coefficient	Headloss at Inlet/Manhole	U/S	D/S	
					Name	Area																											
		(ft)				(ac)	(ac)				(min)	(min)	(min)	(yrs.)	(in/hr)	(cfs)	(cfs)	(in)	(ft)	(ft)		(ft/ft)	(ft/s)	(ft/s)	(ft)	(ft)	H_j (ft)	H_b (ft)	K_i	Hi (ft)	(ft)	(ft)	
STORM SEWER CALCULATIONS STM A3 (100-YR)																																
9+44.28	9+32.21	12.07	Inlet A3-1	45° Bend	A3-1-E100	1.41	1.41	0.50	0.70	0.70	15	0.09	15.09	100	7.91	5.6	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08			1.10	0.09	577.33	577.31	Partial Flow
9+32.21	9+05.45	26.76	45° Bend	45° Wye (Lat A3-2)	-	0.00	1.41	0.50	0.00	0.70	15.09	0.19	15.28	100	7.90	0.0	**5.56**	21			0.013	0.0012	2.31	2.31	0.08	0.08		0.01			577.30	577.27	Partial Flow
9+05.45	6+21.11	284.34	45° Wye (Lat A3-2)	Pipe Size Change	A3-2-E100	1.41	2.81	0.50	0.70	1.41	15.28	1.03	16.31	100	7.87	5.5	**11.09**	21			0.013	0.0049	2.31	4.61	0.08	0.33	0.25				577.02	575.63	Partial Flow
6+21.11	6+17.11	4.00	Pipe Size Change	45° Wye (Lat A3-3)	-	0.00	2.81	0.50	0.00	1.41	16.31	0.02	16.33	100	7.71	0.0	**11.09**	24			0.013	0.0024	4.61	3.53	0.33	0.19					575.63	575.62	Partial Flow
6+17.11	5+89.46	27.65	45° Wye (Lat A3-3)	45° Wye (Lat A3-4)	A3-3-E100	0.90	3.71	0.50	0.45	1.85	16.33	0.10	16.43	100	7.71	3.5	**14.54**	24			0.013	0.0041	3.53	4.63	0.19	0.33	0.14				575.48	575.36	Partial Flow
5+89.46	1+95.71	393.75	45° Wye (Lat A3-4)	Pipe Size Change	A3-4-E100	1.20	4.91	0.50	0.60	2.45	16.43	1.08	17.50	100	7.70	4.6	**19.15**	24			0.013	0.0072	4.63	6.10	0.33	0.58	0.24				575.12	572.30	Partial Flow
1+95.71	1+91.71	4.00	Pipe Size Change	45° Wye (Lat A3-5)	-	0.00	4.91	0.50	0.00	2.45	17.50	0.02	17.52	100	7.53	0.0	**19.15**	30			0.013	0.0022	6.10	3.90	0.58	0.24					572.30	572.29	Partial Flow
1+91.71	1+39.53	52.18	45° Wye (Lat A3-5)	45° Wye (Lat A3-6)	A3-5-E100	1.62	6.53	0.50	0.81	3.26	17.52	0.17	17.69	100	7.53	6.1	**25.26**	30			0.013	0.0038	3.90	5.15	0.24	0.41	0.17				572.11	571.92	Partial Flow
1+39.53	1+00.00	39.53	45° Wye (Lat A3-6)	Manhole (STM A1 & STM A2)	A3-6-E100	1.62	8.15	0.50	0.81	4.07	17.69	0.10	17.79	100	7.51	6.1	**31.34**	30			0.013	0.0058	5.15	6.39	0.41	0.63	0.22				571.69	571.46	Partial Flow
STORM SEWER CALCULATIONS STM A4 (100-YR)																																
4+13.72	4+03.90	9.82	Inlet A4-1	45° Bend	A4-1-E100	1.70	1.70	0.50	0.85	0.85	15	0.06	15.06	100	7.91	6.7	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12			1.10	0.13	575.56	575.55	Partial Flow
4+03.90	3+54.17	49.73	45° Bend	45° Wye (Lat A4-2)	-	0.00	1.70	0.50	0.00	0.85	15.06	0.30	15.35	100	7.90	0.0	**6.73**	21			0.013	0.0018	2.80	2.80	0.12	0.12		0.02			575.53	575.44	Partial Flow
3+54.17	1+58.09	196.08	45° Wye (Lat A4-2)	Pipe Size Change	A4-2-E100	1.60	3.30	0.50	0.80	1.65	15.35	0.60	15.96	100	7.86	6.3	**13.00**	21			0.013	0.0067	2.80	5.41	0.12	0.45	0.33				575.11	573.79	Partial Flow
1+58.09	1+54.09	4.00	Pipe Size Change	45° Wye (Lat A4-3)	-	0.00	3.30	0.50	0.00	1.65	15.96	0.02	15.98	100	7.77	0.0	**13.00**	27			0.013	0.0018	5.41	3.27	0.45	0.17					573.79	573.78	Partial Flow
1+54.09	1+45.01	9.08	45° Wye (Lat A4-3)	45° Wye (Lat A4-4)	A4-3-E100	0.94	4.24	0.50	0.47	2.12	15.98	0.04	16.02	100	7.76	3.7	**16.66**	27			0.013	0.0029	3.27	4.19	0.17	0.27	0.11				573.67	573.65	Partial Flow
1+45.01	1+00.00	45.01	45° Wye (Lat A4-4)	Manhole (STM A1)	A4-4-E100	1.20	5.44	0.50	0.60	2.72	16.02	0.14	16.16	100	7.76	4.7	**21.33**	27			0.013	0.0047	4.19	5.36	0.27	0.45	0.17				573.47	573.26	Partial Flow
STORM SEWER CALCULATIONS STM B1 (100-YR)																																
8+08.38	7+62.42	45.96	Inlet B1-1	45° Wye (Lat B1-2)	B1-1-E100	0.58	0.58	0.50	0.29	0.29	15	0.81	15.81	100	7.91	2.3	**2.28**	21			0.013	0.0002	0.95	0.95	0.01	0.01			1.10	0.02	575.61	575.61	Partial Flow
7+62.42	1+54.07	608.35	45° Wye (Lat B1-2)	Headwall	B1-1-E100	0.58	1.15	0.50	0.29	0.58	15.81	5.39	21.20	100	7.79	2.2	**4.52**	21			0.013	0.0008	1.88	1.88	0.05	0.05	0.00				575.61	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B1-3 (100-YR)																																
1+35.28	1+17.15	18.13	Inlet B1-3	Headwall	B1-2-E100	3.57	3.57	0.50	1.79	1.79	15	0.05	15.05	100	7.91	14.1	**14.12**	21			0.013	0.0079	5.87	5.87	0.54	0.54	0.00		1.10	0.59	575.25	575.11	Partial Flow
STORM SEWER CALCULATIONS STM LAT B2 (100-YR)																																
1+97.31	1+79.19	18.12	Inlet B2-1	Headwall	B2-1-E100	3.16	3.16	0.50	1.58	1.58	15	0.08	15.08	100	7.91	12.5	**12.51**	24			0.013	0.0031	3.98	3.98	0.25	0.25			1.10	0.27	571.26	571.20	Partial Flow
STORM SEWER CALCULATIONS STM B3 (100-YR)																																
8+82.56	8+22.90	59.66	Inlet B3-1	60° Wye (Lat B3-2)	B3-1-E100	1.41	1.41	0.50	0.71	0.71	15	0.43	15.43	100	7.91	5.6	**5.59**	21			0.013	0.0012	2.32	2.32	0.08	0.08			1.10	0.09	571.56	571.48	Partial Flow
8+22.90	1+77.83	645.07	60° Wye (Lat B3-2)	Headwall	B3-1-E100	1.41	2.83	0.50	0.71	1.41	15.43	2.32	17.75	100	7.85	5.5	**11.13**	21			0.013	0.0049	4.63	4.63	0.33	0.33	0.00				571.48	568.30	Partial Flow
STORM SEWER CALCULATIONS STM LAT B3-3 (100-YR)																																
1+87.87	1+69.74	18.13	Inlet B3-3	Headwall	B3-2-E100	3.89	3.89	0.50	1.95	1.95	15	0.05	15.05	100	7.91	15.4	**15.40**	21			0.013	0.0094	6.40	6.40	0.64	0.64			1.10	0.70	568.47	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C1 (100-YR)																																
7+24.59	6+82.62	41.97	Inlet C1-1	Pipe Size Change	C1-1-E100	1.23	1.23	0.50	0.61	0.61	15	0.25	15.25	100	7.91	4.9	**4.86**	18			0.013	0.0021	2.75	2.75	0.12	0.12			1.10	0.13	566.52	566.43	Partial Flow
6+82.62	6+78.62	4.00	Pipe Size Change	45° Wye (Lat C1-2)	-	0.00	1.23	0.50	0.00	0.61	15.25	0.03	15.29	100	7.87	0.0	**4.86**	21			0.013	0.0009	2.75	2.02	0.12	0.06	-0.03				566.46	566.46	
6+78.62	4+43.65	234.97	45° Wye (Lat C1-2)	Pipe Size Change	C1-2-E100	1.23	2.46	0.50	0.61	1.23	15.29	0.97	16.26	100	7.87	4.8	**9.69**	21			0.013	0.0037	2.02	4.03	0.06	0.25	0.19				566.27	565.39	Partial Flow
4+43.65	4+39.65	4.00	Pipe Size Change	45° Wye (Lat C1-3)	-	0.00	2.46	0.50	0.00	1.23	16.26	0.02	16.28	100	7.72	0.0	**9.69**	24			0.013	0.0018	4.03	3.08	0.25	0.15	-0.05				565.44	565.43	Partial Flow
4+39.65	4+25.65	14.00	45° Wye (Lat C1-3)	45° Wye (Lat C1-4)	C1-3-E100	0.74	3.19	0.50	0.37	1.60	16.28	0.06	16.34	100	7.72	2.8	**12.53**	24			0.013	0.0031	3.08	3.99	0.15	0.25	0.10				565.33	565.29	Partial Flow
4+25.65	4+02.65	23.00	45° Wye (Lat C1-4)	Manhole	C1-4-E100	0.40	3.59	0.50	0.20	1.80	16.34	0.09	16.43	100	7.71	1.5	**14.07**	24			0.013	0.0039	3.99	4.48	0.25	0.31	0.06				565.23	565.14	Partial Flow
4+02.65	2+23.12	179.53	Manhole	Pipe Size Change	-	0.00	3.59	0.50	0.00	1.80	16.43	0.67	17.09	100	7.70	0.0	**14.07**	24			0.013	0.0039	4.48	4.48	0.31	0.31			0.50	0.16	564.98	564.29	Partial Flow
2+23.12	2+19.12	4.00	Pipe Size Change	45° Wye (Lat C1-5)	-	0.00	3.59	0.50	0.00	1.80	17.09	0.02	17.12	100	7.60	0.0	**14.07**	30			0.013	0.0012	4.48	2.87	0.31	0.13	-0.09				564.38	564.37	Partial Flow
2+19.12	2+05.12	14.00	45° Wye (Lat C1-5)	45° Wye (Lat C1-6)	C1-5-E100	1.66	5.25	0.50	0.83	2.63	17.12	0.06	17.17	100	7.59	6.3	**20.37**	30			0.013	0.0025	2.87	4.15	0.13	0.27	0.14				564.23	564.20	Partial Flow
2+05.12	1+03.50	101.62	45° Wye (Lat C1-6)	RCB CONNECTION	C1-5-E100	1.66	6.91	0.50	0.83	3.46	17.17	0.31	17.48	100	7.58	6.3	**26.66**	30			0.013	0.0042	4.15	5.43	0.27	0.46	0.19				564.01	563.58	Partial Flow
STORM SEWER CALCULATIONS STM C2 (100-YR)																																
1+67.72	1+49.31	18.41	Inlet C2-1	Headwall	C2-1-E100	1.47	1.47	0.50	0.74	0.74	15	0.13	15.13	100	7.91	5.8	**5.83**	21			0.013	0.0014	2.42	2.42	0.09	0.09			1.10	0.10	568.32	568.30	Partial Flow
STORM SEWER CALCULATIONS STM C3 (100-YR)																																
1+85.48	1+66.08	19.40	Inlet C3-1	Headwall	C3-1-E100	3.00	3.00	0.50	1.50	1.50	15	0.07	15.07	100	7.91	11.9	**11.87**	21			0.013	0.0056	4.93	4.93	0.38	0.38			1.10	0.42	572.69	572.58	Partial Flow

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STATE OF TEXAS
BRITTANY DAY CRENSHAW
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LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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SANDBROCK RANCH, PHASE 16
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SHEET NO. 4.04

Plotted by: jrodriguez Plot Date: 11/6/2024 3:26 PM
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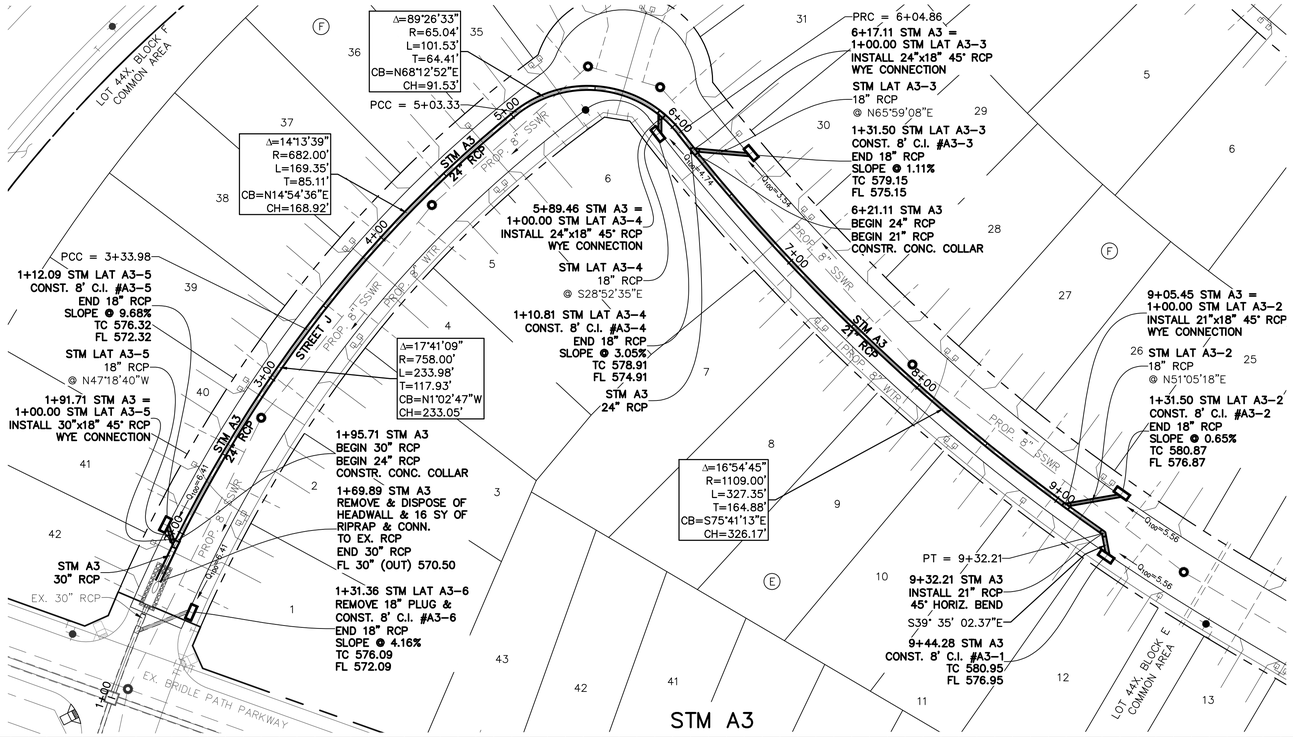


NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

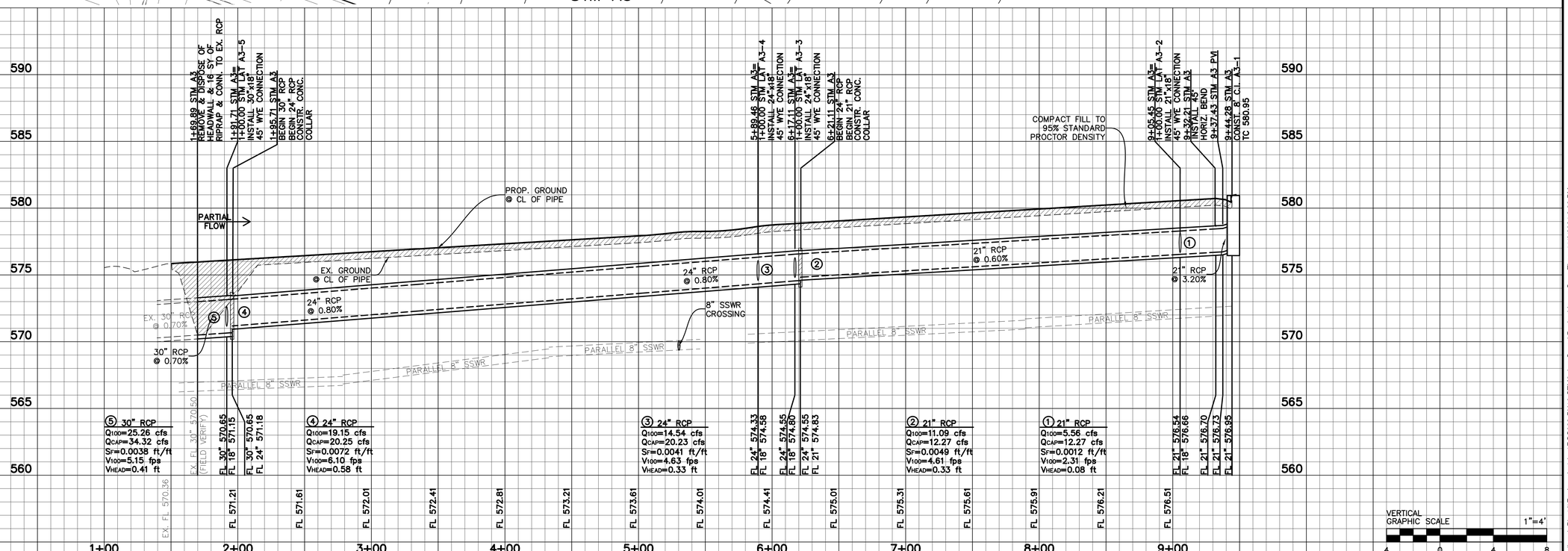
LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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11.6.2024

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM A3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.01

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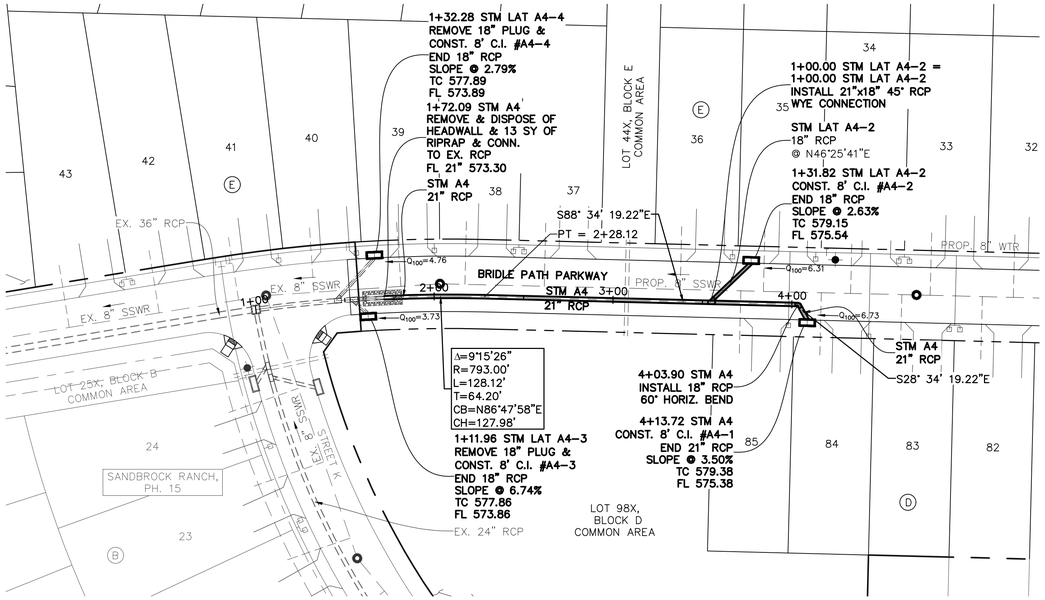

NOTE:
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LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

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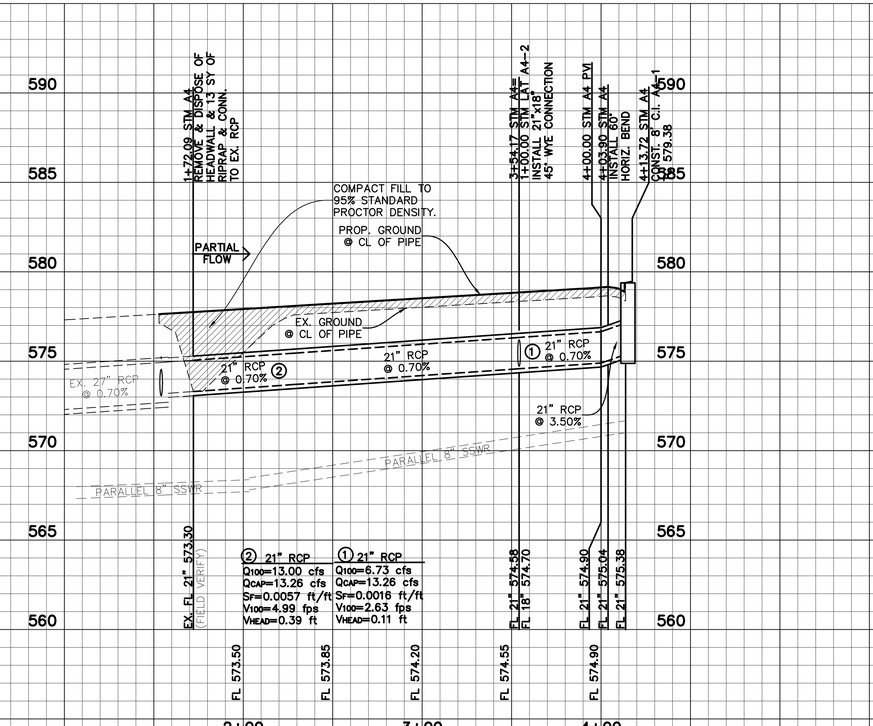
STM A4



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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Carrollton, Texas 75006
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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM A4
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.02

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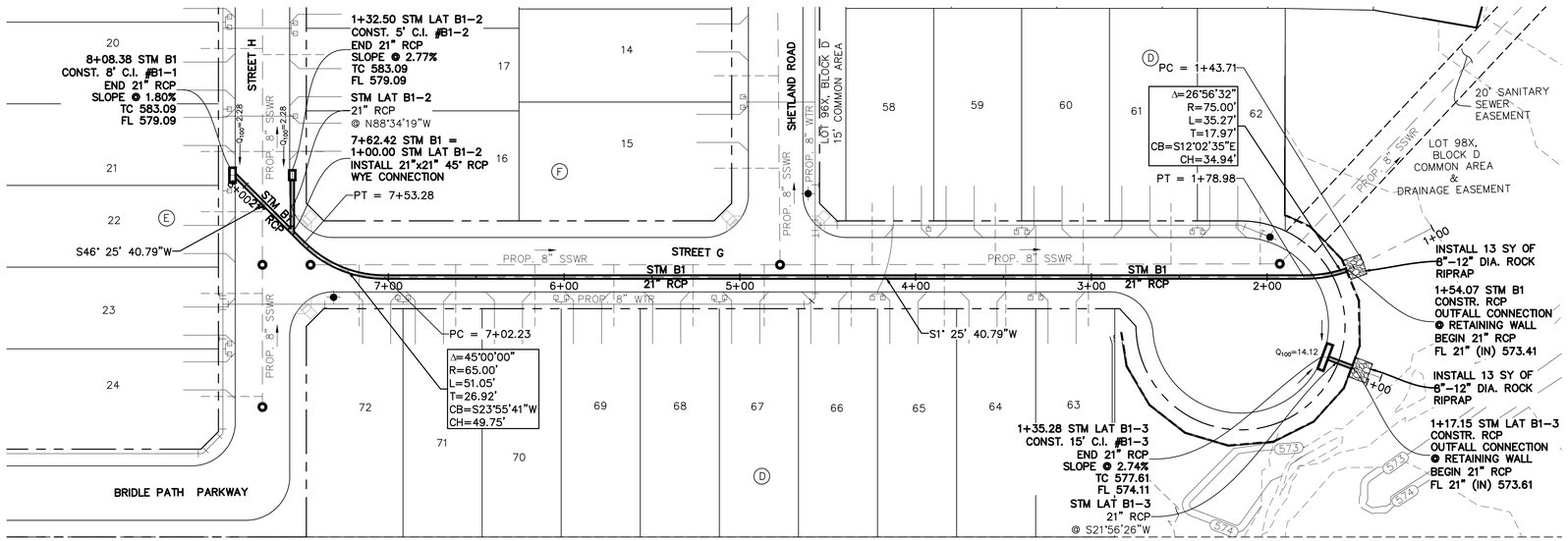


NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

LEGEND

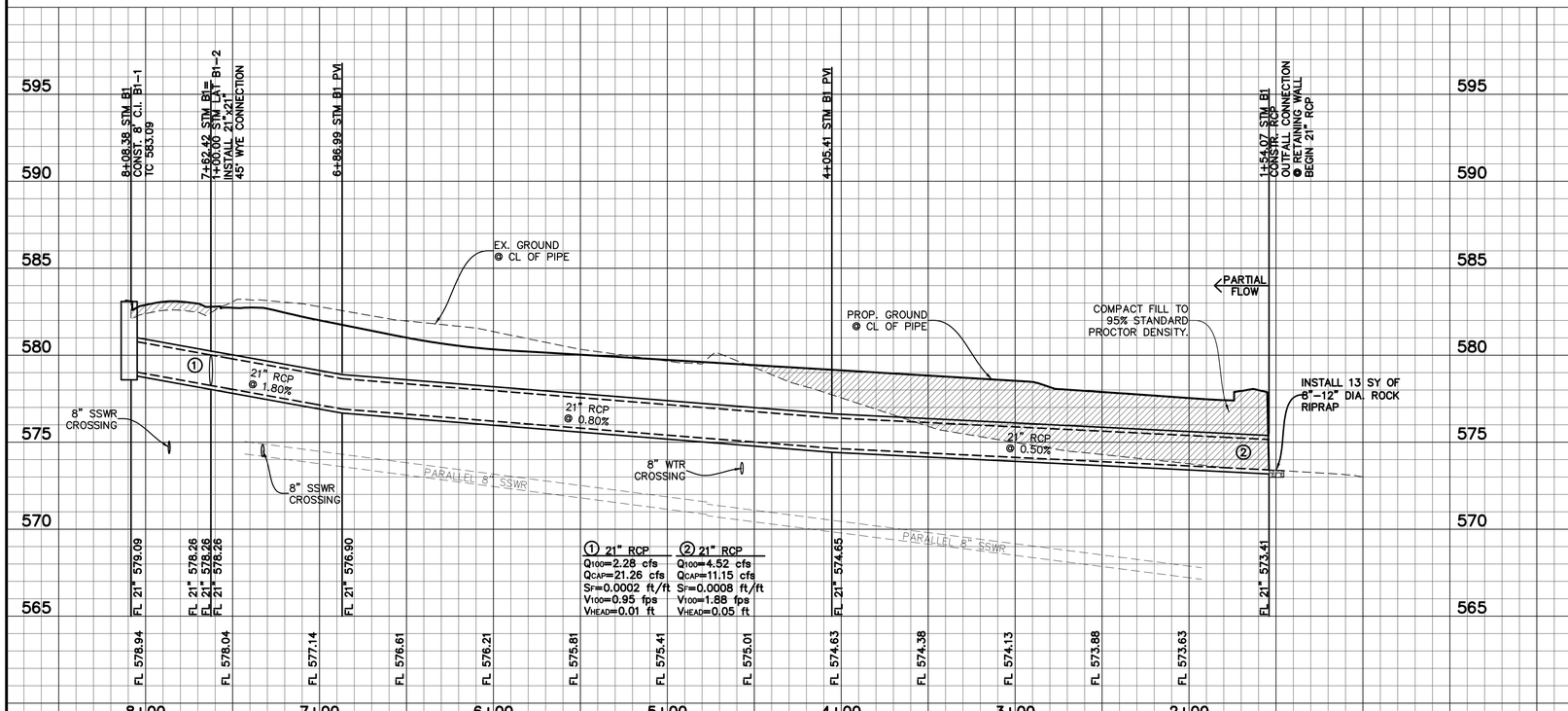
- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

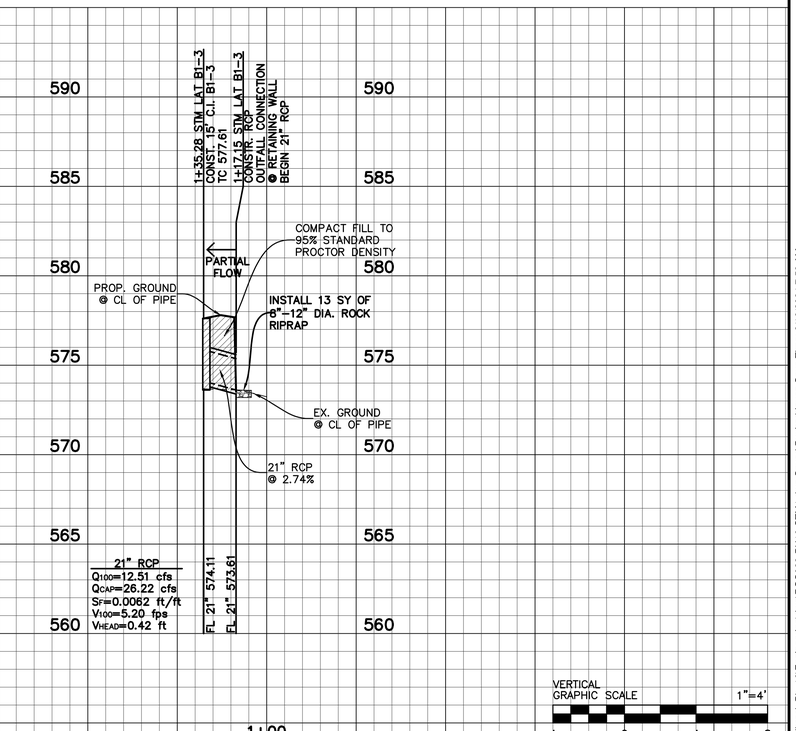
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

STM B1



STM LAT B1-3



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY.	ELEV. 558.18
BM 2.)	"X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR.	ELEV. 555.19
BM 3.)	"X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR.	ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER

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TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM B1 & LAT B1-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 5.03

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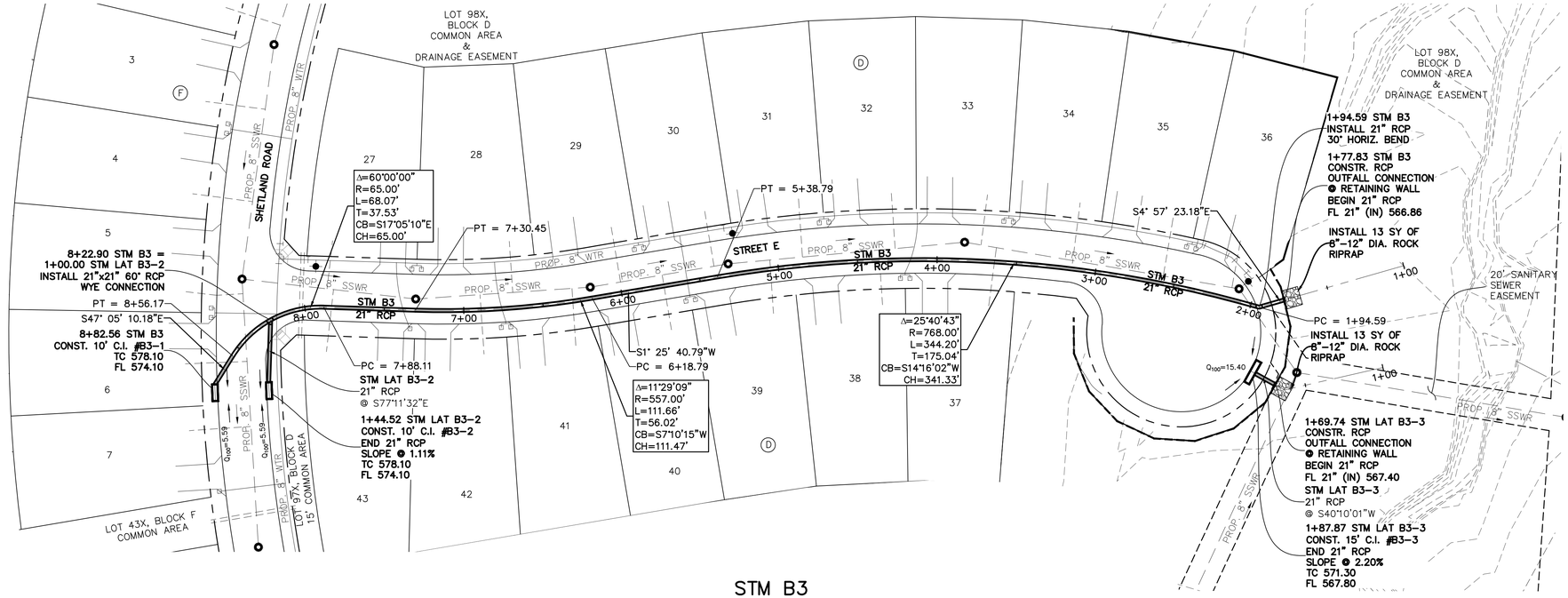


ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

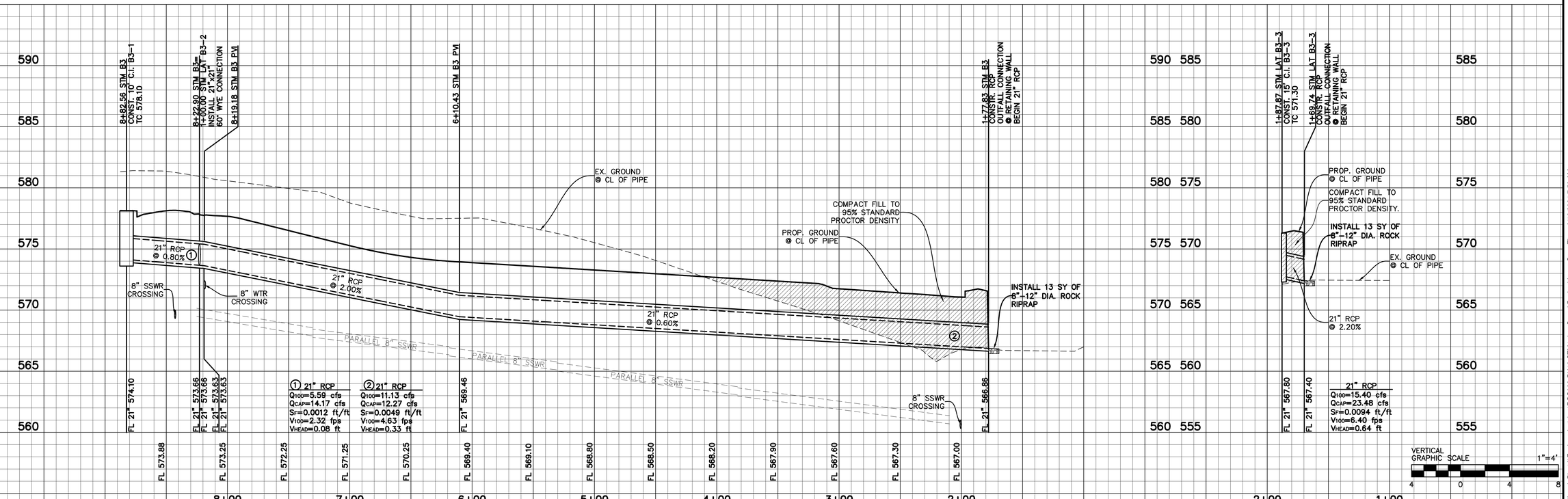
LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

NOTE: CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

GRAPHIC SCALE 1"=40'
40 0 40 80



BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM B3 & LAT B3-3
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.04

Plotted by: jrodriguez Plot Date: 11/6/2024 3:44 PM
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ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

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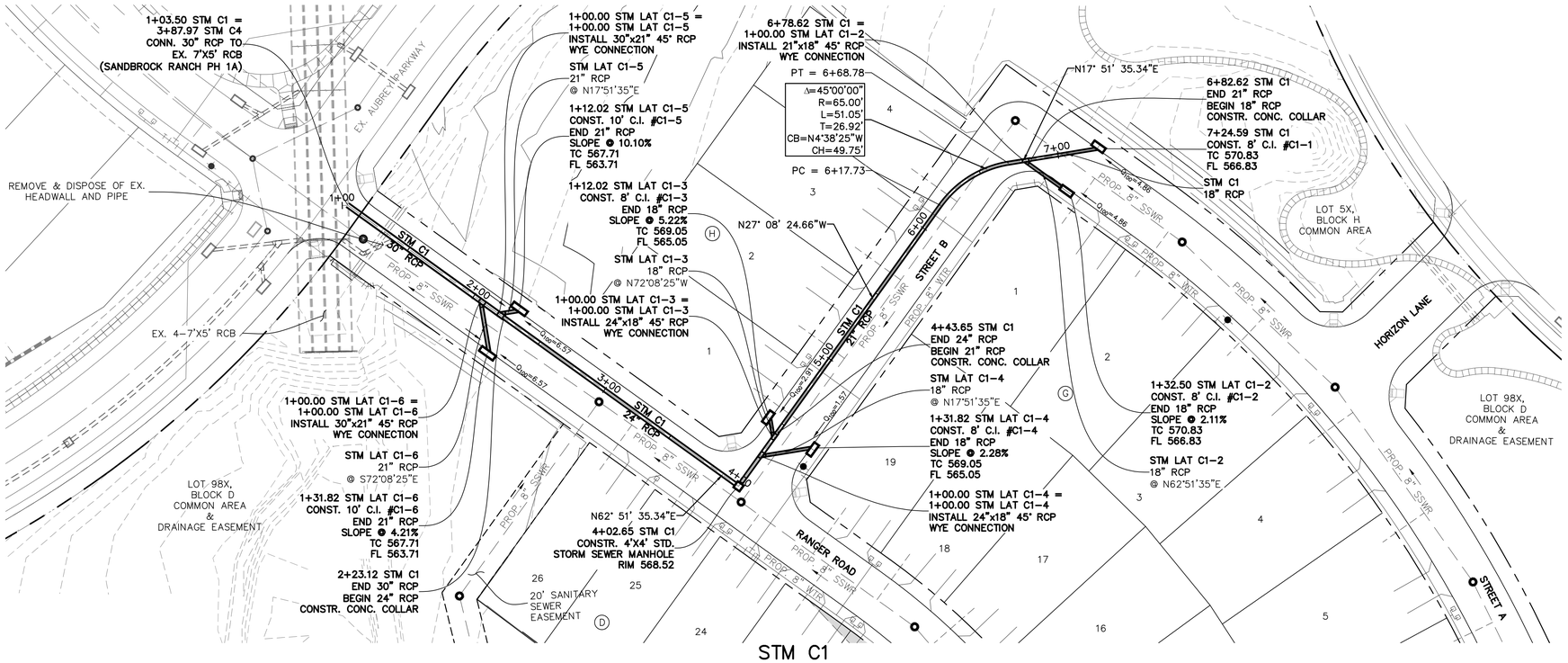
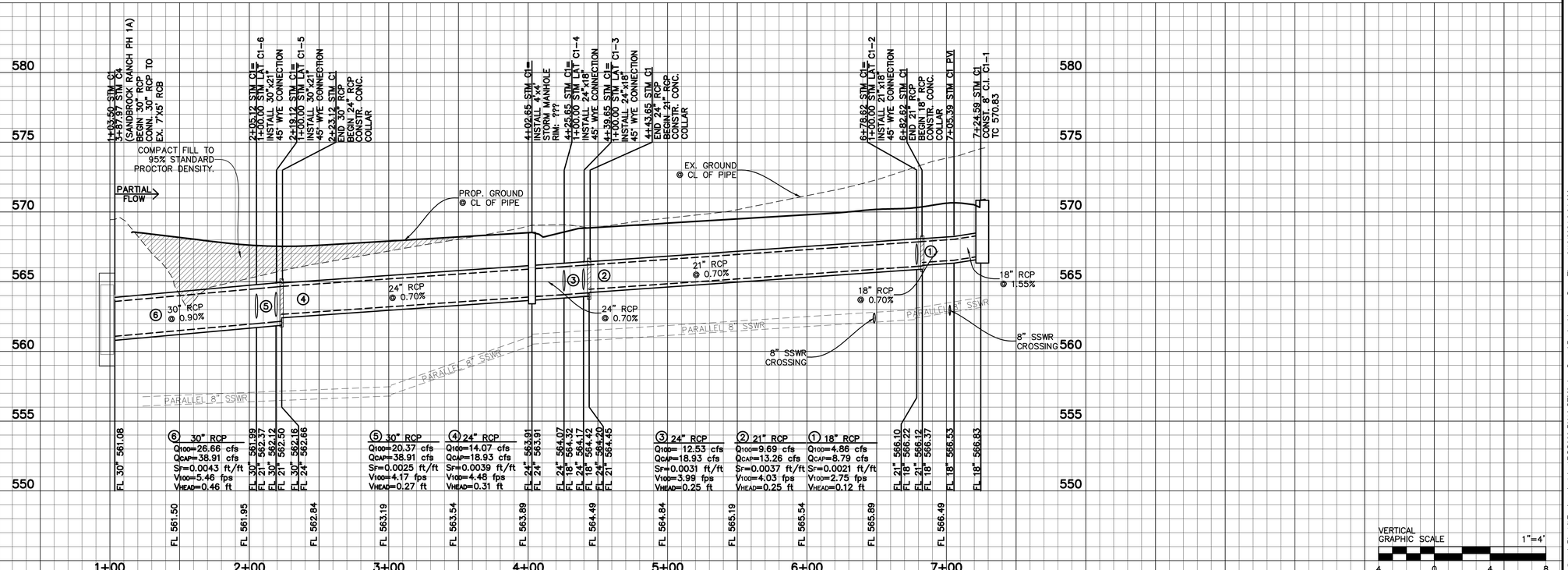


GRAPHIC SCALE 1"=40'
40 0 40 80



VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE
STM C1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.05

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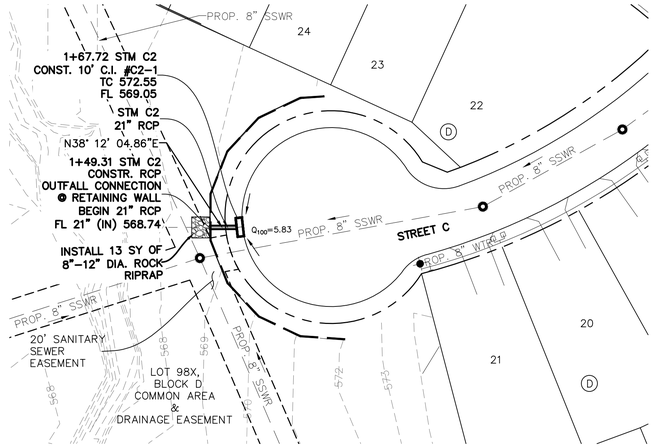
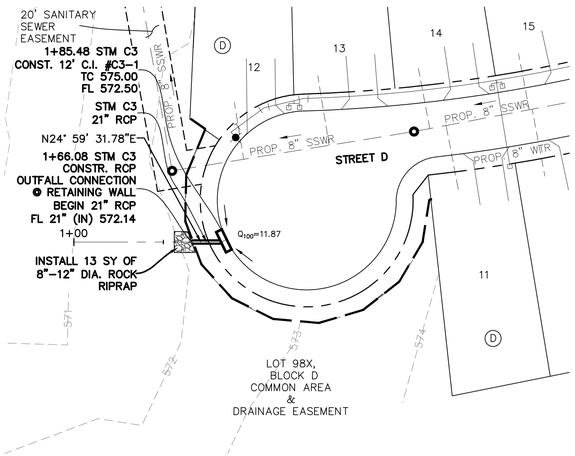
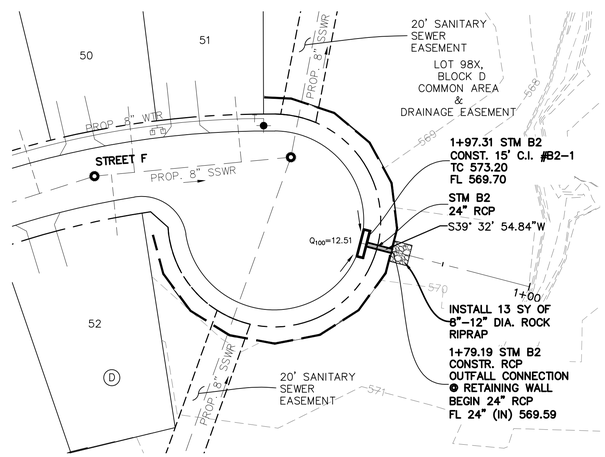


STM C2



STM C3



STM B2

LEGEND

- EX. FIRE HYDRANT
- EX. SANITARY SEWER MANHOLE
- EX. SANITARY SEWER MAIN
- EX. STORM SEWER
- EX. WATER LINE
- PROP. STORM SEWER MANHOLE
- PROP. STORM SEWER
- PROP. SANITARY SEWER MAIN
- PROP. SANITARY SEWER MANHOLE
- PROP. FIRE HYDRANT
- PROP. WATER LINE

ALL RCP TO BE CLASS III UNLESS OTHERWISE SPECIFIED

NOTE:
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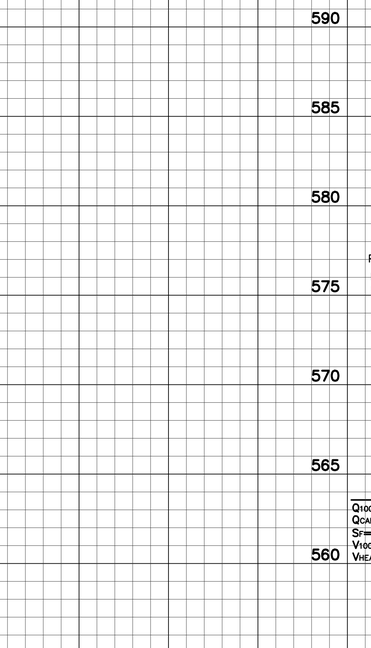
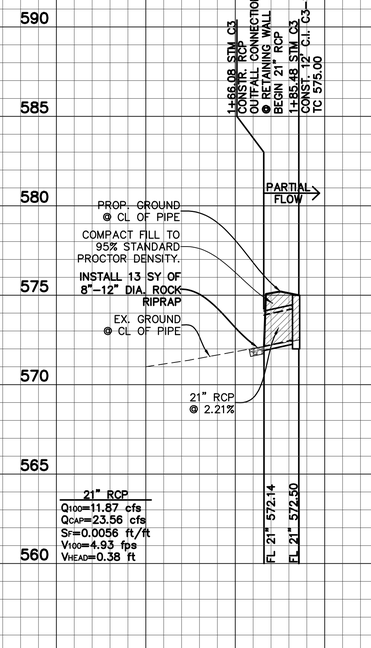
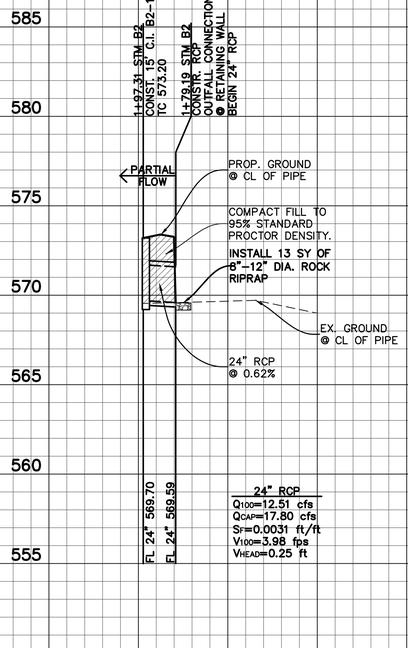
CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80







VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw

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JBI PARTNERS
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972.248.7676
TBPE No. F-438
TBPLS No. 10076000

STORM SEWER PLAN & PROFILE

STM C2, STM C3, & STM B2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 5.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:36 PM
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MATCHLINE (SEE SHEET 6.02)

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

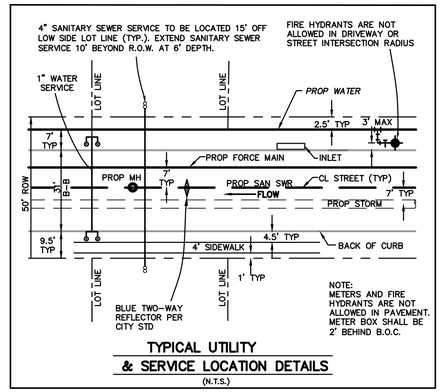
NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	RELOCATION OF EX. ARV	JAC	12/4/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

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12.4.2025

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WATER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

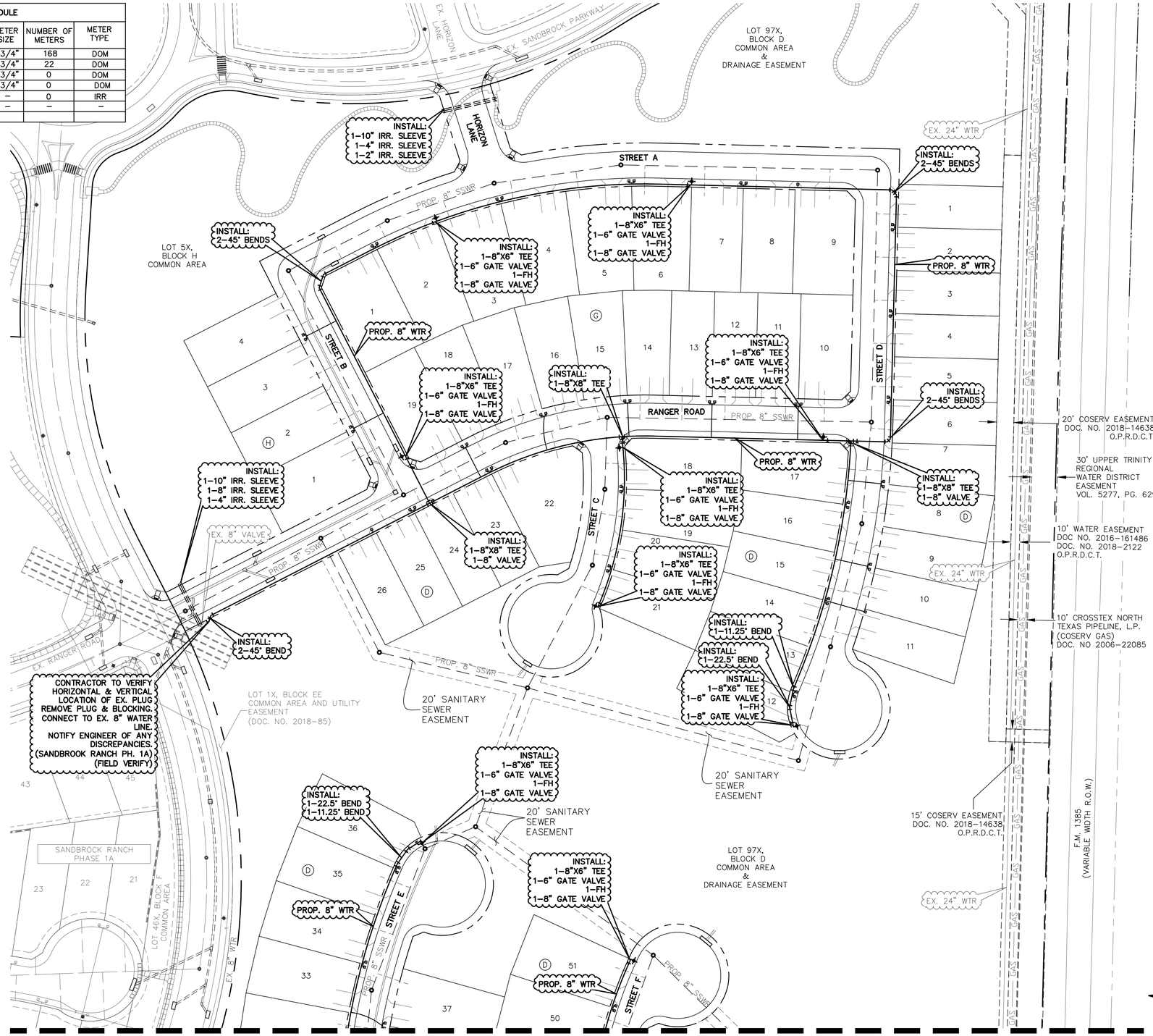
PROJECT NO. ROS023
SHEET NO. 6.01

Plotted by: jcourville Plot Date: 12/4/2025 1:02 PM
Drawing: H:\Projects\ROS023 Sandbrook Ph. 16\Engineering\dwg\ROS023-PH16-WTRPLAN.dwg Saved By: jcourville Save Time: 12/4/2025 12:57 PM

SERVICE SCHEDULE					
SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0			

NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUGS, & NOTIFY ENGINEER OF ANY DISCREPANCIES.

NOTES:
ALL WATER LINES SHALL BE ENCASED WHERE THEY CROSS UNDER STORM DRAIN MAINS OR LATERALS. CASING SHALL BE 20' LONG, 15" SDR-26 PVC.



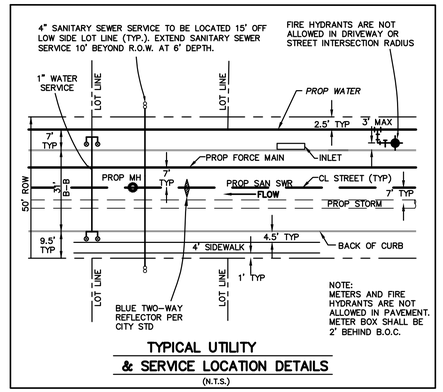
MATCHLINE (SEE SHEET 6.01)

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE

NOTES:

1. ALL WATER AND WASTEWATER CROSSINGS SHALL BE PER MUSTANG S.U.D. STANDARD DETAIL.
2. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING MUSTANG SUD UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED MUSTANG SUD UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING MUSTANG SUD UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A MUSTANG SUD REPRESENTATIVE.
4. ALL METER BOXES NOT TO EXCEED 3.5' FROM BACK OF CURB.
5. OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. SHALL NOT BE INSTALLED IN THE SAME TRENCH AS WATER SERVICE LINES.
6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
7. CONTRACTOR TO ENSURE NO VALVE STACKS WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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11.6.2024

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TBPE No. F-438
TBPLS No. 10076000

WATER PLAN
SHEET 2 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 6.02

Plotted by: jrodriguez Plot Date: 11/6/2024 3:48 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-WTRPLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:09 PM

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
DOUBLE WATER	1"	84	3/4"	168	DOM
SINGLE WATER	1"	22	3/4"	22	DOM
FUT. SINGLE WATER	1"	0	3/4"	0	DOM
FUT. DOUBLE WATER	1"	0	3/4"	0	DOM
SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

MATCHLINE (SEE SHEET 7.02)

SANDBROCK RANCH, PHASE 1A
DOC. NO. 2018-85
P.R.D.C.T.

EX. 8" WTR
EX. SHETLAND ROAD
LOT 1X, BLOCK DD
COMMON AREA AND
UTILITY EASEMENT
(DOC. NO. 2018-85)
EX. AUBREY PARKWAY
EX. 8" WTR
PROP. 8" WTR
PROP. 8" SSWR
EX. BRIDLE PATH PARKWAY
EX. 8" SSWR
LOT 25X, BLOCK B
COMMON AREA
LOT 44X, BLOCK F
COMMON AREA
LOT 43X, BLOCK F
COMMON AREA
LOT 44X, BLOCK E
COMMON AREA
LOT 98X, BLOCK D,
15' COMMON AREA
LOT 99X, BLOCK D,
15' COMMON AREA
LOT 98X,
BLOCK D
COMMON AREA
STREET E
STREET F
STREET G
STREET H
STREET J
SHETLAND ROAD
BRIDLE PATH PARKWAY
20' SANITARY
SEWER
EASEMENT BY PLAT
LOT 97X,
BLOCK D
COMMON AREA
&
DRAINAGE EASEMENT
COUNTRYVIEW DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)
10' CROSSTEX NORTH
TEXAS PIPELINE, L.P.
(COSERV GAS)
DOC. NO 2006-22085
10' WATER EASEMENT
DOC NO. 2016-161486
DOC. NO. 2014-2122
O.P.R.D.C.T.
30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5277, PG. 629
F.M. 1385
(VARIABLE WIDTH R.O.W.)

10+66.83 SS-6
CONST. 4' DIA. MH.
RIM: 580.00
FL 8" (OUT) = 571.98
N61° 03' 07.67"W

9+45.54 SS-6
CONST. 4' DIA. MH.
RIM: 579.78
FL 8" (IN) = 570.95
FL 8" (OUT) = 570.85
N71° 10' 22.99"W

WATER/WASTEWATER
CROSSING ENCASEMENTS PER
MSUD STANDARD DETAIL AND
TCEQ REQUIREMENTS

7+44.11 SS-1
CONST. 4' DIA. MH.
RIM: 578.29
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48

7+86.08 SS-1
CONST. 4' DIA. MH.
RIM: 578.67
FL 8" (IN) = 569.89
FL 8" (OUT) = 569.79
S71° 18' 16.39"E

9+95.65 SS-1
CONST. 4' DIA. MH.
RIM: 579.97
FL 8" (IN) = 571.04
FL 8" (OUT) = 570.94
S81° 37' 11.08"E

6+27.44 SS-1
CONST. 4' DIA. MH.
RIM: 577.62
FL 8" (IN) = 568.90
FL 8" (OUT) = 568.80
N19° 22' 17.80"E

4+74.95 SS-1
CONST. 4' DIA. MH.
RIM: 576.71
FL 8" (IN) = 566.83
FL 8" (OUT) = 566.73
N09° 42' 14.45"E

3+53.88 SS-1
REMOVE PLUG & BLOCKING.
CONNECT TO EX. 8" SSWR.
FL 8" = 566.24
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)
N02° 51' 07.65"W

4+43.61 SS-3
REMOVE PLUG & BLOCKING
CONNECT TO EX. 8" SSWR.
FL 8" = 567.53
(SANDBROCK RANCH, PH. 15)
(FIELD VERIFY)
N86° 08' 42.19"E

4+89.39 SS-3
CONST. 4' DIA. MH.
RIM: 578.03
FL 8" (IN) = 567.81
FL 8" (OUT) = 567.71
S88° 39' 51.95"E

7+55.82 SS-3
CONST. 4' DIA. MH.
RIM: 580.24
FL 8" (IN) = 571.11
FL 8" (OUT) = 571.01
S88° 34' 19.21"E

11+86.62 SS-1
CONST. 4' DIA. MH.
RIM: 581.11
FL 8" (IN) = 572.09
FL 8" (OUT) = 571.99
S88° 32' 48.58"E

16+78.18 SS-1
CONST. 4' DIA. MH.
RIM: 583.31
FL 8" (IN) = 574.65
FL 8" (OUT) = 574.55
S88° 34' 43.07"E

17+59.19 SS-1
CONST. 4' DIA. MH.
RIM: 583.80
FL 8" (OUT) = 575.06

19+18.99 SS-2
CONST. 4' DIA. MH.
RIM: 582.81
FL 8" (OUT) = 574.35

12+10.62 SS-3
CONST. 4' DIA. MH.
RIM: 585.85
FL 8" (OUT) = 577.48

2+10.29 SS-7
CONST. 4' DIA. MH.
RIM: 574.29
FL 8" (IN) = 566.18
FL 8" (OUT) = 566.08
S07° 26' 38.85"W

4+88.55 SS-6
CONST. 4' DIA. MH.
RIM: 573.56
FL 8" (IN) = 565.11
FL 8" (OUT) = 565.01
S05° 50' 30.44"W

5+76.54 SS-6
CONST. 4' DIA. MH.
RIM: 574.09
FL 8" (IN) = 566.35
FL 8" (OUT) = 566.25
S01° 27' 17.28"W

6+86.61 SS-6
CONST. 4' DIA. MH.
RIM: 576.11
FL 8" (IN) = 567.88
FL 8" (OUT) = 567.78
S07° 10' 15.30"W

7+96.62 SS-6
9+59.43 SS-7
CONST. 4' DIA. MH.
RIM: 578.50
FL 8" (IN) = 569.58
FL 8" (OUT) = 569.48
FL 8" (OUT) = 569.48
S17° 37' 14.65"W

7+90.43 SS-7
CONST. 4' DIA. MH.
RIM: 578.55
FL 8" (IN) = 568.80
FL 8" (OUT) = 568.70
N82° 26' 04.92"W

N88° 34' 19.21"W

3+11.54 SS-7
CONST. 4' DIA. MH.
RIM: 574.90
FL 8" (IN) = 566.69
FL 8" (OUT) = 566.59
S01° 25' 40.79"W

6+24.77 SS-7
1+00.00 SS-8
CONST. 5' DIA. MH.
RIM: 579.54
FL 8" (IN) = 568.04
FL 8" (IN) = 568.04
FL 8" (OUT) = 567.94
S89° 03' 45.13"E

13+67.51 SS-2
CONST. 4' DIA. MH.
RIM: 577.51
FL 8" (IN) = 567.12
FL 8" (OUT) = 567.02
S45° 20' 08.33"E

16+51.86 SS-2
3+92.01 SS-8
CONST. 4' DIA. MH.
RIM: 579.68
FL 8" (IN) = 570.87
FL 8" (OUT) = 570.77
FL 8" (OUT) = 570.77
S01° 22' 13.61"W

S01° 22' 13.61"W

EX. 24" WTR

LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
- PROPOSED SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER & MANHOLE
- PROPOSED STORM SEWER & INLET
- EXISTING STORM SEWER & INLET
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING FIRE HYDRANT ASSEMBLY
- PROPOSED WATER SERVICES
- PROPOSED SANITARY SEWER SERVICE
- ATYPICAL SEWER SERVICE

NOTES:

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6. ALL FIRE HYDRANTS SHALL BE FLOW AND PRESSURE TESTED AND MARKED (TAG AND PAINT) IN ACCORDANCE WITH NFPA 291 "RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS", LATEST EDITION. COPIES OF EACH TEST REPORT FOR EACH FIRE HYDRANT, INCLUDING A MAP SHOWING THE LOCATION OF THE FIRE HYDRANT BEING FLOW TESTED AND THE LOCATION OF THE PRESSURE HYDRANT, SHALL BE PROVIDED TO MUSTANG SUD PRIOR TO ACCEPTANCE OF THE SYSTEM AND BEGINNING OF SERVICE.
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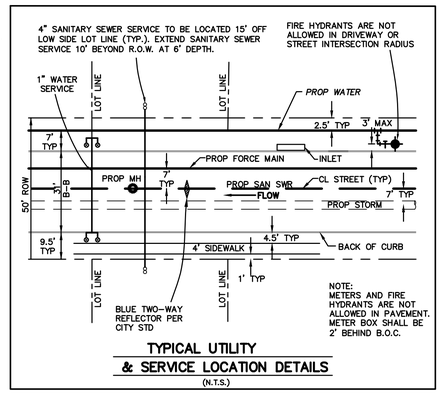

TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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11.6.2024

JBI PARTNERS
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TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PLAN
SHEET 1 OF 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 7.01

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:18 PM
Plotted by: jrodriguez Plot Date: 11/6/2024 3:53 PM

SERVICE SCHEDULE					
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SINGLE WATER	1"	0	–	0	IRR
SANITARY	4"	189	–	–	–
FUT. SANITARY	4"	0	–	–	–

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LEGEND

- PROPOSED WATER LINE & VALVE
- EXISTING WATER LINE & VALVE
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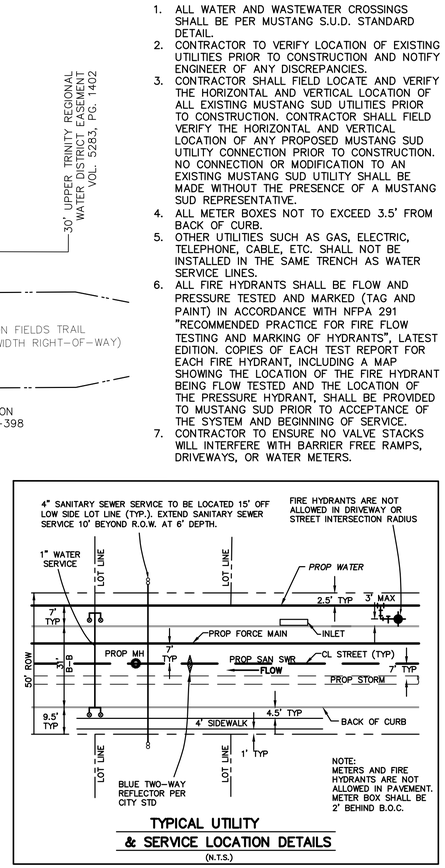
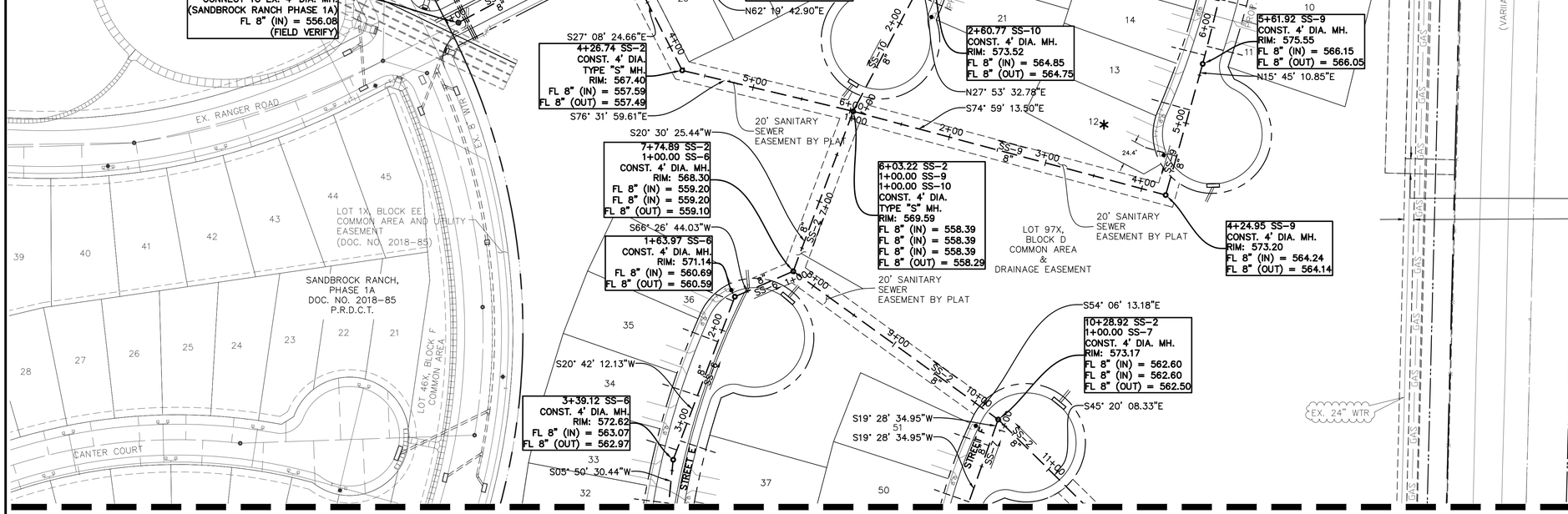


TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)



CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=60'
60 0 60 120

MATCHLINE (SEE SHEET 7.01)

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw

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SANITARY SEWER PLAN

SHEET 2 OF 2

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

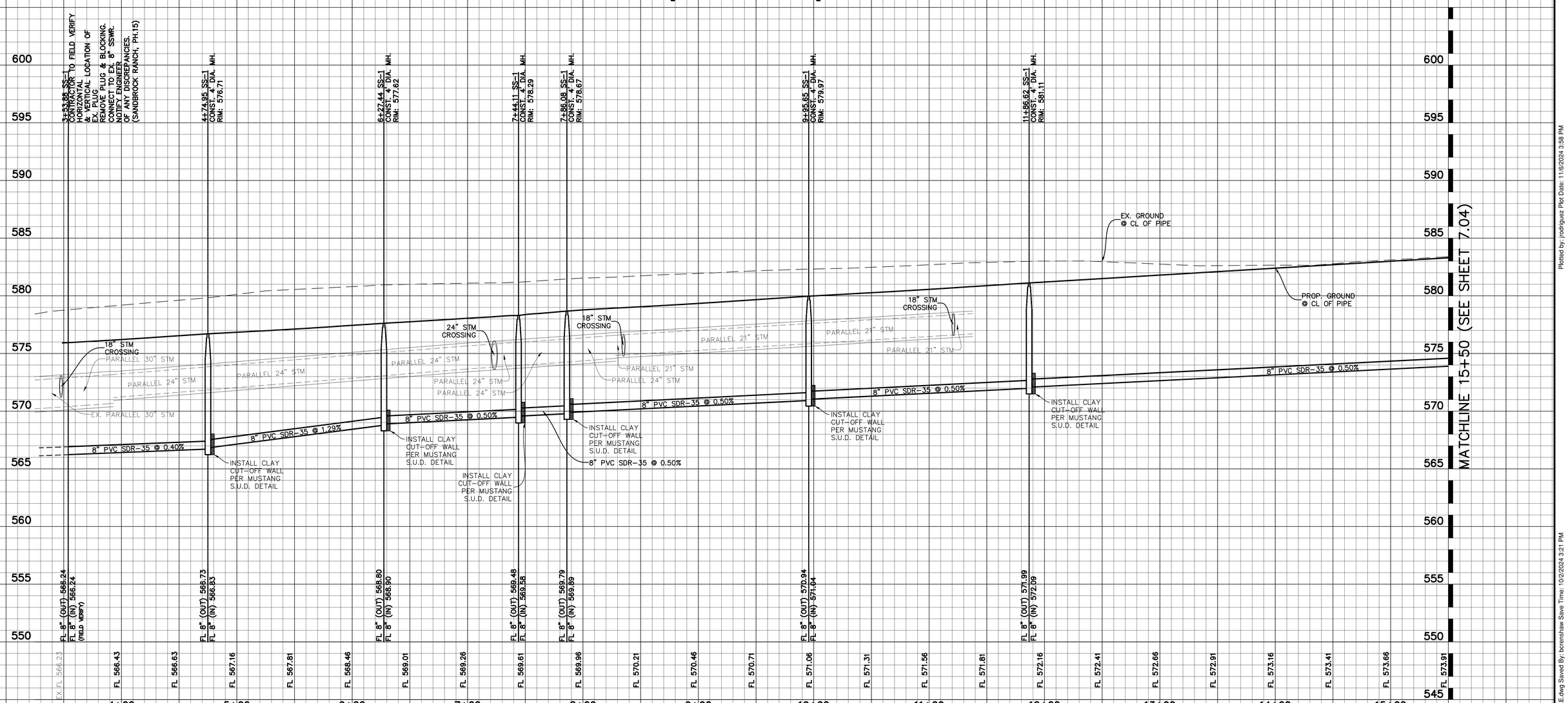
PROJECT NO. ROS023

SHEET NO. 7.02

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PLAN.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:18 PM

Plotted by: jrodriguez Plot Date: 11/6/2024 3:56 PM

SS-1 [STA. START-15+50]



NOTE:
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CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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SANITARY SEWER PROFILE
SS-1 [STA. START-15+50]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.03

Plotted by: jrodriguez Plot Date: 11/6/2024 3:58 PM

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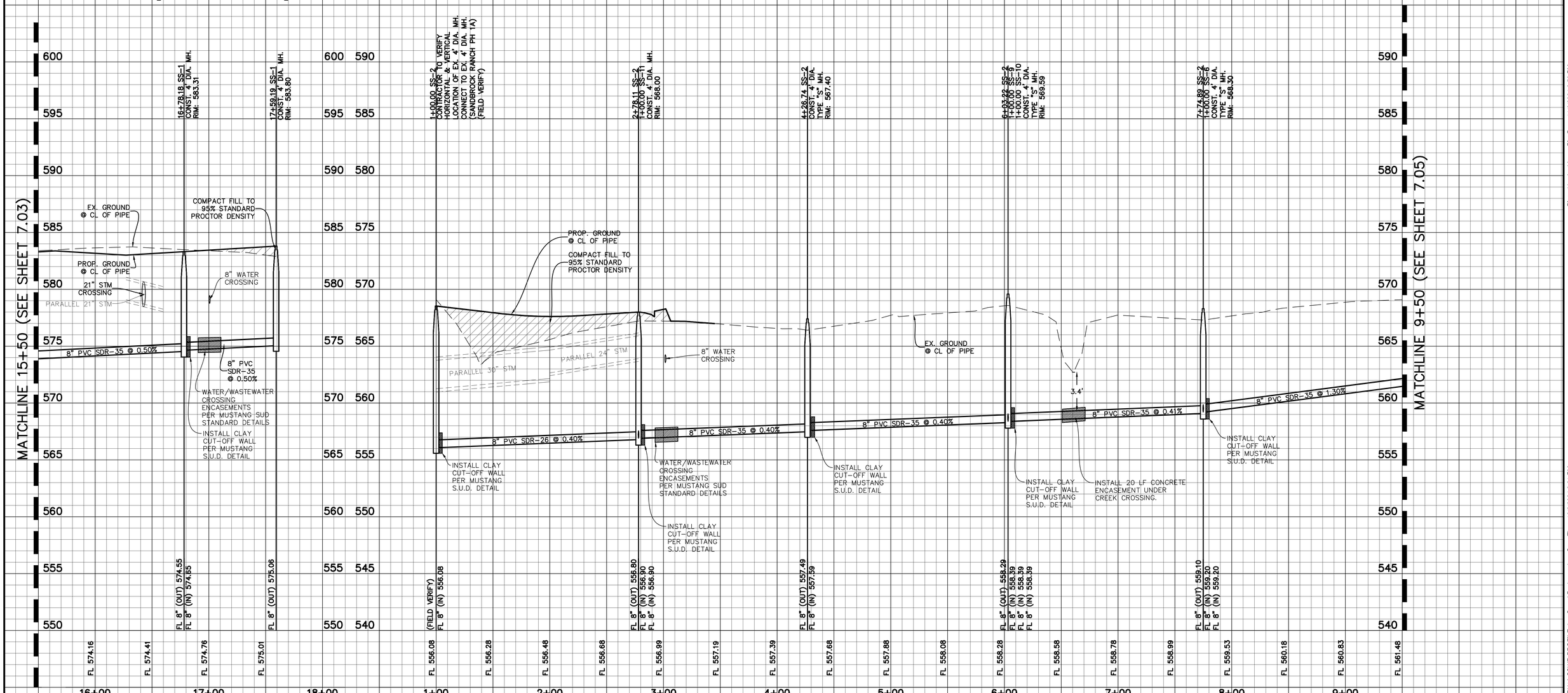
SS-1 [STA. 15+50-END]

SS-2 [STA. START-10+50]



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER

Brittany Crenshaw
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JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-1 [STA. 15+50-END] & SS-2 [STA. START-9+50]

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.04

Plotted by: jrodriguez Plot Date: 11/6/2024 3:58 PM
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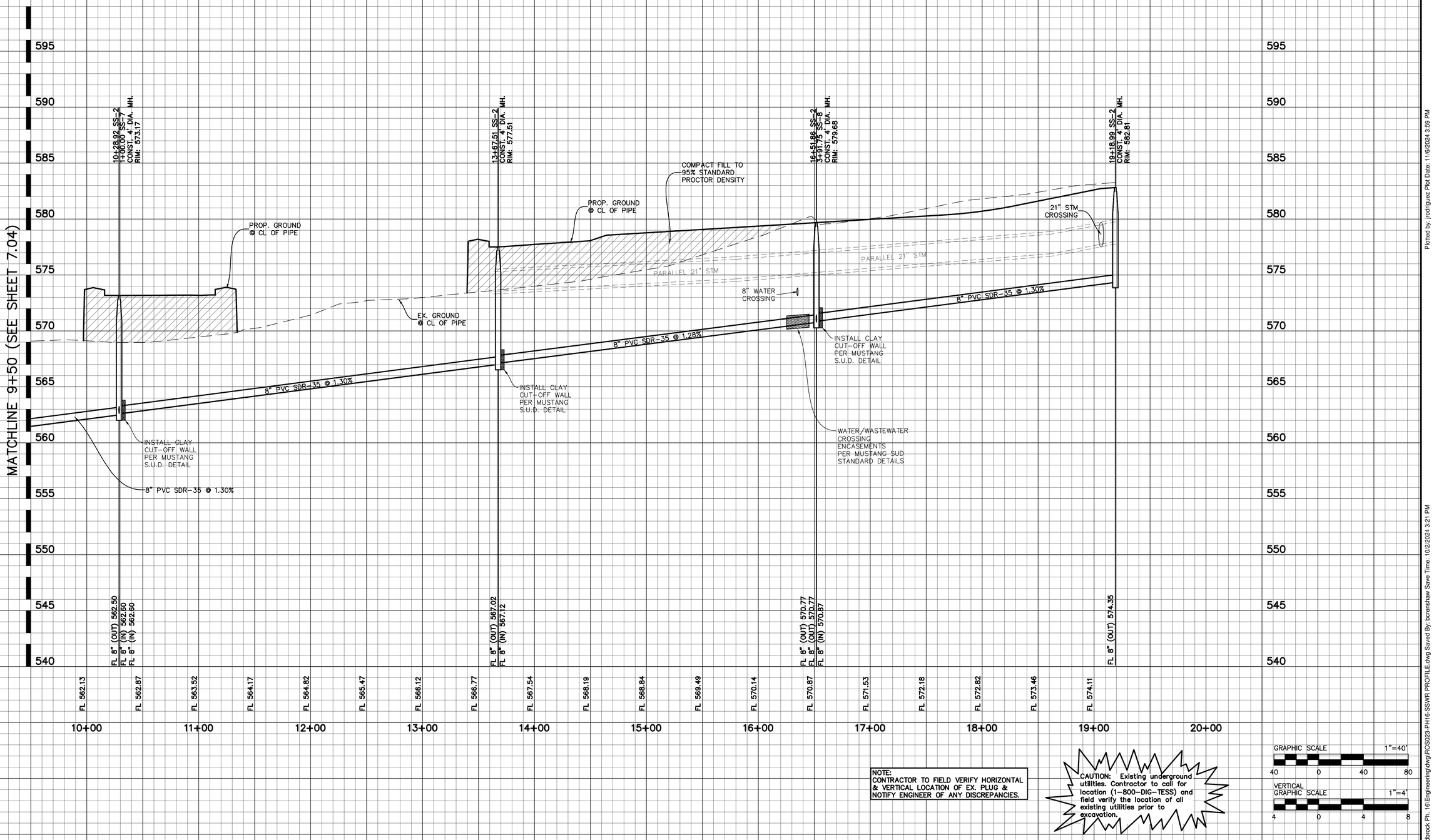
SS-2 [STA. 10+50-END]



NOTE:
CONTRACTOR TO FIELD VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. PLUG & NOTIFY ENGINEER OF ANY DISCREPANCIES.

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.

GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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SANITARY SEWER PROFILE
SS-2 [STA. 9+50-END]
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.05

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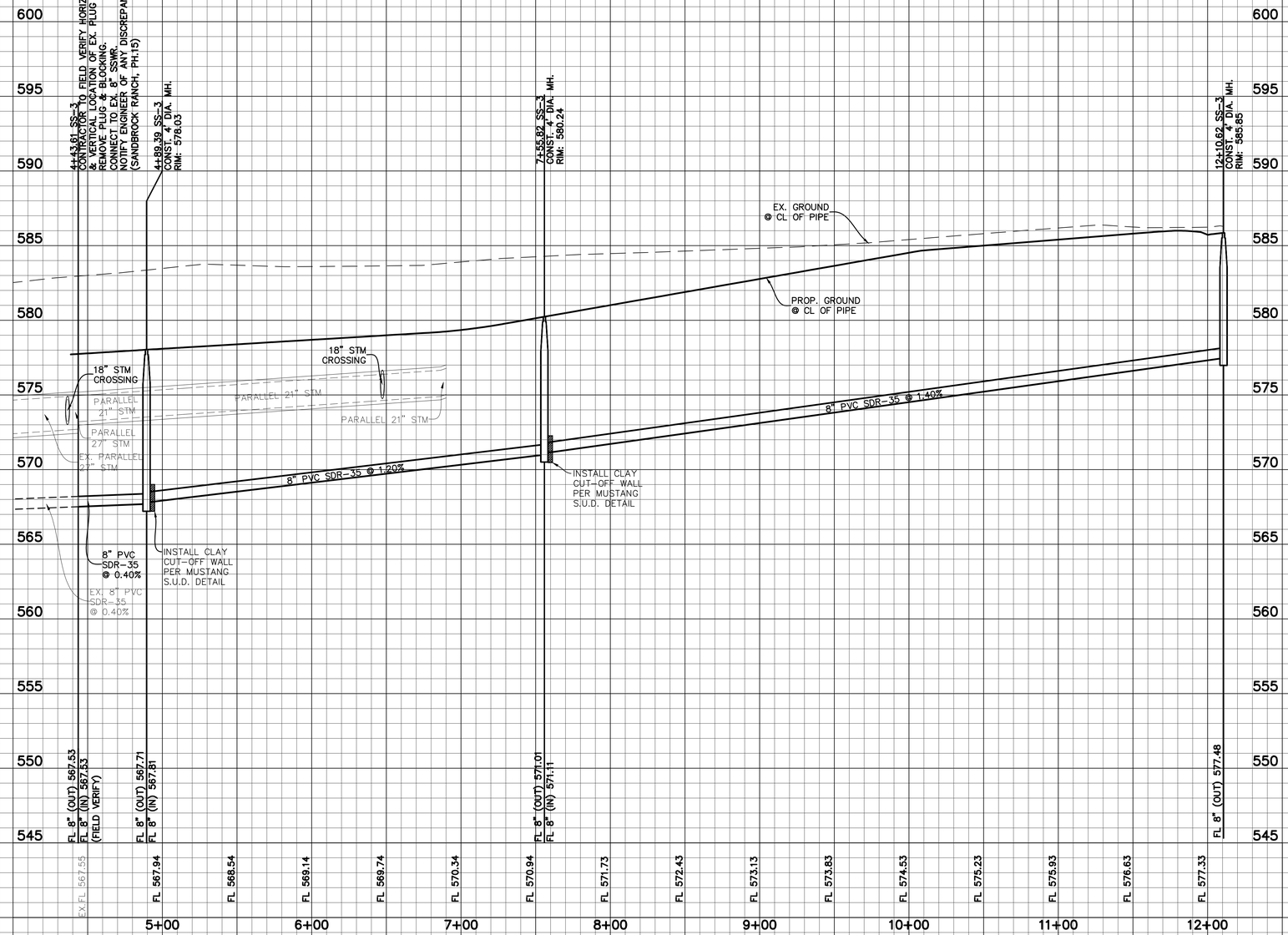
SS-3



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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
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TBPLS No. 10076000

SANITARY SEWER PROFILE

SS-3

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

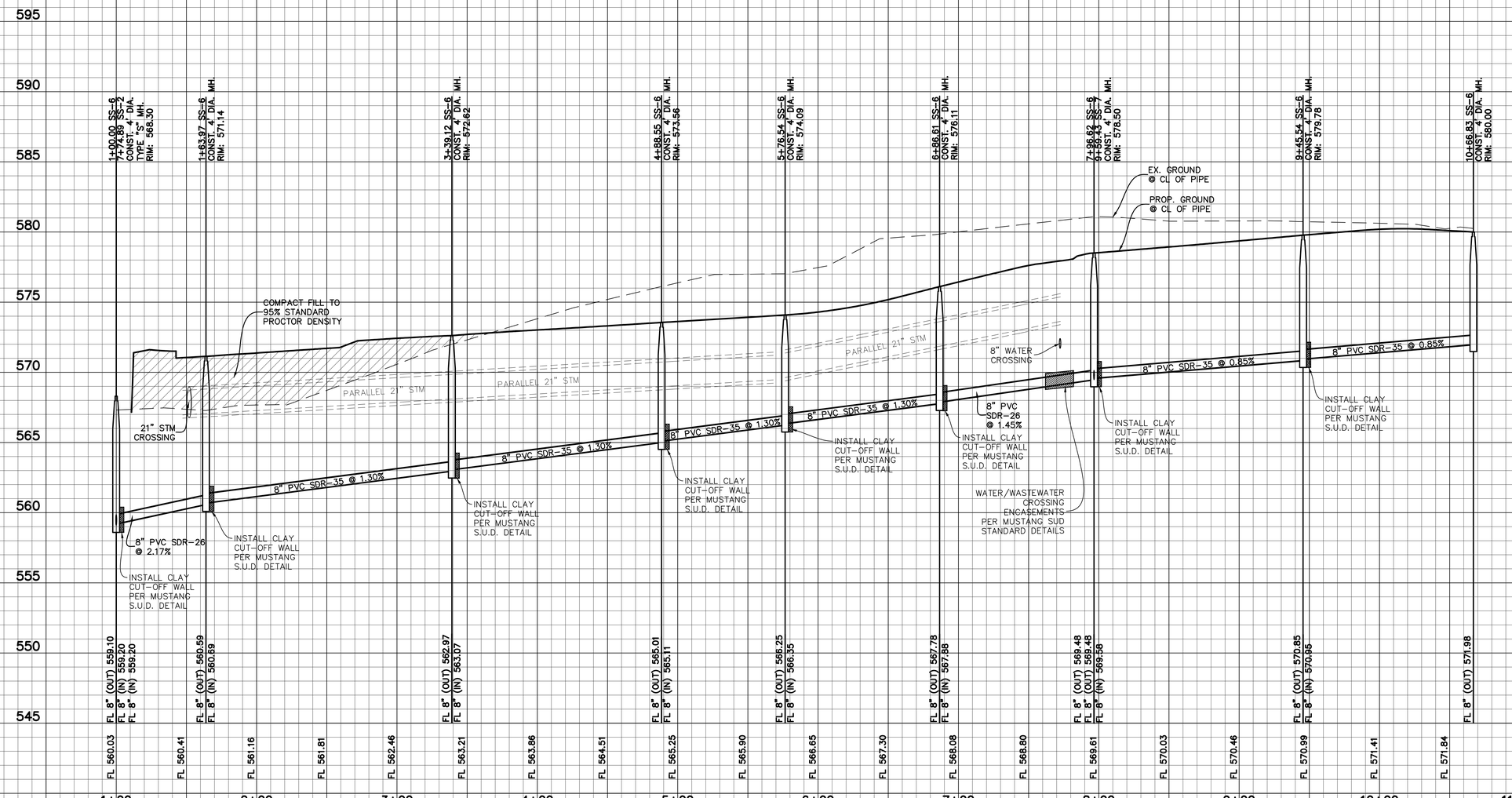
PROJECT NO. ROS023

SHEET NO. 7.06

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM

Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SSWR PROFILE.dwg Saved By: bcrenshaw Save Time: 10/2/2024 3:21 PM

SS-6



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
11.6.2024

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SANITARY SEWER PROFILE
SS-6
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.07

Plotted by: jrodriguez Plot Date: 11/6/2024 3:59 PM

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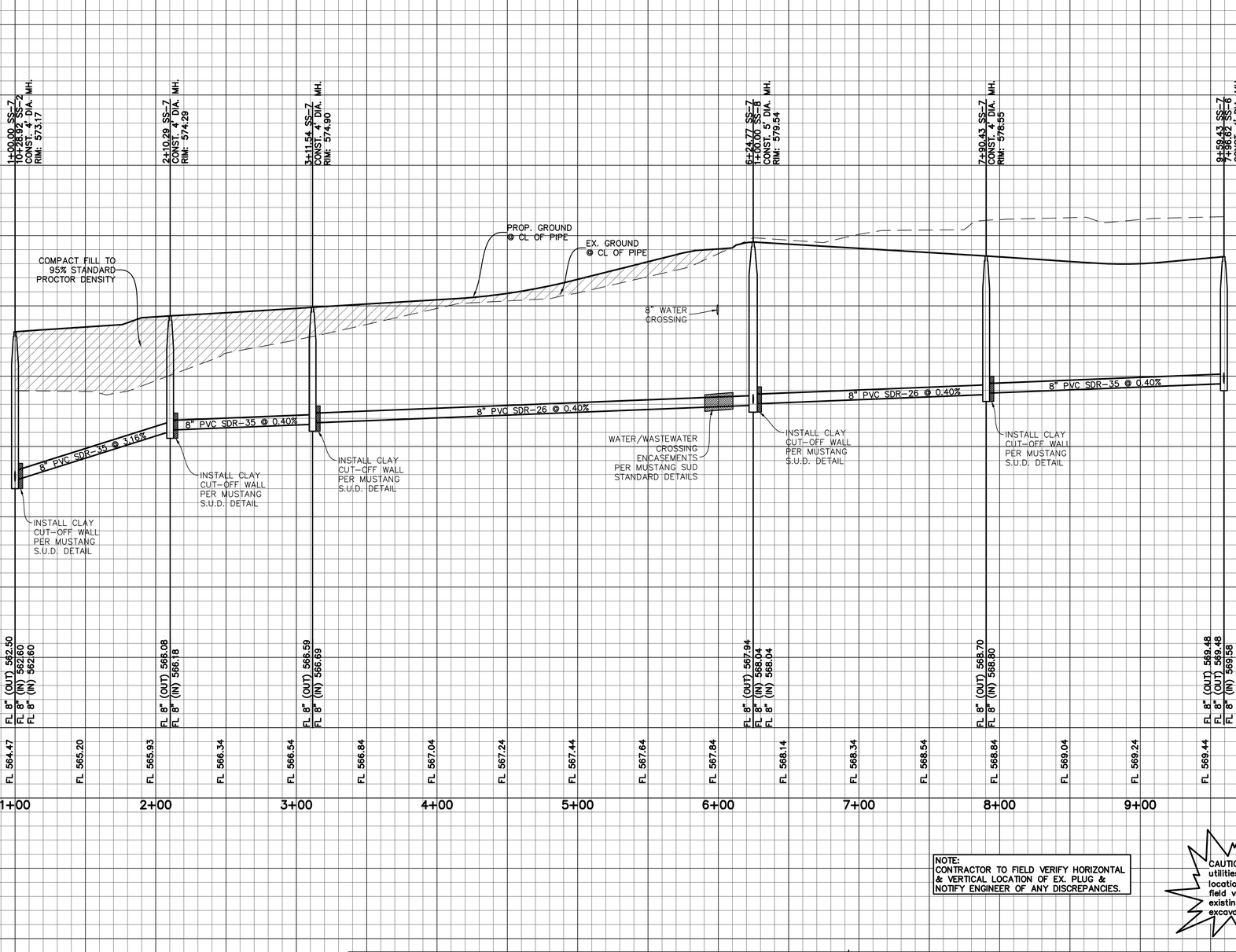
SS-7



NOTE:
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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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SANITARY SEWER PROFILE
SS-7
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.08

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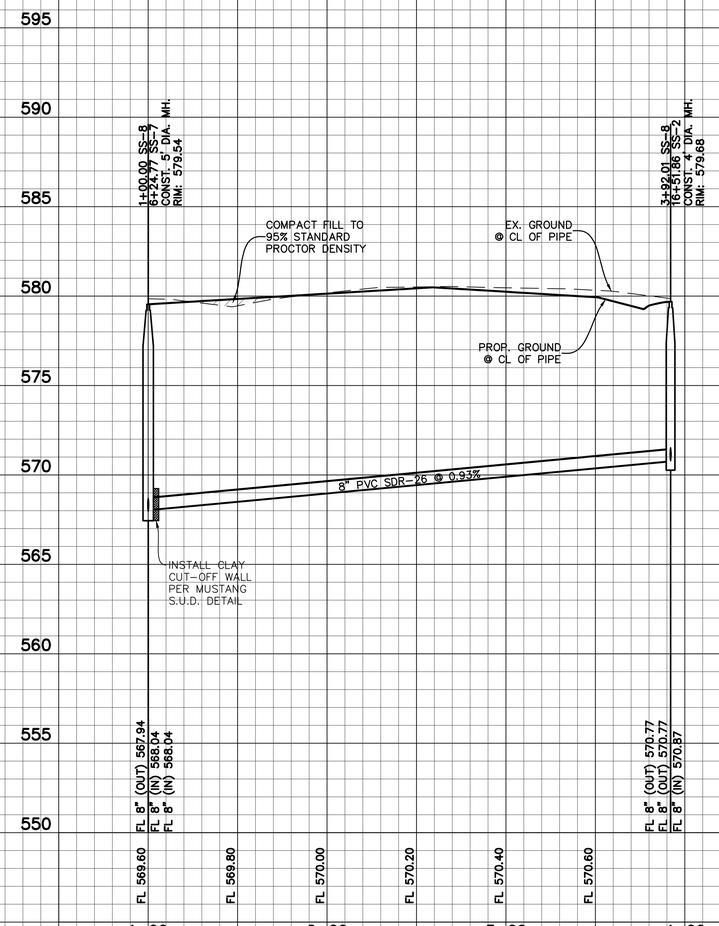
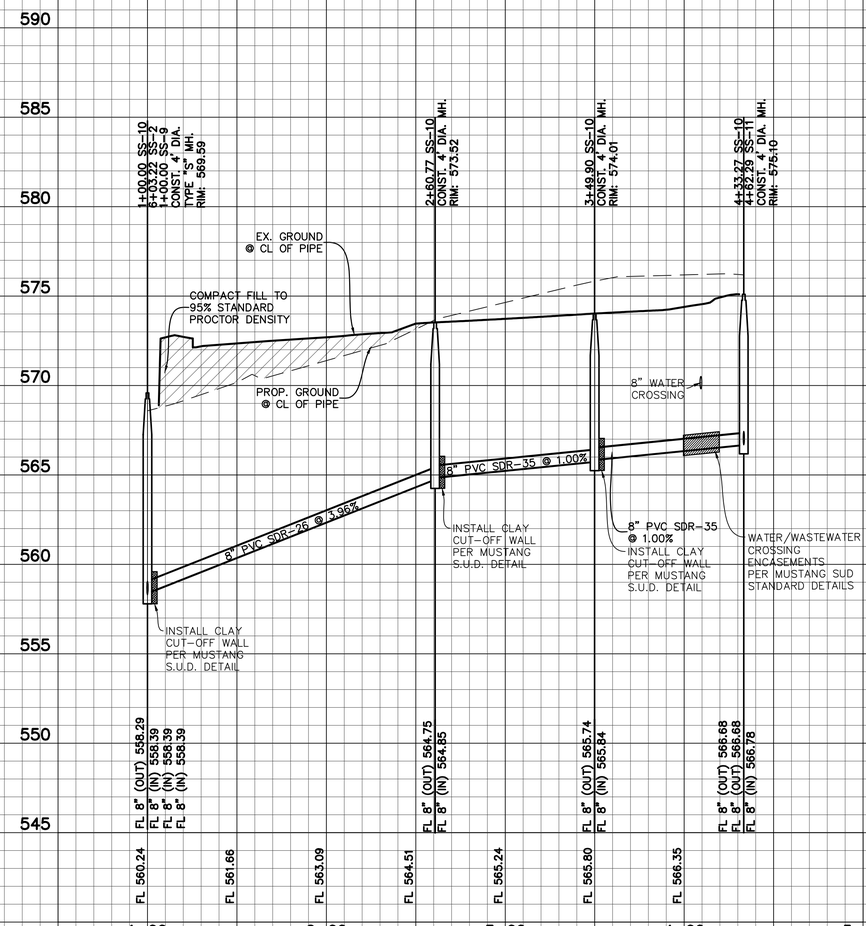
SS-8



SS-10



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4 0 4 8

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SANITARY SEWER PROFILE

SS-8 & SS-10

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.09

Plotted by: jrodriguez Plot Date: 11/6/2024 4:07 PM

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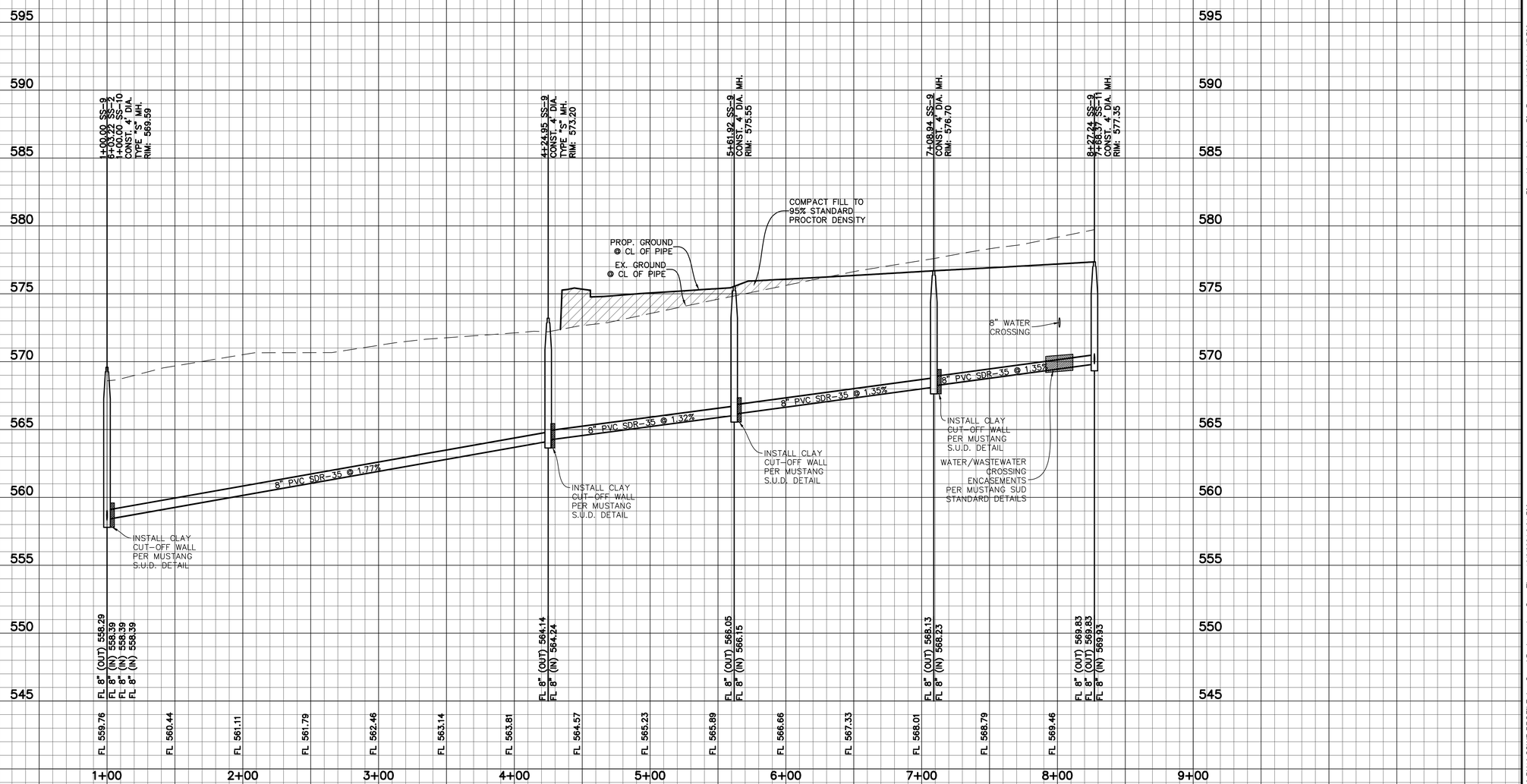
SS-9



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40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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SANITARY SEWER PROFILE

SS-9

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.10

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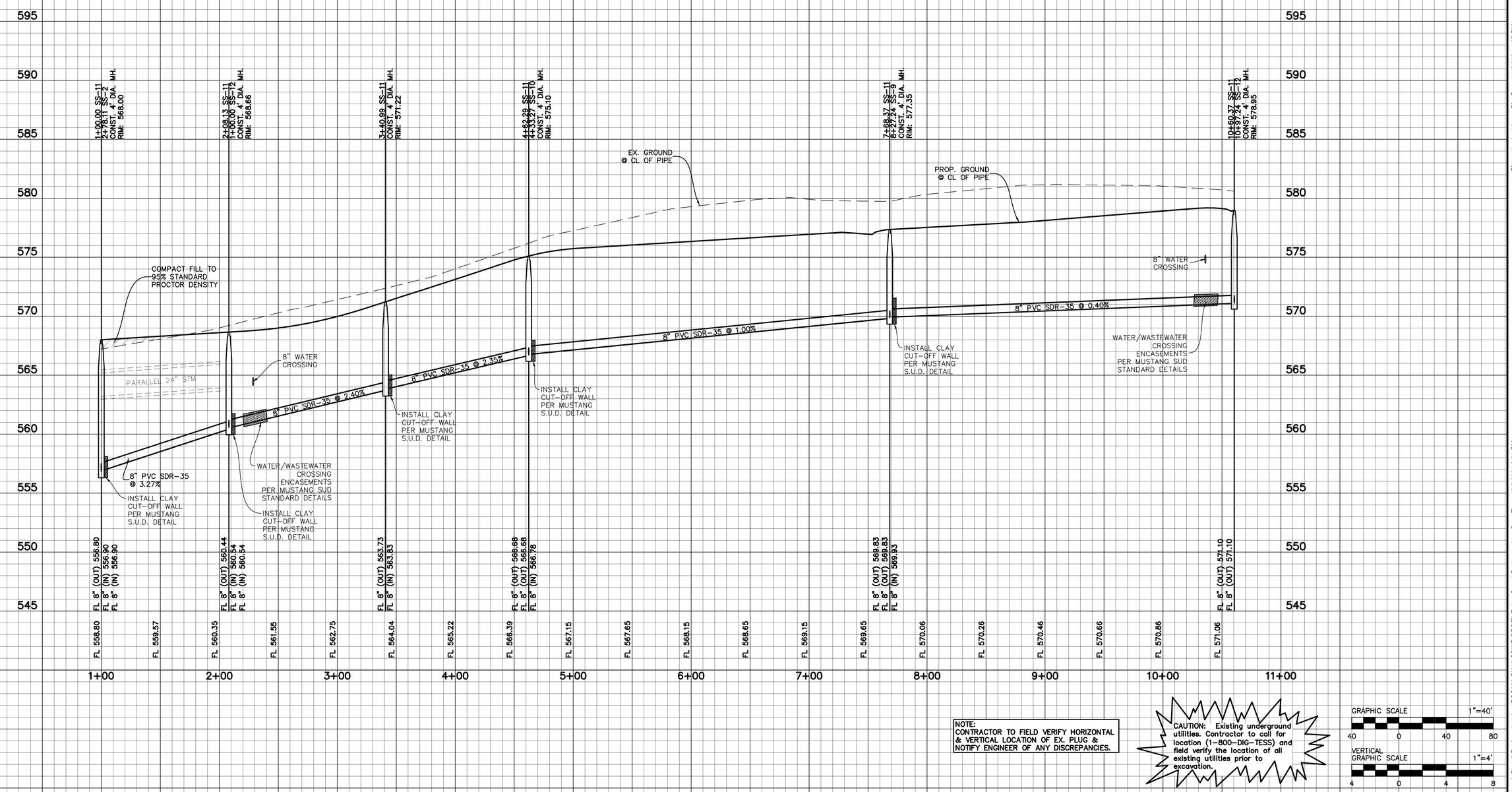
SS-11



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

STATE OF TEXAS
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LICENSED
PROFESSIONAL ENGINEER
11.6.2024

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SANITARY SEWER PROFILE
SS-11
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.11

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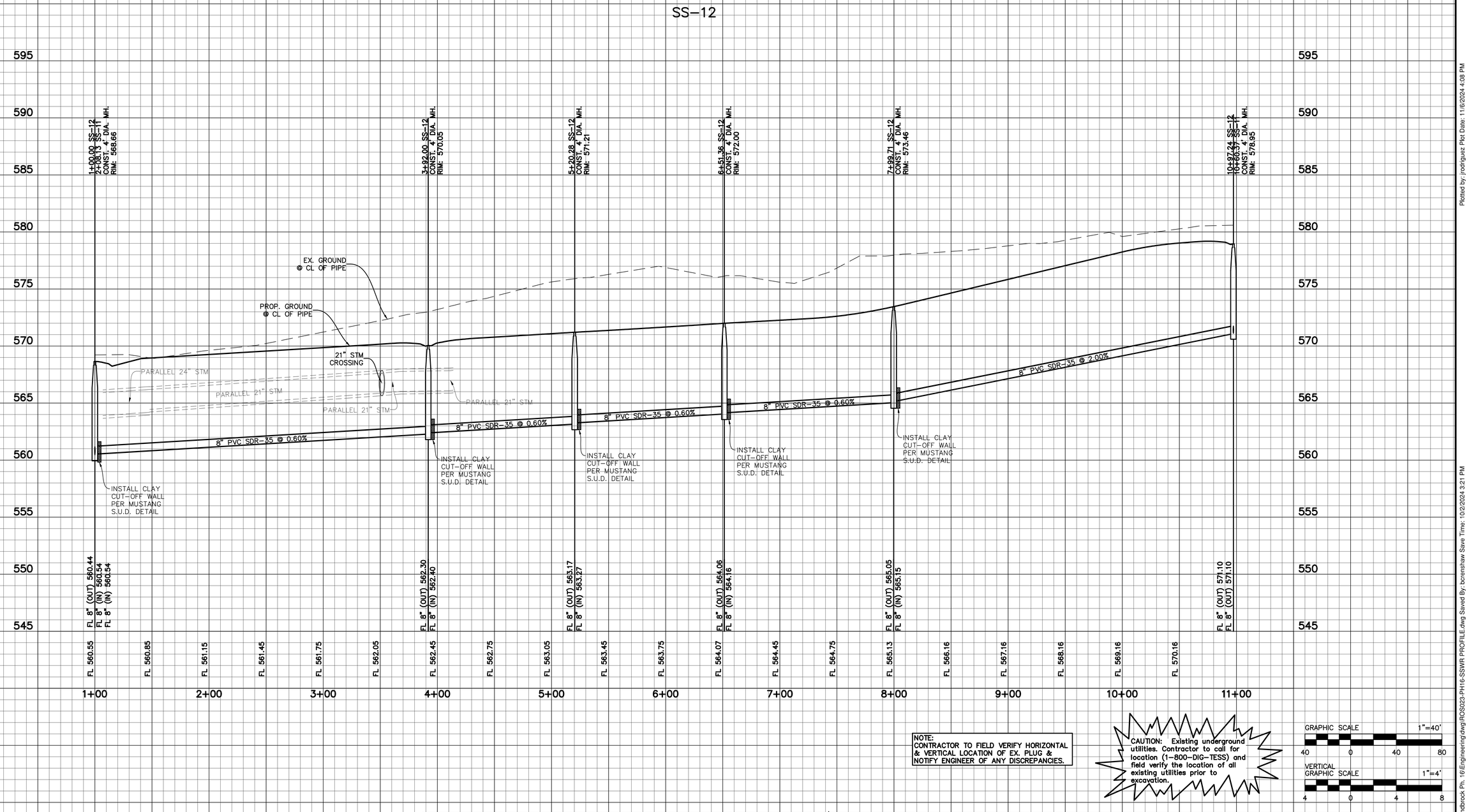
SS–12



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GRAPHIC SCALE 1"=40'
40 0 40 80

VERTICAL GRAPHIC SCALE 1"=4'
4 0 4 8

BENCHMARKS:

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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Brittany Crenshaw

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SANITARY SEWER PROFILE

SS–12

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 7.12

Plotted by: jrodriguez Plot Date: 11/6/2024 4:08 PM
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MATCHLINE (SEE SHEET 8.01)

EX. SHETLAND ROAD

EX. AUBREY PARKWAY

LOT 1X, BLOCK DD
COMMON AREA AND UTILITY
EASEMENT
(DOC. NO. 2018-85)

LOT 99X,
BLOCK D
COMMON AREA
&
DRAINAGE EASEMENT

20' SANITARY
SEWER
EASEMENT

STREET E

STREET F

STREET G

STREET H

STREET J

STREET K

SHETLAND ROAD

BRIDLE PATH PARKWAY

EX. BRIDLE PATH PARKWAY

LOT 100X, BLOCK D
15' COMMON AREA

LOT 99X, BLOCK D
15' COMMON AREA

LOT 43X, BLOCK F
COMMON AREA

LOT 44X, BLOCK F
COMMON AREA

LOT 44X, BLOCK E
COMMON AREA

LOT 25X, BLOCK B
COMMON AREA

LOT 98X,
BLOCK D
COMMON AREA

10' CROSSTEX NORTH
TEXAS PIPELINE, L.P.
(COSERV GAS)
DOC. NO 2006-22085

10' WATER EASEMENT
DOC. NO.
2016-161486

30' UPPER TRINITY REGIONAL
WATER DISTRICT EASEMENT
VOL. 5277, PG. 629

SANDBROCK
RANCH,
PHASE 15

F.M. 1385
(VARIABLE WIDTH R.O.W.)

7.5'UE

SVE

REMOVE EX.
BARRICADE

REMOVE EX.
BARRICADE

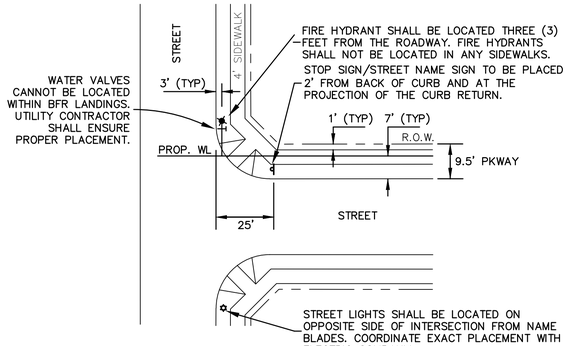
STOP

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

NOTE:
TRAFFIC SIGN INSTALLATIONS SHALL COMPLY WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

CAUTION: Existing underground utilities. Contractor to call for location (1-800-DIG-TESS) and field verify the location of all existing utilities prior to excavation.



TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

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NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/5/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Day Crenshaw
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12.5.2024

JBI PARTNERS
2121 Midway Road
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TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 8.01

Plotted by: bcrenshaw Plot Date: 12/5/2024 10:31 AM
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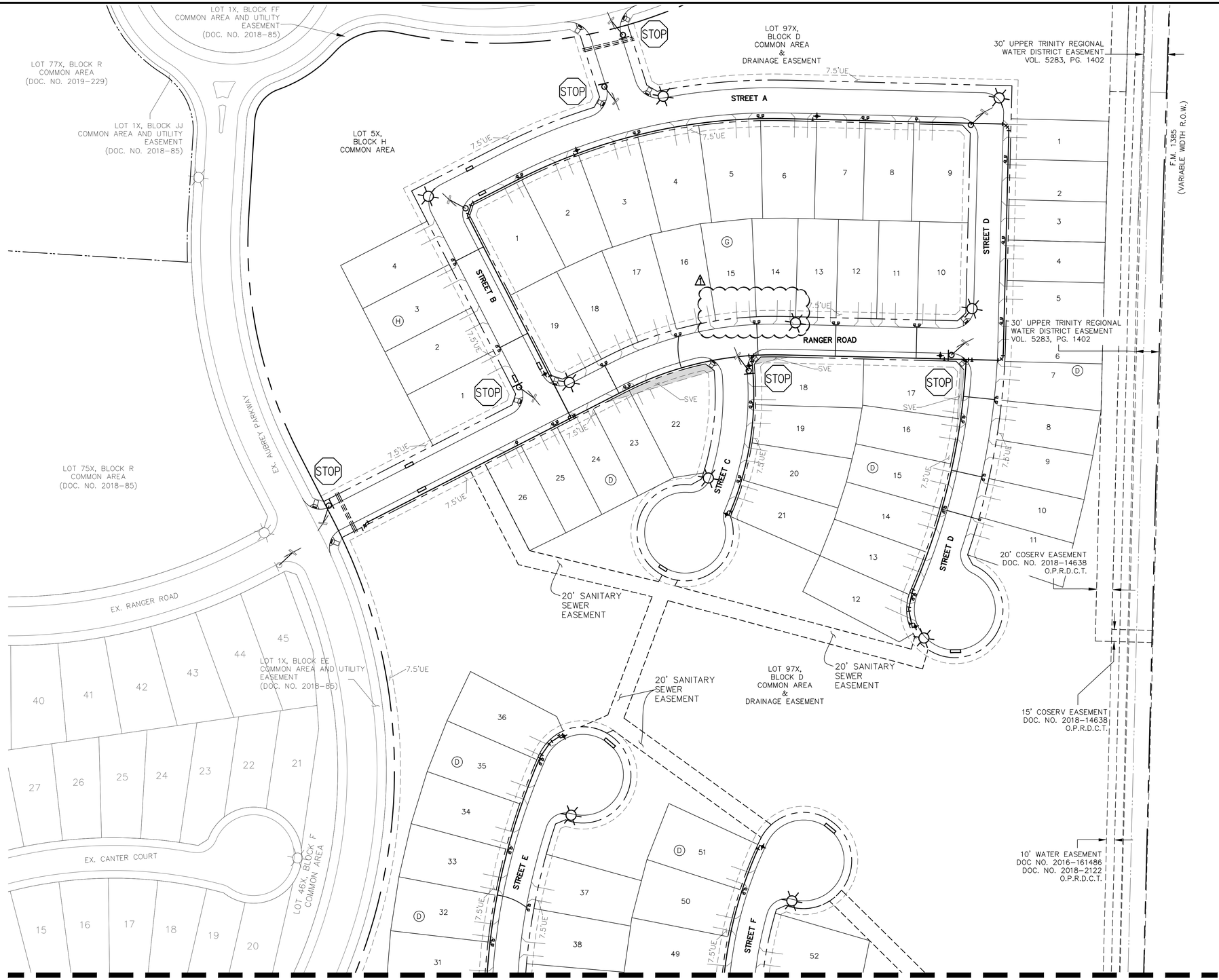

MATCHLINE (SEE SHEET 8.01)

LEGEND

- EXISTING SIGN
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STREET NAME BLADES LOCATION

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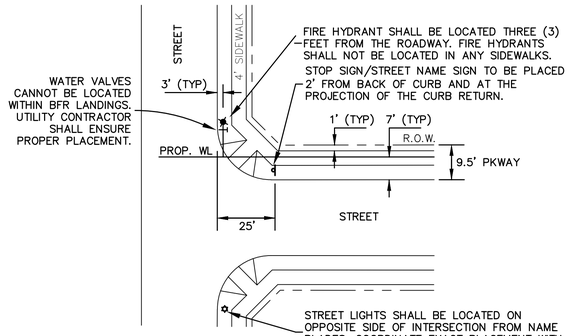

TYPICAL INTERSECTION DETAIL
N.T.S.

N

GRAPHIC SCALE 1"=40'
40 0 40 80

BENCHMARKS:

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BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	REVISED STREET LIGHTS	AN	12/04/24

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED
PROFESSIONAL ENGINEER

Brittany Crenshaw
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12.4.2024

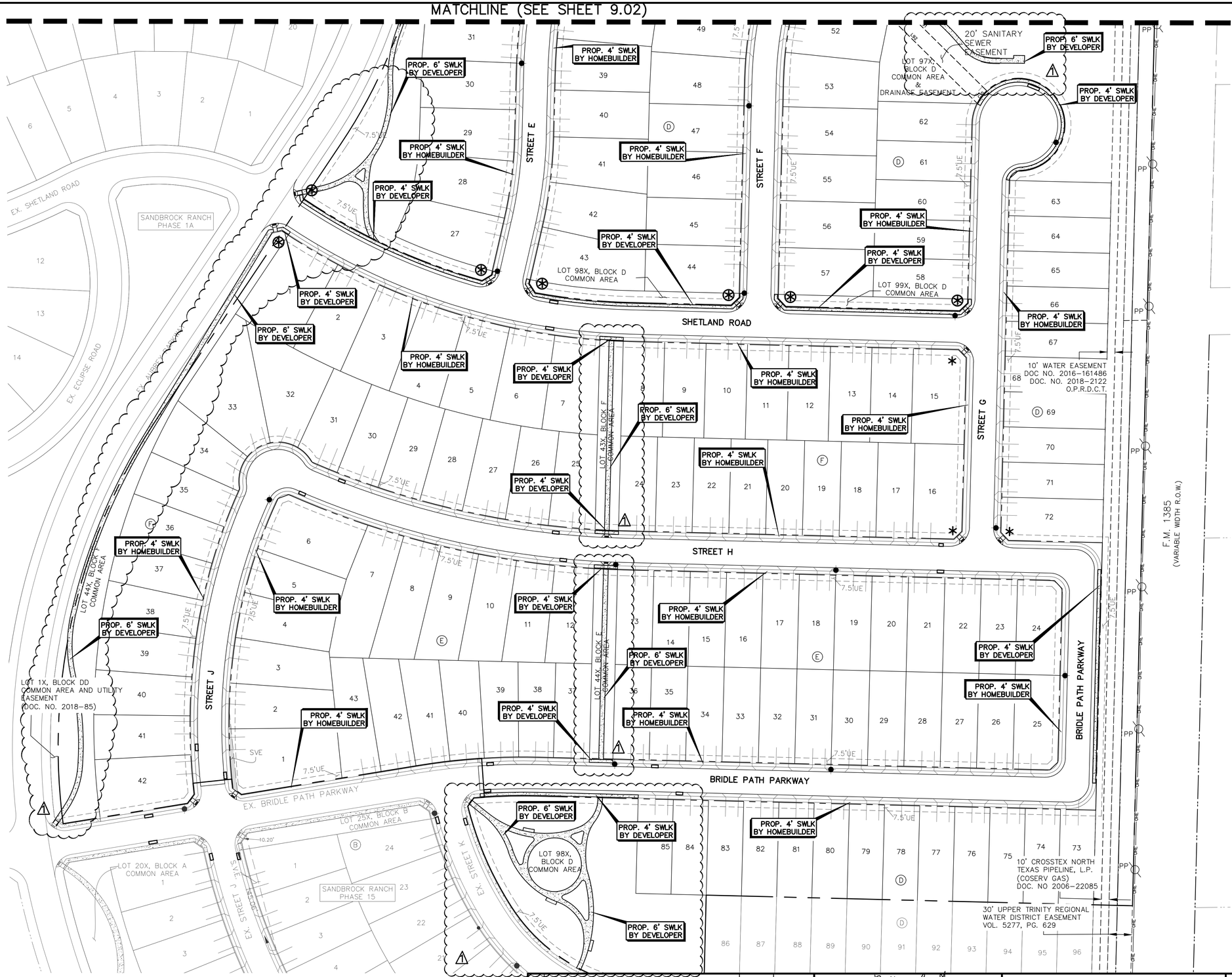
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

SIGNAGE AND LIGHTING PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 8.02

Plotted by: anoriega Plot Date: 12/4/2024 10:05 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-SL.dwg Saved By: anoriega Save Time: 12/4/2024 10:01 AM

MATCHLINE (SEE SHEET 9.02)



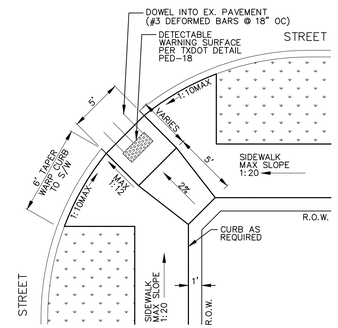
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⟐	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'

60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Crenshaw

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TBPE No. F-438
TBPLS No. 10076000

SIDEWALK PLAN
SHEET 1
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. 9.01

Plotted by: jrodriguez Plot Date: 10/9/2025 1:47 PM
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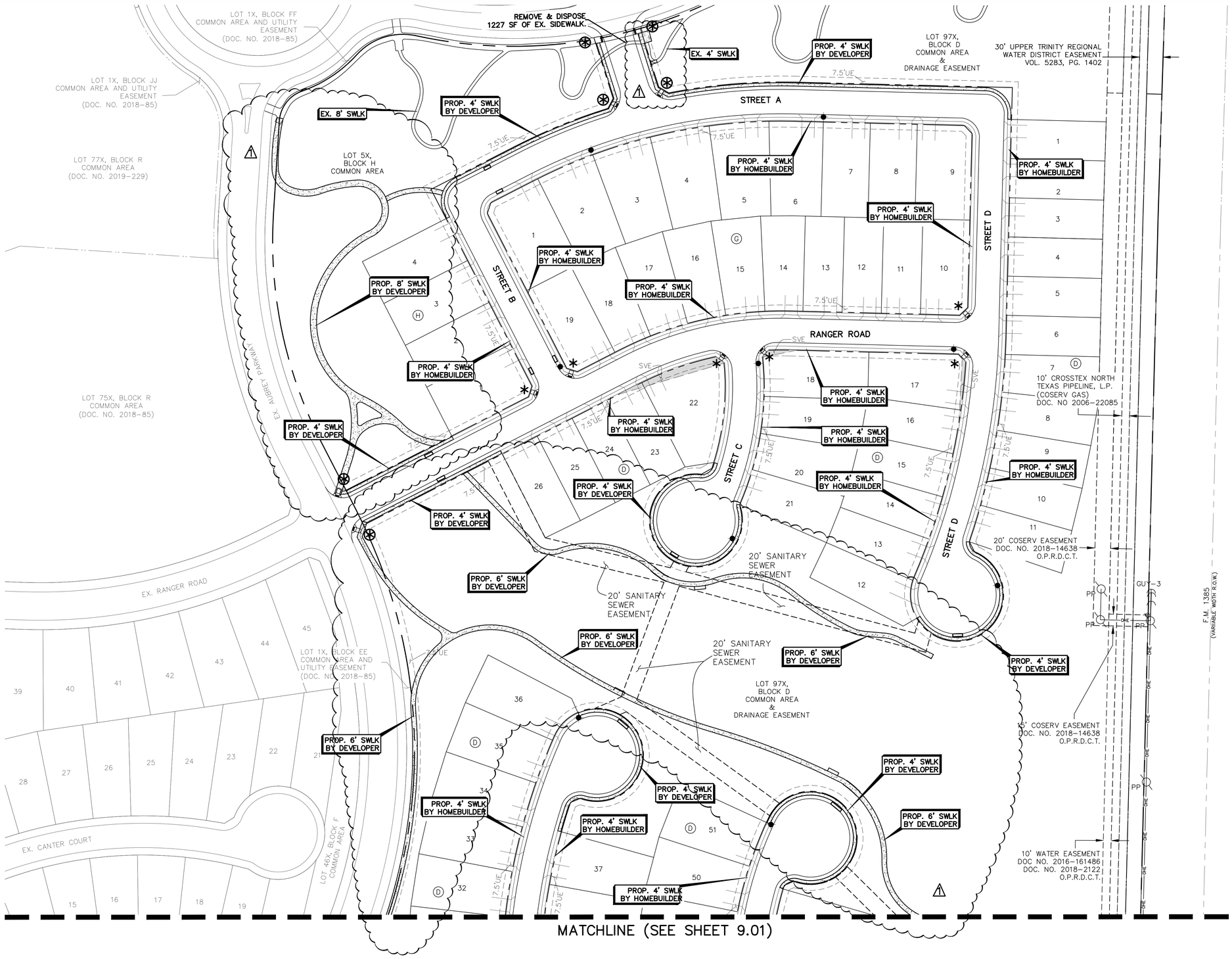


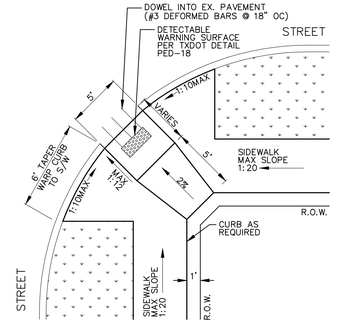
LEGEND

- PROP. SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY DEVELOPER (TO BE CONSTRUCTED AT THE SAME TIME AS PAVEMENT)
- 4' SIDEWALK PER STANDARD CONSTRUCTION DETAILS TO BE CONSTRUCTED BY HOME BUILDER
- BARRIER FREE RAMPS TO BE CONSTRUCTED BY DEVELOPER PER STANDARD CONSTRUCTION DETAILS
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET
- CONSTRUCT LAY DOWN CURB FOR FUTURE BFR

BARRIER FREE RAMP SCHEDULE			
SYMBOL	TYPE	DESCRIPTION	CONSTRUCTED BY
✱	A	PERPENDICULAR	HOMEBUILDER
◊	TxDOT 3	COMBINATION	HOMEBUILDER
+	TxDOT 7	DIRECTIONAL	HOMEBUILDER
⊛	A	PERPENDICULAR	DEVELOPER
⊕	TxDOT 3	COMBINATION	DEVELOPER
⊕	TxDOT 7	DIRECTIONAL	DEVELOPER

NOTES:

1. BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ACCESSIBILITY STANDARDS AND AS EXTENSIONS OF STANDARD CONCRETE SIDEWALKS.
2. MAXIMUM RUNNING SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED ¼".
3. DESIGNS SHOWN ARE FOR 6" CURBS. FOR CURBS WITH HEIGHT GREATER THAN 6", DIMENSIONS SHALL BE INCREASED PROPORTIONATELY.
4. STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITIONS ON UPGRADE SIDE.
5. CONTRACTOR SHALL FOLLOW ALL SPECIFICATIONS PER TXDOT DETAIL PED-18.



TYPE A
BARRIER FREE RAMP AT STREET INTERSECTION

CONTRACTOR TO ENSURE NO VALVE STACK WILL INTERFERE WITH BARRIER FREE RAMPS, DRIVEWAYS, OR WATER METERS.

N

GRAPHIC SCALE 1"=60'
60 0 60 120

BENCHMARKS:

BM 1.) "X" CUT @ THE CL INT. OF WISTERIA WAY & BRIDLE PATH PARKWAY. ELEV. 558.18

BM 2.) "X" CUT @ THE CL INT. OF WISTERIA WAY & SHIRE DR. ELEV. 555.19

BM 3.) "X" CUT ON MH AT THE CL INT. OF SHIRE DR. & TULIP DR. ELEV. 552.96

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE
1	ADDED SIDEWALK	JAR	10/09/25

STATE OF TEXAS
BRITTANY DAY CRENSHAW
131924
LICENSED PROFESSIONAL ENGINEER
10.9.2025

Brittany Day Crenshaw
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SIDEWALK PLAN
SHEET 2
SANDBROCK RANCH, PHASE 16
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023
SHEET NO. 9,02

Plotted by: jrodriguez Plot Date: 10/9/2025 2:08 PM
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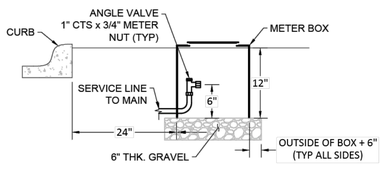
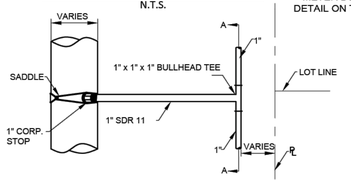
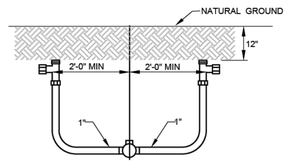


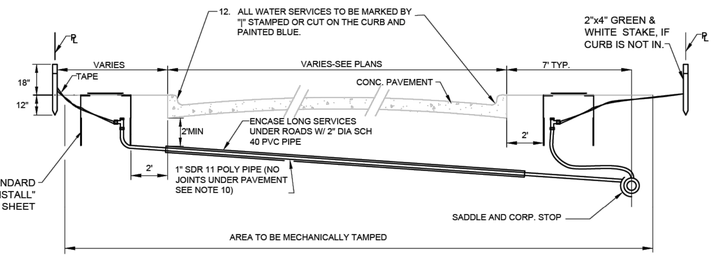
STANDARD METER BOX INSTALL
N.T.S.



1" SERVICE WITH BULLHEAD TEE

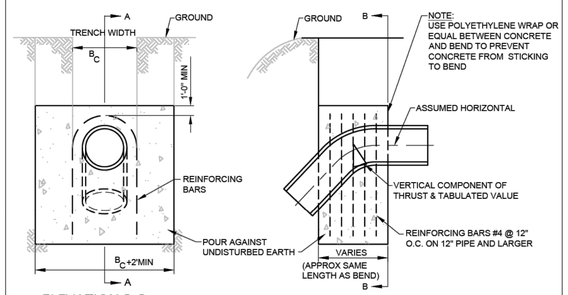


SECTION 'A - A' (ROTATED 90°)



WATER SERVICE DETAIL
N.T.S.

WATER SERVICE NOTES:
1. ALL PROPERTY CORNERS SHALL BE STAKED WITH IRON RODS PRIOR TO THE INSTALLATION OF WATER SERVICES. THE LOCATIONS OF SERVICES SHALL BE STAKED ACCORDING TO THE PLANS.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH AND INSTALL THE CORPORATION STOP, WATER SERVICE PIPE, ANGLE VALVE, CONNECTOR PIPE, AND METER BOX AS PER THE DETAILS ON THIS SHEET.
3. DIRECT TAPS ARE NOT ALLOWED. STAINLESS STEEL EPOXY COATED TAP SADDLES WITH IP THREADS SHALL BE USED FOR 1" TO 2" TAPS.
5. ALL TAPS LARGER THAN 2" SHALL BE MADE USING TAPPING TEES.
6. CUTTER FOR TAPS TO BE OF THE DOUBLE SLOTTED TYPE.
7. 1" TO 2" TAPS SHALL BE A MINIMUM OF 1' APART WITH TAPS NO CLOSER THAN 1' FROM THE END OF THE PIPE.
8. HOUSE SERVICES ON COMMON LOT LINES SHALL BE 1" WITH BULLHEAD.
9. CONTRACTOR MAY USE EITHER FLARED OR COMPRESSION FITTINGS WITH RESTRAINED UNIONS.
10. NO SPLICES OF WATER SERVICES SHALL BE PERMITTED UNDER PAVEMENT UNLESS APPROVED BY THE MSUD ENGINEER.
11. METER BOX SHALL BE SET 2 FT BEHIND CURB, OUTSIDE OF DRIVEWAYS AND PAVED AREAS.
12. ALL METERS 2" AND SMALLER SHALL HAVE A BFP INSTALLED WITH THE METER ASSEMBLY. ALL WATER METER ASSEMBLIES ARE SUPPLIED BY MSUD.
13. SERVICE TO BE STAKED BEFORE PAVING. METER BOX TO BE STAKED AFTER PAVING.
14. ALL RESIDENTIAL METERS SHALL BE BADGER E SERIES.
15. ALL SERVICE BRASS COMPONENTS SHALL BE FORD WATER PRODUCTS (OR APPROVED EQUAL) AND 150-PSI PRESSURE RATED.
16. METER BOX SHALL BE DFW 1200-12-1KA.



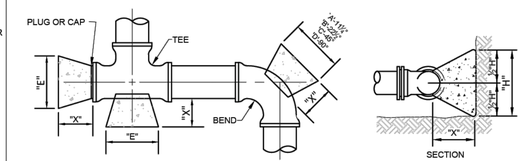
ELEVATION B-B

ELEVATION A-A

Δ	11¼°	22½°	45°
I.D. (IN.)	VOL. C.Y.	VOL. C.Y.	VOL. C.Y.
4	0.3	0.5	1.0
6	0.6	1.1	2.1
8	1.0	2.0	3.6
10	1.5	2.9	5.4
12	2.1	4.2	7.7
14	2.8	5.6	10.3
16	3.7	7.2	13.3
18	4.6	9.1	16.8
20	5.7	11.1	20.6
24	8.1	15.9	29.3
30	9.3	18.3	33.9
36	13.4	26.2	48.5

VERTICAL THRUST BLOCK NOTES:
1. CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 P.S.I. FOR 24" I.D. PIPE AND SMALLER AND 150 P.S.I. ON 30" I.D. AND LARGER.
2. CALCULATIONS ARE BASED ON WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3. VOLUMES OF VERTICAL BEND THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THRUST ON THE VERTICAL BEND.
4. CONCRETE FOR BLOCKING SHALL BE 2500 P.S.I. CONCRETE AT 28 DAYS.
5. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
6. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS.
7. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
8. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.

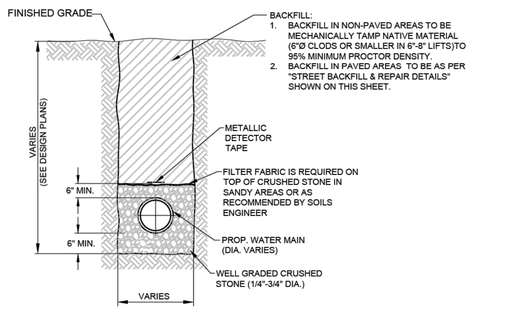
VERTICAL THRUST BLOCKS AT FITTINGS



PIPE SIZE	"X" FT.	"H" FT.	11¼° "A" FT.	11¼° MIN. AREA	22½° "B" FT.	22½° MIN. AREA	45° "C" FT.	45° MIN. AREA	90° "D" FT.	90° MIN. AREA	TEE & PLUG "E" FT.	TEE & PLUG MIN. AREA
4"	1.5	1.2	1.2	1.4	1.2	1.4	1.2	1.4	1.9	2.3	1.4	1.7
6"	1.5	1.3	1.3	1.7	1.3	1.7	2.0	2.6	3.7	4.8	2.6	3.4
8"	1.5	1.3	1.3	1.7	1.8	2.3	3.4	4.4	6.3	8.2	4.5	5.9
10"	1.5	1.4	1.4	2.0	2.4	3.4	4.8	6.7	8.8	12.3	6.2	8.7
12"	1.5	1.6	1.6	2.6	3.0	4.8	5.9	9.4	10.9	17.4	7.7	12.3
14"	1.5	1.8	1.8	3.2	3.6	6.5	7.1	12.8	13.0	23.4	9.2	16.5
16"	2.0	2.1	2.1	4.4	4.0	8.4	7.8	16.4	14.5	30.5	10.2	21.4
18"	2.0	2.3	2.3	5.3	4.6	10.6	9.0	20.7	16.5	38.0	11.7	26.9
20"	2.0	2.6	2.6	6.8	5.0	13.0	9.7	25.2	18.0	46.8	12.7	33.0
24"	2.0	3.1	3.1	9.6	6.0	18.6	11.6	36.0	21.2	65.7	15.2	47.1
30"	2.5	3.8	3.8	14.4	7.5	28.5	14.6	55.5	27.0	102.6	19.1	72.6
36"	2.5	4.5	4.5	20.3	9.0	40.5	17.7	79.7	32.6	146.7	23.1	104.0

HORIZONAL THRUST BLOCK NOTES:
1. RETAINER GLANDS OR OTHER RESTRAINING DEVICES MAY BE REQUIRED AS NEEDED.
2. CALCULATIONS ARE BASED ON A TEST PRESSURE OF 150 PSI, WEIGHT OF CONCRETE OF 140 LBS PER CUBIC FOOT, SAFETY FACTOR OF 1.5 AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT. FOR OTHER PRESSURES AND SOIL STRENGTHS, AREAS AND VOLUMES MUST BE ADJUSTED ACCORDINGLY.
3. 2500 PSI CONCRETE AT 28 DAYS SHALL BE USED FOR ALL BLOCKING.
4. ALL MINIMUM AREAS ARE IN SQUARE FEET.
5. ALL CONCRETE THRUST BLOCKS SHALL BEAR AGAINST UNDISTURBED TRENCH WALLS. THE DISTANCE FROM PIPE FITTINGS TO TRENCH WALL SHALL BE A MINIMUM OF 12" AT THRUST BLOCK.
6. KEEP CONCRETE CLEAR OF ALL JOINTS & ACCESSORIES. INSTALL 12 MIL POLYETHYLENE SHEETING AROUND FITTINGS. SECURE ENDS TO PREVENT INFILTRATION OF SOIL BETWEEN SHEETING AND PIPE FITTING PRIOR TO POURING THRUST BLOCK. PROTECT MECHANICAL JOINTS, FOLLOWERS, AND BOLTS FROM CONCRETE WITH TEMPORARY FORMS AND POLYETHYLENE.
7. ALL CONCRETE THRUST BLOCKS SHALL CONSIST OF A MIXTURE OF 1:2:6 OF CEMENT TO WASHED SAND TO GRAVEL AND SHALL BE CURED A MINIMUM OF 24 HOURS.
8. ALL JOINTS SHALL BE TEMPORARILY JACKED WHEN POURING THRUST BLOCKS.
9. CONCRETE THRUST BLOCKS SHALL APPLY TO ALL PIPE FITTINGS.

HORIZONTAL THRUST BLOCKS AT FITTINGS

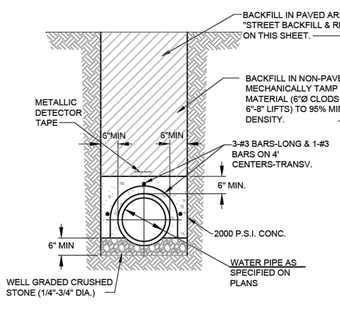


TYPICAL PIPE EMBEDMENT
N.T.S.

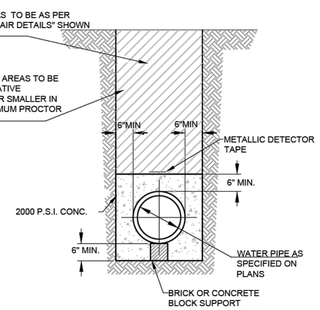
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPEBELL IN INCHES (PVC-DR18)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X') MAXIMUM ** IN INCHES	WIDTH OF TRENCH ('X') MINIMUM ** IN INCHES	WIDTH OF PVMT. REPLACEMENT * ('W') CONC& ASPHALT **
6	6.9	6	24	19	48
8	9.05	6	24	21	48
10	11.10	6	28	24	48
12	13.20	6	30	26	50
16+	VARIES	8	*	*	*

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH. AND SOIL MATERIAL.

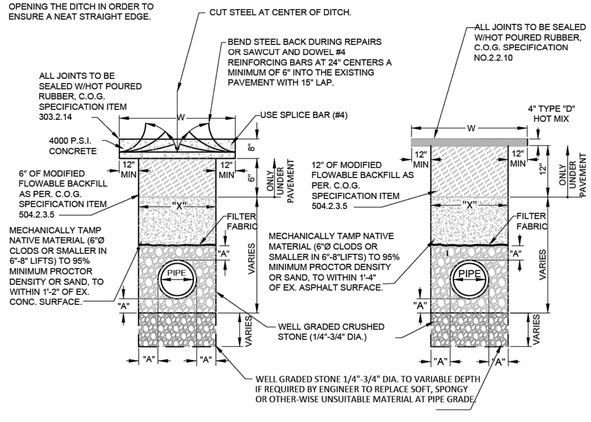


CONCRETE CAP DETAIL
N.T.S.



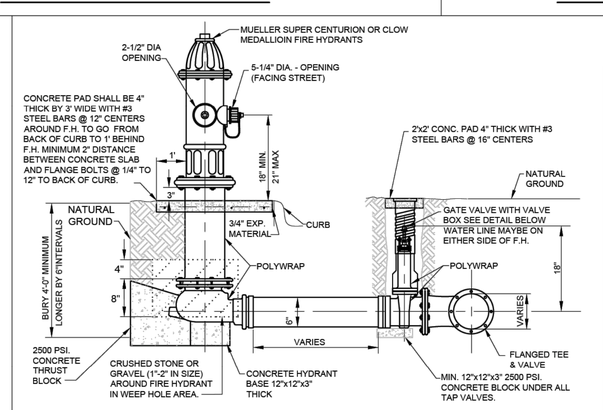
CONCRETE ENCASEMENT DETAIL
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.



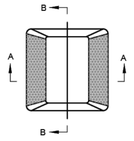
CONCRETE STREET REPAIR — ASPHALT STREET REPAIR

STREET BACKFILL AND REPAIR
N.T.S.

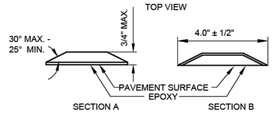


STANDARD FIRE HYDRANT DETAIL
N.T.S.

FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE LOCATED 3' OFF BACK OF CURB IN RESIDENTIAL, & 4' OFF BACK OF CURB IN INDUSTRIAL.
2. FIRE HYDRANTS SHALL BE COATED WITH KEM-LUSTRAL OR AN EQUIVALENT COATING.
3. FIRE HYDRANT LOCATION WILL BE MARKED BY PLACING A TYPE II PAVEMENT MARKER REFLECTORIZED BLUE 4" OFF OF THE TRAFFIC LANE BUTTONS. THE MARKER WILL BE IN THE LANE NEAREST TO THE FIRE HYDRANT. ALL MARKERS AT INTERSECTIONS SHOULD BE 10 FEET BACK FROM THE INTERSECTION. HYDRANT MARKERS SHOULD BE PLACED 4" OFF THE CENTER STRIPE OR OTHER TRAFFIC BUTTONS AS PER DRAWINGS.
4. FIRE HYDRANT LEAD SHALL BE NO LONGER THAN 10' IN LENGTH.



TYPE II



PAVEMENT MARKERS (REFLECTORIZED) TYPE II

Sample Fire Hydrant Flow Test Report

Fire Hydrant Flow Test Report (NFPA 291)

Location_____ Date_____

Test Performed By_____ Time_____M.

Representative of_____

Mustang SUD Witness_____

Purpose of Test_____

If Pumps Affect Test, Indicate Pumps Operating_____

Fire Hydrant	A_1	A_2	A_3	A_4
Nozzle Size				
Pitot Reading				
Elev. Difference from Test Hydrant (B)				
Discharge Coeff.				
Flow (gpm)				

Static B_____psi Residual B_____psi

Projected Results @ 20 psi Residual _____gpm; or @ _____ psi Residual _____ gpm

Remarks_____

Location map: Show line sizes and distance to next distribution system intersection. Show valves and hydrant branch size. Indicate north. Show flowing hydrants – Label A_1, A_2, A_3, A_4. Show location of static and residual – Label B.

Indicate B Hydrant_____ Sprinkler_____ Other (identify)_____

NOTE: Mail, hand-deliver or otherwise provide this completed report to the Mustang Special Utility District prior to acceptance of the system and beginning of service.

NO.	REVISION	BY	DATE

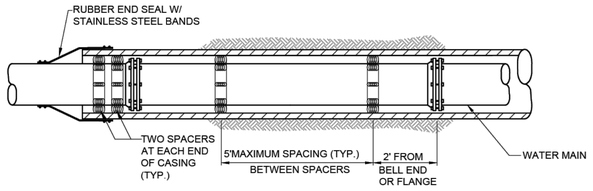
MUSTANG SPECIAL UTILITY DISTRICT

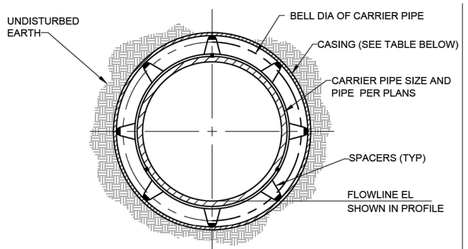
APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (1 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

DET 1





TYPICAL SECTION WITH CASING INSULATING SPACERS

N.T.S.

CASING NOTES:

1. CASING MATERIAL SHALL BE STEEL PER TxDOT REQUIREMENTS AT ALL TxDOT ROAD CROSSINGS.
2. CASING MATERIAL SHALL BE SDR-26/PS115 PVC AT ALL OTHER CROSSINGS UNLESS SPECIFICALLY REQUIRED BY MSUD ENGINEER.
3. CASING SIZE SHALL BE PER THE TABLE PROVIDED HEREON.
4. CASING SPACERS SHALL BE USED TO INSTALL CARRIER PIPE INSIDE THE ENCASEMENT PIPE. TO PROVIDE SUPPORT AROUND THE PERIPHERY OF THE PIPE SHOULD THE PIPE TWIST AS IT IS PUSHED THROUGH THE CASING, THE SPACERS SHALL BE OF A PROJECTION TYPE THAT HAS A MINIMUM NUMBER OF PROJECTIONS AROUND THE CIRCUMFERENCE TOTALING THE NUMBER OF DIAMETER INCHES. FOR EXAMPLE, 8" PIPE SHALL HAVE A MINIMUM OF 8 PROJECTIONS AND 18" PIPE SHALL HAVE A MINIMUM NUMBER OF 18 PROJECTIONS.
5. CASING SPACERS SHALL HAVE A MAXIMUM SPACING SPAN OF 5 FEET. THE SPAN BETWEEN SPACERS SHOULD RESULT IN CONSERVATIVE LONG-TERM SAFETY FACTOR PROVIDED TOTAL LOAD PER SPACERS DOES NOT EXCEED THE MAXIMUM LOAD FOR PIPE FULL OF LIQUID PER SPACER LISTED IN THE LITERATURE FOR CLASS SPACER USED. SPACERS SHALL HAVE A MINIMUM HEIGHT THAT CLEARS THE PIPE BELL OR AS OTHERWISE INDICATED ON PLANS. CASING SPACERS SHALL USE DOUBLE BACKED TAPE PROVIDED WITH THE SPACERS, TO FASTEN TIGHTLY ONTO THE CARRIER PIPE, SO THAT THE SPACERS DO NOT MOVE DURING INSTALLATION.
6. SPACERS SHALL BE RACI HIGH DENSITY POLYETHYLENE OR AS APPROVED BY MSUD ENGINEER.

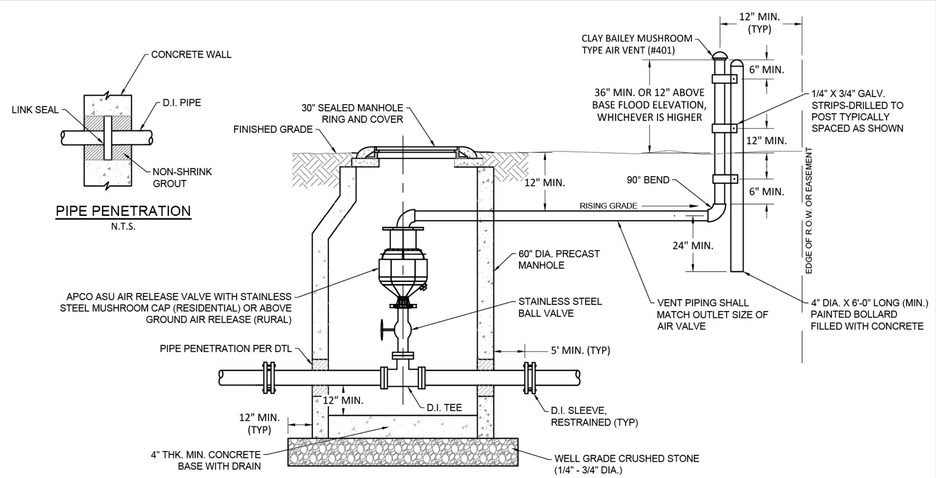
CASING SCHEDULE

WATER LINE NOMINAL SIZE (IN)	CASING NOMINAL SIZE (IN)
2	4
4	8
6	10
8	16
10	18
12	24
14 & 16	24
18	30
20	30
24	36
27	36
30	42
36	48

TYPICAL WATER PIPE CASING DETAIL

(AT ROADWAYS AND/OR STORM DRAIN CROSSINGS)

N.T.S.

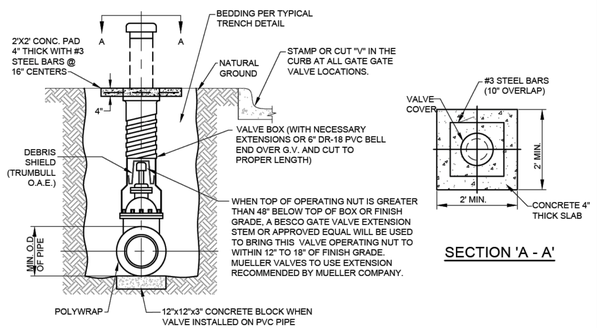


NOTES:

1. VENT PIPING SHALL BE GALVANIZED STEEL.
2. RIM ELEVATION SHALL BE SET 12" ABOVE FINISHED GRADE UNLESS INSTALLED IN PAVED AREA
3. DETAIL APPLIES TO WATER MAINS AND SANITARY SEWER FORCE MAIN.
4. FOR FORCE MAIN APPLICATIONS, DUCTILE IRON PIPE AND FITTINGS SHALL BE PROTECTOR P401 LINED.

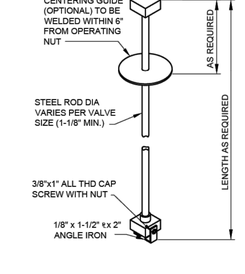
COMBINATION AIR RELEASE VALVE AND VAULT DETAIL

N.T.S.



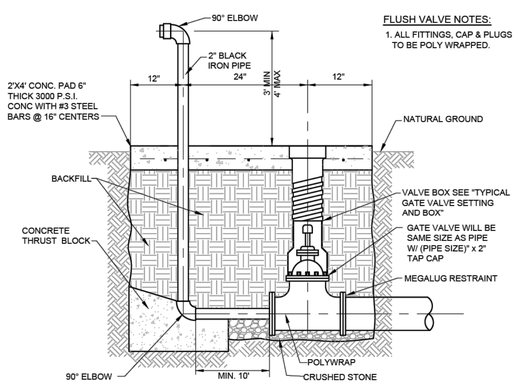
TYPICAL VALVE SETTING AND BOX

N.T.S.



VALVE EXTENSION STEM

N.T.S.

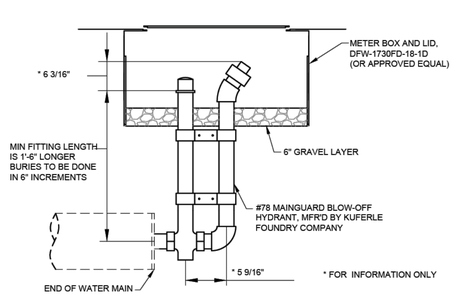


FLUSH VALVE NOTES:

1. ALL FITTINGS, CAP & PLUGS TO BE POLY WRAPPED.

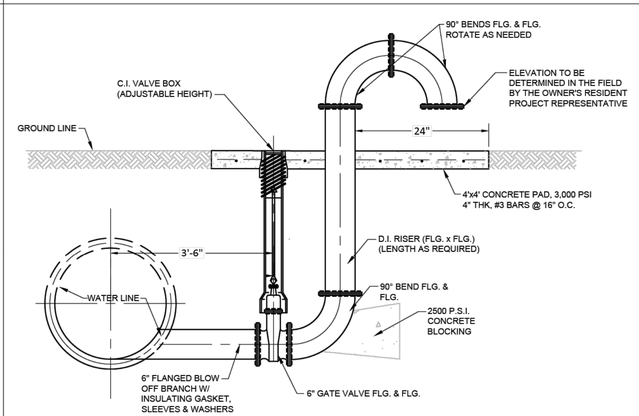
END-OF-LINE/TEMPORARY FLUSH VALVE

N.T.S.



RESIDENTIAL FLUSH VALVE

N.T.S.



MAIN LINE FLUSH VALVE

N.T.S.

NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD
GENERAL MANAGER: C. BOYD DATE: 2020-09-14

WATER DETAILS (2 OF 2)

CERTIFICATION:
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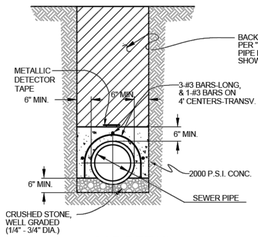
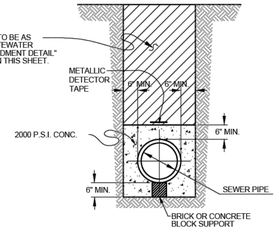
DET 2



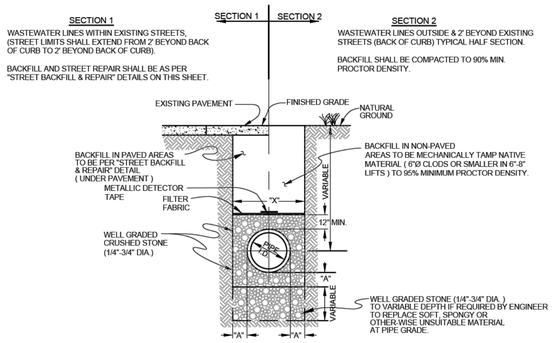
CAP DETAIL

N.T.S.



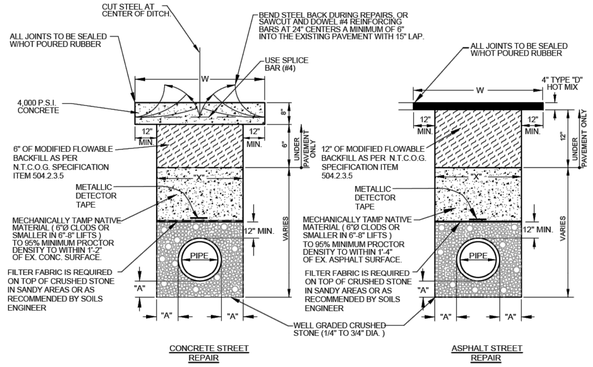
ENCASEMENT DETAIL

N.T.S.



WASTEWATER PIPE LINE EMBEDMENT DETAIL PVC SDR-26 & SDR-35

N.T.S.



STREET BACKFILL & REPAIR

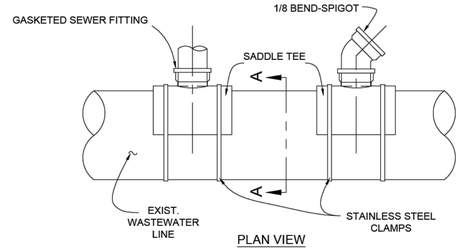
N.T.S.

NOTE:
SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES (PVC-SDR35)	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH ('X')		WIDTH OF PVMT. REPLACEMENT *
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	('W') CONC. & ASPHALT **
4	4.67	6	24	18	42
6	6.74	6	24	19	48
8	8.99	6	24	21	48
10	11.27	6	28	24	48
12	13.27	6	30	26	50
15	16.45	8	37	33	57
18	20.73	8	41	37	61
21	24.42	8	45	41	65
24	27.21	8	48	44	68
27	30.61	8	51	47	71

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

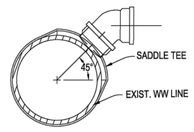
TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT



PLAN VIEW

SADDLE TEE				
PART NO.	SIZE	L1	H	P
52635	8"X6"	5.625	5.659	1.448

PLASTIC TREND INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090

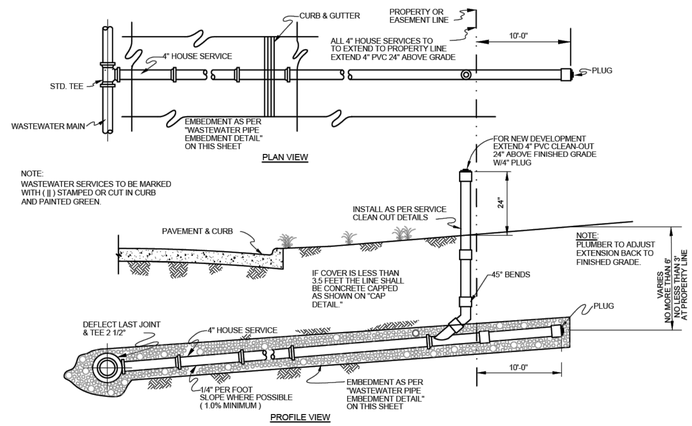


SECTION A-A

GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

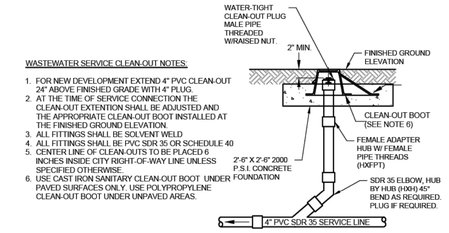
N.T.S.

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN.
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.



STANDARD WASTEWATER SERVICE CONNECTION

N.T.S.

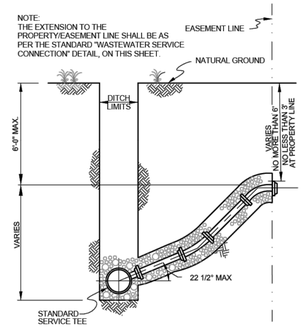


WASTEWATER SERVICE CLEAN-OUT NOTES:

1. FOR NEW DEVELOPMENT EXTEND 4" PVC CLEAN-OUT 24" ABOVE FINISHED GRADE WITH 4" PLUG.
2. AT THE TIME OF SERVICE CONNECTION THE CLEAN-OUT EXTENTION SHALL BE ADJUSTED AND THE APPROPRIATE CLEAN-OUT BOOT INSTALLED AT THE FINISHED GROUND ELEVATION.
3. ALL FITTINGS SHALL BE SOLVENT WELD
4. ALL FITTINGS SHALL BE PVC SDR 35 OR SCHEDULE 40
5. CENTER LINE OF CLEAN-OUTS TO BE PLACED 6 INCHES INSIDE CITY RIGHT-OF-WAY LINE UNLESS SPECIFIED OTHERWISE.
6. USE CAST IRON SANITARY CLEAN-OUT BOOT UNDER PAVED SURFACES ONLY. USE POLYPROPYLENE CLEAN-OUT BOOT UNDER UNPAVED AREAS.

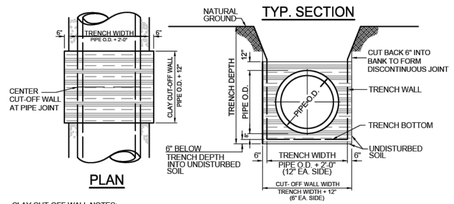
WASTEWATER SERVICE CLEAN-OUT DETAIL

N.T.S.



STANDARD DEEP CUT CONNECTION

N.T.S.



CLAY CUT-OFF WALL NOTES:

1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT 250 FOOT INTERVALS ALONG ALL WASTEWATER MAIN INSTALLATIONS BETWEEN MANHOLES.
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL OR SERVICE CONNECTS TO THE MAIN. THE MINIMUM CLEARING IS 10 FEET.
3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

CLAY CUT-OFF WALL

N.T.S.

NO.	REVISION	BY	DATE

MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (1 OF 2)

CERTIFICATION:
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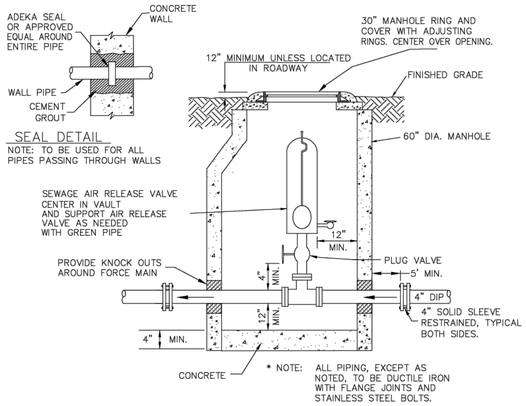
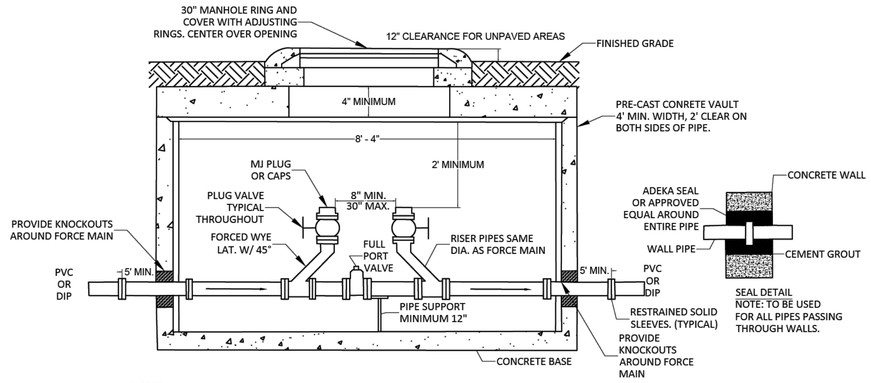
DET 3



SEWER AIR RELEASE VALVE

N.T.S.

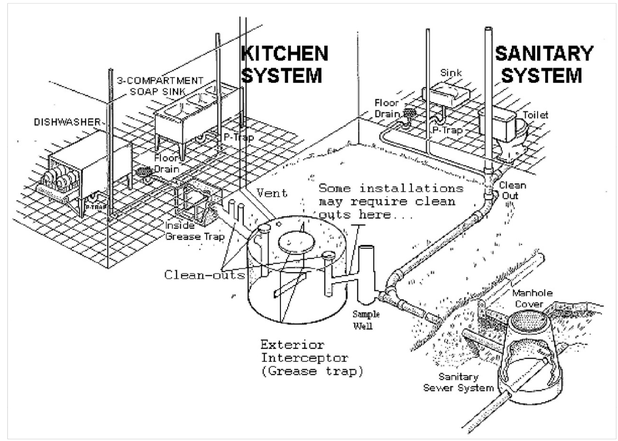


NOTES:
1. ALL PIPING 4" AND LARGER IN CLEAN-OUT CHAMBER, EXCEPT AS NOTED, TO BE DUCTILE IRON CONNECTED WITH FLANGED HOINTS AND STAINLESS STEEL BOLTS.

2. ALL VAULTS DEEPER THAN 5' MUST HAVE STAINLESS STEEL LADDER BOLTED IN PLACE.

TWO-WAY FORCE MAIN CLEAN-OUT

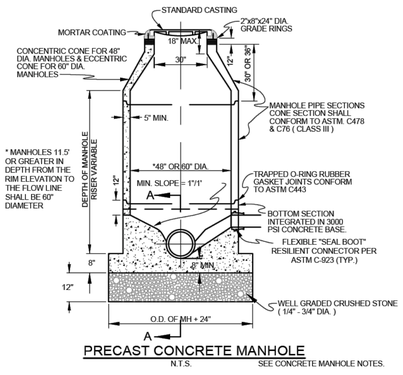
N.T.S.



Typical Plumbing Layout

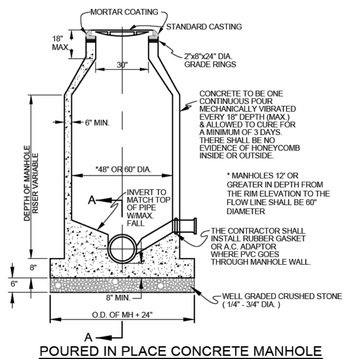
N.T.S.

NOTE:
MUSTANG SPECIAL UTILITY DISTRICT REQUIRES RESTAURANTS, FOOD PROCESSING FACILITIES, AUTOMOTIVE REPAIR FACILITIES, CAR WASHES, COMMERCIAL LAUNDRIES, AND ALL OTHER FACILITIES THAT THE DISTRICT DEEMS NECESSARY TO INSTALL AND MAINTAIN GREASE OR GRIT TRAPS. IT IS THE RESPONSIBILITY OF THE GENERATORS TO ENSURE THAT THEIR GREASE TRAPS, AND THE WASTEWATER DISCHARGED FROM THEM, ARE IN COMPLIANCE WITH ALL DISTRICT REQUIREMENTS.



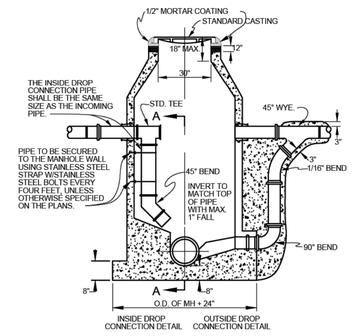
PRECAST CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



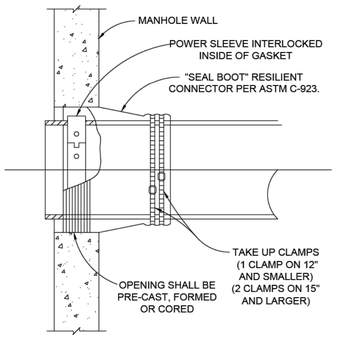
POURED IN PLACE CONCRETE MANHOLE

N.T.S. SEE CONCRETE MANHOLE NOTES.



STANDARD DROP CONNECTION TO MANHOLE

N.T.S.

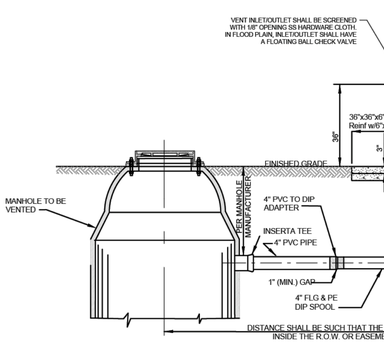


FLEXIBLE "SEAL BOOT" CONNECTOR

N.T.S.

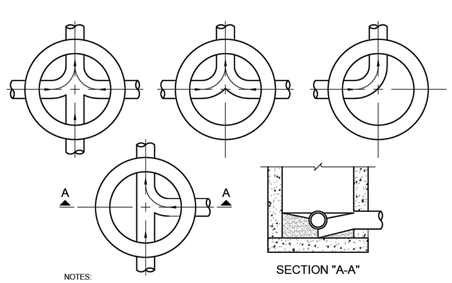
CONCRETE MANHOLE NOTES:

1. CONCRETE FOR ALL PRECAST AND POURED IN PLACE MANHOLES SHALL BE 6.5 SACK, 4200 P.S.I. SULPHATE RESISTANT CONCRETE.
2. THE DIAMETER OF THE CONCRETE BASE SHALL NOT BE LESS THAN THE OUTSIDE DIAMETER OF THE MANHOLE PLUS 2 FT.
3. STEPS SHALL NOT BE I NSTALLED IN MANHOLE.
4. ALL NEW MANHOLES SHALL BE MARKED WITH "MH" STAMPED OR CUT IN THE CURB.
5. USE DROP CONNECTIONS WHEN CONNECTING LINE EXCEEDS 24" ABOVE THE MANHOLE FLOWLINE.
6. USE OUTSIDE DROP CO NNECTIONS ON ALL NEW MANHOLES.
7. USE INSIDE DROP CONNECTION ON EXISTING MANHOLES ONLY.
8. PROVIDE RAIN PANS INTEGRATED WITH RIM.
9. MANHOLES IN OFFSITE/UNPAVED AREAS SHALL BE SET WITH TOP OF MANHOLE 12" ABOVE FINISHED GRADE (CANNOT BE ACHIEVED WITH GRADE RINGS)
10. MANHOLES IN OFFSITE/UNPAVED AREAS ALL SHALL HAVE TYPE "S" RING AND COVER AND MAINTAIN MINIMUM 12" CLEARANCE WITHOUT GRADE RINGS.
11. ALL MANHOLE LADDERS MUST BE STAINLESS STEEL AND BOLTED IN PLACE.



MANHOLE VENT DETAIL

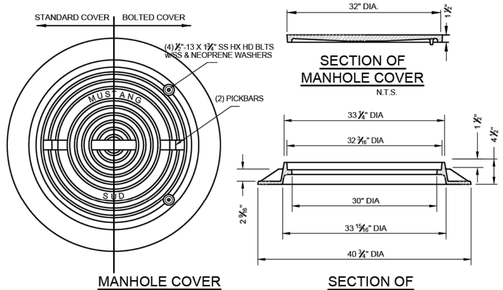
N.T.S.



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

MANHOLE FLOOR PLAN

N.T.S.



MANHOLE COVER

N.T.S.

MANHOLE RING AND COVER NOTES:
1. MANHOLE LIDS SHALL HAVE PICK SLOTS ONLY.
2. MH RING & COVERS SHALL BE HEAVY DUTY LOAD RATED CONFORMING TO AASHTO M-306.

N.T.S.

NO.	REVISION	BY	DATE

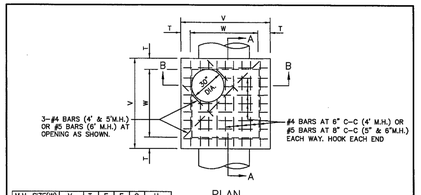
MUSTANG SPECIAL UTILITY DISTRICT

APPROVED BY MSUD GENERAL MANAGER: Chris Boyd DATE: 7/27/2020

WASTEWATER STANDARD DETAILS (2 OF 2)

CERTIFICATION:
THIS MUSTANG SPECIAL UTILITY DISTRICT STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. THIS ENGINEER IS ALSO CERTIFYING THAT THE CONTENT OF THE DETAILS AND NOTES ON THIS SHEET HAVE NOT BEEN ALTERED FROM THAT RECEIVED FROM MUSTANG SPECIAL UTILITY DISTRICT.

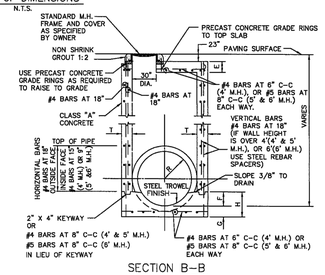
DET 4



PLAN
N.T.S.

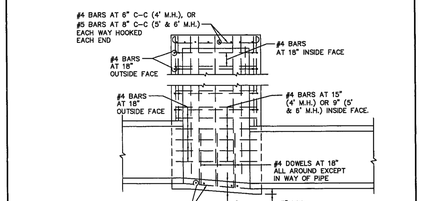
M.H. SIZE(W)	V	T	E	F	G	H
4'	5'–4"	8"	6"	9"	6"	1'–3"
5'	6'–4"	8"	6"	12"	8"	1'–8"
6'	7'–6"	9"	8"	18"	10"	2'–2"

TABLE OF DIMENSIONS

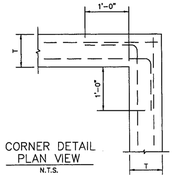


SECTION B–B
N.T.S.

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010A



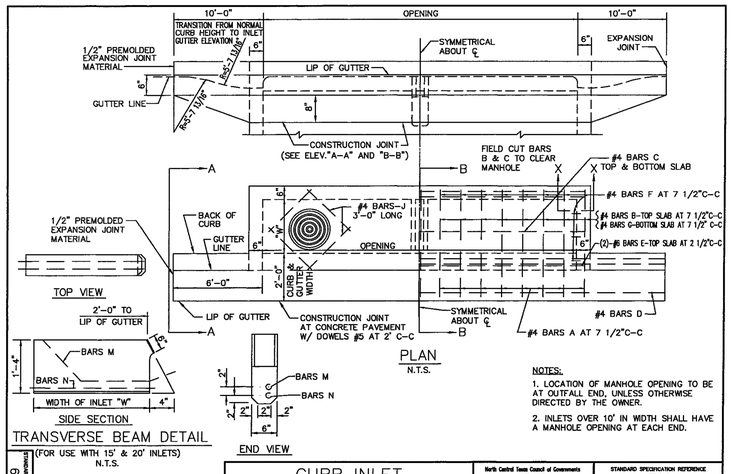
SECTION A–A
N.T.S.



CORNER DETAIL
PLAN VIEW
N.T.S.

NOTES:
1. SLOPE INVERT OF MANHOLE AS INDICATED ON PLAN–PROFILE SHEET.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACE SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. CONCRETE SHALL BE CLASS "A".

STORM WATER MANHOLE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 502.1
4', 5', OR 6' SQUARE		DATE: OCT. '04 / STANDARD DRAWING NO.: 6010B

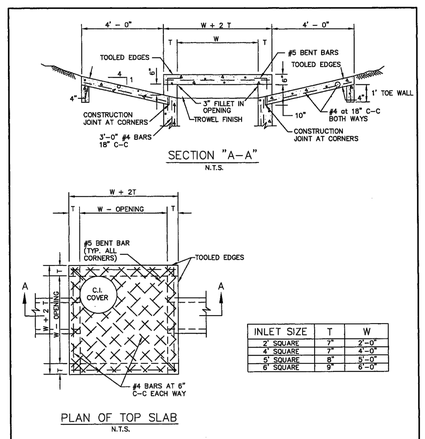


PLAN
N.T.S.

NOTES:
1. LOCATION OF MANHOLE OPENING TO BE AT OUTFALL END, UNLESS OTHERWISE DIRECTED BY THE OWNER.
2. INLETS OVER 10' IN WIDTH SHALL HAVE A MANHOLE OPENING AT EACH END.

TRANSVERSE BEAM DETAIL
(FOR USE WITH 15' & 20' INLETS)
N.T.S.

STANDARD DRAWING NO. 6020A	CURB INLET 5', 10', 15' OR 20' OPENING	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020A



SECTION "A–A"
N.T.S.

INLET SIZE	T	W
2' SQUARE	7"	2'–0"
4' SQUARE	7"	4'–0"
5' SQUARE	8"	5'–0"
6' SQUARE	9"	6'–0"

PLAN OF TOP SLAB
N.T.S.

NOTES:
1. MATERIAL AND WORKMANSHIP SHALL CONFORM WITH THE REQUIREMENTS OF NCTCOG STANDARD SPECIFICATIONS FOR STANDARD CONCRETE MANHOLES. MINIMUM CLASS "A" CONCRETE.
2. LAYERS OF REINFORCING STEEL NEAREST THE INTERIOR AND EXTERIOR SURFACES SHALL HAVE A COVER OF 2" TO THE CENTER OF BARS, UNLESS OTHERWISE NOTED.
3. FOR DETAILS OF REINFORCING OF LOWER PORTIONS OF INLET SEE APPROPRIATE SQUARE MANHOLE DETAILS.
4. DEPTH OF DROP INLET FROM FINISHED GRADE TO FLOW LINE OF INLET IS VARIABLE. APPROXIMATE DEPTH WILL BE SHOWN ON PLANS AT LOCATION OF INLET.
5. ALL STANDARD DROP INLETS SHALL HAVE ONE OPENING ON EACH SIDE UNLESS OTHERWISE SHOWN ON PLANS.
6. DECK MAY BE REINFORCED SAME AS 4' SQUARE MANHOLE.

DROP INLET 2', 4', 5' OR 6' SQUARE	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6040

SECTION "B–B"
N.T.S.

SECTION "X–X"
N.T.S.

SECTION "A–A"
N.T.S.

GENERAL NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" CONCRETE.
2. REINFORCING BARS SHALL BE STANDARD GRADE STEEL, DEFORMED REINFORCING BARS OF A DIAMETER AND LENGTH AS SHOWN.
3. CHAMFER ALL EXPOSED CORNERS 3/4" EXCEPT WHERE OTHERWISE NOTED.
4. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
5. FIELD CUT AND BEND BARS AS NECESSARY TO ACCOMODATE STORM SEWER PIPE.
6. RING AND COVER SHALL BE APPROVED BY THE OWNER AND INSTALLED BY THE CONTRACTOR.

STANDARD DRAWING NO. 6020B	CURB INLET CROSS SECTION & INLET THROAT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020B

STANDARD DRAWING NO. 6020C	CURB INLET REBAR & M.H. FRAME & COVER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020C

BILL OF REINFORCING STEEL

DEPTH "D"	ALL WIDTHS AND LENGTHS	OPENING LENGTH "L" = 5ft								OPENING LENGTH "L" = 10ft								OPENING LENGTH "L" = 15 ft								OPENING LENGTH "L" = 20 ft							
		Widths "W" 3ft 4ft 5ft								Widths "W" 3ft 4ft 5ft								Widths "W" 3ft 4ft 5ft								Widths "W" 5ft 4ft 5ft							
		BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS	BARS
		C	D	E	J	F	F	F	A	B	G	F	F	F	A	B	G	F	A	B	G	M	N	F	F	F	A	B	G	M	N
3'–6"	17	3	2	4	20	24	28	10	10	20	28	32	36	18	18	28	36	40	44	26	26	36	2	2	44	48	52	34	34	44	2	2
3'–9"	18	"	"	"	"	"	"	"	"	20	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	"	"	44	"	"
4'–0"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'–3"	19	"	"	"	"	"	"	"	"	24	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	"	"	48	"	"
4'–6"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
4'–9"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'–0"	21	"	"	"	"	"	"	"	"	26	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	"	"	50	"	"
5'–3"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'–6"	23	"	"	"	"	"	"	"	"	28	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	"	"	52	"	"
5'–9"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–0"	25	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–3"	26	"	"	"	"	"	"	"	"	30	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	"	"	54	"	"
6'–6"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
6'–9"	27	"	"	"	"	"	"	"	"	32	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	"	"	56	"	"
7'–0"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–3"	29	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–6"	30	"	"	"	"	"	"	"	"	34	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	"	"	58	"	"
7'–9"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–0"	31	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–3"	32	"	"	"	"	"	"	"	"	36	"	"	"	"	"	44	"	"	"	"	"	52	"	"	"	"	"	"	"	60	"	"
8'–6"	33	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
8'–9"	34	"	"	"	"	"	"	"	"	38	"	"	"	"	"	46	"	"	"	"	"	54	"	"	"	"	"	"	"	62	"	"
9'–0"	35	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'–3"	36	"	"	"	"	"	"	"	"	40	"	"	"	"	"	48	"	"	"	"	"	56	"	"	"	"	"	"	"	64	"	"
9'–6"	37	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"
10'–0"	38	"	"	"	"	"	"	"	"	42	"	"	"	"	"	50	"	"	"	"	"	58	"	"	"	"	"	"	"	66	"	"

NOTE:
FOR CONVENIENCE, DEPTHS OF INLETS SHOWN IN ABOVE TABLES ARE IN INCREMENTS OF 3 INCHES BUT ANY DEPTHS OTHER THAN THOSE SHOWN ABOVE MAY BE USED WHEREVER DEEMED NECESSARY. QUANTITIES FOR OTHER DEPTHS FALLING WITHIN THE LIMITS OF THE TABLE MAY BE FOUND BY INTERPOLATION.

STANDARD DRAWING NO. 6020D	CURB INLET BILL OF REINFORCING STEEL	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE: 702 / DATE: OCT. '04 / STANDARD DRAWING NO.: 6020D

PLAN VIEW END OF DRAIN PIPE
NOT TO SCALE

END TREATMENT OF DRAIN PIPE
NOT TO SCALE

NOTE:
REINFORCED HEADWALLS WITH #3 BARS @ 12" O.C.B.W. REINFORCING IS NOT SHOWN

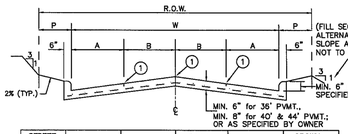
SLOPED HEADWALL DETAILS
NTS

STAINLESS STEEL STORM DRAIN MARKER TO BE INSTALLED ON ALL DISTRICT OWNED STORM DRAINS.
SOURCE FROM ALMETEK INDUSTRIES, INC. OR APPROVED EQUIVALENT.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

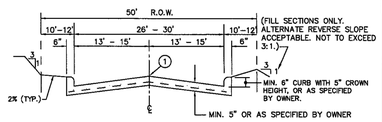
CONSTRUCTION DETAILS	PROJECT NO. ROS023
STORM SEWER	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 5
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: tperkins Plot Date: 8/19/2025 1:55 PM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 1\6\Engineering\dwg\ROS023-PH15-STM & WTR DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:29 AM



STREET WIDTH(W)	A	B	R.O.W. WIDTH	P	CROWN HEIGHT
36'	8'	10'	VARIES	VARIES	6"
40'	8' OR 10'	10' OR 12'	VARIES	VARIES	6"
44'	11'	11'	VARIES	VARIES	8"

FOUR TRAVEL LANES OR
TWO TRAVEL LANES & TWO PARKING LANES
N.T.S.



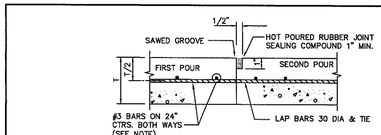
ONE TRAVEL LANE & TWO PARKING LANES
N.T.S.

① INDICATES SAWED LONGITUDAL CONTRACTION OR CONSTRUCTION JOINT.

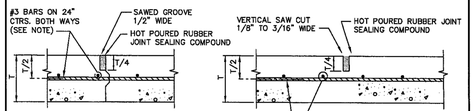
NOTES :

1. ALL REINFORCEMENT SHALL BE #3 BARS ON 24" CENTERS BOTH WAYS, EXCEPT WHERE NOTED.
2. ALTERNATE REINFORCEMENT SHALL BE #4 BARS ON 30" CENTERS BOTH WAYS.
3. PAVEMENT STRENGTH SHALL CONFORM TO CLASS "C" OR "PC" CONCRETE, OR AS SPECIFIED BY THE OWNER.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303
2- & 4-LANE UNDIVIDED THOROUGHFARE		DATE OCT. '04 / STANDARD DRAWING NO. 2030



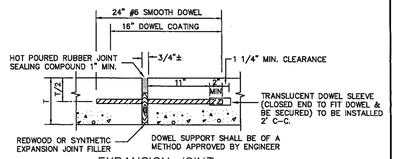
CONSTRUCTION JOINT
N.T.S.



KEYWAY JOINT
(FOR PAVEMENT THICKNESS > 6")
N.T.S.

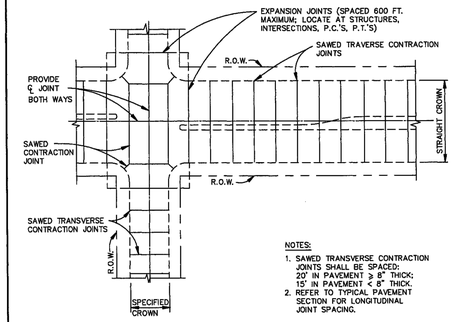
SAWED CONTRACTION JOINT
N.T.S.

NOTE:
ALTERNATE REINFORCEMENT #4 BARS ON 30" CTRS. BOTH WAYS.



EXPANSION JOINT
(SPACED 600 FT. MAXIMUM; LOCATE AT STRUCTURES AND AT INTERSECTION P.C.'S & P.T.'S)
N.T.S.

REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
JOINTS		DATE OCT. '04 / STANDARD DRAWING NO. 2050

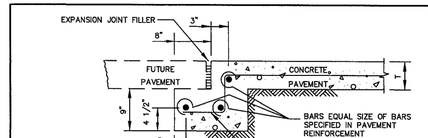


NOTES:

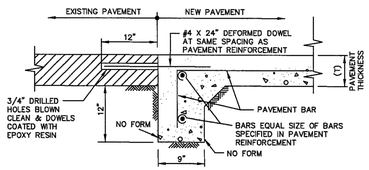
1. SAWED TRANSVERSE CONTRACTION JOINTS SHALL BE SPACED: 20' IN PAVEMENT ≥ 8" THICK; 15' IN PAVEMENT < 8" THICK.
2. REFER TO TYPICAL PAVEMENT SECTION FOR LONGITUDINAL JOINT SPACING.

SPACING DIAGRAM FOR TRANSVERSE JOINTS
N.T.S.

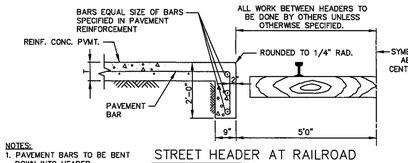
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 303.5.4.
TRANSVERSE JOINT SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2060



STREET HEADER FOR FUTURE PAVEMENT
N.T.S.



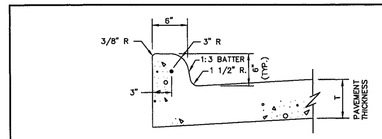
STREET HEADER AT EXISTING PAVEMENT
N.T.S.



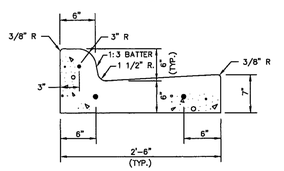
NOTES:
1. PAVEMENT BARS TO BE BENT DOWN INTO HEADER.
2. HEADER AND PAVEMENT TO BE MONOLITHIC.

STREET HEADER AT RAILROAD
N.T.S.

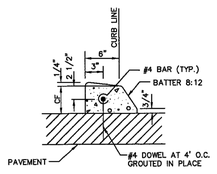
REINFORCED CONCRETE PAVEMENT	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.4
STREET HEADERS		DATE OCT. '04 / STANDARD DRAWING NO. 2070



INTEGRAL CURB & GUTTER
N.T.S.



SEPARATE CURB & GUTTER
N.T.S.

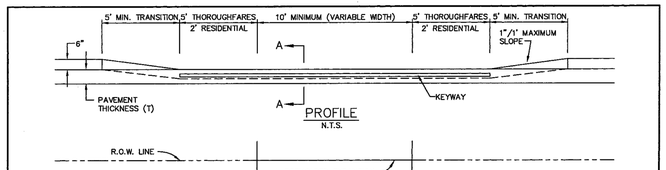


DOWELED CURB
N.T.S.

NOTES:

1. REINFORCEMENT SHALL BE NO. 4 BARS, UNLESS OTHERWISE SPECIFIED.
2. CONCRETE SHALL BE CLASS "C" OR "PC".
3. "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.

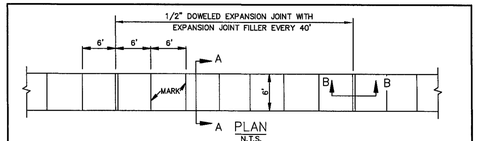
CONCRETE CURB & GUTTER	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.1
INTEGRAL, SEPARATE, & DOWELED		DATE OCT. '04 / STANDARD DRAWING NO. 2120

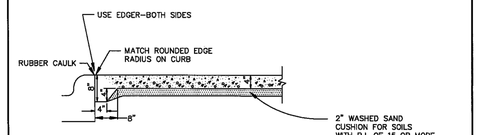


SEE NOTES, STANDARD DRAWING NO. 2150B.

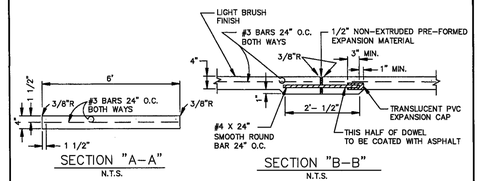
21SOA
(SEE DRAWING SHEET)

DRIVEWAY APPROACH	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
FLARED RETURN TYPE		DATE OCT. '04 / STANDARD DRAWING NO. 2150A





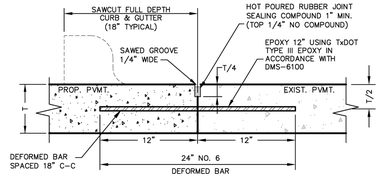
JOINT LUG DETAIL FOR MEDIAN PAVEMENT
OR SIDEWALK ADJACENT TO CURB
N.T.S.



NOTE:

1. REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
2. CROSS SLOPE OF SIDEWALK SHALL BE ± 1/4" PER FT. MIN. TO ± 3/8" PER FT. MAX.
3. OTHER THAN 6'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
4. SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
5. ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
6. LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS	North Central Texas Council of Governments	STANDARD SPECIFICATION REFERENCE 305.2
JOINTS AND SPACING		DATE OCT. '04 / STANDARD DRAWING NO. 2170



LONGITUDINAL BUTT JOINT

NOTES:

1. DEFORMED BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG. ALL DRILLED DEFORMED BARS SHALL BE EPOXIED.
2. HAND DRILLING IS NOT ACCEPTABLE, PUSHING DEFORMED BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.
3. REINFORCING SHALL BE AS SPECIFIED IN THE SITE SPECIFIC PAVEMENT/GEOTECHNICAL DESIGN.

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS	PROJECT NO. ROS023
PAVING	
SANDBROCK RANCH, PHASE 16	SHEET NO. DET 6
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS	

Plotted by: jrodriguez Plot Date: 10/8/2024 8:17 AM
Drawing: H:\Projects\ROS023-Sandbrock Ph. 16\Engineering\dwg\ROS023-PH16-PV DET.dwg Saved By: jrodriguez Save Time: 10/8/2024 8:09 AM

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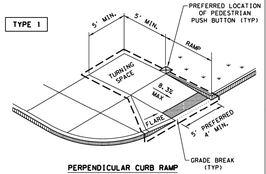
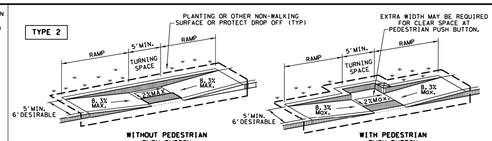
DATE:
FILE:

TYPE 1



PERPENDICULAR CURB RAMP

TYPE 2

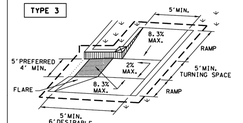


WITHOUT PEDESTRIAN PUSH BUTTON

WITH PEDESTRIAN PUSH BUTTON

PARALLEL CURB RAMP

TYPE 3



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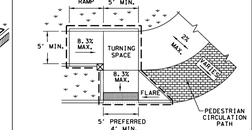
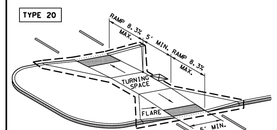


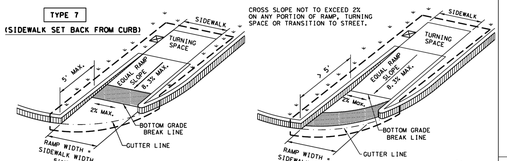
COMBINATION CURB RAMPS

TYPE 20

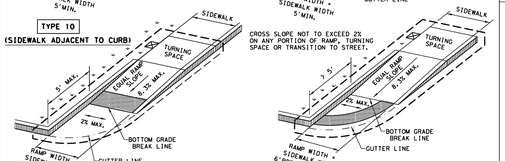


CURB RAMPS AT MEDIAN ISLANDS

TYPE 7
(SIDEWALK SET BACK FROM CURB)

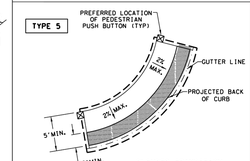


TYPE 10
(SIDEWALK ADJACENT TO CURB)



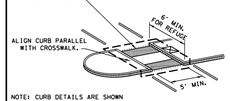
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 5



BLENDED TRANSITION
(FLUSH LANDING)

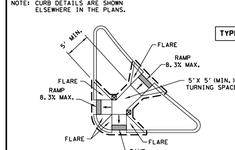
TYPE 21



NOTE: CURB DETAILS ARE SHOWN ELSEWHERE IN THE PLANS.

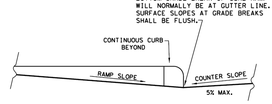
INSTALL DETECTABLE WARNING SURFACE AT EACH END OF THE CUT-THROUGH RAMP WITH A MINIMUM 2' USABLE SIDEWALK BETWEEN RAMPS. WHERE MEDIAN IS LESS THAN 6' WIDE, ELIMINATE DETECTABLE WARNING SURFACES.

TYPE 22



COMBINATION ISLAND RAMPS

BOTTOM GRADE BREAK OF CURB RAMP WILL NORMALLY BE AT GUTTER LINE. SURFACE SLOPES AT GRADE BREAKS SHALL BE FLUSH.



TYPICAL SECTION OF PERPENDICULAR CURB RAMP AT CONNECTION TO ROADWAY

NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DETECTABLE WARNING SURFACE

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK: VP	CK: KM	CK: FK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

REVISED 06-2010
REVISED 06-2013
REVISED 10-2018

GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5'x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5'x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

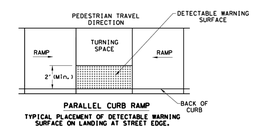
DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

SIDEWALKS

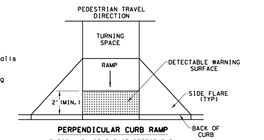
27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable part to be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R405.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

DETECTABLE WARNING SURFACE DETAILS



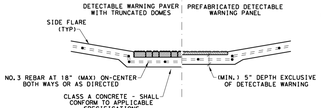
PARALLEL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.

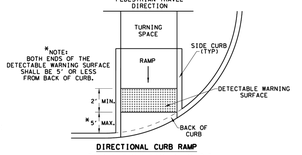


PERPENDICULAR CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS



*NOTE: BOTH ENDS OF THE DETECTABLE WARNING SURFACE SHALL BE 5' OR LESS FROM BACK OF CURB.

DIRECTIONAL CURB RAMP

TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

SHEET 2 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK: VP	CK: KM	CK: FK & JG
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REVISIONS	DIST	COUNTY		SHEET NO.

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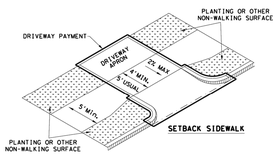
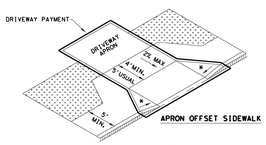
REVISED 10-2018

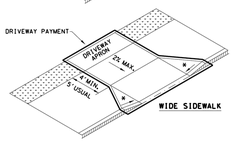
SIDEWALK TREATMENT AT DRIVEWAYS



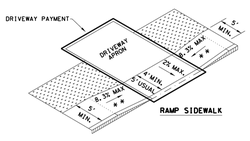
SETBACK SIDEWALK



APRON OFFSET SIDEWALK



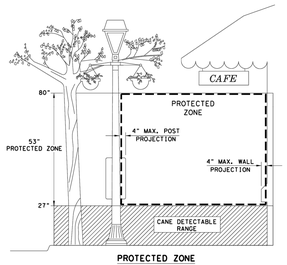
WIDE SIDEWALK



RAMP SIDEWALK

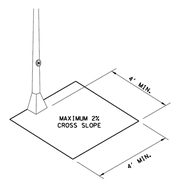
NOTES:
* WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.

* * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

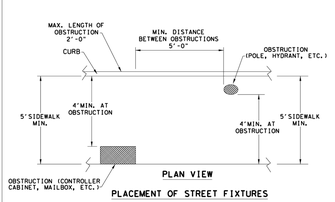


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.



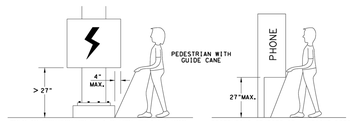
CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW

PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK: VP	CK: KM	CK: FK & JG
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REVISED 06-2010
REVISED 06-2013
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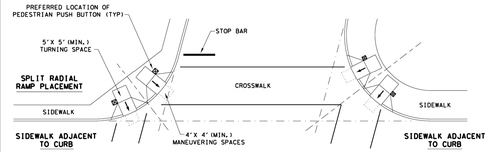
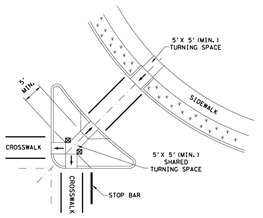
TYPICAL CROSSING LAYOUTS

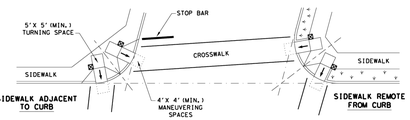
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



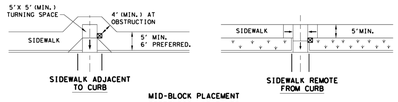
SKEWED INTERSECTION WITH "LARGE" RADIUS



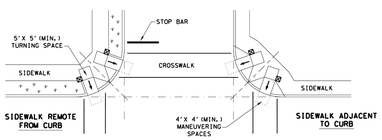
AT INTERSECTION W/FREE RIGHT TURN & ISLAND



SKEWED INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

LEGEND:

SHOWS DOWNWARD SLOPE.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON (IF APPLICABLE).

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4

Texas Department of Transportation | Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN:TxDOT	CK: VP	CK: KM	CK: FK & JG
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REVISIONS	DIST	COUNTY		SHEET NO.

REVISED 06-2010
REVISED 06-2013
REVISED 10-2018

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

CONSTRUCTION DETAILS

PAVING

SANDBROCK RANCH, PHASE 16

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

PROJECT NO. ROS023

SHEET NO. DET 7

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Plotted by: jrodriguez Plot Date: 10/8/2024 8:18 AM

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on a Regional Treated Water Supply Contract with Upper Trinity Regional Water District (UTRWD), and authorize the City Manager to finalize and execute necessary documents.

Staff Contact
Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

This Regional Treated Water Supply Contract (2026) is between the Upper Trinity Regional Water District (the District) and the City of Aubrey. It replaces the prior 1999 Participating Member Contract and establishes Aubrey's wholesale access to the District's Regional Treated Water System.

The contract provides Aubrey with reliable, treated water to support growth, reduce dependence on groundwater, and align Aubrey's water infrastructure with regional supply planning.

The District will design, finance (via bonds), construct, and operate the facilities necessary to extend the System to Aubrey. Aubrey will design, finance (via 2026 bond), construct, and operate a permanent Point of Delivery (POD) at the southwest corner of Blackjack Road and Hwy 377. Aubrey will receive water directly from the System through this POD.

Aubrey currently relies on groundwater, but growth necessitates more treated water. The Permanent POD to deliver direct District water to Aubrey is targeted for completion by January 2028; project design and easement acquisitions are ongoing.

The initial daily demand contract amount is 2.0 MGD. The District operates a separate agreement with Dallas for untreated surface water and is developing Lake Ralph Hall as a future supply source. As additional volume is needed and if the District obtains additional water sources and rights, the maximum delivery at this location will be 6.0 MGD.

This contract allows Aubrey to gain a dedicated wholesale water supply, potential long-term cost stability, and enhanced development capacity, while the District expands its regional water sales and system utilization.

Financial Summary
This contract is contemplated to be a "take or pay" agreement. Water rates are established with all charges considered during rate analysis.

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, table, or deny) the Upper Trinity Regional Water District water supply contract.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on Resolution No 1039-26 nominating a candidate for the DENCO Area 9-1-1 District Board of Managers.

Staff Contact
Eric Schlotter, Fire Chief
eschlotter@aubreytx.gov
940-365-9785

Summary
The Denco Area 9-1-1 District is accepting nominations for one of the two Board of Managers positions appointed by participating municipalities within the district. In June, you will have the opportunity to vote for one of the nominees.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
N/A

Denco Area 9-1-1 District

1075 Princeton Street • Lewisville, Texas 75067
Phone: 972-221-0911 • Fax 972-420-0709 • Denco911.gov

TO: Denco Area 9-1-1 District Participating Municipal Jurisdictions

FROM: Gregory S. Ballentine, Executive Director

DATE: April 1, 2026

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 29, 2026**. No nominations shall be considered after that time.
2. **Future Action (Vote):** On June 1, 2026, 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, 2026.** 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, 2026.

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@denco911.gov. 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

CITY OF AUBREY, TEXAS

RESOLUTION NO 1039-26

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 28th day of May, 2026.

APPROVED:

_____
Chris Rich, Mayor

ATTEST:

_____
Jenny Hicks, City Secretary

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on Resolution No. 1050-26 approving the Aubrey Municipal Development District Bylaws (Third Amendment); and providing an effective date.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary

At its April 16, 2026, meeting the Aubrey Municipal Development District (MDD) Board reviewed and approved several updates to the MDD By-Laws. The proposed revisions update the document, align operating procedures with the most recently adopted City of Aubrey purchasing policies, and clarify the roles and responsibilities of officers, the Board, and City staff.

Updates include: Officer titles in Section 2.05; clarifying approval processes between the Board and City Council in Section 2.09; and repealing and renumbering provisions in Section 2.10 related to the Board's relationship with City administrative departments. Additional changes include removing the Immediate Past President position in Section 3.01(b); expanding the Secretary's duties in Section 3.03; and updating Section 3.04 regarding the Executive Director and Treasurer to reference Section 6(d).

Financial and project-related provisions were also updated to ensure consistency with City purchasing authority and budget procedures. Section 5.02 was amended to authorize the MDD Board to approve projects and expenditures up to $25,000 when included in the adopted MDD Fiscal Year Budget or when otherwise required by law, and Section 5.03 was revised to reflect this approval threshold. If Section 5.02 amendment is approved, the City Council will continue to approve all agreements, projects, or new budget items exceeding $25,000 or any item not included and approved in the MDD fiscal year budget.

These updates strengthen operational clarity, streamline project approval processes, and ensure compliance with current City financial policies. Aligning the bylaws with current City purchasing policies ensures consistency across departments, reduces administrative duplication, and supports more efficient processing of expenditures. These revisions also enhance the MDD's capacity to support economic development activities in a timely and accountable manner.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
Motion to (approve, deny, or table) the resolution.

RESOLUTION NO. 21-26

A RESOLUTION OF THE AUBREY MUNICIPAL DEVELOPMENT DISTRICT, AMENDING THE AUBREY MUNICIPAL DEVELOPMENT DISTRICT BOARD BYLAWS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Aubrey Municipal Development District ("AMDD") is a political subdivision of the State of Texas and the City of Aubrey, Texas (the "City"), created in accordance with Chapter 377 of the Texas Local Government Code, as amended (the "Act"); and

WHEREAS, the AMDD Board of Directors ("Board") and Aubrey City Council previously approved By-laws governing the operation policies of the Board; and

WHEREAS, the Board desires to amend the By-laws regarding AMDD officers, staff, and expenditures.

NOW, THEREFORE, BE IT RESOLVED BY THE AUBREY MUNICIPAL DEVELOPMENT DISTRICT, THAT:

SECTION 1.

Section 2.05, "Officers and Term of Office," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 2.05 **Officers and Term of Office**

The Board of Directors shall choose from its members a President, Vice President, and Secretary. The term of office for each officer shall be one (1) year. The President, Vice President, and Secretary shall serve until their successors are duly appointed and qualified.

The Board of Directors shall appoint the President, Vice President, and Secretary annually, on or about its September meeting. Officers may be reappointed."

SECTION 2.

Section 2.09, "Board's Relationship with City Council," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 2.09 **Board's Relationship with City Council**

The Council shall require that the District be responsible to it for the proper discharge of its duties. The Board shall submit policies for development project administration for Council approval as required by law, City purchasing policies, or these bylaws, and the Board shall administer said development projects accordingly. The Board shall determine its policies and

direction within the limitations of the duties imposed by applicable laws, these bylaws, contracts entered into with the City, and budget and fiduciary responsibilities of the Board."

SECTION 3.

Section 2.10, "Board's Relationship with Administrative Department of the City," of the Aubrey Municipal Development District By-laws is hereby repealed in its entirety and the remaining provisions of Chapter 2 shall be renumbered accordingly.

SECTION 4.

Section 3.01, "President and Immediate Past President," of the Aubrey Municipal Development District By-laws is hereby amended to remove subsection (b), "Immediate Past President" to read as follows:

"Section 3.01 **President**

The President shall be a member of the Board and shall preside at all meetings of the Board. The President shall be the principal officer of the District and, subject to the Board, shall be in general charge of the properties and affairs of the District. The President shall have such other duties as assigned by the Board. The President may call special and emergency meetings of the Board."

SECTION 5.

Section 3.03, "Secretary," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 3.03 **Secretary**

The Executive Director may delegate the following responsibilities to the Secretary, or in the absence of an Executive Director the Secretary shall: keep or cause to be kept the minutes of all meetings of the Board; attend to the giving and serving and serving of all notices; have charge of the District's books, records, documents and instruments, except the books of accounting, financial records and securities of which the Executive Director shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of the District Secretary subject to the control of the Board. The Executive Director, or designee, will assist the Secretary with the execution of his/her responsibilities. The Board may give the Secretary authority to sign financial or other documents of the District. The Secretary shall preside over District meetings in the event the President and Vice President are absent."

SECTION 6.

Section 3.04, "Executive Director and Treasurer," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 3.04 **Executive Director and Treasurer**

The Board will appoint an Executive Director to serve as the Chief Executive and Treasurer of the District, attend District meetings, provide administrative support services for the District, and perform duties for the Board as prescribed by the Board. The Executive Director is an ex officio member of the Board and may participate in Board discussions but shall not vote on matters before the Board.

The Board may hire additional employees to assist the Executive Director in accomplishing the duties prescribed by the Board. The duties of the Executive Director may be temporarily delegated to another employee of the District or the Executive Director may request services from the City whenever the Executive Director is unable to perform such duties."

SECTION 7.

Section 4.02, "District Powers," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 4.02 **District Powers**

(a) Subject to an official vote of the Board, the District may perform any act necessary to the full exercise of the District's powers, including:

(1) accepting a grant or loan from a department or agency of the United States; department, agency, or political subdivision of this state; or public or private person;

(2) acquiring, selling, leasing, conveying, or otherwise disposing of property or an interest in property, including a Development Project, under terms and conditions determined by the District;

(3) employing necessary personnel; and

(4) adopting rules to govern the operation of the District and its employees and property.

(b) Subject to an official vote of the Board, the District may contract with a public or private person to plan, acquire, establish, develop, construct, or renovate a Development Project; or perform any other act the District is authorized to perform under the Act.

(c) To act on any of the matters set forth above, the Board shall act by its own order or resolution adopted by majority vote and such order or resolution shall be memorialized in writing, signed by the President, and attested by the Secretary. Board action on any other matter need not be by formal order or resolution and may instead be taken by majority vote of the Board and recorded in the written minutes of the Board meeting at which the vote was taken.

(d) The Powers authorized herein are subject to the approval by the Aubrey City Council when required by state law, City ordinance, or City purchasing policy."

SECTION 8.

Section 5.02, "Use of Municipal Development Project Fund," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 5.02 **Use of the Municipal Development Project Fund**

Subject to an official vote of the Board, the District may use money in the Development Project Fund to:

(1) Pay the cost of planning, acquiring, establishing, developing, constructing, or renovating one or more Development Projects in the District;
(2) Pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the District or to refund bonds or other obligations;
(3) Pay the costs of operating or maintaining one or more Development Projects during the planning, acquisition, establishment, development, construction, or renovation, or while bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding; or
(4) As otherwise permitted by the Act as it exists or may be amended.

The City Council must approve the use of money in the Development Project Fund for the above-listed purposes in the event of an expenditure exceeding $ 25,000.00, or when required by law."

SECTION 9.

Section 5.03, "Annual Budget," of the Aubrey Municipal Development District By-laws is hereby amended to read as follows:

"Section 5.03 **Annual Budget**

On or before August 1 of each year, the Board shall prepare and present a proposed budget of expected revenues and proposed expenditure for the next ensuing fiscal year to the Council. The fiscal year of the District shall commence on October 1 of each year and end on September 30. The District shall expend funds consistent with the Board adopted and Council approved budget. Any proposed budget amendments will require approval by the Council."

PASSED AND APPROVED by the Board of Directors of the Aubrey Municipal Development District, this 16th day of April, 2026.

Holly Drew, President

ATTEST:

Christine Gossett, Executive Director

CITY OF AUBREY, TEXAS
RESOLUTION NO. 1050-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS APPROVING THE THIRD AMENDMENT OF THE BYLAWS OF THE AUBREY MUNICIPAL DEVELOPMENT DISTRICT; REPEALING ALL PRIOR BYLAWS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING APPROVAL OF THE BYLAWS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Aubrey, Texas is a Home rule Municipality located in Denton County, Texas, created in accordance with the provisions of the Texas Constitution and operating pursuant to its Home Rule Charter; and

WHEREAS, in accordance with Section 377.021 of the Texas Local Government Code and by City of Aubrey, Texas Ordinance No. 529-14, the City of Aubrey City Council ("Council") ordered that a Special Election be held on Saturday, May 10, 2014 to authorize the creation of the Aubrey Municipal Development District ("District") and the imposition of a sales and use tax at the rate of one-half of one percent for the purpose of financing development projects beneficial to the District, said ordinance defining the boundaries of the District, and calling for the election to be held within those boundaries; and

WHEREAS, the District adopted Bylaws effective June 17, 2014, and subsequently adopted the First Amendment to the Bylaws on October 10, 2017, and the Second Amendment to the Bylaws on August 24, 2021 (collectively "Bylaws"); and

WHEREAS, on April 16, 2026 the Board of Directors of the District (the "Board") discussed and considered additional amendments to the Bylaws, and by majority vote approved the Third Amendment to the District Bylaws set forth in **Exhibit A** hereto; and

WHEREAS, pursuant to Article VIII of the Bylaws, a proposal to alter, amend, or repeal the Bylaws must be approved by a majority of the Board and subsequently approved by the City Council to take effect; and

WHEREAS, the City Council has considered the proposed Third Amendment to the District Bylaws set forth in its entirety in **Exhibit A** and has determined it appropriate to approve the requested Third Amendment as approved by the Board;

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

SECTION 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. **Approval of Third Amendment**. The City Council of the City of Aubrey, Texas hereby approves the Aubrey Municipal Development District Bylaws (Third Amendment) as set forth in its entirety in **Exhibit A**, attached hereto and incorporated herein.

SECTION 3. Cumulative/Repealer Clause. This Resolution approving the Aubrey Municipal Development District Bylaws (Third Amendment) shall be cumulative of all other Resolutions and actions of the City Council of the City of Aubrey approving and amending the Bylaws of the Aubrey Municipal Development District but shall repeal all prior Resolutions, or parts thereof, and other actions affecting the Bylaws that are inconsistent with this Resolution.

SECTION 4. Effective Date. This Resolution shall take effect immediately upon passage.

PASSED AND APPROVED by the City Council of the City of Aubrey, Texas this the 28th day of May, 2026.

APPROVED:

_____

Chris Rich, Mayor

ATTEST:

_____

Jenny Hicks, City Secretary

APPROVED AS TO FORM:

_____

Patricia A. Adams, City Attorney

Exhibit A

Aubrey Municipal Development District Bylaws
(Third Amendment)

AUBREY MUNICIPAL DEVELOPMENT DISTRICT

BYLAWS

Adopted the 17 day of June, 2014
First Amendment the 10th day of October, 2017
Second Amendment the 24th day of August, 2021
Third Amendment the 28th day of May, 2026

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Article I. PURPOSE

The Aubrey Municipal Development District (the "District") is a political subdivision of the State of Texas and the City of Aubrey, Texas (the "City"), created in accordance with Chapter 377 of the Texas Local Government Code, as amended (the "Act"), and other applicable laws. The District was created for the purpose of developing and financing all development projects as that term is defined in Section 377.001(3) of the Act, as amended (a "Development Project").

Article II. BOARD OF DIRECTORS

Section 2.01 **Board of Directors**

The property and affairs of the District shall be managed and controlled by a Board of Directors subject to the restrictions imposed by law and these bylaws. Each board member is required to attend the Public Information Act and the Open Meetings Act class.

Section 2.02 **Appointment, Number, and Term of Office**

A Board of Directors (the "Board") has been appointed by the City of Aubrey City Council (the "Council"). The District shall be governed by a board of directors ("Board") consisting of seven directors ("Directors") appointed by the Council to serve staggered two-year terms. Directors may be removed by the Council at any time without cause. The Board is composed of seven places referred to as Place 1, Place 2, Place 3, Place 4, Place 5, Place 6, and Place 7. To initiate the staggered terms, Directors appointed to Place 1, Place 2, Place 3, and Place 4 shall serve two-year terms and Directors appointed to Place 5, Place 6, and Place 7 shall serve for one-year terms. After the expiration of said initial terms, the term of service shall be two years. Prior to completion of any term, Directors shall be provided an option to reapply for appointment for additional terms, and currently serving Directors will be given first priority for appointment.

Section 2.03 **Qualifications**

Each of the Directors must reside within the Boundaries of the District and at least a majority of Directors must reside within City limits. An employee of the City, officer of the City, or member of the City Council may not serve on the board.

Section 2.04 **Vacancies, Resignations, and Removal**

A vacancy in any position of Director which occurs by reason of death, resignation, disqualification, removal or otherwise shall be filled by the Council. A Director may resign at any time. Such resignation shall be made in writing, addressed to the Mayor and the City Secretary, with a copy to the Board, and shall take effect at the time specified therein, or if no time is specified, at the time of its receipt by the City Secretary.

Any Director may be removed from office by the Council at any time with or without cause. In the event a Director is to be considered for removal without cause, the Council shall provide that Director and the President of the Board a minimum of fourteen (14) days' notice of such consideration and the Director under consideration for removal without cause shall be provided an opportunity to speak at the Council meeting where his or her removal is being considered in accordance with Chapter 178 of the Texas Local Government Code, as amended.

Section 2.05 **Officers and Term of Office**

The Board of Directors shall choose from its members a President, Vice President, and Secretary. The term of office for each officer shall be one (1) year. The President, Vice President, and Secretary shall serve until their successors are duly appointed and qualified.

The Board of Directors shall appoint the President, Vice President, and Secretary annually, on or about its September meeting. Officers may be reappointed.

Section 2.06 **Compensation**

Directors shall not receive any salary or compensation for their services as Directors; provided that nothing contained herein shall be construed to preclude any Director from receiving reimbursement for their actual expenses incurred in the performance of their duties as a Director.

Section 2.07 **Meetings of the Board**

(a) Regular meetings of the Board shall be held in the City at such times as shall be designated, from time to time, by the President or the Executive Director. Directors may hold their meetings and may have an office and keep the books of the District at Aubrey City Hall, or such other place or places within the City as the Board may from time to time determine.

(b) Special meetings of the Board shall be held whenever called by the President or Executive Director of the Board, or at the request of a majority of the Directors who are serving duly appointed terms of office at the time the meeting is called.

(c) The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required of a City under Chapter 551 of the Texas Government Code (the “Open Meetings Act”).

(d) The District, the Board, and any committee of the Board exercising the powers of the Board are subject to Chapter 552 of the Texas Government Code (the “Public Information Act”).

Section 2.08 **Quorum**

(a) A majority of the Board shall constitute a quorum for the consideration of matters pertaining to the purposes of the District. The act of a majority of the Directors present and voting at a meeting at which a quorum is in attendance shall constitute the act of the Board, unless the act of a greater number is required by law or by these bylaws.

(b) A Director who is present at a meeting of the Board at which any corporate action is taken shall be presumed to have assented to such action, unless their dissent shall be entered in the minutes of the meeting or unless they shall file a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the District immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of the action.

Section 2.09 **Board’s Relationship with City Council**

The Council shall require that the District be responsible to it for the proper discharge of its duties. The Board shall submit policies for development project administration for Council approval as required by law, City purchasing policies, or these bylaws, and the Board shall administer said development projects accordingly. The Board shall determine its policies and direction within the limitations of the

duties imposed by applicable laws, these bylaws, contracts entered into with the City, and budget and fiduciary responsibilities of the Board.

Section 2.10 **Conflict of Interest**

The members of the Board of Directors shall be considered local public officials within the meaning of Chapter 171 of the Texas Local Government Code. If a Director has a substantial interest, as that term is defined in said Chapter, in a business entity or real property which is the subject of deliberation by the Board of Directors, the Director shall file an affidavit with the Secretary of the District stating the nature or extent of the interest. Such affidavit shall be filed prior to any vote or decision upon the matter of the Board of Directors, and if required by said Chapter, the interested Director shall abstain from any vote or decision upon the matter.

Article III. OFFICERS

Section 3.01 **President**

(a) **President**. The President shall be a member of the Board and shall preside at all meetings of the Board. The President shall be the principal officer of the District and, subject to the Board, shall be in general charge of the properties and affairs of the District. The President shall have such other duties as assigned by the Board. The President may call special and emergency meetings of the Board.

Section 3.02 **Vice President**

The Vice President shall be a member of the Board. The Vice President shall perform the duties and exercise the powers of the President upon the President's death, absence, disability, or upon the President's inability to perform the duties of the office. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken. A Vice President shall have such other powers and duties as may be assigned by the Board or the President.

Section 3.03 **Secretary**

The Executive Director may delegate the following responsibilities to the Secretary, or in the absence of an Executive Director the Secretary shall: keep or cause to be kept the minutes of all meetings of the Board; attend to the giving and serving and serving of all notices; have charge of the District's books, records, documents and instruments, except the books of accounting, financial records and securities of which the Executive Director shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of the District Secretary subject to the control of the Board. The Executive Director, or designee, will assist the Secretary with the execution of his/her responsibilities. The Board may give the Secretary authority to sign financial or other documents of the District. The Secretary shall preside over District meetings in the event the President and Vice President are absent."

Section 3.04 **Executive Director and Treasurer**

The Board will appoint an Executive Director to serve as the Chief Executive and Treasurer of the District, attend District meetings, provide administrative support services for the District, and perform duties for the Board as prescribed by the Board. The Executive Director is an ex officio member of the Board and may participate in Board discussions, but shall not vote on matters before the Board

The Board may hire additional employees to assist the Executive Director in accomplishing the duties prescribed by the Board. The duties of the Executive Director may be temporarily delegated to another employee of the District or the Executive Director may request services from the City whenever the Executive Director is unable to perform such duties.

Section 3.05 **Counsel**

The Board shall appoint a duly licensed and qualified attorney to serve as legal counsel for the District and provide legal services to the Board. In the event that the Attorney for the District has a conflict of interest in a particular matter or in the event the Board requires specialized legal services in a particular matter, the Board may select another attorney to provide legal services related to such particular matter(s). The Attorney for the District or the Board may refer matters to other duly licensed and qualified attorneys as necessary and appropriate; provided, however, that the Attorney for the District shall not accept a referral fee or any other compensation for such a referral.

Article IV. GENERAL POWERS AND DUTIES OF THE DISTRICT

Section 4.01 **Limitations of District**

In the fulfillment of its purpose, the District shall be governed by the Act, and shall have all of the powers set forth and conferred in the Act, and in other applicable laws, subject to the limitations prescribed therein and as prescribed in City of Aubrey Ordinance No. 536-14, as said ordinance may be amended from time to time, and in these bylaws and to the provisions thereof and hereof.

Section 4.02 **District Powers**

(a) Subject to an official vote of the Board and approval of same by the Council, the District may perform any act necessary to the full exercise of the District's powers, including:

(1) accepting a grant or loan from a department or agency of the United States; department, agency, or political subdivision of this state; or public or private person;

(2) acquiring, selling, leasing, conveying, or otherwise disposing of property or an interest in property, including a Development Project, under terms and conditions determined by the District;

(3) employing necessary personnel; and

(4) adopting rules to govern the operation of the District and its employees and property.

(b) Subject to an official vote of the Board and approval of same by the Council, the District may contract with a public or private person to plan, acquire, establish, develop, construct, or renovate a Development Project; or perform any other act the District is authorized to perform under the Act.

(c) To act on any of the matters set forth above, the Board shall act by its own order or resolution adopted by majority vote and such order or resolution shall be memorialized in writing, signed by the President, and attested by the Secretary. Board action on any other matter need not be by formal order or resolution and may instead be taken by majority vote of the Board and recorded in the written minutes of the Board meeting at which the vote was taken.

(d) The Powers authorized herein are subject to the approval by the Aubrey City Council when required by state law, City ordinance, or City purchasing policy."

Section 4.03 **Strategic Plan**

The District shall research, develop and prepare a Strategic Plan, which shall include proposed methods and the expected costs of implementation. The Plan shall include both short-term and long-term goals for the economic development of the City, proposed methods for the elimination of unemployment and under-employment, and the promotion of community development and employment, through the expansion and development of a sound retail, industrial and manufacturing base for and within the City. The Plan shall be complimentary to the goals and objectives of the Council, the City's Comprehensive Plan, and/or any other goals and objectives of the City.

Article V. FISCAL PROVISIONS

Section 5.01 **Municipal Development Project Fund**

The District shall establish by resolution a fund known as the Municipal Development Project Fund. The District may establish separate accounts within the fund. The District shall deposit the proceeds from any sales and use tax imposed by the District, all revenue from the sale of bonds or other obligations by the District, and any other money required by law to be deposited into the Municipal Development Project Fund.

Section 5.02 **Use of Municipal Development Project Fund**

Subject to an official vote of the Board and approval by the Council, the District may use money in the Development Project Fund to:

(1) pay the cost of planning, acquiring, establishing, developing, constructing, or renovating one or more Development Projects in the District;

(2) pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the District or to refund bonds or other obligations;

(3) pay the costs of operating or maintaining one or more Development Projects during the planning, acquisition, establishment, development, construction, or renovation or while bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding; or

(4) as otherwise permitted by the Act as it exists or may be amended.

The City Council must approve the use of money in the Development Project Fund for the above-listed purposes in the event of an expenditure exceeding $ 25,000.00, or when required by law.

Section 5.03 **Annual Budget**

On or before August 1 of each year, the Board shall prepare and present a proposed budget of expected revenues and proposed expenditure for the next ensuing fiscal year to the Council. The fiscal year of the District shall commence on October 1 of each year and end on September 30. The District shall expend funds consistent with the Board adopted and Council approved budget. Any proposed budget amendments will require approval by the Council.

Section 5.04 **Bonds and Other Obligations**

Subject to the approval of the Council, the District may issue bonds, including revenue bonds and refunding bonds, or other obligations to pay the costs of a Development Project. The bonds or other obligations and the proceedings authorizing the bonds or other obligations shall be submitted to the Attorney General for review and approval to the extent required by Chapter 1202, Texas Government Code. The bonds or other obligations must be payable from and secured by the revenues of the District. The bonds or other obligations may mature serially or otherwise not more than 30 years from their date of issuance. The bonds or other obligations are not a debt of and do not create a claim for payment against the revenue or property of the District other than a Development Project for which the bonds are issued.

Section 5.05 **Finance and Accounting**

The Executive Director shall have custody of all funds and securities of the District and shall maintain all accounts and financial records in accordance with the City's standard accounting procedures. The Executive Director may delegate all or part of these responsibilities to the City's Finance Director or equivalent position. When necessary, the Executive Director shall (i) endorse for collection, on behalf of the District, checks, notes and other obligations and deposit the same to the credit of the District in such bank or banks or depositories as shall be designated by the Board; (ii) sign all receipts and vouchers for payments made to the District, either alone or jointly with such other officer as may be designated by the Board; or (iii) when required by the Board, render a statement of the District's cash account. All purchases and expenditures by the District shall be in accordance with City of Aubrey purchasing policies and procedures. The Executive Director shall provide the Board a monthly written report of the District's finances and shall provide an annual report within 90 days of the end of each fiscal year.

Section 5.06 **Auditing Procedures**

The Board shall provide for an annual financial audit to be performed by a competent independent audit firm. Such audit may be performed by the auditing firm retained by the City and performed within the scope of the City's annual financial audit.

Article VI. INDEMNIFICATION OF DIRECTORS AND OFFICERS

Section 6.01 **Right to Indemnification**

To the fullest extent allowed by law, the District shall indemnify all Directors, officers, and employees of the District against expenses (including attorney's fees and related expenses) and amounts paid in settlement actually and reasonably incurred by a Director, officer, or employee in connection with the defense of any civil, criminal or administrative action, suit or proceeding in which the Director, officer, or employee is made a party or with which the Director or employee is threatened, by reason of being or because of any act as Director, officer or employee within the course and scope of their duties and/or employment if the Director, officer, or employee acted in good faith and in a manner in which the Director, officer or employee reasonably believed to be in or not opposed to the best interest of the District, and with respect to any criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful.

Section 6.02 **Limit on Indemnification**

Notwithstanding the foregoing, a Director, officer or employee shall not be entitled to indemnification regarding (i) any matter in which they shall be adjudged by a court of competent jurisdiction to be liable for intentional acts of misconduct or gross negligence in the performance of their

duties, or (ii) any matter in which they fail to notify the District of a claim within a reasonable time or fails to cooperate in the defense of such claim, but only to the extent that the defense of such claim is prejudiced by their failure to give notice or to cooperate.

Section 6.03 **Insurance**

The District may purchase and maintain insurance, at its expense, to protect itself and any person who is or was serving as a Director, officer or employee of the District against any expense, liability or loss.

Article VII. ETHICS

It is the policy of the District that Directors and officers conduct themselves in a manner consistent with sound business and ethical practices; that public interest always be considered in conducting District business; and the appearance of impropriety be avoided to ensure and maintain public confidence in the District. Any rules of ethical conduct adopted from time to time by the City shall apply to the District and its Directors.

Article VIII. AMENDMENTS

A proposal to alter, amend, or repeal these bylaws shall be made by the affirmative vote of a majority of the full Board at any meeting. Any proposed change or amendment to the bylaws, however, must be approved by the Council to be effective.

These Bylaws, as amended, were duly adopted by the Board on the ___ day of _____, 2026.

ATTEST:

_____ _____

Secretary President

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on appointing and reappointing member(s) to the Aubrey Board of Adjustment.

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

Summary
The two-year terms of Jean Burk and Sam Goin expire on May 31st. They have both requested to be reappointed for two-year terms.

Don Smith was previously on the Planning & Zoning Commission, and has requested to be on the Board of Adjustment. If appointed, he would be Place 1, for a term ending May 31, 2027.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (reappoint/not reappoint/table) Jean Burk and Sam Goin, and appoint Don Smith.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consideration and action on appointing member(s) to the Aubrey Planning & Zoning Commission.

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

Summary
There are two vacancies on the Planning and Zoning Commission. Susan McCormack has applied to serve on the commission. She has board experience and was previously on the Aubrey Parks and Recreation Board.

If appointed, she would be Place 7, for a term ending December 2027.

Financial Summary
N/A

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (appoint/table appointment) Susan McCormack to the Planning & Zoning Commission.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Consider and take action on the final acceptance of Highpointe Ranch East Phase 1, Public Improvements.

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

Summary
Highpointe Ranch East Phase 1 consists of 192 Residential Lots and 3 HOA lots with onsite concrete streets and drainage, water and wastewater utilities, streetlights, and signage. The following includes the actual assets:

Quantity	Unit	Description	
6,750	LF	Paving	
1,133	LF	Sidewalk	
6,213	LF	Drainage Pipe	
18	Ea	Signs	
			Subtotal: $1,214,079.03
7,930	LF	Water Main	
9,558	LF	Sewer Main	
26	Ea	Sewer MH	
12	Ea	Fire Hydrants	
			Subtotal: $3,148,620.57
			Total: $4,362,699.60

A final walk-through was conducted on May 13th. At the time of this report, all public improvements needing addressed from the final punch list are scheduled to be completed by May 25, 2026.

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

Financial Summary
NA

Staff Recommended Action
Approve

Staff Recommended Motion
Motion to (approve, deny or table) the acceptance.

Traffic Impact Analysis

High Pointe Ranch Site
Aubrey, Texas

November 25, 2024

Kimley-Horn and Associates, Inc.
Richardson, Texas

Project #063451861
Registered Firm F-928

Kimley»Horn

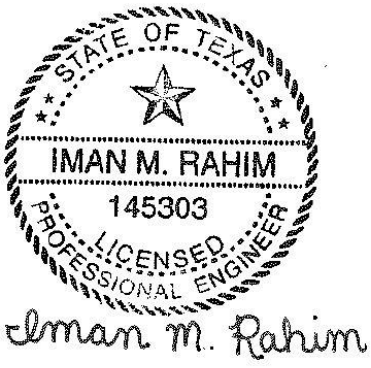
Traffic Impact Analysis

High Pointe Ranch Development
Aubrey, Texas

Prepared by:

Kimley-Horn and Associates, Inc.
2600 N Central Expressway Suite 400
Richardson, TX 75080
Registered Firm F-928

11-25-2024



Contact:
Iman M. Rahim, P.E.
214-617-0535
Revised Submittal: November 25, 2024

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EXECUTIVE SUMMARY

November 2024 Note
This report has been updated to address TIA Review comments dated August 7, 2023. A comment response form is included in the **Appendix**.

The proposed High Pointe Ranch development is located between E Blackjack Road and Spring Hill Road along the eastern side of Highway 377 in Aubrey, Texas. The development, as proposed, includes 1,452 single-family residential units and 345,000 SF of retail use. The residential units are divided into High Pointe East and High Pointe West. Construction for the east and west sides will be constructed in phases, three phases for the eastern units and five phases for the western units. The residential development phases are as follows:

- Phase 1A West: 225 single-family residential homes
- Phase 1B West: 184 single-family residential homes
- Phase 2 West: 225 single-family residential homes
- Phase 3 West: 152 single-family residential homes
- Phase 4 West: 172 single-family residential homes
- Phase 5 West: 71 single-family residential homes
- Phase 1 East: 192 single-family residential homes
- Phase 2 East: 114 single-family residential homes
- Phase 3 East: 117 single-family residential homes

Note: Phase 1C West includes thirteen units on the attached phasing plan. These thirteen units are included in the Phase 2 West and Phase 3 West unit counts.

For purposes of this study, the development was analyzed in three scenarios. The three analysis scenarios and its associated development phases are as follows:

- 2025 Scenario: Phase 1A West & Phase 1B West
- 2026 Scenario: Phase 1A West through Phase 3 West, Phase 1 East, Retail
- 2028 Full Buildout Scenario: Phase 1A West through Phase 5 West, Phase 1 East through Phase 3 East, Retail

Traffic operations were analyzed at the study intersections for existing volumes, 2025, 2026, and 2028 background traffic volumes, and 2025, 2026, and 2028 background plus site-generated traffic volumes. Conditions were analyzed for the weekday AM and PM peak hours.

The background traffic conditions included existing traffic with compound growth rates, plus explicit modeling of the following development in the vicinity:

- Keenland site, a development consisting of 279 single-family homes. The site is located on the north side of FM 423, west of FM 2931 and is expected to be built out by 2025.

The following existing intersections were selected to be part of this study:

- Spring Hill Road at Highway 377
- Spring Hill Road at Neubauer Ranch Road
- Highway 377 at De Moye Lane
- Highway 377 at Blackjack Road

The analysis also included the following driveways having access in and out of the site:

- Access A, which is a full-access driveway to Spring Hill Road and is already constructed to serve Phase 1A of the development.
- Access B, which is a full-access driveway to Spring Hill Road, is opposite Neubauer Ranch Road, and is already constructed to serve Phase 1A of the development.
- Access C, which is a full-access driveway to Highway 377 and will be constructed with Phase 1B of the development (2025).
- Access D, which is a full-access driveway to Blackjack Road and will be constructed with Phase 1 East of the development (2026).
- Access E, which is a full-access driveway to Blackjack Road and will be constructed with Phase 1 East of the development (2026).
- Access F, which is a full-access driveway to Blackjack Road and will be constructed with Phase 2 of the development (2026).
- Access G, which is a full-access driveway to Highway 377, is opposite De Mayo Road, and will be constructed with the SW Retail development (2026).
- Access H, which is a full-access driveway to Spring Hill Road and will be constructed with the SW Retail development (2026).

The High Pointe Ranch development is expected to generate approximately 1,033 new weekday AM peak hour one-way vehicle trips and 1,396 new weekday PM peak hour one-way vehicle trips at buildout. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project's proposed access locations.

Based on the analysis presented in this report, the proposed High Pointe Ranch development can be successfully incorporated into the surrounding roadway network given the following recommendations are implemented. Two major roadway construction projects in the project vicinity, the Collin County Outer Loop and TxDOT Highway 377 Expansion project, are planned and will help alleviate some of the regional traffic congestion. However, due to unknown timeline of Collin County Outer Loop, the improvement from the project is not modeled. Highway 377 is planned for widening to a six-lane divided roadway with construction to begin in 2027. The Highway 377 widening is reflected in the 2028 background and buildout scenarios. Southbound left-turn lanes to the proposed site access points along Highway 377 will be constructed with TxDOT's widening project. Stop-controlled approaches along Highway 377 and the driveways serving the SW retail parcel are expected to operate with heavy delay. Analysis of Highway 377 and Blackjack Road showed that this intersection will meet warrants for signalization by 2028

with the High Pointe Ranch site traffic. This intersection is expected to be utilized by regional traffic and signalization should be considered by the City to help alleviate regional delay.

The following improvements to the external roadway network are the responsibility of the developer and recommended for the site:

Year 2025:

- Construct an eastbound left-turn lane from Spring Hill Road to serve Access A.
- Construct an eastbound left-turn lane from Spring Hill Road to serve Access B.
- Construct Access C with one inbound lane and two outbound lanes.

Year 2026:

- Construct an eastbound left-turn lane from Spring Hill Road to serve Access H.
- Construct a westbound right-turn lane from Spring Hill Road to serve Access H.
- Construct Access G with one inbound lane and two outbound lanes.
- Construct Access H with one inbound lane and two outbound lanes.
- Stripe the shoulder to serve as a northbound right-turn lane on Highway 377 at Access C and Access G.

Year 2028:

- Construct an eastbound right-turn lane from Blackjack Road to Access D.
- Construct an eastbound right-turn lane from Blackjack Road to Access E.
- Construct an eastbound right-turn lane from Blackjack Road to Access F.

The following improvements to the external roadway network are recommended for the site by Year 2028. They should be considered at a regional level and are not the responsibility of the developer:

- Install a signal US 377 at Blackjack Road

The following improvements should be built by 2028 and constructed by TxDOT with its Highway 377 widening project:

- Construct a northbound right-turn lane from Highway 377 to serve Access C.
- Construct a southbound left-turn lane from Highway 377 to service Access C.
- Construct a northbound right-turn lane from Highway 377 to serve Access G.
- Construct a southbound left-turn lane from Highway 377 to service Access G.

I. INTRODUCTION

A. Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the development of the High Pointe Ranch site located between Spring Hill Road and East Blackjack Road along the eastern side of US Highway 377. A site vicinity map is provided as **Exhibit 1**. **Exhibit 2** shows the proposed conceptual site plan. This study is intended to identify traffic generation characteristics, identify potential traffic related impacts on the local street system, and to develop mitigation measures required for identified impacts.

B. Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios:

- 2022 existing traffic
- 2025 background traffic
- 2025 Scenario
  - Phase 1A West
  - Phase 1B West
- 2026 background traffic
- 2026 Scenario
  - Phase 1A West through Phase 3 West
  - Phase 1 East
  - 345,000 SF Retail
- 2028 background traffic
- 2028 Buildout
  - Phase 1A West through Phase 5 West
  - Phase 1 East through Phase 3 East
  - 345,000 SF Retail

The capacity analyses were conducted using the *Synchro*™ software package and its associated *Intersection* reports for signalized intersections and *Highway Capacity Manual* reports for unsignalized intersections.

C. Roadway Characteristics

The following signalized intersection was evaluated as part of this study:

- Spring Hill Road at Highway 377

The following unsignalized intersections were evaluated as part of this study:

- Spring Hill Road at Neubauer Ranch Road
- Highway 377 at De Moye Lane
- Highway 377 at Blackjack Road

The major study area roadways are described below.

Highway 377

- Road Size: 2 Lanes, Undivided
- Posted Speed Limit: 55 MPH
- City of Aubrey Thoroughfare Classification: Principal Arterial

Spring Hill Road

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 45 MPH west of Neubauer Ranch Road, 55 MPH east of Neubauer Ranch Road
- City of Aubrey Thoroughfare Classification: Major Arterial

Blackjack Road

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 45 MPH
- City of Aubrey Thoroughfare Classification: Major Collector

De Moye Lane

- Road Size: 2-Lanes, Undivided
- Posted Speed Limit: 20 MPH
- City of Aubrey Thoroughfare Classification: Unclassified

Exhibit 3 illustrates the intersection geometry prior to Highway 377 widening used for the traffic analysis through 2026 buildout. **Exhibit 4** illustrates the intersection geometry after the Highway 377 widening used for the traffic analysis in 2028.

D. Existing Study Area

The property is located within the City of Aubrey. Since the original TIA was submitted, Access A and Access B have already been constructed. The development has been approved to begin initial phases of construction.

E. Proposed Site Improvements

The development, as proposed, includes 1,452 single-family residential units to be built in five phases and 345,000 SF of retail use. The residential units are divided into High Pointe East and High Pointe West. Construction for the east and west sides will be constructed in phases, three phases for the eastern units and five phases for the western units. The residential phases are as follows:

- Phase 1A West: 225 single-family residential homes
- Phase 1B West: 184 single-family residential homes
- Phase 2 West: 225 single-family residential homes
- Phase 3 West: 152 single-family residential homes
- Phase 4 West: 172 single-family residential homes
- Phase 5 West: 71 single-family residential homes

- Phase 1 East: 192 single-family residential homes
- Phase 2 East: 114 single-family residential homes
- Phase 3 East: 117 single-family residential homes

Note: Phase 1C West includes thirteen units on the attached phasing plan. These thirteen units are included in the Phase 2 West and Phase 3 West unit counts.

As shown in **Exhibit 3** (through 2026) and **Exhibit 4** (2028), the site has six proposed residential driveways and two proposed retail driveways. The driveways to be modeled in this analysis are as follows:

Access A – would be a new full-access driveway to Spring Hill Road located opposite an existing private driveway approximately 3,175 feet east of the Spring Hill Road/Highway 377 intersection. The driveway was modeled with one inbound and one outbound lane. Access A has been constructed.

Access B – would be a new full-access driveway to Spring Hill Road located opposite Neubauer Ranch Road. The driveway was modeled with one inbound and one outbound lane. Access B has been constructed.

Access C – would be a new full-access driveway to Highway 377 located opposite an existing private driveway approximately 1,670 feet south of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and two outbound lanes. Access C will be constructed with Phase 1B of development.

Access D – would be a new full-access driveway to Blackjack Road located approximately 4,530 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access D will be constructed with Phase 1 East of development.

Access E – would be a new full-access driveway to Blackjack Road located approximately 3,300 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access E will be constructed with Phase1 East of development.

Access F – would be a new full-access driveway to Blackjack Road located approximately 1,635 feet east of the Highway 377/Blackjack Road intersection. The driveway was modeled with one inbound and one outbound lane. Access F will be constructed with Phase 2 of development.

Access G – would be a new full-access driveway to Highway 377 located opposite De Moye Lane. The driveway was modeled with one inbound and two outbound lanes. Access G will be constructed with the SW Retail development.

Access H – would be a new full-access driveway to Spring Hill Road located approximately 1,450 feet east of the Spring Hill Road/Highway 377 intersection. The driveway was modeled with one inbound and two outbound lanes. Access H will be constructed with the SW Retail development.

F. Future Study Area Projects

Two major roadway projects are planned near the project site. The Collin County Outer Loop project will run east/west from the Denton/Collin County line to the Rockwall/Collin County line going through the City of Aubrey. It is assumed part of the freeway will be located alongside the north portion of the site and replace the existing Blackjack Road. Construction and completion of this project is unknown and therefore, was not included in the analysis in this report.

TxDOT currently has plans for reconstruction and widening along US 377 from Pilot Point to Cross Roads (CSJ: 0081-06-040). As part of the project, Highway 377 adjacent to the site, will be improved to a six-lane roadway with a raised median. The project is expected to begin construction in 2027. As part of the Highway 377 construction, TxDOT will construct the southbound left-turn lanes on Highway 377 to Access C and Access G. **Exhibit 3** shows the intersection and lane geometry prior to US 377 widening and **Exhibit 4** shows the intersection and lane geometry with the US 377 widening complete.

G. Existing Traffic Volumes

Exhibit 5 shows the existing weekday AM and PM peak hour traffic volumes. 24-hour machine counts were collected near the site on Spring Hill Road and Highway 377 in 2022. The raw count sheets are provided in the **Appendix** of this report.

The 2022 24-hour counts showed the daily volume on the roadway link as follows:

- Spring Hill Road: 4,277 vehicles per day (vpd)
- Highway 377: 12,426 vpd

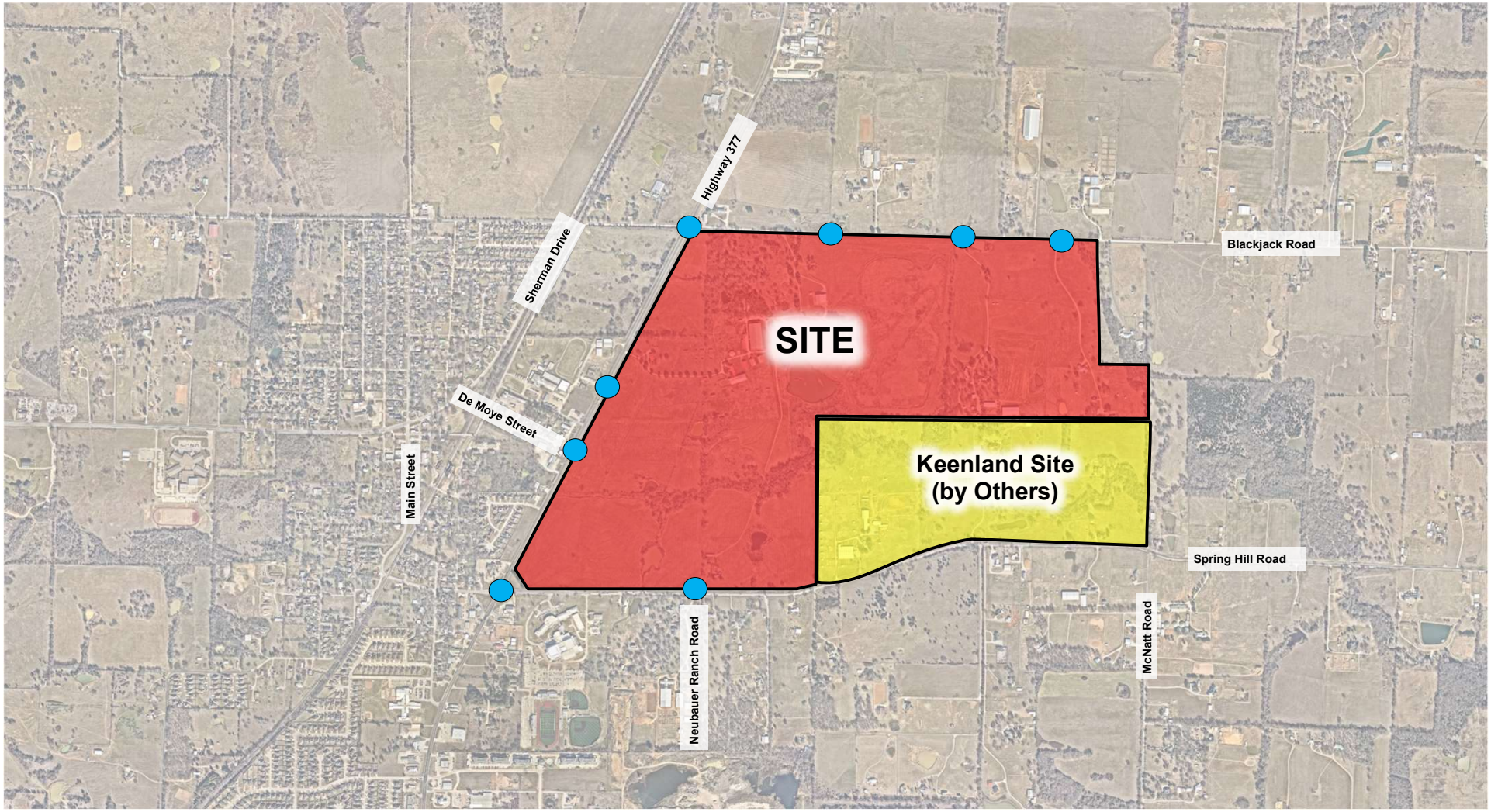


EXHIBIT 1

Vicinity Map

High Pointe Ranch - Aubrey, Texas

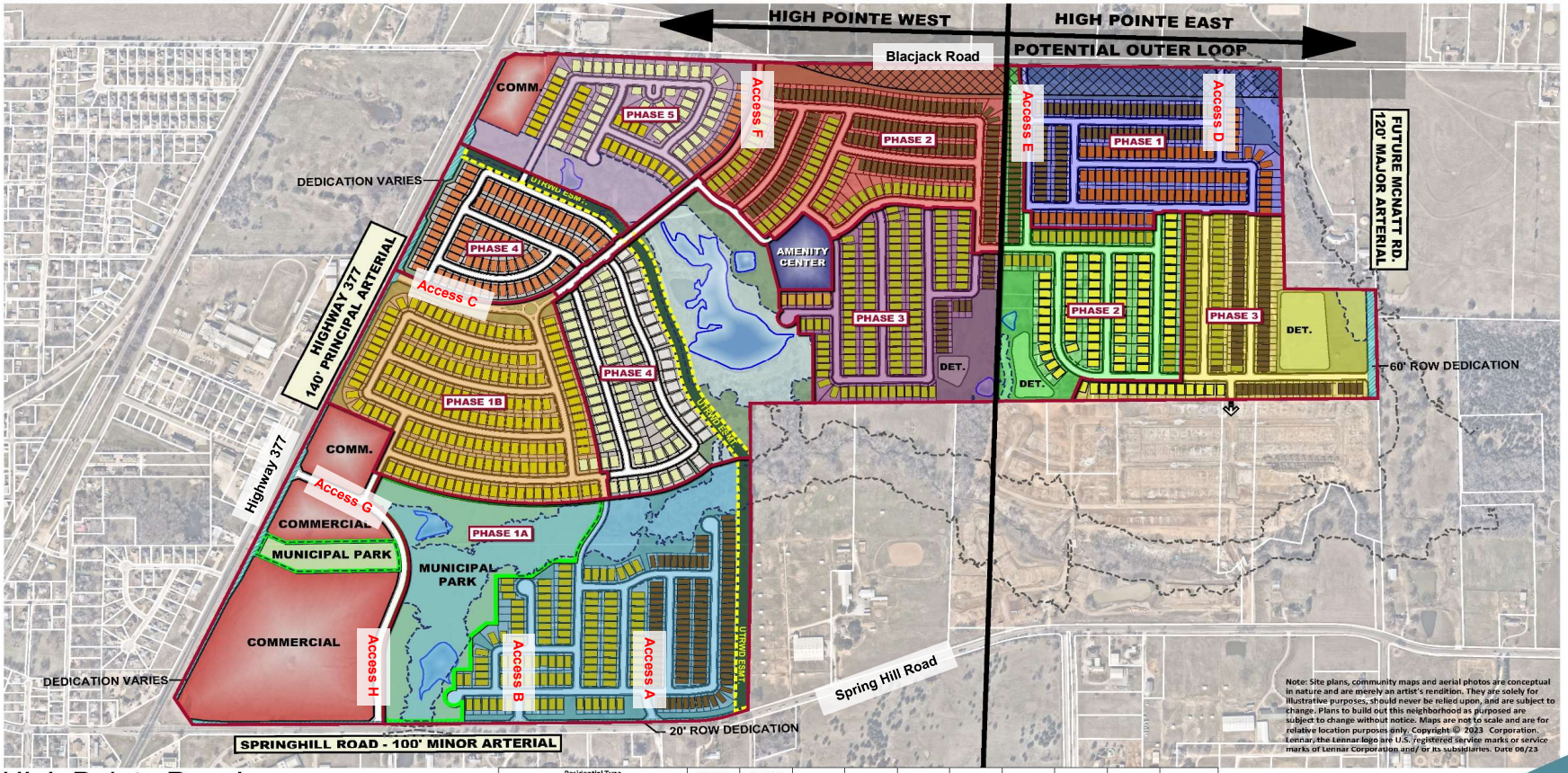
Kimley»Horn

LEGEND:

= Study Intersection

North

Not To Scale



High Pointe Ranch
Phasing Plan

Aubrey Texas
May 2023

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right of Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.9	6.5%
Amenity Center	3.7	0.8%
MMED Easement	8.5	1.8%
Total	460.8	100.0%

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Name	Pad Size	Lot Size										
	Cottage	30'x75'	40'x115'	106	-	149	18	-	-	74	24	73	444
	Cottage	30'x75'	50'x120'	-	-	-	-	-	-	91	-	-	91
	Watermill	35'x75'	50'x120'	119	-	57	132	-	-		25	44	377
	Watermill	35'x75'	55'x130'	-	-	-	6	-	-	-	-	-	6
	Watermill	35'x75'	60'x130'	-	-	-	-	-	-	-	77	15	92
	Classic	40'x75'	50'x120'	-	-	-	-	86	13	-	-	-	99
	Classic	40'x75'	55'x130'	-	182	-	-	-	28	-	-	-	210
	Classic	40'x75'	65'x130'	-	2	-	-	66	43	-	-	-	111
	Classic	40'x75'	75'x130'	-	-	-	-	20	-	-	-	-	20
Total Lots				225	184	206	156	172	84	165	126	132	1450

GRAPHIC SCALE IN FEET
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

EXHIBIT 2
Conceptual Site Plan
High Pointe Ranch - Aubrey, Texas

Kimley»Horn

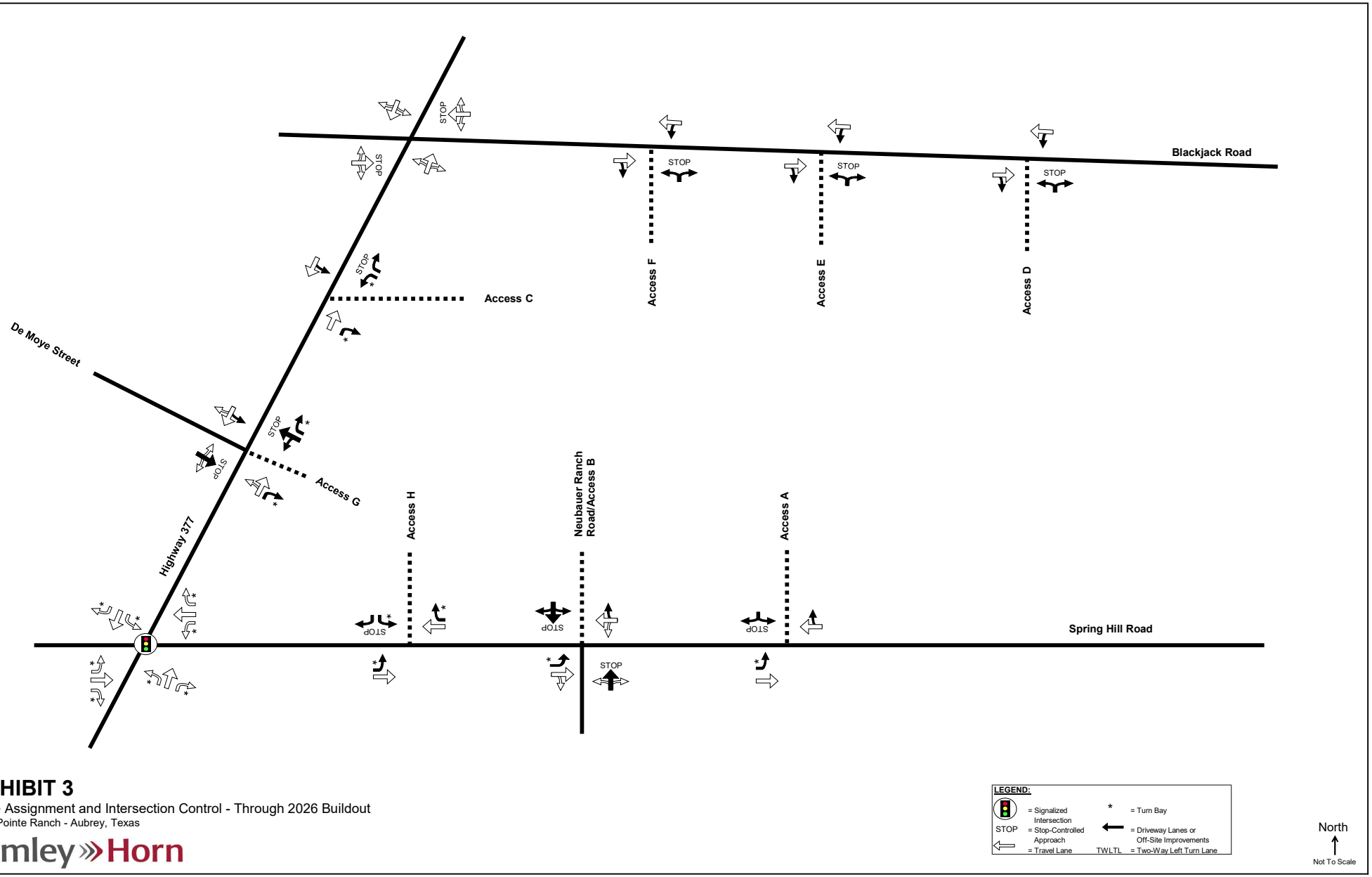


EXHIBIT 3

Lane Assignment and Intersection Control - Through 2026 Buildout

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

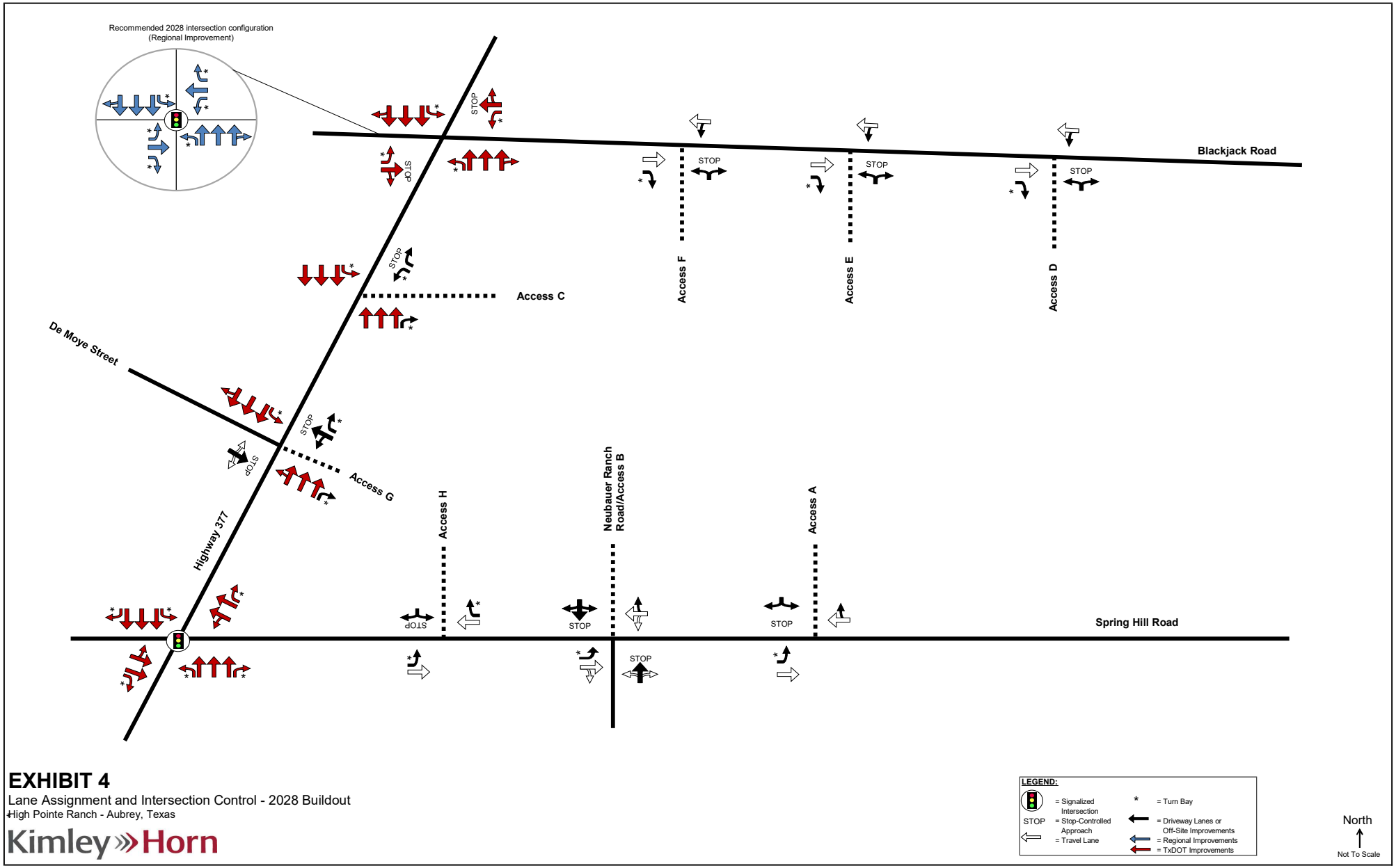


EXHIBIT 4

Lane Assignment and Intersection Control - 2028 Buildout

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

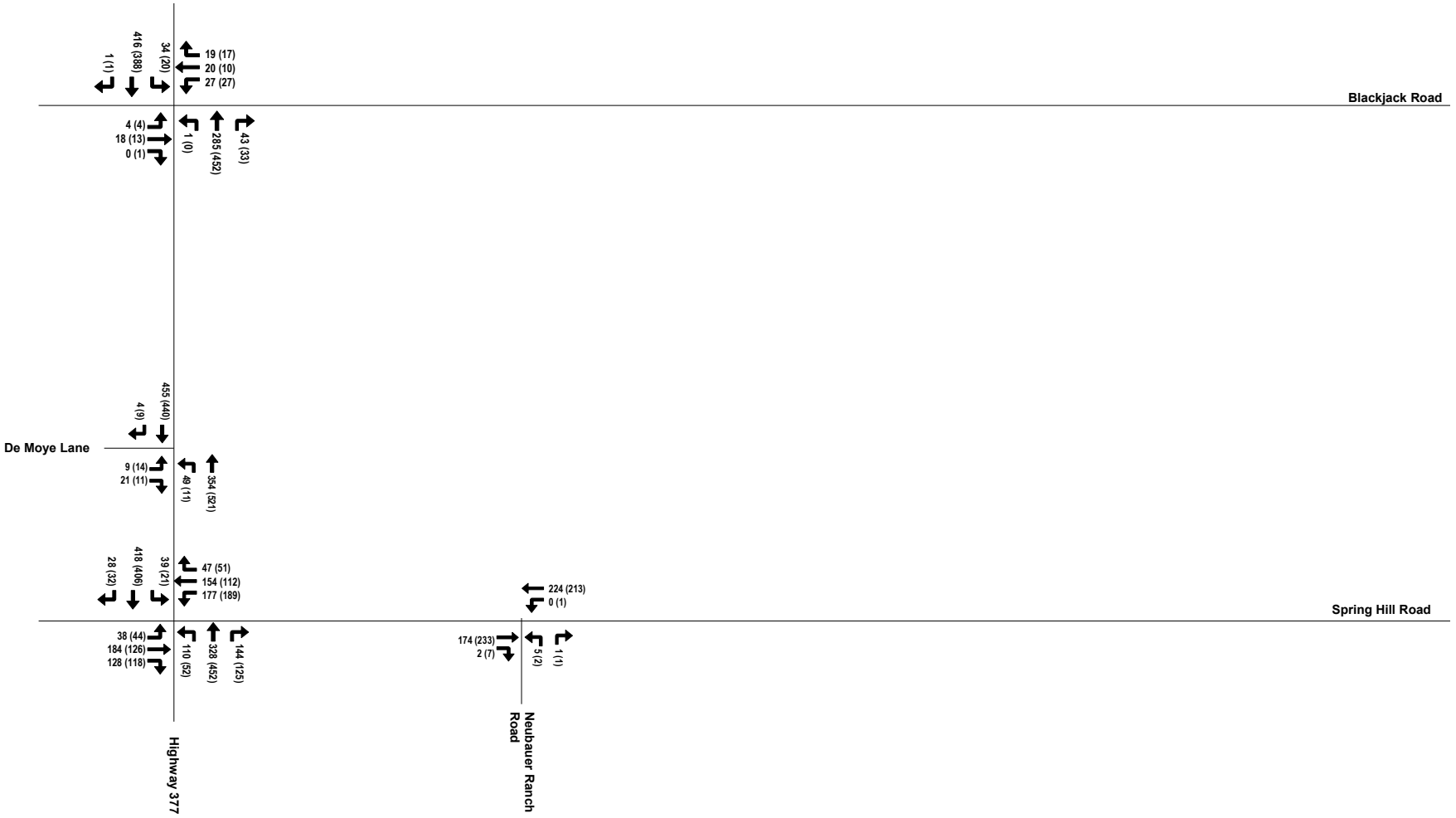


EXHIBIT 5

2022 Existing Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:

X (Y)

X = Weekday AM Peak Hour Turning Movements

Y = Weekday PM Peak Hour Turning Movements

Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

III. PROJECT TRAFFIC CHARACTERISTICS

A. Site-Generated Traffic

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 11th edition of *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are actually one-way trips or *trip ends*, where one vehicle entering and exiting the site is counted as one inbound trip and one outbound trip.

For the retail parcels at the northwest and southwest corners of the site, a 0.2 floor to area ratio was used to determine the site size for trip generation.

No reductions were taken for pass-by trips, internal capture, or multimodal use.

Table 1 shows the resulting daily and weekday AM and PM peak hour trip generation for the proposed development, showing new external trips.

Table 1 – Trip Generation

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing (Phase 1A West)	225	DU	210	2,128	39	117	156	134	79	213
Single Family Detached Housing (Phase 1B West)	184	DU	210	1,768	33	97	130	111	65	176
2025 Scenario Total Vehicle Trips:				**3,896**	**72**	**214**	**286**	**245**	**144**	**389**
Single Family Detached Housing (Phase 2 West)	225	DU	210	2,128	39	117	156	134	79	213
Single Family Detached Housing (Phase 3 West)	152	DU	210	1,483	27	82	109	93	54	147
Single Family Detached Housing (Phase 1 East)	192	DU	210	1,839	34	101	135	115	68	183
Strip Retail Plaza (<40k) (NW Corner)	30,000	SF	822	1,634	43	28	71	85	85	170
Shopping Center (>150k) (SW Corner)	315,000	SF	820	14,088	198	121	319	619	670	1,289
2026 Scenario Total Vehicle Trips:				**9,346**	**172**	**514**	**686**	**587**	**345**	**932**
Single Family Detached Housing (Phase 4 West)	172	DU	210	1,662	31	91	122	104	61	165
Single Family Detached Housing (Phase 5 West)	71	DU	210	736	14	41	55	45	27	72
Single Family Detached Housing (Phase 2 East)	114	DU	210	1,138	21	63	84	71	41	112
Single Family Detached Housing (Phase 3 East)	117	DU	210	1,166	22	64	86	72	43	115
2028 Full Buildout Total Vehicle Trips:				**14,048**	**260**	**773**	**1,033**	**879**	**517**	**1,396**
Development Totals										
Total Net New External Vehicle Trips:				**14,048**	**260**	**773**	**1,033**	**879**	**517**	**1,396**

Trip Generation rates based on *ITE's Trip Generation Manual*, 11th Edition.

B. Trip Distribution and Assignment

The distribution of the site-generated traffic volumes in to and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, relative land use density, and the locations of the proposed driveway access to/from the site.

The corresponding inbound and outbound traffic assignment, where the directional distribution is applied using the most probable paths to and from the site, can be found for each individual Phase in the **Appendix**. **Exhibit 6** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective traffic assignment percentages for the 2025 Scenario. **Exhibit 7** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective traffic assignment percentages for the 2026 Scenario. **Exhibit 8** shows the resulting site-generated weekday AM and weekday PM peak hour turning movements after multiplying the new external trip generation by the respective trip assignment percentages for the 2028 Full Buildout Scenario.

C. Background Growth

The distribution and volumes for the Keenland development was obtained from the TIA submitted for the background site (Dated October 27, 2021). The volumes were explicitly modeled and added to the network in all three study scenarios.

To determine the growth rate, the existing traffic counts and historic counts near the site on Spring Hill Road and Highway 377 were compared to find expected growth trends within the study area.

Table 2 – Growth Rate Analysis

Year	24-Hr Vol. Spring Hill Road (east of Highway 377)	24-Hr Vol. Highway 377 (south of Spring Hill Road)
2011	3,571	-
2013	4,110	-
2014	4,230	8,983
2015	4,960	-
2016	4,077	-
2017	5,270	-
2018	4,803	-
2019	-	10,516
2021	5,065	-
2022	4,277	12,426
Avg. Growth Rate	*2.0%*	*4.0%*
Annual Growth Rate Used:		**3.0%**

As seen in **Table 2**, the average growth rate on Spring Hill Road was calculated to be 2% over eleven years. Highway 377 had an average growth rate of 4% over three years. The average of the two growth rates, 3%, was applied annually to existing counts through the full buildout of the development in 2028. This is the same growth rate utilized in the Keenland TIA.

D. Development of Background Traffic

To calculate the background traffic for the three scenarios, the existing 2022 traffic counts were grown by 3% annually. Traffic generated from the Keenland development was also added to the roadway network. The resulting 2025, 2026 and 2028 background weekday AM and PM peak hour traffic volumes are shown in **Exhibit 6, Exhibit 8** and **Exhibit 10.**

E. Development of Total Traffic

Site traffic volumes were added to the background volumes to represent the estimated total (background plus site-generated) traffic conditions for the three study scenarios. **Exhibit 7**, **Exhibit 9**, and **Exhibit 11** show the resulting weekday AM and PM peak hour total traffic volumes for the 2025, 2026 and 2028 study years.

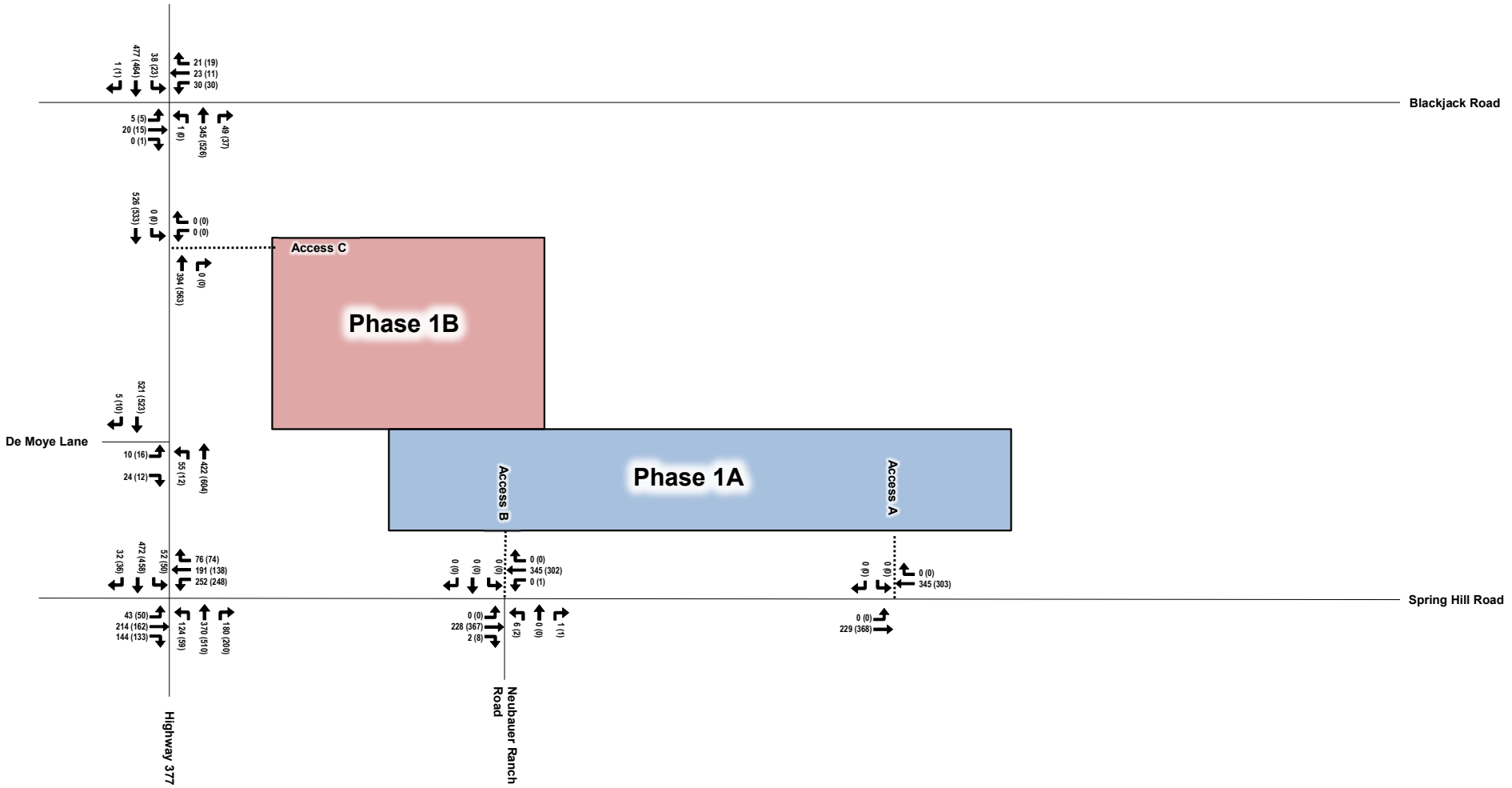


EXHIBIT 6

2025 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

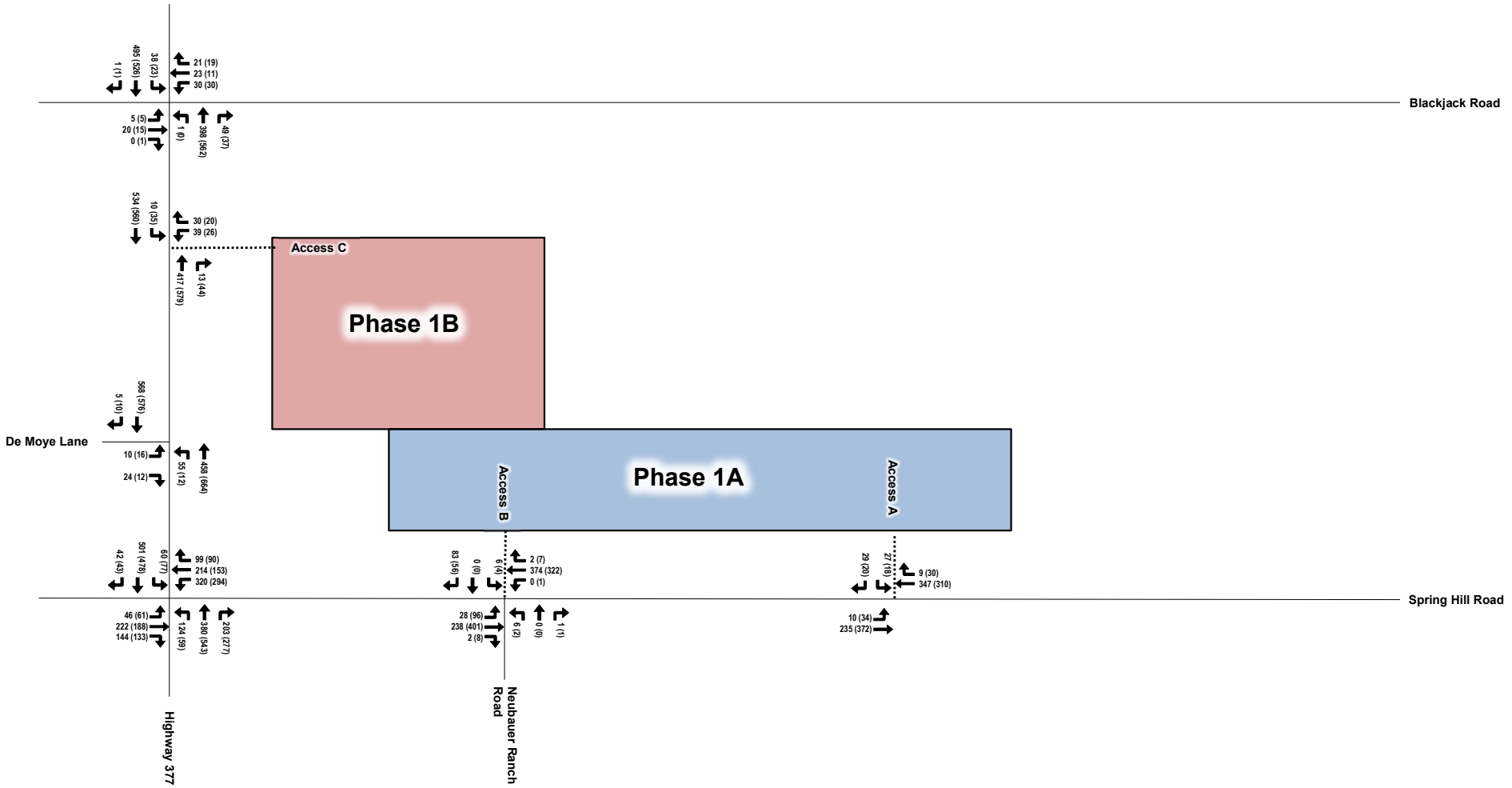


EXHIBIT 7

2025 Background + 2025 Scenario Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

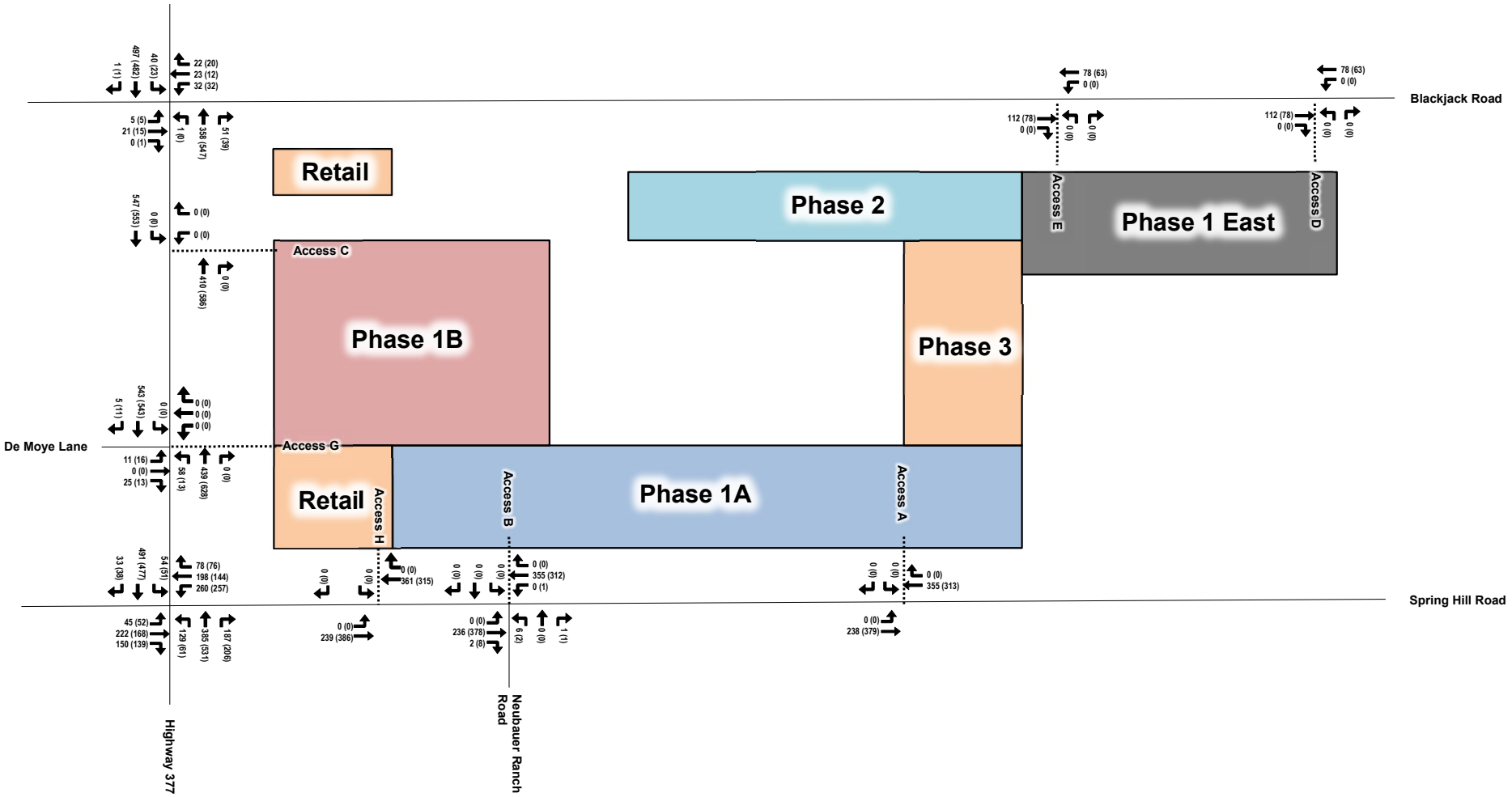


EXHIBIT 8

2026 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

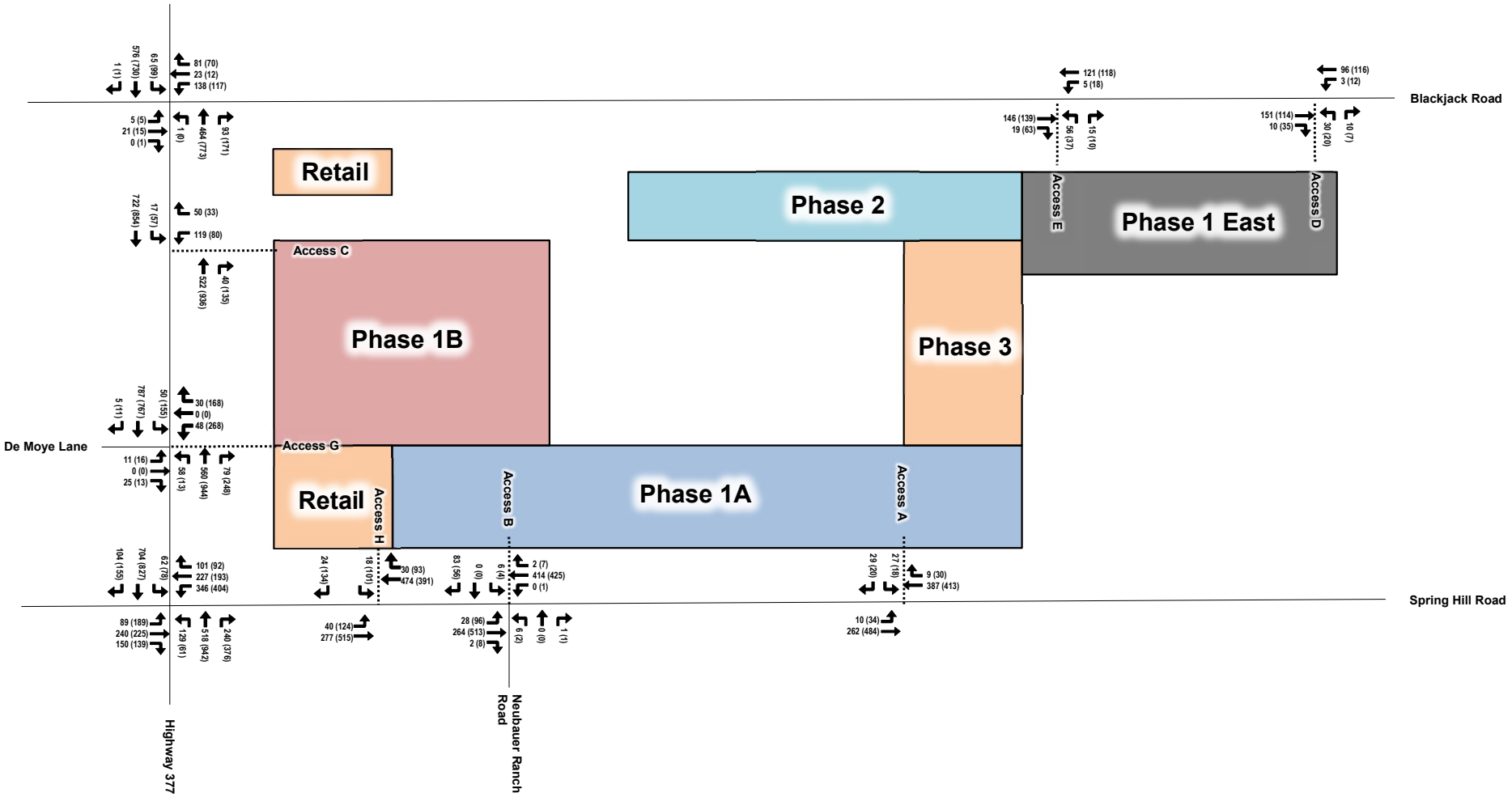


EXHIBIT 9

2026 Background + 2026 Scenario Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

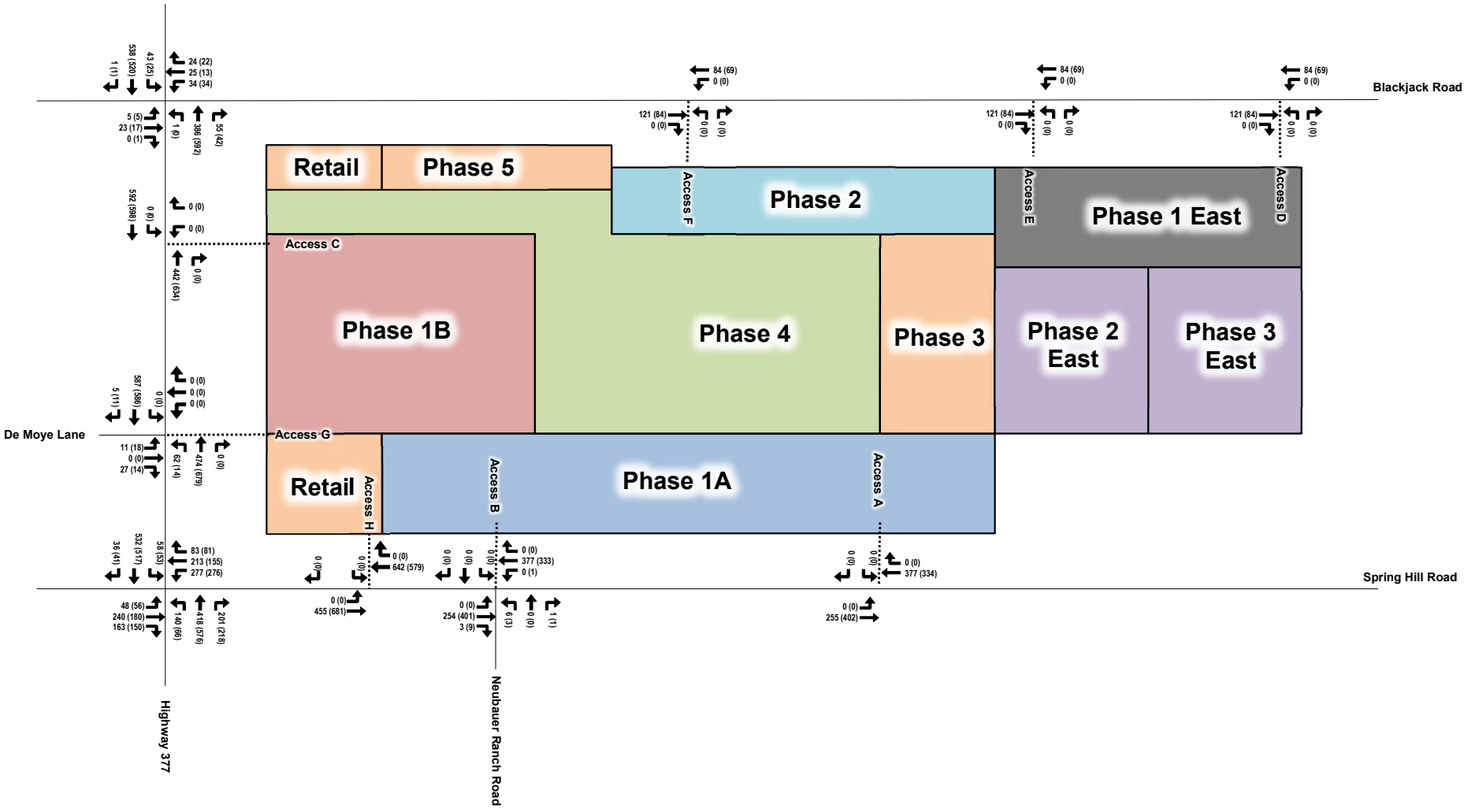


EXHIBIT 10

2028 Background Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

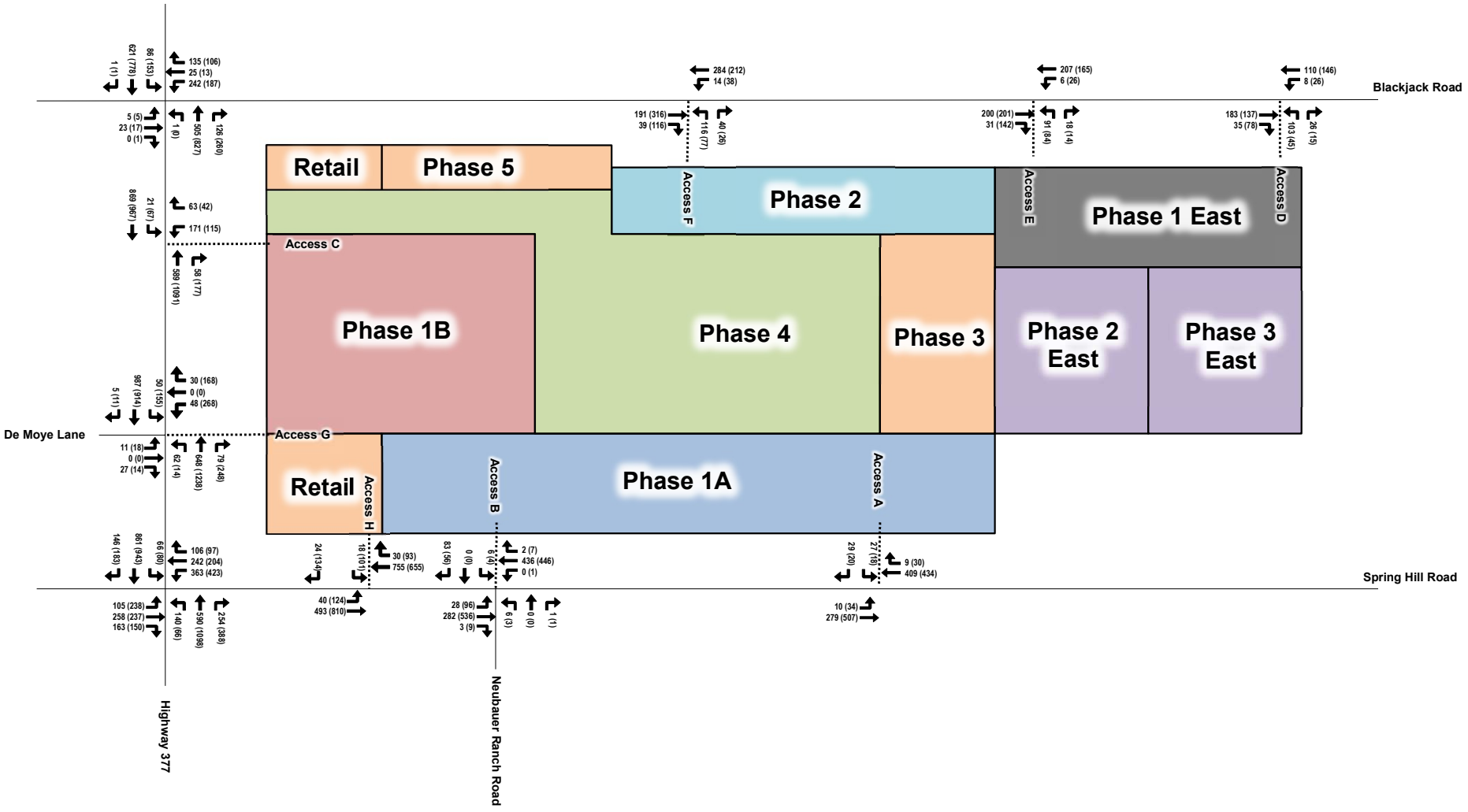


EXHIBIT 11

2028 Background + Full-Buildout Site-Generated Traffic Volumes

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

III. TRAFFIC OPERATIONS ANALYSIS

Kimley-Horn conducted a traffic operations analysis to determine potential capacity deficiencies in the 2023, 2025, 2026, and 2028 study years at the study intersections. The acknowledged source for determining overall capacity is the current edition of the *Highway Capacity Manual.*

A. Analysis Methodology

Capacity analysis results are listed in terms of Level of Service (LOS). LOS is a qualitative term describing operating conditions a driver will experience while traveling on a particular street or highway during a specific time interval. It ranges from A (very little delay) to F (long delays and congestion). **Table 3** shows the definition of level of service for signalized and unsignalized intersections.

Table 3 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, Special Report 209, Transportation Research Board, 2010.

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections. For the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is defined for each movement. Unlike signalized intersections which define LOS for each approach and for the intersection as a whole, LOS for two-way stop-controlled intersections is not defined as a whole. The signal timing was obtained from TxDOT for the intersection of Highway 377 at Spring Hill Road.

The analyses assumed the lane geometry and intersection control shown in **Exhibit 3** and **Exhibit 4**. The peak hour factors (PHF) for the existing traffic are known from the counts collected at the site. PHF for the future traffic and the site-generated traffic is unknown, so where this occurred the PHF was assumed to be the observed PHF.

B. Analysis Results

Table 4 and **Table 5** show the intersection operational results for the weekday AM and PM peak hours, respectively.

Table 4 – Traffic Operational Results – Weekday AM Peak Hour

INTERSECTION	APPROACH	2022 Existing Traffic		2025 Background Traffic		2025 Buildout Traffic		2026 Background Traffic		2026 Buildout Traffic		2028 Background Traffic		2028 Buildout Traffic	
		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR		AM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection															
Spring Hill Road & Highway 377	EB	36.8	D	47.2	D	51.8	D	50.7	D	62.5	E	11.8	B	17.6	B
	WB	28.7	C	35.3	D	39.1	D	38.0	D	56.0	E	18.8	B	28.8	C
	NB	29.0	C	36.2	D	39.4	D	37.7	D	49.6	D	18.4	B	21.7	C
	SB	42.3	D	52.2	D	56.2	E	53.6	D	105.9	F	25.0	C	30.8	C
	Overall	**34.1**	**C**	**42.2**	**D**	**45.8**	**D**	**44.3**	**D**	**70.0**	**E**	**19.0**	**B**	**25.5**	**C**
Unsignalized Intersection															
Spring Hill Road @ Access A	EBL	-	-	-	-	8.5	A	-	-	8.7	A	-	-	8.8	A
	SB	-	-	-	-	16.2	C	-	-	18.4	C	-	-	19.6	C
Spring Hill Road @ Neubauer Ranch Road/Access B	EBL	-	-	-	-	8.4	A	-	-	8.6	A	-	-	8.7	A
	WBL	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
	NB	11.6	B	13.9	B	20.7	C	14.2	B	24.2	C	14.3	B	26.2	D
	SB	-	-	-	-	13.3	B	-	-	14.3	B	-	-	14.8	B
Spring Hill Road @ Access H	EBL	-	-	-	-	-	-	-	-	9.5	A	-	-	11.7	B
	SB	-	-	-	-	-	-	-	-	20.3	C	-	-	58.2	F
Highway 377 @ De Moye Lane/Access G	EB	15.0	B	17.3	C	18.5	C	18.5	C	60.0	F	14.4	B	39.9	E
	WB	-	-	-	-	-	-	-	-	200+	F	-	-	78.7	F
	NBL	8.7	A	9.0	A	9.1	A	9.1	A	10.3	B	12.0	B	18.6	C
	SBL	-	-	-	-	-	-	-	-	9.4	A	-	-	13.7	B
Highway 377 @ Blackjack Road	EB	20.8	C	25.9	D	27.5	D	27.8	D	51.4	F	26.3	D	67.1	F
	WB	20.5	C	27.5	D	30.1	D	30.5	D	200+	F	20.7	C	200+	F
	NBL	8.3	A	8.5	A	8.5	A	8.6	A	8.8	A	10.7	B	11.6	B
	SBL	8.1	A	8.4	A	8.5	A	8.4	A	9.1	A	10.5	B	13.1	B
Highway 377 @ Access C	WB	-	-	-	-	31.0	D	-	-	200+	F	-	-	200+	F
	SBL	-	-	-	-	8.8	A	-	-	9.7	A	-	-	14.6	B
Blackjack Road @ Access D	WBL	-	-	-	-	0.0	A	-	-	7.7	A	-	-	7.9	A
	NB	-	-	-	-	0.0	A	-	-	11.0	B	-	-	14.1	B
Blackjack Road @ Access E	WBL	-	-	-	-	0.0	A	-	-	7.7	A	-	-	8.0	A
	NB	-	-	-	-	0.0	A	-	-	12.0	B	-	-	16.5	C
Blackjack Road @ Access F	WBL	-	-	-	-	0.0	A	-	-	7.8	A	-	-	8.0	A
	NB	-	-	-	-	0.0	A	-	-	13.3	B	-	-	23.3	C

Table 5 – Traffic Operational Results – Weekday PM Peak Hour

INTERSECTION	APPROACH	2022 Existing Traffic		2025 Background Traffic		2025 Buildout Traffic		2026 Background Traffic		2026 Buildout Traffic		2028 Background Traffic		2028 Buildout Traffic	
		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection															
Spring Hill Road & Highway 377	EB	27.0	C	38.4	D	44.9	D	41.3	D	54.0	D	10.5	B	23.3	C
	WB	22.5	C	29.4	C	34.6	C	31.5	C	53.2	D	15.8	B	33.5	C
	NB	24.4	C	34.2	C	40.2	D	34.7	C	174.3	F	14.9	B	26.9	C
	SB	32.7	C	35.0	C	37.7	D	35.4	D	127.9	F	18.6	B	24.7	C
	Overall	**26.7**	**C**	**34.1**	**C**	**39.1**	**D**	**35.3**	**D**	**120.2**	**F**	**15.3**	**B**	**26.9**	**C**
Unsignalized Intersection															
Spring Hill Road @ Access A	EBL	-	-	-	-	8.2	A	-	-	8.6	A	-	-	8.7	A
	SB	-	-	-	-	14.4	B	-	-	18.4	C	-	-	19.4	C
Spring Hill Road @ Neubauer Ranch Road/Access B	EBL	-	-	-	-	8.4	A	-	-	8.9	A	-	-	9.0	A
	WBL	7.8	A	8.3	A	8.4	A	8.3	A	8.8	A	8.3	A	8.9	A
	NB	11.5	B	14.1	B	23.8	C	14.3	B	34.7	D	14.5	B	41.3	E
	SB	-	-	-	-	12.5	B	-	-	14.9	B	-	-	15.5	C
Spring Hill Road @ Access H	EBL	-	-	-	-	-	-	-	-	9.2	A	-	-	10.8	B
	SB	-	-	-	-	-	-	-	-	51.1	F	-	-	200+	F
Highway 377 @ De Moye Lane/Access G	EB	16.8	C	20.4	C	21.9	C	21.2	C	200+	F	14.4	B	200+	F
	WB	-	-	-	-	-	-	-	-	200+	F	-	-	200+	F
	NBL	8.4	A	8.6	A	8.8	A	8.7	A	9.6	A	11.1	B	14.4	B
	SBL	-	-	-	-	-	-	-	-	14.4	B	-	-	71.4	F
Highway 377 @ Blackjack Road	EB	20.6	C	26.1	D	27.9	D	27.6	D	174.7	F	25.0	C	200+	F
	WB	20.8	C	27.5	D	30.7	D	30.4	D	200+	F	19.7	C	200+	F
	NBL	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A
	SBL	8.5	A	8.8	A	8.8	A	8.8	A	11.1	B	11.4	B	25.5	D
Highway 377 @ Access C	WB	-	-	-	-	26.9	D	-	-	200+	F	-	-	200+	F
	SBL	-	-	-	-	9.3	A	-	-	12.4	B	-	-	29.4	D
Blackjack Road @ Access D	WBL	-	-	-	-	0.0	A	-	-	7.6	A	-	-	7.8	A
	NB	-	-	-	-	0.0	A	-	-	10.3	B	-	-	11.2	B
Blackjack Road @ Access E	WBL	-	-	-	-	0.0	A	-	-	7.8	A	-	-	8.2	A
	NB	-	-	-	-	0.0	A	-	-	11.1	B	-	-	13.3	B
Blackjack Road @ Access F	WBL	-	-	-	-	0.0	A	-	-	8.0	A	-	-	8.6	A
	NB	-	-	-	-	0.0	A	-	-	12.2	B	-	-	16.7	C

C. 2022 Existing Traffic Operations

- The existing study intersections currently operate acceptably at LOS C during each of the peak periods analyzed.

D. 2025 Background Traffic Operations

- 3 years of 3% background growth and site generated traffic from the Keenland site added to network.
- No notable changes in LOS or delay values at any of the study intersections.

E. 2025 Background Plus 2025 Scenario Site-Generated Traffic Operations

- 2025 Scenario (Phase 1A + Phase 1B) site-generated traffic added to 2025 background traffic.
- Left-turn lanes modeled at Access A and Access B.
- Spring Hill Road at Highway 377 is expected to operate at LOS D, with a maximum overall delay of approximately 42 seconds in the AM peak hour.
    - The maximum increase in overall intersection delay is approximately 6 seconds when compared to the background conditions. This indicates that the intersection is able to accommodate the site-generated traffic with minimal increases in delay.
- Based on anticipated queues it is recommended to construct Access C with one inbound lane and two outbound lanes. The recommended lane assignment is one left-turn lane and one right-turn lane.

F. 2026 Background Traffic Operations

- 1 year of 3% background growth and site generated traffic from the Keenland site added to the network.
- No notable changes in LOS or delay values at any of the study intersections when compared to the 2025 background conditions.

G. 2026 Background Plus 2026 Scenario Site-Generated Traffic Operations

- 2026 Scenario (Phase 1A West through Phase 3 West, Phase 1 East) site-generated traffic added to 2026 background traffic.
- Northbound right-turn lane modeled at Access C and Access G.
- The signalized intersection, Spring Hill Road at Highway 377, operates at LOS E in the AM peak hour and LOS F in the PM peak hour.
    - The northbound and southbound approach along Highway 377 have volume-to-capacity (v/c) ratios close to or exceeding 1.0. This indicates that the approaches are operating over capacity and additional capacity along Highway 377 will be necessary. The widening of Highway 377 will be part of TxDOT's future project (CSJ: 0081-06-040).
- The stop-controlled approaches along Highway 377 at Blackjack Road, Access C, and Access G operate at LOS F in both peak hours.

- Although the westbound approach at Access C operates poorly, having separate westbound left and right turn lanes allows for right-turning vehicles to separate from those who are turning left and might have to wait longer for a gap in traffic.
- Due to the high volumes along Highway 377, which is a regional highway, vehicles must wait until an acceptable gap is present before completing a left-turning movement. These delays are common and expected at unsignalized intersections along Highway 377.
- Based on anticipated queues it is recommended to construct Access G with one inbound lane and two outbound lanes. The recommended lane assignment is one through/left lane and one right-turn lane.
- Based on anticipated queues it is recommended to construct Access H with one inbound lane and two outbound lanes. The recommended lane assignment is one left-turn lane and one right-turn lane.
- Highway 377 at Blackjack Road was evaluated for Mitigation Analysis. Refer to Section J for further analysis at this intersection.

H. 2028 Background Traffic Operations

- 2 years of 3% background growth added to network.
- Highway 377 widened to six-lane divided road. With greater capacity along Highway 377, Spring Hill Road at Highway 377 signalized operation improves to LOS B overall and unsignalized intersections mostly maintain or have improved LOS.
- Stop-controlled approaches at Highway 377 and Blackjack Road operate at LOS D or better in both peak hours.

I. 2028 Background Plus Full Buildout Site-Generated Traffic Operations

- Full Buildout (Phase 1A West through Phase 5 West, Phase 1 East through Phase 3 East) site-generated traffic added to 2028 background traffic.
- Eastbound right-turn lanes modeled at Access D, Access E and Access F.
- Spring Hill Road at Highway 377 operates at LOS C in both peak hours.
  - As previously noted, additional capacity is provided along this corridor with the Highway 377 widening.
- Stop-controlled approaches along Highway 377 at Blackjack Road, Access C, and Access G operate with heavy delay due to the addition of site-generated traffic along Highway 377. This is expected as regional traffic in the project vicinity continues to grow and signalization should be considered at Highway 377 and Blackjack Road at a regional level.
- The southbound approach at Spring Hill Road at Access H operates at LOS F in both peak hours due to an increased amount of through traffic on Spring Hill Road.

J. US 377 at Blackjack Road Mitigation

Based on the high delays at this intersection with its current two-way stop control, US 377 at Blackjack Road was evaluated for traffic signalization based on guidelines in the TxMUTCD. At Buildout 2028, this intersection meets Warrants 1A, 1B, and 2. The traffic signal warrant analysis results are summarized in **Table 6** and the analysis worksheets are in the **Appendix**.

Traffic volumes on US 377 were taken directly from the 24-hour counts which were collected on Wednesday, August 24th, 2022. The traffic volumes on Blackjack Road were taken directly from TxDOT STARS TCDS data collected in 2014. The daily volumes on Blackjack Road were grown from 2014 to 2022 by an annual growth rate of 3%. The existing counts were used directly with 3% adjustment for background growth through 2028. The Keenland background site was also included in the peak hours of the daily volumes.

The site traffic at US 377 and Blackjack Road throughout the day was projected using the time-of-day adjustments for Single-Family Detached Housing, Strip Retail Plaza, and Shopping Center (>150k) land uses in the Hourly Distribution of Entering and Exiting Vehicle trips in ITE *Trip Generation Manual*. These percentages of daily traffic were used to find the inbound and outbound traffic in each hour from 6 AM until 10 PM. The percentage of inbound and outbound traffic using US 377 at Blackjack Road was then applied to find the turning movements in each hour.

As seen in **Table 7**, installing a signal can significantly reduce delay for all approaches at this intersection. As a stop-controlled approach, the eastbound and westbound movements operate at LOS F. After the implementation of a signal, these minor street approaches operate at LOS C with a maximum expected delay of approximately 29 seconds in the PM peak hour. The overall intersection is expected to operate favorably at LOS B in both peak hours after signalization.

As the area around the site continues to develop and additional traffic is generated along Blackjack Road, signalization at this intersection will help regional traffic access Highway 377. Based on the City of Aubrey's Future Land Use Plan (Adopted July 28, 2020), regional commercial and employment/industrial sites are expected to develop surrounding the intersection. With the anticipated traffic along Highway 377, it is recommended that a signal be installed with TxDOT's Highway 377 widening project to help reduce minor street delay and allow for improved access to Highway 377. Installation of a signal at this location will require approval and coordination with TxDOT.

Table 6 – Traffic Signal Warrant Results at US 377 and Blackjack Road

		Warrant 1A 8 Hour - Minimum Vehiclular Traffic		Warrant 1B 8 Hour - Interruption of Continuous		Warrant 2 4-Hour	
Intersection	**Scenario**	**Hours Met**	**Warrant Met?**	**Hours Met**	**Warrant Met?**	**Hours Met**	**Warrant Met?**
US 377 at Blackjack Road	Buildout (2028)	11	Yes	15	Yes	15	Yes

Table 7 – Traffic Operations Analysis at Highway 377 and Blackjack Road Mitigation

INTERSECTION	APPROACH	2028 Buildout Traffic		2028 Buildout Traffic Mitigated		2028 Buildout Traffic		2028 Buildout Traffic Mitigated	
		AM PEAK HOUR		AM PEAK HOUR		PM PEAK HOUR		PM PEAK HOUR	
		DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS	DELAY (SEC/VEH)	LOS
Signalized Intersection									
Highway 377 @ Blackjack Road	EB	-	-	24.3	C	-	-	28.6	C
	WB	-	-	24.5	C	-	-	26.8	C
	NB	-	-	17.1	B	-	-	18.8	B
	SB	-	-	12.1	B	-	-	10.8	B
	Overall	-	**-**	**16.9**	**B**	-	**-**	**16.8**	**B**
Unsignalized Intersection									
Highway 377 @ Blackjack Road	EB	67.1	F	-	-	200+	F	-	-
	WB	200+	F	-	-	200+	F	-	-
	NBL	11.6	B	-	-	0.0	A	-	-
	SBL	13.1	B	-	-	25.5	D	-	-

K. Right-Turn Lane Analysis

Where justified, the addition of right-turn deceleration lanes can help inbound turning vehicles separate from the through traffic, avoiding conflicts and smoothing traffic flow. TxDOT has identified right-turning volume thresholds where right-turn lanes are justified. **Table 8** shows the driveway locations with right-turn driveway access to the site, and how they compare with the TxDOT threshold. As seen in **Table 8,** right-turn lanes are warranted and recommended at Access C, Access D, Access E, Access F, Access G, and Access H. The northbound right-turn lanes on Highway 377 to Access C and Access G exceed the TxDOT thresholds for right-turn lane warrants in 2026. Since Highway 377 will be widened within two years of the driveways meeting warrants, it is recommended that the existing shoulder along Highway 377 be restriped as a right-turn lane at both Access C and Access G as an interim condition. The full right-turn deceleration lanes should be installed as part of TxDOT's Highway 277 widening project in 2028.

Table 8 – Right-Turn Lane Analysis

Right-Turn Location	2025 Scenario Peak Hour Right-Turn Volume (vph)	2026 Scenario Peak Hour Right-Turn Volume (vph)	2028 Full-Buildout Peak Hour Right-Turn Volume (vph)	TxDOT Threshold (vph) (Access Management Manual, Table 2-3)	Right-Turn Lane Recommended?	Recommended Installation Year
WB Spring Hill Road at Access A	30	30	30	50	No	-
WB Spring Hill Road at Access B	7	7	7	50	No	-
WB Spring Hill Road at Access H	-	93	93	50	Yes	2026
NB Highway 377 at Access C	44	135	177	50	Yes	2028
NB Highway 377 at Access G	-	248	248	50	Yes	2028
EB Blackjack Road at Access D	-	35	78	60	Yes	2028
EB Blackjack Road at Access E	-	63	142	60	Yes	2028
EB Blackjack Road at Access F	-	80	116	60	Yes	2028

L. Left-Turn Lane Analysis

All site driveways were also evaluated for left-turn lanes. The criteria for left-turn lanes under TxDOT guidelines is based on major road and left-turn volume. Volumes for the three scenarios were analyzed to determine if left-turn lane thresholds would be met at each driveway. Left-turn lane analysis worksheets are included in the **Appendix**. Based on the projected volumes at buildout, all of the site driveways will meet left-turn lane thresholds. However, as stated in the TxDOT guidance, the additional expense of installing a left-turn lane on two-lane highways at intersecting cross roads is often not justified due to low volumes. Based on the 2028 Full Buildout volumes, left-turn lanes are not recommended at the three driveways along Blackjack Road (Access D, Access E and Access F) due to the expected low number of left-turn lanes. In addition, since Access D, Access E and Access F will not be built until the last two development phases in 2028 and the future general location of the future Collin County Outer Loop will replace the existing Blackjack Road, left-turn lanes are not recommended. Left-turn lanes are recommended at Access A, Access B, Access C, Access G, and Access H. **Table 9** below shows the volumes during the applicable scenario years when the driveways meet left-turn lane thresholds.

A memo analyzing US 377 improvements at Access C February 2024, approved by the City of Aubrey, states the southbound left-turn lane warranted on US 377 should be constructed with the US 377 widening. Although the left-turn lane on US 377 to Access C is warranted in 2025, it is only modeled in the 2028 scenario with the US 377 widening. **Table 4** and **Table 5** show the southbound left delay at 2026 buildout is LOS A/B in both peak hours. In 2028 buildout, the delay for this movement is showing LOS B in the AM peak hour and LOS D in the peak hour indicating that the driveway operates with low delay. Therefore, it is recommended that the left-turn lane on US 377 and Access C can be constructed at the time of US 377 widening. Access G off Highway 377 is also recommended to be constructed with the Highway 377 widening since there is no significant southbound left delay at 2026 buildout. The left-turn lanes on Spring Hill Road should be constructed at the same time as their respective access points.

Table 9 – Left-Turn Lane Analysis

Site Criteria	Spring Hill Road at Access A		Spring Hill Road at Access B		Highway 377 at Access C	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
	2025 Scenario					
Left-Turn Lane Peak Hour Volume	10	34	28	96	10	35
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	100	50	< 50	< 50	100	50
Major Road Peak Hour Volume (veh/hr/ln)	301	373	322	418	487	609
Left Turn Threshold Met?	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*
Left-Turn Lane Recommended?	**Yes**		**Yes**		**Yes**	
Site Criteria	**Highway 377 at Access G**		**Spring Hill Road at Access H**			
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
	2026 Full Buildout Scenario					
Left-Turn Lane Peak Hour Volume	50	155	40	124		
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	200	200	200	200		
Major Road Peak Hour Volume (veh/hr/ln)	770	1069	411	562		
Left Turn Threshold Met?	*Yes*	*Yes*	*Yes*	*Yes*		
Left-Turn Lane Recommended?	**Yes**		**Yes**			
Site Criteria	**Blackjack Road at Access D**		**Blackjack Road at Access E**		**Blackjack Road at Access F**	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
	2028 Full Buildout Scenario					
Left-Turn Lane Peak Hour Volume	8	26	6	26	14	38
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	140	50	180	50	100	50
Major Road Peak Hour Volume (veh/hr/ln)	168	194	222	267	264	341
Left Turn Threshold Met?	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*	*Yes*
Left-Turn Lane Recommended?	**No**		**No**		**No**	

M. Access Spacing

The TxDOT Access Management Manual Table 2-1 defines driveway and intersection spacing. The spacing distance is determined based on the roadway's posted speed limit. **Table 10** below shows the proposed driveway spacing and TxDOT's access spacing requirement. All proposed driveways meet TxDOT's spacing requirement.

Table 10 – Access Spacing

Main Roadway	Intersecting Roadway	TxDOT AMM Criteria	Spacing Length
Springhill Road	Access A to Access B/Neubauer Ranch Road	425 ft	760 ft
Springhill Road	Access B/Neubauer Ranch Road to Aubrey High Schol Drive	360 ft	1,230 ft
Highway 377	Access C to Springhill Road and to BlackJack Road	425 ft	1,000+ ft
Blackjack Road	Access D to Access E	360 ft	1,170 ft
Blackjack Road	Access E to Access F	360 ft	1,580 ft
Blackjack Road	Access F to Springhill Road	360 ft	1,570 ft

N. Intersection Sight Distance

Sight distance is the metric used to describe the ability of a motorist to physically see (via a direct line of sight) objects and/or other vehicles to a degree sufficient to allow safe and efficient use of a roadway in the intended manner. AASHTO has provided minimum intersection sight distance lengths based on roadway speed limits.

Table 11 – Intersection Sight Distance

Speed (mph) *	Stopping Sight Distance (ft.)	Design Intersection Sight Distance (ft.)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610
60	570	665
65	645	720
Source : *A Policy on Geometric Design of Highway and Streets*, 5th Edition, American Association of State Highway and Transportation Officials (AASHTO), 2004.		

Since all driveways are located along flat segments of the roadway, no intersection sight distance obstruction is expected. An exhibit showing the sight distance from each driveway is included in the **Appendix** of this report.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the analysis presented in this report, the proposed High Pointe Ranch development can be successfully incorporated into the surrounding roadway network given the following recommendations are implemented. Two major roadway constructions projects in the project vicinity, the Collin County Outer Loop and TxDOT Highway 377 Expansion project, are planned and will help alleviate some of the regional traffic congestion. However, due to unknown timeline of Collin County Outer Loop, the improvement from the project is not modeled. Highway 377 is planned for widening to a six-lane divided roadway with construction to begin in 2027. The Highway 377 widening is reflected in the 2028 background and buildout scenarios. Stop-controlled approaches along Highway 377 are expected to operate with heavy delay and signalization should be considered at Highway 377 and Blackjack Road at a regional level.

The following improvements to the external roadway network are the responsibility of the developer and recommended for the site:

Year 2025:

- Construct an eastbound left-turn lane from Spring Hill Road to serve Access A.
- Construct an eastbound left-turn lane from Spring Hill Road to serve Access B.
- Construct Access C with one inbound lane and two outbound lanes.

Year 2026:

- Construct an eastbound left-turn lane from Spring Hill Road to serve Access H.
- Construct a westbound right-turn lane from Spring Hill Road to serve Access H.
- Construct Access G with one inbound lane and two outbound lanes.
- Construct Access H with one inbound lane and two outbound lanes.
- Stripe the shoulder to serve as a northbound right-turn lane on Highway 377 at Access C and Access G.

Year 2028:

- Construct an eastbound right-turn lane from Blackjack Road to Access D.
- Construct an eastbound right-turn lane from Blackjack Road to Access E.
- Construct an eastbound right-turn lane from Blackjack Road to Access F.

The following improvements to the external roadway network are recommended for the site by Year 2028. They should be considered at a regional level and are not the responsibility of the developer:

- Install a signal US 377 at Blackjack Road

The following improvements should be built by 2028 and constructed by TxDOT with its Highway 377 widening project:

- Construct a northbound right-turn lane from Highway 377 to serve Access C.
- Construct a southbound left-turn lane from Highway 377 to service Access C.
- Construct a northbound right-turn lane from Highway 377 to serve Access G.
- Construct a southbound left-turn lane from Highway 377 to service Access G.

APPENDIX

Comment Response

Traffic Counts and Historical Data

High Pointe Ranch Phasing Plan

US 377 Improvements Memo

High Pointe Ranch Residential and Retail Trip Distribution

Left-Turn Lane Analysis Worksheets

Traffic Signal Warrant Analysis – US 377 at Blackjack Road

Sight Distance Exhibit

Synchro Results

Kimley»Horn

November 21, 2024

RE: High Pointe TIA Response to Comments

Listed below are the comments received from the previous submittal and the comment responses where necessary. Kimley-Horn responses will be ***red and italicized.***

Sub-Consultant Action Comments August 7, 2023

The subject TIA was reviewed by sub-consultant, Lee Engineering. The action comments, those that require a response or action by the City or applicant, are below:

1. Please note that this is a 'draft' report for review purposes only. Please provide a final, signed, and sealed version.

Response: The final report is signed and sealed.

2. Please include City of Aubrey classifications for all study roadways.

Response: The roadways classifications are updated to reflect the City of Aubrey Master Thoroughfare Plan.

3. The exhibit numbers referenced in the 2nd paragraph on page 10 are incorrect and should reference the exhibit numbers in the Appendix.

Response: The exhibit numbers are consistent throughout the report.

4. Please provide existing traffic signal timing sheets from TxDOT.

Response: See Appendix

5. Exhibit 3 – Graphic for westbound Neubauer Ranch Road/Access B appears to indicate an existing through and right turn movement that does not presently exist at this intersection. This item is not carried throughout the study, does not appear in Synchro analysis for existing conditions, and does not appear to impact the analysis.

Response: The westbound right-turn movement at Spring Hill Road and Neubauer Road/Access B is shown as a site improvement in Exhibit 3.

6. The provided report did not include traffic counts. The report states that they are in the Appendix; however, there were no counts in the Appendix. Please provide counts.

Response: The 2022 traffic counts are attached to the report.

7. The trip generation calculations for the land use and quantities specified, identified in Table 1, appear to be correct for Total and PM Peak movements. The AM Peak movement calculations do not appear to include the recent ITE Trip Generation Manual errata (12/9/22). While not overly large, these changes may impact delay calculations later in the analysis.

Response: The trip generation for daily trips, AM peak hour, and PM peak hour are from ITE Trip Generation Manual, 11th Edition.

8. The report states that the proposed drives meet or exceed TxDOT spacing requirements and AASHTO minimum intersection sight distance requirements for currently posted speed limits. Field verification needed.

Response: See the Appendix for a figure showing each AASHTO intersection sight distance guidelines at each site driveway.

9. Peak Hour Factors used in Synchro analysis changed without a provided reason. The shift to a higher PHF in the buildout year could create inaccurate predictions. At existing intersections, the Peak Hour Factor (PHF) used in Synchro analysis should remain the same for all scenarios. It should be the PHF measured in the field.

Response: The peak hour factors are consistent throughout the study years.

10. Synchro analysis results improve in 2028 from 2026 despite added traffic and no added capacity. This seems counterintuitive, please review and update.

Response: The updated study models US 377 with greater capacity in 2028, so this comment is not applicable.

11. The 2026 Left-Turn Lane Analysis graph in the Appendix appears to indicate that a left-turn lane is recommended for Access D in the PM Peak. This does not match the chart. The same chart states that a left-turn lane is warranted for Access E, but the graph appears to indicate otherwise. Please verify both PM Peak left turn analysis for the 2026 site conditions for Access D and Access E in the Appendix.

Response: The left-turn lane analysis graph in the Appendix and table in the report have consistent values and conclusions.

12. Counts shown in Exhibits 5 through 10 do not match the counts input into Synchro files. This is likely simple rounding. These differences should not impact the results of the study.

Response: In the updated study, the volumes in the background and buildout exhibits match with the Synchro model. Small discrepancies could be present due to rounding.

13. The Synchro output provided in the Appendix does not include data needed to verify Tables 4 and 5 at some of the stop-controlled intersections. It appears that the author printed the wrong report in Synchro beginning with the Appendix section titled 2024 Background Plus 2024 Scenario Site Traffic stop-controlled Synchro and continuing to the end of the document. Please provide the HCM 6th Edition report from Synchro as was provided earlier in the Appendix.

Response: The HCM 6th Edition Synchro reports are attached to this study.

14. The report recommends no mitigation. Discussed roadway improvements by TxDOT may not be in place before development completes. Please identify potential improvements to operation at study intersections.

Response: Mitigations are provided in the Traffic Operations Analysis, Section J of this report.

15. The uncertainty of construction for Outer Loop creates concern for the left turn analysis on Blackjack Road. Development should consider the need for the left turn lanes in the event that construction is delayed past the development buildout.

Response: The geometry on Blackjack Road is consistent throughout the report as Collin County Outer Loop is not included in this study. The left-turn analysis section indicated that left-turn lanes are not recommended along Blackjack Road.

16. The timeline of constructing driveway separate from right and left turn lane construction should be reconsidered. It makes more sense to construct all turn lanes at the same time as the drive itself.

Response: Access A and Access B are already constructed. The recommended eastbound left-turn lanes on Spring Hill Road should be constructed on conjunction with Phase 1A and Phase 1B. Access C will be built with Phase 1B (2025), but it is not recommended for construction until 2028 to coincide with the US 377 widening. Similarly, Access G will be built with the SW Retail development (2026), but it is not recommended for construction until 2028 to coincide with the US 377 widening. The right-turn lane on Blackjack Road to Access D does not warrant until 2028 buildout per TxDOT guidelines. Although the right-turn lanes on Blackjack Road at Access E, F warrant in 2026, these access points operate well even with installation in 2028.

17. The comment, "…drivers will be able to alter their route to any of the drives along Spring Hill Road if the determine the delay is too great…" creates concern given the distance and route from Spring Hill Road and Blackjack Road. Please clarify or reconsider this position statement.

Response: Mitigations are provided in Traffic Operations Analysis, Section E in lieu of this statement.

18. Please verify the correct spelling for Outer Loop in the document. The report spells it “Outerloop” throughout, while the City of Aubrey Throughfare Plan spells it “Outer Loop”.

Response: Updated.

END

Kimley»Horn

TRAFFIC COUNTS AND HISTORICAL DATA

High Pointe Ranch - Aubrey, Texas
Historical Link Volumes and Growth Rates

Spring Hill Road						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2011	Highway 377	McNatt Road	TxDOT	3,571	-
2	2013	Highway 377	McNatt Road	TxDOT	4,110	7.3%
3	2014	Highway 377	McNatt Road	TxDOT	4,230	2.9%
4	2015	Highway 377	McNatt Road	TxDOT	4,960	17.3%
5	2016	Highway 377	McNatt Road	TxDOT	4,077	-17.8%
6	2017	Highway 377	McNatt Road	TxDOT	5,270	29.3%
7	2018	Highway 377	McNatt Road	TxDOT	4,803	-8.9%
8	2021	Highway 377	McNatt Road	TxDOT	5,065	1.8%
9	2022	Highway 377	McNatt Road	KH	4,277	-15.6%
				Average Growth 2011 - 2022:		**2.0%**

Highway 377						
Record	**Year**	**Link Start**	**Link End**	**Source**	**24-Hour Volume**	**Annual Growth Rate**
1	2014	Spring Hill Road	Blackjack Road	TxDOT	8,983	-
2	2019	Spring Hill Road	Blackjack Road	TxDOT	10,516	3.2%
3	2022	Spring Hill Road	Blackjack Road	KH	12,426	5.7%
				Average Growth 2014 - 2022:		**4.0%**

Average Annual Growth: **3.0%**

1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

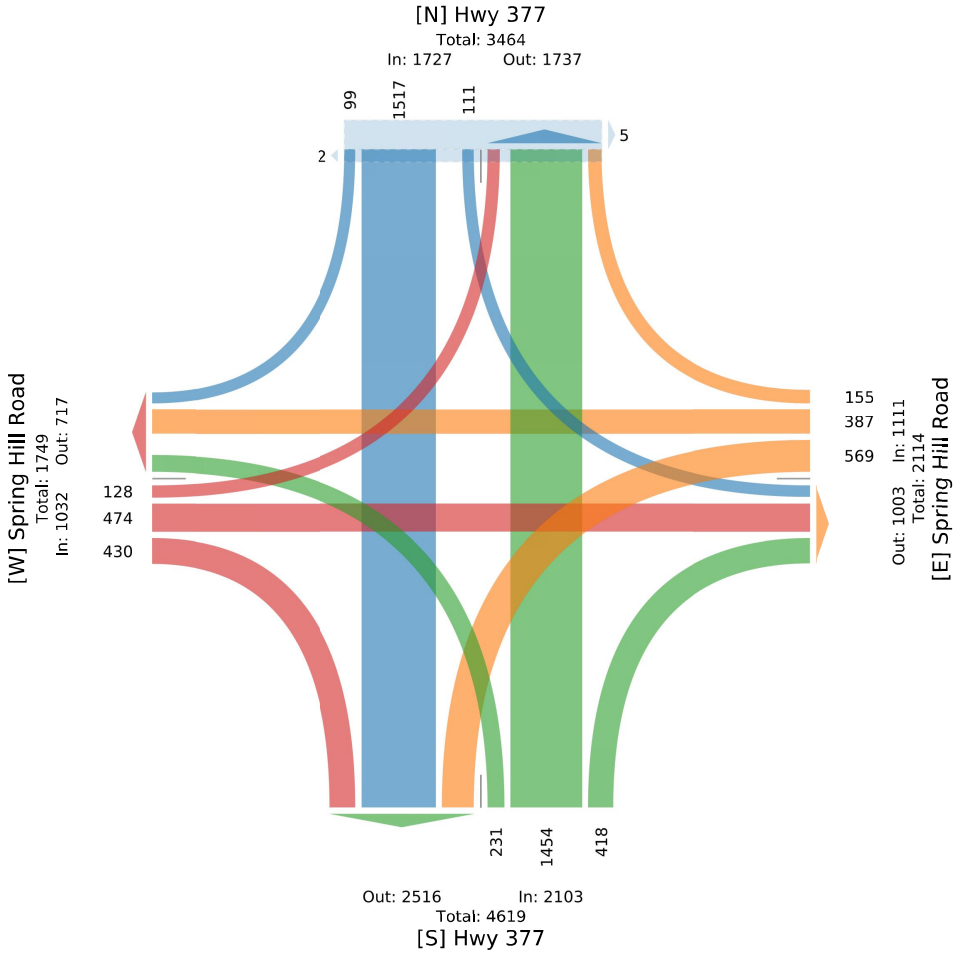
Leg / Direction	Spring Hill Road Eastbound						Spring Hill Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 6:30AM	5	27	42	0	**74**	0	17	14	4	0	**35**	0	8	39	23	0	**70**	0	6	94	2	0	**102**	0	**281**
6:45AM	3	30	19	0	**52**	0	17	9	5	0	**31**	0	7	56	18	0	**81**	0	13	88	6	0	**107**	0	**271**
Hourly Total	8	57	61	0	**126**	0	34	23	9	0	**66**	0	15	95	41	0	**151**	0	19	182	8	0	**209**	0	**552**
7:00AM	9	41	27	0	**77**	0	20	20	9	0	**49**	0	9	72	17	0	**98**	0	9	73	4	0	**86**	0	**310**
7:15AM	6	48	33	0	**87**	0	41	31	7	0	**79**	0	40	84	42	0	**166**	0	7	81	17	0	**105**	0	**437**
7:30AM	15	57	30	0	**102**	0	49	44	12	0	**105**	0	32	99	49	0	**180**	0	8	109	5	0	**122**	3	**509**
7:45AM	11	55	41	0	**107**	0	60	56	21	0	**137**	0	24	69	41	0	**134**	0	21	107	3	0	**131**	2	**509**
Hourly Total	41	201	131	0	**373**	0	170	151	49	0	**370**	0	105	324	149	0	**578**	0	45	370	29	0	**444**	5	**1765**
8:00AM	6	24	24	0	**54**	0	27	23	7	0	**57**	0	14	76	12	0	**102**	0	3	121	3	0	**127**	0	**340**
8:15AM	5	11	21	0	**37**	0	18	6	12	0	**36**	0	9	58	14	0	**81**	0	10	88	3	0	**101**	0	**255**
Hourly Total	11	35	45	0	**91**	0	45	29	19	0	**93**	0	23	134	26	0	**183**	0	13	209	6	0	**228**	0	**595**
4:30PM	4	10	15	0	**29**	0	41	18	10	0	**69**	0	11	104	28	0	**143**	0	3	79	4	0	**86**	1	**327**
4:45PM	14	37	22	0	**73**	0	41	24	10	0	**75**	0	16	106	24	0	**146**	0	5	88	5	0	**98**	0	**392**
Hourly Total	18	47	37	0	**102**	0	82	42	20	0	**144**	0	27	210	52	0	**289**	0	8	167	9	0	**184**	1	**719**
5:00PM	11	35	40	0	**86**	0	51	34	16	0	**101**	0	8	118	46	0	**172**	0	8	97	12	0	**117**	0	**476**
5:15PM	5	25	36	0	**66**	0	52	25	13	0	**90**	0	14	100	34	0	**148**	0	4	117	3	0	**124**	0	**428**
5:30PM	14	29	20	0	**63**	0	45	29	12	0	**86**	0	14	128	21	0	**163**	0	4	104	12	0	**120**	0	**432**
5:45PM	5	16	19	0	**40**	0	38	21	7	0	**66**	0	5	129	18	0	**152**	0	4	80	7	0	**91**	0	**349**
Hourly Total	35	105	115	0	**255**	0	186	109	48	0	**343**	0	41	475	119	0	**635**	0	20	398	34	0	**452**	0	**1685**
6:00PM	6	15	22	0	**43**	0	25	22	5	0	**52**	0	6	104	17	0	**127**	0	3	97	7	0	**107**	0	**329**
6:15PM	9	14	19	0	**42**	0	27	11	5	0	**43**	0	14	112	14	0	**140**	0	3	94	6	0	**103**	1	**328**
Hourly Total	15	29	41	0	**85**	0	52	33	10	0	**95**	0	20	216	31	0	**267**	0	6	191	13	0	**210**	1	**657**
Total	128	474	430	0	**1032**	0	569	387	155	0	**1111**	0	231	1454	418	0	**2103**	0	111	1517	99	0	**1727**	7	**5973**
% Approach	12.4%	45.9%	41.7%	0%	-	-	51.2%	34.8%	14.0%	0%	-	-	11.0%	69.1%	19.9%	0%	-	-	6.4%	87.8%	5.7%	0%	-	-	-
% Total	2.1%	7.9%	7.2%	0%	**17.3%**	-	9.5%	6.5%	2.6%	0%	**18.6%**	-	3.9%	24.3%	7.0%	0%	**35.2%**	-	1.9%	25.4%	1.7%	0%	**28.9%**	-	-
Lights	124	445	422	0	**991**	-	560	360	141	0	**1061**	-	223	1402	397	0	**2022**	-	108	1455	91	0	**1654**	-	5728
% Lights	96.9%	93.9%	98.1%	0%	**96.0%**	-	98.4%	93.0%	91.0%	0%	**95.5%**	-	96.5%	96.4%	95.0%	0%	**96.1%**	-	97.3%	95.9%	91.9%	0%	**95.8%**	-	95.9%
Articulated Trucks	0	15	1	0	**16**	-	4	10	1	0	**15**	-	0	9	8	0	**17**	-	2	15	0	0	**17**	-	65
% Articulated Trucks	0%	3.2%	0.2%	0%	**1.6%**	-	0.7%	2.6%	0.6%	0%	**1.4%**	-	0%	0.6%	1.9%	0%	**0.8%**	-	1.8%	1.0%	0%	0%	**1.0%**	-	1.1%
Buses and Single-Unit Trucks	4	14	7	0	**25**	-	5	17	13	0	**35**	-	8	43	13	0	**64**	-	1	47	8	0	**56**	-	180
% Buses and Single-Unit Trucks	3.1%	3.0%	1.6%	0%	**2.4%**	-	0.9%	4.4%	8.4%	0%	**3.2%**	-	3.5%	3.0%	3.1%	0%	**3.0%**	-	0.9%	3.1%	8.1%	0%	**3.2%**	-	3.0%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	7	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

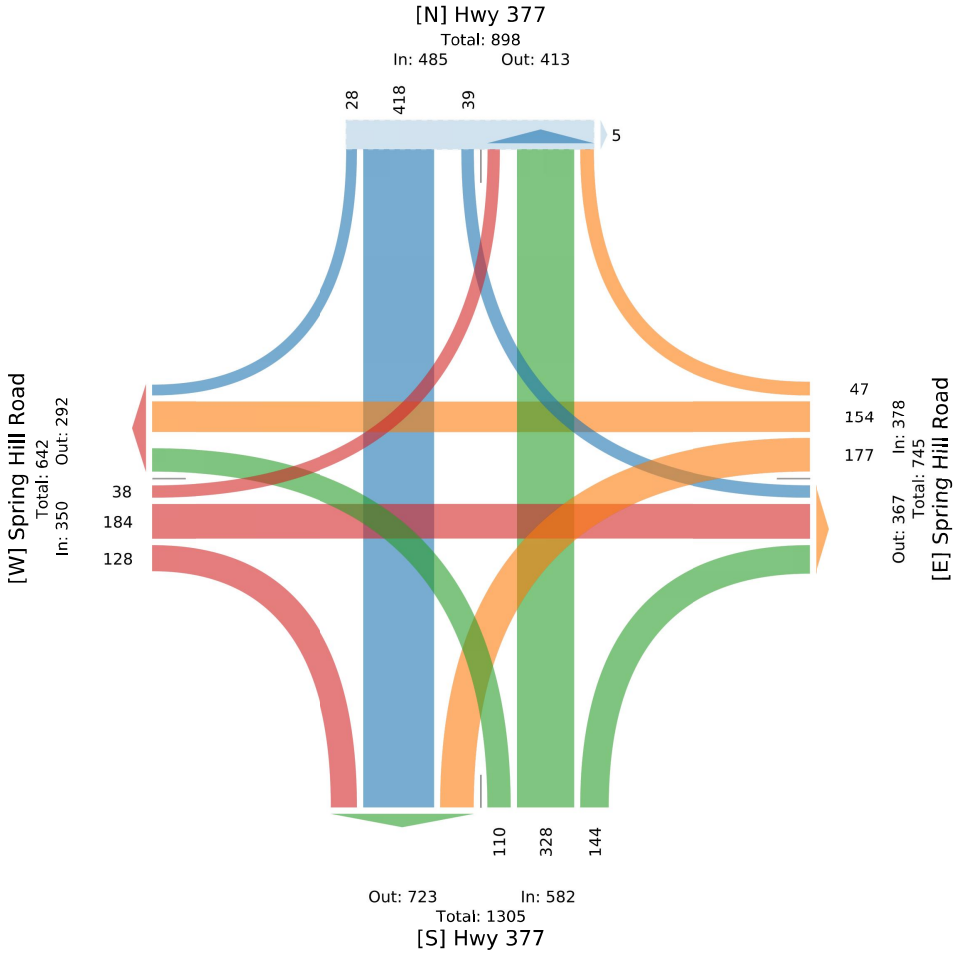
Leg / Direction	Spring Hill Road Eastbound						Spring Hill Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 7:15AM	6	48	33	0	**87**	0	41	31	7	0	**79**	0	40	84	42	0	**166**	0	7	81	17	0	**105**	0	**437**
7:30AM	15	57	30	0	**102**	0	49	44	12	0	**105**	0	32	99	49	0	**180**	0	8	109	5	0	**122**	3	**509**
7:45AM	11	55	41	0	**107**	0	60	56	21	0	**137**	0	24	69	41	0	**134**	0	21	107	3	0	**131**	2	**509**
8:00AM	6	24	24	0	**54**	0	27	23	7	0	**57**	0	14	76	12	0	**102**	0	3	121	3	0	**127**	0	**340**
Total	38	184	128	0	**350**	0	177	154	47	0	**378**	0	110	328	144	0	**582**	0	39	418	28	0	**485**	5	**1795**
% Approach	10.9%	52.6%	36.6%	0%	-	-	46.8%	40.7%	12.4%	0%	-	-	18.9%	56.4%	24.7%	0%	-	-	8.0%	86.2%	5.8%	0%	-	-	-
% Total	2.1%	10.3%	7.1%	0%	**19.5%**	-	9.9%	8.6%	2.6%	0%	**21.1%**	-	6.1%	18.3%	8.0%	0%	**32.4%**	-	2.2%	23.3%	1.6%	0%	**27.0%**	-	-
PHF	0.633	0.807	0.780	-	**0.818**	-	0.738	0.688	0.560	-	**0.690**	-	0.688	0.828	0.735	-	**0.808**	-	0.464	0.864	0.412	-	**0.926**	-	0.882
Lights	37	164	125	0	**326**	-	176	134	41	0	**351**	-	107	310	130	0	**547**	-	37	395	26	0	**458**	-	1682
% Lights	97.4%	89.1%	97.7%	0%	**93.1%**	-	99.4%	87.0%	87.2%	0%	**92.9%**	-	97.3%	94.5%	90.3%	0%	**94.0%**	-	94.9%	94.5%	92.9%	0%	**94.4%**	-	93.7%
Articulated Trucks	0	9	0	0	**9**	-	1	5	1	0	**7**	-	0	3	5	0	**8**	-	1	5	0	0	**6**	-	30
% Articulated Trucks	0%	4.9%	0%	0%	**2.6%**	-	0.6%	3.2%	2.1%	0%	**1.9%**	-	0%	0.9%	3.5%	0%	**1.4%**	-	2.6%	1.2%	0%	0%	**1.2%**	-	1.7%
Buses and Single-Unit Trucks	1	11	3	0	**15**	-	0	15	5	0	**20**	-	3	15	9	0	**27**	-	1	18	2	0	**21**	-	83
% Buses and Single-Unit Trucks	2.6%	6.0%	2.3%	0%	**4.3%**	-	0%	9.7%	10.6%	0%	**5.3%**	-	2.7%	4.6%	6.3%	0%	**4.6%**	-	2.6%	4.3%	7.1%	0%	**4.3%**	-	4.6%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	5	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100%	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

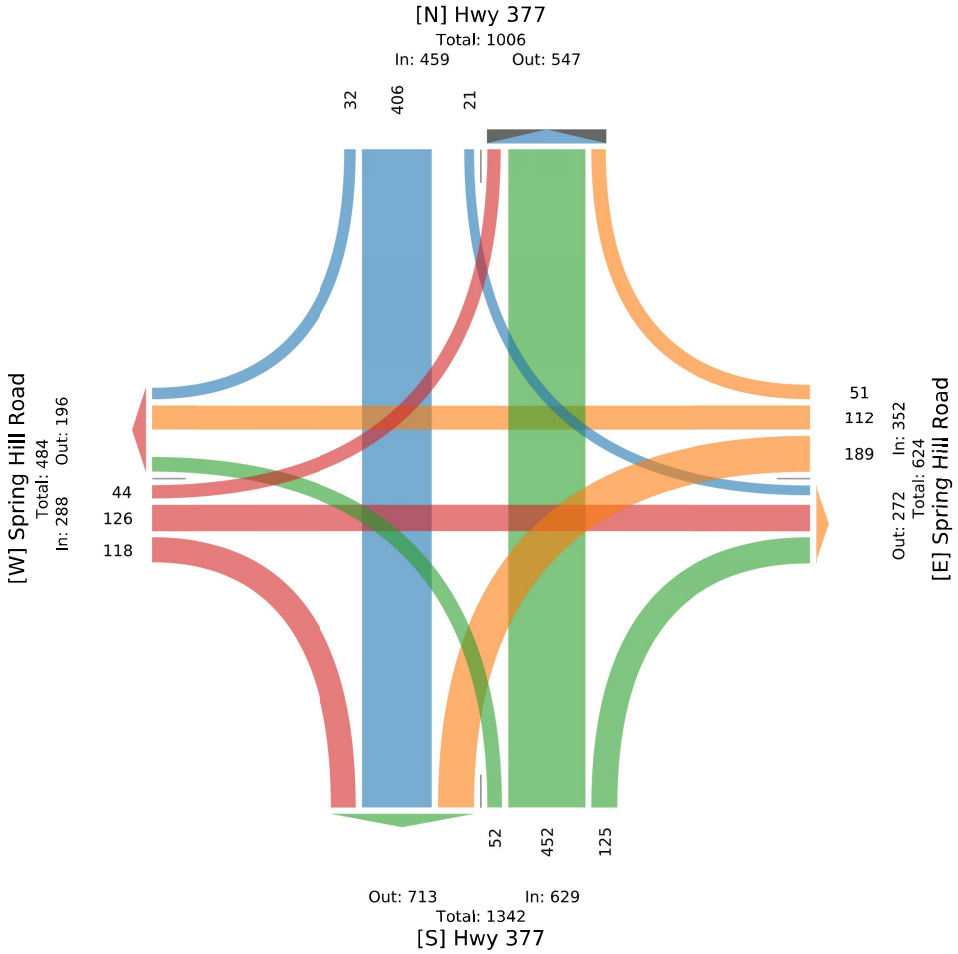
Leg	Spring Hill Road Eastbound						Spring Hill Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Direction																									
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 4:45PM	14	37	22	0	73	0	41	24	10	0	75	0	16	106	24	0	146	0	5	88	5	0	98	0	392
5:00PM	11	35	40	0	86	0	51	34	16	0	101	0	8	118	46	0	172	0	8	97	12	0	117	0	476
5:15PM	5	25	36	0	66	0	52	25	13	0	90	0	14	100	34	0	148	0	4	117	3	0	124	0	428
5:30PM	14	29	20	0	63	0	45	29	12	0	86	0	14	128	21	0	163	0	4	104	12	0	120	0	432
Total	44	126	118	0	288	0	189	112	51	0	352	0	52	452	125	0	629	0	21	406	32	0	459	0	1728
% Approach	15.3%	43.8%	41.0%	0%	-	-	53.7%	31.8%	14.5%	0%	-	-	8.3%	71.9%	19.9%	0%	-	-	4.6%	88.5%	7.0%	0%	-	-	-
% Total	2.5%	7.3%	6.8%	0%	16.7%	-	10.9%	6.5%	3.0%	0%	20.4%	-	3.0%	26.2%	7.2%	0%	36.4%	-	1.2%	23.5%	1.9%	0%	26.6%	-	-
PHF	0.786	0.851	0.738		0.837	-	0.909	0.824	0.797		0.871	-	0.813	0.883	0.679		0.914	-	0.656	0.868	0.667		0.925	-	0.908
Lights	44	122	117	0	283	-	185	112	44	0	341	-	50	435	123	0	608	-	21	398	29	0	448	-	1680
% Lights	100%	96.8%	99.2%	0%	98.3%	-	97.9%	100%	86.3%	0%	96.9%	-	96.2%	96.2%	98.4%	0%	96.7%	-	100%	98.0%	90.6%	0%	97.6%	-	97.2%
Articulated Trucks	0	4	1	0	5	-	2	0	0	0	2	-	0	2	1	0	3	-	0	2	0	0	2	-	12
% Articulated Trucks	0%	3.2%	0.8%	0%	1.7%	-	1.1%	0%	0%	0%	0.6%	-	0%	0.4%	0.8%	0%	0.5%	-	0%	0.5%	0%	0%	0.4%	-	0.7%
Buses and Single-Unit Trucks	0	0	0	0	0	-	2	0	7	0	9	-	2	15	1	0	18	-	0	6	3	0	9	-	36
% Buses and Single-Unit Trucks	0%	0%	0%	0%	0%	-	1.1%	0%	13.7%	0%	2.6%	-	3.8%	3.3%	0.8%	0%	2.9%	-	0%	1.5%	9.4%	0%	2.0%	-	2.1%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

1. Spring Road at Highway 377 - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978839, Location: 33.298682, -96.982754

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

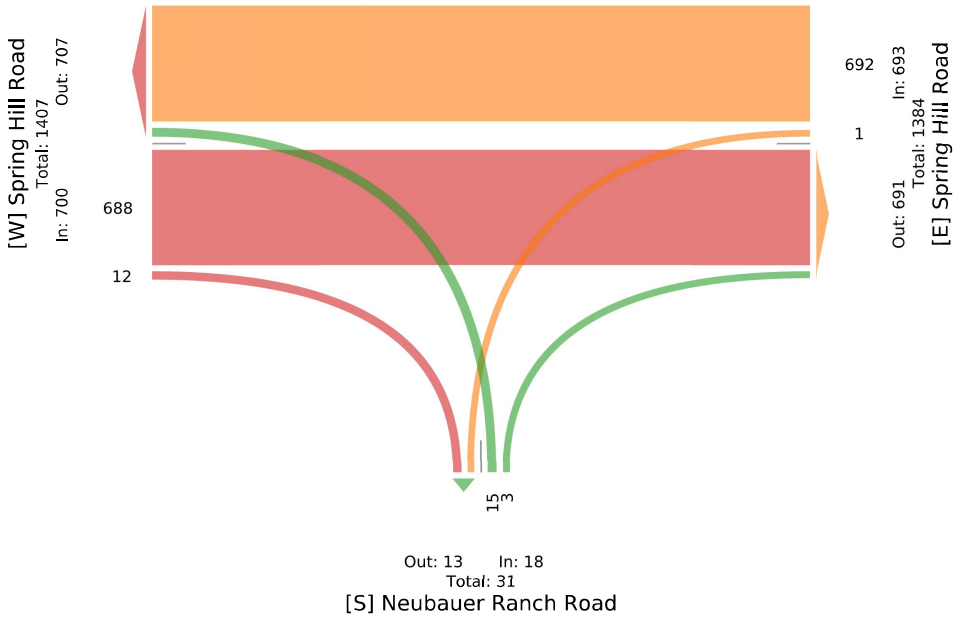
Leg	Spring Hill Road					Spring Hill Road					Neubauer Ranch Road					
Direction	Eastbound					Westbound					Northbound					
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2022-08-24 6:30AM	39	0	0	**39**	0	0	22	0	**22**	0	1	0	0	**1**	0	**62**
6:45AM	38	0	0	**38**	0	0	17	0	**17**	0	0	0	0	**0**	0	**55**
Hourly Total	77	0	0	**77**	0	0	39	0	**39**	0	1	0	0	**1**	0	**117**
7:00AM	38	0	0	**38**	0	0	33	0	**33**	0	1	0	0	**1**	0	**72**
7:15AM	47	0	0	**47**	0	0	52	0	**52**	0	0	0	0	**0**	0	**99**
7:30AM	34	0	0	**34**	0	0	66	0	**66**	0	3	1	0	**4**	0	**104**
7:45AM	55	2	0	**57**	0	0	73	0	**73**	0	1	0	0	**1**	0	**131**
Hourly Total	174	2	0	**176**	0	0	224	0	**224**	0	5	1	0	**6**	0	**406**
8:00AM	36	0	0	**36**	0	0	30	0	**30**	0	0	0	0	**0**	0	**66**
8:15AM	29	0	0	**29**	0	0	25	0	**25**	0	1	0	0	**1**	0	**55**
Hourly Total	65	0	0	**65**	0	0	55	0	**55**	0	1	0	0	**1**	0	**121**
4:30PM	37	1	0	**38**	0	0	42	0	**42**	0	1	1	0	**2**	0	**82**
4:45PM	53	5	0	**58**	0	0	40	0	**40**	0	2	1	0	**3**	0	**101**
Hourly Total	90	6	0	**96**	0	0	82	0	**82**	0	3	2	0	**5**	0	**183**
5:00PM	73	0	0	**73**	0	0	66	0	**66**	0	0	0	0	**0**	0	**139**
5:15PM	60	0	0	**60**	0	0	58	0	**58**	0	0	0	0	**0**	0	**118**
5:30PM	47	2	0	**49**	0	1	49	0	**50**	0	0	0	0	**0**	0	**99**
5:45PM	36	0	0	**36**	0	0	47	0	**47**	0	3	0	0	**3**	0	**86**
Hourly Total	216	2	0	**218**	0	1	220	0	**221**	0	3	0	0	**3**	0	**442**
6:00PM	38	1	0	**39**	0	0	46	0	**46**	0	1	0	0	**1**	0	**86**
6:15PM	28	1	0	**29**	0	0	26	0	**26**	0	1	0	0	**1**	0	**56**
Hourly Total	66	2	0	**68**	0	0	72	0	**72**	0	2	0	0	**2**	0	**142**
Total	688	12	0	**700**	0	1	692	0	**693**	0	15	3	0	**18**	0	**1411**
% Approach	98.3%	1.7%	0%	-	-	0.1%	99.9%	0%	-	-	83.3%	16.7%	0%	-	-	-
% Total	48.8%	0.9%	0%	**49.6%**	-	0.1%	49.0%	0%	**49.1%**	-	1.1%	0.2%	0%	**1.3%**	-	-
Lights	648	12	0	**660**	-	1	655	0	**656**	-	15	3	0	**18**	-	1334
% Lights	94.2%	100%	0%	**94.3%**	-	100%	94.7%	0%	**94.7%**	-	100%	100%	0%	**100%**	-	94.5%
Articulated Trucks	26	0	0	**26**	-	0	15	0	**15**	-	0	0	0	**0**	-	41
% Articulated Trucks	3.8%	0%	0%	**3.7%**	-	0%	2.2%	0%	**2.2%**	-	0%	0%	0%	**0%**	-	2.9%
Buses and Single-Unit Trucks	14	0	0	**14**	-	0	22	0	**22**	-	0	0	0	**0**	-	36
% Buses and Single-Unit Trucks	2.0%	0%	0%	**2.0%**	-	0%	3.2%	0%	**3.2%**	-	0%	0%	0%	**0%**	-	2.6%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

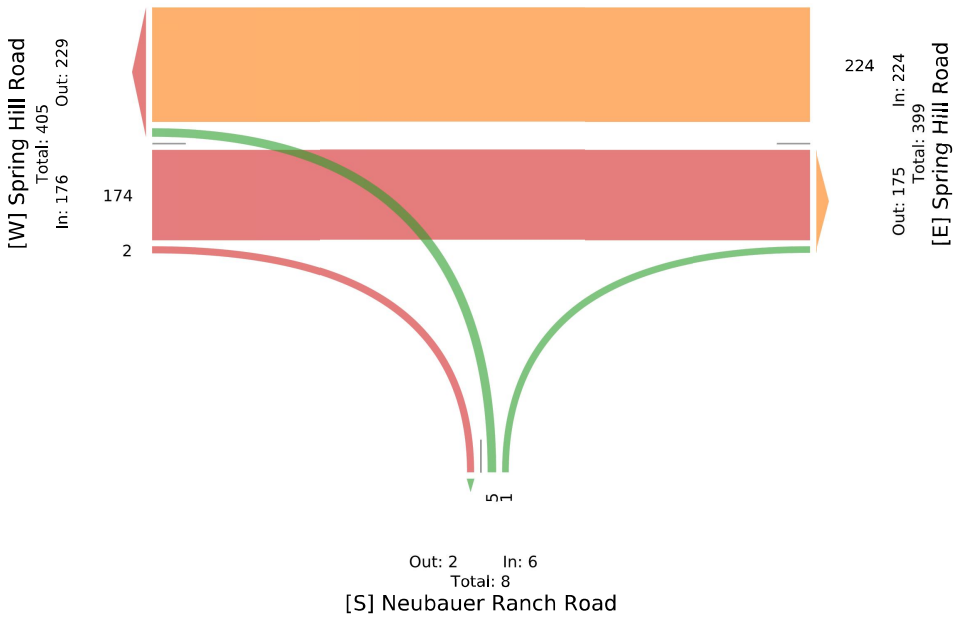
Leg	Spring Hill Road Eastbound					Spring Hill Road Westbound					Neubauer Ranch Road Northbound					
Direction																
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2022-08-24 7:00AM	38	0	0	**38**	0	0	33	0	**33**	0	1	0	0	**1**	0	**72**
7:15AM	47	0	0	**47**	0	0	52	0	**52**	0	0	0	0	**0**	0	**99**
7:30AM	34	0	0	**34**	0	0	66	0	**66**	0	3	1	0	**4**	0	**104**
7:45AM	55	2	0	**57**	0	0	73	0	**73**	0	1	0	0	**1**	0	**131**
Total	174	2	0	**176**	0	0	224	0	**224**	0	5	1	0	**6**	0	**406**
% Approach	98.9%	1.1%	0%	**-**	-	0%	100%	0%	**-**	-	83.3%	16.7%	0%	**-**	-	-
% Total	42.9%	0.5%	0%	**43.3%**	-	0%	55.2%	0%	**55.2%**	-	1.2%	0.2%	0%	**1.5%**	-	-
PHF	0.791	0.250	-	**0.772**	-	-	0.767	-	**0.767**	-	0.417	0.250	-	**0.375**	-	0.775
Lights	157	2	0	**159**	-	0	208	0	**208**	-	5	1	0	**6**	-	373
% Lights	90.2%	100%	0%	**90.3%**	-	0%	92.9%	0%	**92.9%**	-	100%	100%	0%	**100%**	-	91.9%
Articulated Trucks	11	0	0	**11**	-	0	7	0	**7**	-	0	0	0	**0**	-	18
% Articulated Trucks	6.3%	0%	0%	**6.3%**	-	0%	3.1%	0%	**3.1%**	-	0%	0%	0%	**0%**	-	4.4%
Buses and Single-Unit Trucks	6	0	0	**6**	-	0	9	0	**9**	-	0	0	0	**0**	-	15
% Buses and Single-Unit Trucks	3.4%	0%	0%	**3.4%**	-	0%	4.0%	0%	**4.0%**	-	0%	0%	0%	**0%**	-	3.7%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
AM Peak (7 AM - 8 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

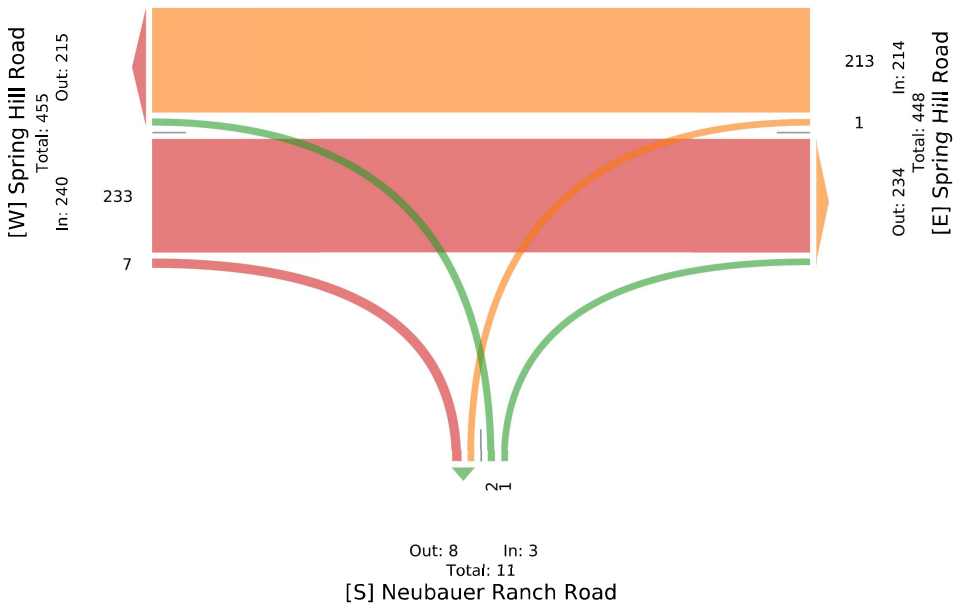
Leg / Direction	Spring Hill Road Eastbound					Spring Hill Road Westbound					Neubauer Ranch Road Northbound					
Time	T	R	U	App	Ped*	L	T	U	App	Ped*	L	R	U	App	Ped*	Int
2022-08-24 4:45PM	53	5	0	**58**	0	0	40	0	**40**	0	2	1	0	**3**	0	**101**
5:00PM	73	0	0	**73**	0	0	66	0	**66**	0	0	0	0	**0**	0	**139**
5:15PM	60	0	0	**60**	0	0	58	0	**58**	0	0	0	0	**0**	0	**118**
5:30PM	47	2	0	**49**	0	1	49	0	**50**	0	0	0	0	**0**	0	**99**
Total	233	7	0	**240**	0	1	213	0	**214**	0	2	1	0	**3**	0	**457**
% Approach	97.1%	2.9%	0%	**-**	-	0.5%	99.5%	0%	**-**	-	66.7%	33.3%	0%	**-**	-	-
% Total	51.0%	1.5%	0%	**52.5%**	-	0.2%	46.6%	0%	**46.8%**	-	0.4%	0.2%	0%	**0.7%**	-	-
PHF	0.798	0.350	-	**0.822**	-	0.250	0.807	-	**0.811**	-	0.250	0.250	-	**0.250**	-	0.822
Lights	227	7	0	**234**	-	1	202	0	**203**	-	2	1	0	**3**	-	440
% Lights	97.4%	100%	0%	**97.5%**	-	100%	94.8%	0%	**94.9%**	-	100%	100%	0%	**100%**	-	96.3%
Articulated Trucks	5	0	0	**5**	-	0	1	0	**1**	-	0	0	0	**0**	-	6
% Articulated Trucks	2.1%	0%	0%	**2.1%**	-	0%	0.5%	0%	**0.5%**	-	0%	0%	0%	**0%**	-	1.3%
Buses and Single-Unit Trucks	1	0	0	**1**	-	0	10	0	**10**	-	0	0	0	**0**	-	11
% Buses and Single-Unit Trucks	0.4%	0%	0%	**0.4%**	-	0%	4.7%	0%	**4.7%**	-	0%	0%	0%	**0%**	-	2.4%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

2. Spring Hill Road at Neubauer Ranch Road - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978840, Location: 33.298623, -96.975062

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

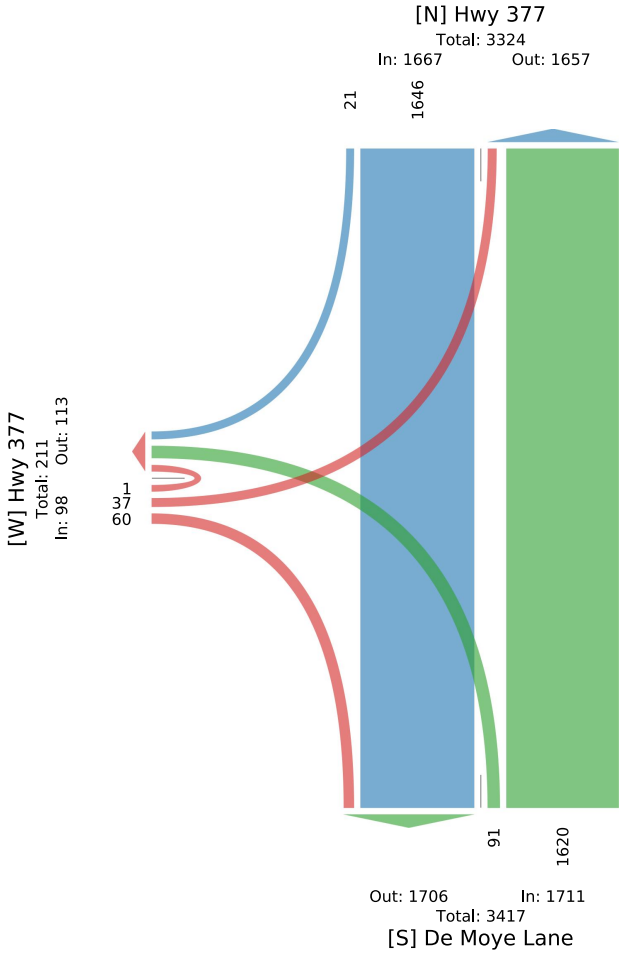
Leg	Hwy 377					De Moye Lane					Hwy 377					
Direction	Eastbound					Northbound					Southbound					
Time	L	R	U	**App**	Ped*	L	T	U	**App**	Ped*	T	R	U	**App**	Ped*	**Int**
2022-08-24 6:30AM	1	6	0	**7**	0	3	43	0	**46**	0	92	2	0	**94**	0	**147**
6:45AM	0	5	0	**5**	0	5	55	0	**60**	0	104	2	0	**106**	0	**171**
Hourly Total	1	11	0	**12**	0	8	98	0	**106**	0	196	4	0	**200**	0	**318**
7:00AM	2	6	0	**8**	0	3	83	0	**86**	0	86	0	0	**86**	0	**180**
7:15AM	1	5	0	**6**	0	16	88	0	**104**	0	98	1	0	**99**	0	**209**
7:30AM	2	7	1	**10**	0	20	92	0	**112**	0	112	3	0	**115**	0	**237**
7:45AM	4	8	0	**12**	0	11	104	0	**115**	0	129	0	0	**129**	0	**256**
Hourly Total	9	26	1	**36**	0	50	367	0	**417**	0	425	4	0	**429**	0	**882**
8:00AM	2	1	0	**3**	0	2	70	0	**72**	0	116	0	0	**116**	0	**191**
8:15AM	3	3	0	**6**	0	4	80	0	**84**	0	99	0	0	**99**	0	**189**
Hourly Total	5	4	0	**9**	0	6	150	0	**156**	0	215	0	0	**215**	0	**380**
4:30PM	4	1	0	**5**	0	2	116	0	**118**	0	82	1	0	**83**	0	**206**
4:45PM	3	2	0	**5**	0	4	128	0	**132**	0	98	2	0	**100**	0	**237**
Hourly Total	7	3	0	**10**	0	6	244	0	**250**	0	180	3	0	**183**	0	**443**
5:00PM	3	2	0	**5**	0	3	127	0	**130**	0	113	3	0	**116**	0	**251**
5:15PM	2	4	0	**6**	0	3	116	0	**119**	0	123	1	0	**124**	0	**249**
5:30PM	6	3	0	**9**	0	1	150	0	**151**	0	106	3	0	**109**	0	**269**
5:45PM	2	3	0	**5**	0	6	133	0	**139**	0	88	1	0	**89**	0	**233**
Hourly Total	13	12	0	**25**	0	13	526	0	**539**	0	430	8	0	**438**	0	**1002**
6:00PM	2	2	0	**4**	0	3	117	0	**120**	0	101	2	0	**103**	0	**227**
6:15PM	0	2	0	**2**	0	5	118	0	**123**	0	99	0	0	**99**	0	**224**
Hourly Total	2	4	0	**6**	0	8	235	0	**243**	0	200	2	0	**202**	0	**451**
Total	37	60	1	**98**	0	91	1620	0	**1711**	0	1646	21	0	**1667**	0	**3476**
% Approach	37.8%	61.2%	1.0%	**-**	-	5.3%	94.7%	0%	**-**	-	98.7%	1.3%	0%	**-**	-	-
% Total	1.1%	1.7%	0%	**2.8%**	-	2.6%	46.6%	0%	**49.2%**	-	47.4%	0.6%	0%	**48.0%**	-	-
Lights	35	59	1	**95**	-	88	1549	0	**1637**	-	1577	19	0	**1596**	-	3328
% Lights	94.6%	98.3%	100%	**96.9%**	-	96.7%	95.6%	0%	**95.7%**	-	95.8%	90.5%	0%	**95.7%**	-	95.7%
Articulated Trucks	0	0	0	**0**	-	0	9	0	**9**	-	17	0	0	**17**	-	26
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.6%	0%	**0.5%**	-	1.0%	0%	0%	**1.0%**	-	0.7%
Buses and Single-Unit Trucks	2	1	0	**3**	-	3	62	0	**65**	-	52	2	0	**54**	-	122
% Buses and Single-Unit Trucks	5.4%	1.7%	0%	**3.1%**	-	3.3%	3.8%	0%	**3.8%**	-	3.2%	9.5%	0%	**3.2%**	-	3.5%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

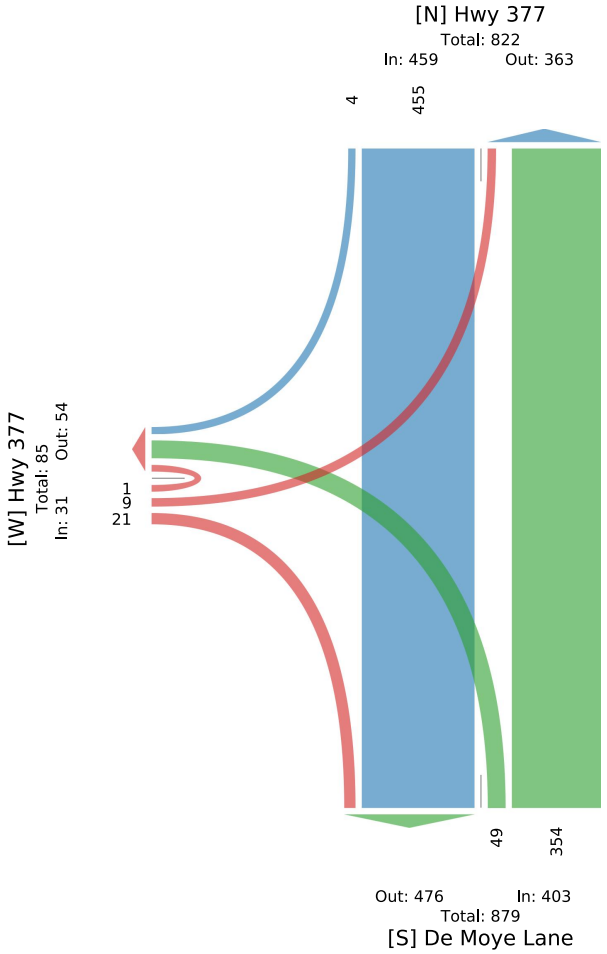
Leg	Hwy 377 Eastbound					De Moye Lane Northbound					Hwy 377 Southbound					
Direction																
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2022-08-24 7:15AM	1	5	0	**6**	0	16	88	0	**104**	0	98	1	0	**99**	0	**209**
7:30AM	2	7	1	**10**	0	20	92	0	**112**	0	112	3	0	**115**	0	**237**
7:45AM	4	8	0	**12**	0	11	104	0	**115**	0	129	0	0	**129**	0	**256**
8:00AM	2	1	0	**3**	0	2	70	0	**72**	0	116	0	0	**116**	0	**191**
Total	9	21	1	**31**	0	49	354	0	**403**	0	455	4	0	**459**	0	**893**
% Approach	29.0%	67.7%	3.2%	-	-	12.2%	87.8%	0%	-	-	99.1%	0.9%	0%	-	-	-
% Total	1.0%	2.4%	0.1%	**3.5%**	-	5.5%	39.6%	0%	**45.1%**	-	51.0%	0.4%	0%	**51.4%**	-	-
PHF	0.563	0.656	0.250	**0.646**	-	0.613	0.851	-	**0.876**	-	0.882	0.333	-	**0.890**	-	0.872
Lights	7	21	1	**29**	-	47	332	0	**379**	-	430	4	0	**434**	-	842
% Lights	77.8%	100%	100%	**93.5%**	-	95.9%	93.8%	0%	**94.0%**	-	94.5%	100%	0%	**94.6%**	-	94.3%
Articulated Trucks	0	0	0	**0**	-	0	3	0	**3**	-	7	0	0	**7**	-	10
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.8%	0%	**0.7%**	-	1.5%	0%	0%	**1.5%**	-	1.1%
Buses and Single-Unit Trucks	2	0	0	**2**	-	2	19	0	**21**	-	18	0	0	**18**	-	41
% Buses and Single-Unit Trucks	22.2%	0%	0%	**6.5%**	-	4.1%	5.4%	0%	**5.2%**	-	4.0%	0%	0%	**3.9%**	-	4.6%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

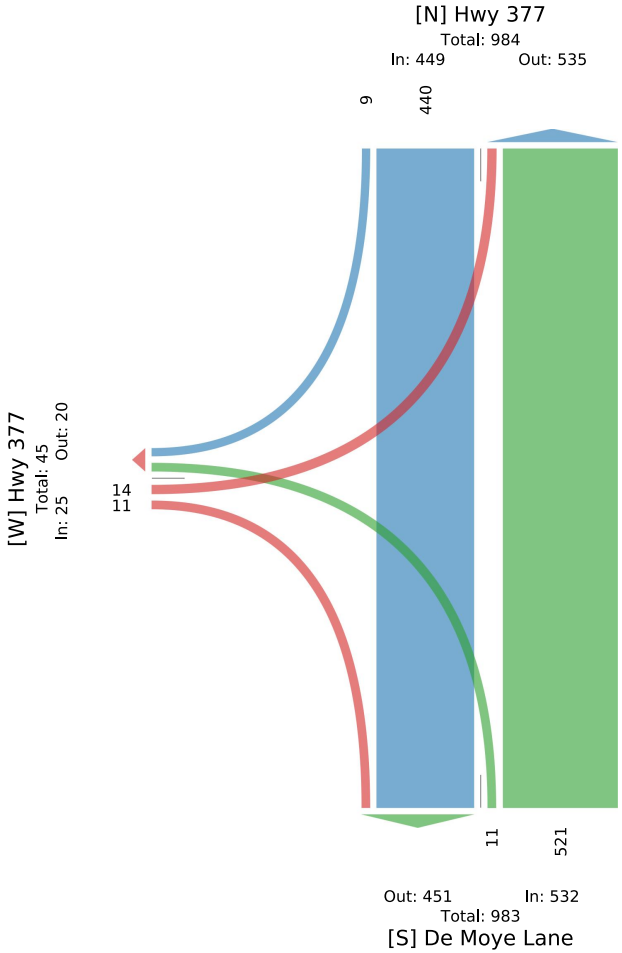
Leg / Direction	Hwy 377 Eastbound					De Moye Lane Northbound					Hwy 377 Southbound					
Time	L	R	U	App	Ped*	L	T	U	App	Ped*	T	R	U	App	Ped*	Int
2022-08-24 4:45PM	3	2	0	**5**	0	4	128	0	**132**	0	98	2	0	**100**	0	**237**
5:00PM	3	2	0	**5**	0	3	127	0	**130**	0	113	3	0	**116**	0	**251**
5:15PM	2	4	0	**6**	0	3	116	0	**119**	0	123	1	0	**124**	0	**249**
5:30PM	6	3	0	**9**	0	1	150	0	**151**	0	106	3	0	**109**	0	**269**
Total	14	11	0	**25**	0	11	521	0	**532**	0	440	9	0	**449**	0	**1006**
% Approach	56.0%	44.0%	0%	–	-	2.1%	97.9%	0%	–	-	98.0%	2.0%	0%	–	-	-
% Total	1.4%	1.1%	0%	**2.5%**	-	1.1%	51.8%	0%	**52.9%**	-	43.7%	0.9%	0%	**44.6%**	-	-
PHF	0.583	0.688	-	**0.694**	-	0.688	0.868	-	**0.881**	-	0.894	0.750	-	**0.905**	-	0.935
Lights	14	11	0	**25**	-	10	497	0	**507**	-	429	9	0	**438**	-	970
% Lights	100%	100%	0%	**100%**	-	90.9%	95.4%	0%	**95.3%**	-	97.5%	100%	0%	**97.6%**	-	96.4%
Articulated Trucks	0	0	0	**0**	-	0	2	0	**2**	-	2	0	0	**2**	-	4
% Articulated Trucks	0%	0%	0%	**0%**	-	0%	0.4%	0%	**0.4%**	-	0.5%	0%	0%	**0.4%**	-	0.4%
Buses and Single-Unit Trucks	0	0	0	**0**	-	1	22	0	**23**	-	9	0	0	**9**	-	32
% Buses and Single-Unit Trucks	0%	0%	0%	**0%**	-	9.1%	4.2%	0%	**4.3%**	-	2.0%	0%	0%	**2.0%**	-	3.2%
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

3. Hwy 377 at De Moye Lane - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978841, Location: 33.303608, -96.979867

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

CJ Hensch & Associates, Inc.
Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

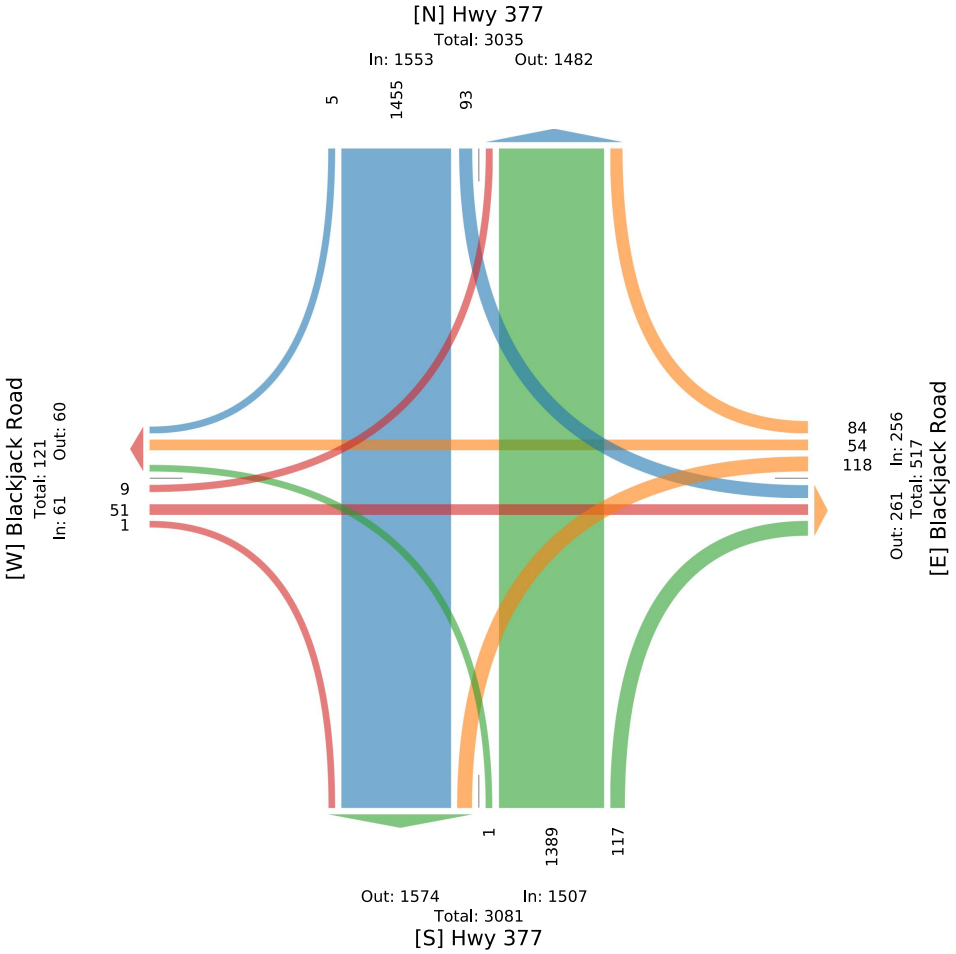
Leg / Direction	Blackjack Road Eastbound						Blackjack Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 6:30AM	0	2	0	0	**2**	0	6	1	3	0	**10**	0	0	31	5	0	**36**	0	4	79	0	0	**83**	0	**131**
6:45AM	0	3	0	0	**3**	0	6	2	3	0	**11**	0	0	45	5	0	**50**	0	4	90	0	0	**94**	0	**158**
Hourly Total	0	5	0	0	**5**	0	12	3	6	0	**21**	0	0	76	10	0	**86**	0	8	169	0	0	**177**	0	**289**
7:00AM	0	2	0	0	**2**	0	7	2	3	0	**12**	0	0	70	6	0	**76**	0	6	73	0	0	**79**	0	**169**
7:15AM	0	1	0	0	**1**	0	9	6	3	0	**18**	0	0	70	8	0	**78**	0	5	89	0	0	**94**	0	**191**
7:30AM	3	3	0	0	**6**	0	8	3	9	0	**20**	0	1	72	15	0	**88**	0	12	102	0	0	**114**	0	**228**
7:45AM	1	9	0	0	**10**	0	7	9	4	0	**20**	0	0	82	13	0	**95**	0	9	111	0	0	**120**	0	**245**
Hourly Total	4	15	0	0	**19**	0	31	20	19	0	**70**	0	1	294	42	0	**337**	0	32	375	0	0	**407**	0	**833**
8:00AM	0	5	0	0	**5**	0	3	2	3	0	**8**	0	0	61	7	0	**68**	0	8	114	1	0	**123**	0	**204**
8:15AM	0	3	0	0	**3**	0	4	3	4	0	**11**	0	0	76	5	0	**81**	0	3	83	1	0	**87**	0	**182**
Hourly Total	0	8	0	0	**8**	0	7	5	7	0	**19**	0	0	137	12	0	**149**	0	11	197	2	0	**210**	0	**386**
4:30PM	0	1	0	0	**1**	0	12	9	15	0	**36**	0	0	109	4	0	**113**	0	6	70	0	0	**76**	0	**226**
4:45PM	0	3	1	0	**4**	0	5	2	3	0	**10**	0	0	112	9	0	**121**	0	4	82	0	0	**86**	0	**221**
Hourly Total	0	4	1	0	**5**	0	17	11	18	0	**46**	0	0	221	13	0	**234**	0	10	152	0	0	**162**	0	**447**
5:00PM	3	2	0	0	**5**	0	7	2	4	0	**13**	0	0	114	6	0	**120**	0	3	105	1	0	**109**	0	**247**
5:15PM	0	4	0	0	**4**	0	10	3	7	0	**20**	0	0	105	7	0	**112**	0	4	103	0	0	**107**	0	**243**
5:30PM	1	4	0	0	**5**	0	5	3	3	0	**11**	0	0	121	11	0	**132**	0	9	98	0	0	**107**	0	**255**
5:45PM	0	4	0	0	**4**	0	8	3	4	0	**15**	0	0	109	7	0	**116**	0	6	78	0	0	**84**	0	**219**
Hourly Total	4	14	0	0	**18**	0	30	11	18	0	**59**	0	0	449	31	0	**480**	0	22	384	1	0	**407**	0	**964**
6:00PM	1	2	0	0	**3**	0	11	3	8	0	**22**	0	0	104	5	0	**109**	0	8	92	2	0	**102**	0	**236**
6:15PM	0	3	0	0	**3**	0	10	1	8	0	**19**	0	0	108	4	0	**112**	0	2	86	0	0	**88**	0	**222**
Hourly Total	1	5	0	0	**6**	0	21	4	16	0	**41**	0	0	212	9	0	**221**	0	10	178	2	0	**190**	0	**458**
Total	9	51	1	0	**61**	0	118	54	84	0	**256**	0	1	1389	117	0	**1507**	0	93	1455	5	0	**1553**	0	**3377**
% Approach	14.8%	83.6%	1.6%	0%	-	-	46.1%	21.1%	32.8%	0%	-	-	0.1%	92.2%	7.8%	0%	-	-	6.0%	93.7%	0.3%	0%	-	-	-
% Total	0.3%	1.5%	0%	0%	**1.8%**	-	3.5%	1.6%	2.5%	0%	**7.6%**	-	0%	41.1%	3.5%	0%	**44.6%**	-	2.8%	43.1%	0.1%	0%	**46.0%**	-	-
Lights	9	51	1	0	**61**	-	112	54	83	0	**249**	-	1	1347	113	0	**1461**	-	91	1400	5	0	**1496**	-	3267
% Lights	100%	100%	100%	0%	**100%**	-	94.9%	100%	98.8%	0%	**97.3%**	-	100%	97.0%	96.6%	0%	**96.9%**	-	97.8%	96.2%	100%	0%	**96.3%**	-	96.7%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	8	1	0	**9**	-	0	16	0	0	**16**	-	25
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.6%	0.9%	0%	**0.6%**	-	0%	1.1%	0%	0%	**1.0%**	-	0.7%
Buses and Single-Unit Trucks	0	0	0	0	**0**	-	6	0	1	0	**7**	-	0	34	3	0	**37**	-	2	39	0	0	**41**	-	85
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	5.1%	0%	1.2%	0%	**2.7%**	-	0%	2.4%	2.6%	0%	**2.5%**	-	2.2%	2.7%	0%	0%	**2.6%**	-	2.5%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
Full Length (6:30 AM-8:30 AM, 4:30 PM-6:30 PM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

CJ Hensch & Associates, Inc.
Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

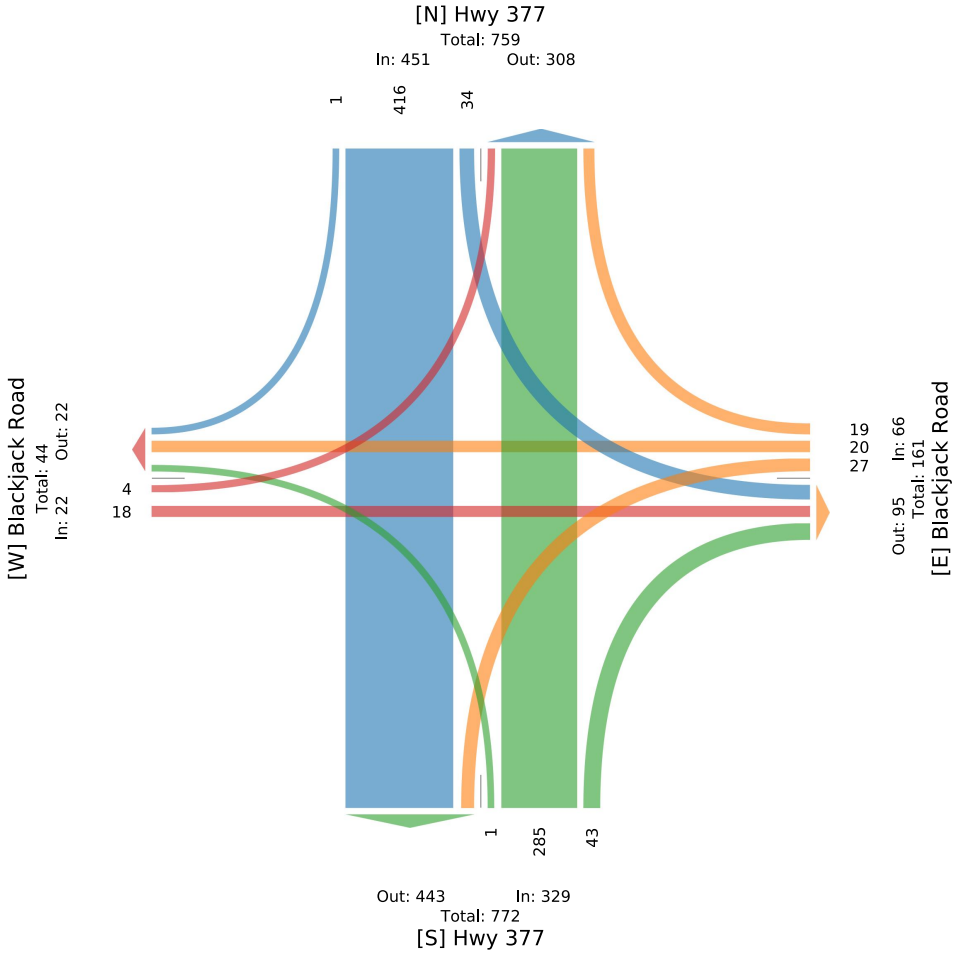
Leg / Direction	Blackjack Road Eastbound						Blackjack Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 7:15AM	0	1	0	0	**1**	0	9	6	3	0	**18**	0	0	70	8	0	**78**	0	5	89	0	0	**94**	0	**191**
7:30AM	3	3	0	0	**6**	0	8	3	9	0	**20**	0	1	72	15	0	**88**	0	12	102	0	0	**114**	0	**228**
7:45AM	1	9	0	0	**10**	0	7	9	4	0	**20**	0	0	82	13	0	**95**	0	9	111	0	0	**120**	0	**245**
8:00AM	0	5	0	0	**5**	0	3	2	3	0	**8**	0	0	61	7	0	**68**	0	8	114	1	0	**123**	0	**204**
Total	4	18	0	0	**22**	0	27	20	19	0	**66**	0	1	285	43	0	**329**	0	34	416	1	0	**451**	0	**868**
% Approach	18.2%	81.8%	0%	0%	**–**	-	40.9%	30.3%	28.8%	0%	**-**	-	0.3%	86.6%	13.1%	0%	**–**	-	7.5%	92.2%	0.2%	0%	**–**	-	-
% Total	0.5%	2.1%	0%	0%	**2.5%**	-	3.1%	2.3%	2.2%	0%	**7.6%**	-	0.1%	32.8%	5.0%	0%	**37.9%**	-	3.9%	47.9%	0.1%	0%	**52.0%**	-	-
PHF	0.333	0.500	-	-	**0.550**	-	0.750	0.556	0.528	-	**0.825**	-	0.250	0.869	0.717	-	**0.866**	-	0.708	0.912	0.250	-	**0.917**	-	0.886
Lights	4	18	0	0	**22**	-	25	20	19	0	**64**	-	1	270	43	0	**314**	-	34	392	1	0	**427**	-	827
% Lights	100%	100%	0%	0%	**100%**	-	92.6%	100%	100%	0%	**97.0%**	-	100%	94.7%	100%	0%	**95.4%**	-	100%	94.2%	100%	0%	**94.7%**	-	95.3%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	5	0	0	**5**	-	0	7	0	0	**7**	-	12
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	1.8%	0%	0%	**1.5%**	-	0%	1.7%	0%	0%	**1.6%**	-	1.4%
Buses and Single-Unit Trucks	0	0	0	0	**0**	-	2	0	0	0	**2**	-	0	10	0	0	**10**	-	0	17	0	0	**17**	-	29
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	7.4%	0%	0%	0%	**3.0%**	-	0%	3.5%	0%	0%	**3.0%**	-	0%	4.1%	0%	0%	**3.8%**	-	3.3%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
AM Peak (7:15 AM - 8:15 AM)
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US



4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
Pasadena, TX, 77503, US

Leg / Direction	Blackjack Road Eastbound						Blackjack Road Westbound						Hwy 377 Northbound						Hwy 377 Southbound						
Time	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	L	T	R	U	App	Ped*	Int
2022-08-24 4:45PM	0	3	1	0	**4**	0	5	2	3	0	**10**	0	0	112	9	0	**121**	0	4	82	0	0	**86**	0	**221**
5:00PM	3	2	0	0	**5**	0	7	2	4	0	**13**	0	0	114	6	0	**120**	0	3	105	1	0	**109**	0	**247**
5:15PM	0	4	0	0	**4**	0	10	3	7	0	**20**	0	0	105	7	0	**112**	0	4	103	0	0	**107**	0	**243**
5:30PM	1	4	0	0	**5**	0	5	3	3	0	**11**	0	0	121	11	0	**132**	0	9	98	0	0	**107**	0	**255**
Total	4	13	1	0	**18**	0	27	10	17	0	**54**	0	0	452	33	0	**485**	0	20	388	1	0	**409**	0	**966**
% Approach	22.2%	72.2%	5.6%	0%	**–**	-	50.0%	18.5%	31.5%	0%	**–**	-	0%	93.2%	6.8%	0%	**–**	-	4.9%	94.9%	0.2%	0%	**-**	-	-
% Total	0.4%	1.3%	0.1%	0%	**1.9%**	-	2.8%	1.0%	1.8%	0%	**5.6%**	-	0%	46.8%	3.4%	0%	**50.2%**	-	2.1%	40.2%	0.1%	0%	**42.3%**	-	-
PHF	0.333	0.813	0.250	-	**0.900**	-	0.675	0.833	0.607	-	**0.675**	-	-	0.934	0.750	-	**0.919**	-	0.556	0.924	0.250	-	**0.938**	-	0.947
Lights	4	13	1	0	**18**	-	26	10	17	0	**53**	-	0	445	33	0	**478**	-	20	376	1	0	**397**	-	946
% Lights	100%	100%	100%	0%	**100%**	-	96.3%	100%	100%	0%	**98.1%**	-	0%	98.5%	100%	0%	**98.6%**	-	100%	96.9%	100%	0%	**97.1%**	-	97.9%
Articulated Trucks	0	0	0	0	**0**	-	0	0	0	0	**0**	-	0	2	0	0	**2**	-	0	2	0	0	**2**	-	4
% Articulated Trucks	0%	0%	0%	0%	**0%**	-	0%	0%	0%	0%	**0%**	-	0%	0.4%	0%	0%	**0.4%**	-	0%	0.5%	0%	0%	**0.5%**	-	0.4%
Buses and Single-Unit Trucks	0	0	0	0	**0**	-	1	0	0	0	**1**	-	0	5	0	0	**5**	-	0	10	0	0	**10**	-	16
% Buses and Single-Unit Trucks	0%	0%	0%	0%	**0%**	-	3.7%	0%	0%	0%	**1.9%**	-	0%	1.1%	0%	0%	**1.0%**	-	0%	2.6%	0%	0%	**2.4%**	-	1.7%
Pedestrians	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bicycles on Crosswalk	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	-	0	
% Bicycles on Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

*Pedestrians and Bicycles on Crosswalk. L: Left, R: Right, T: Thru, U: U-Turn

4. Hwy 377 at Blackjack Road - TMC

Wed Aug 24, 2022
PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour
All Classes (Lights, Articulated Trucks, Buses and Single-Unit Trucks, Pedestrians, Bicycles on Crosswalk)
All Movements
ID: 978842, Location: 33.311427, -96.975261

Provided by: C. J. Hensch & Associates Inc.
5215 Sycamore Ave.,
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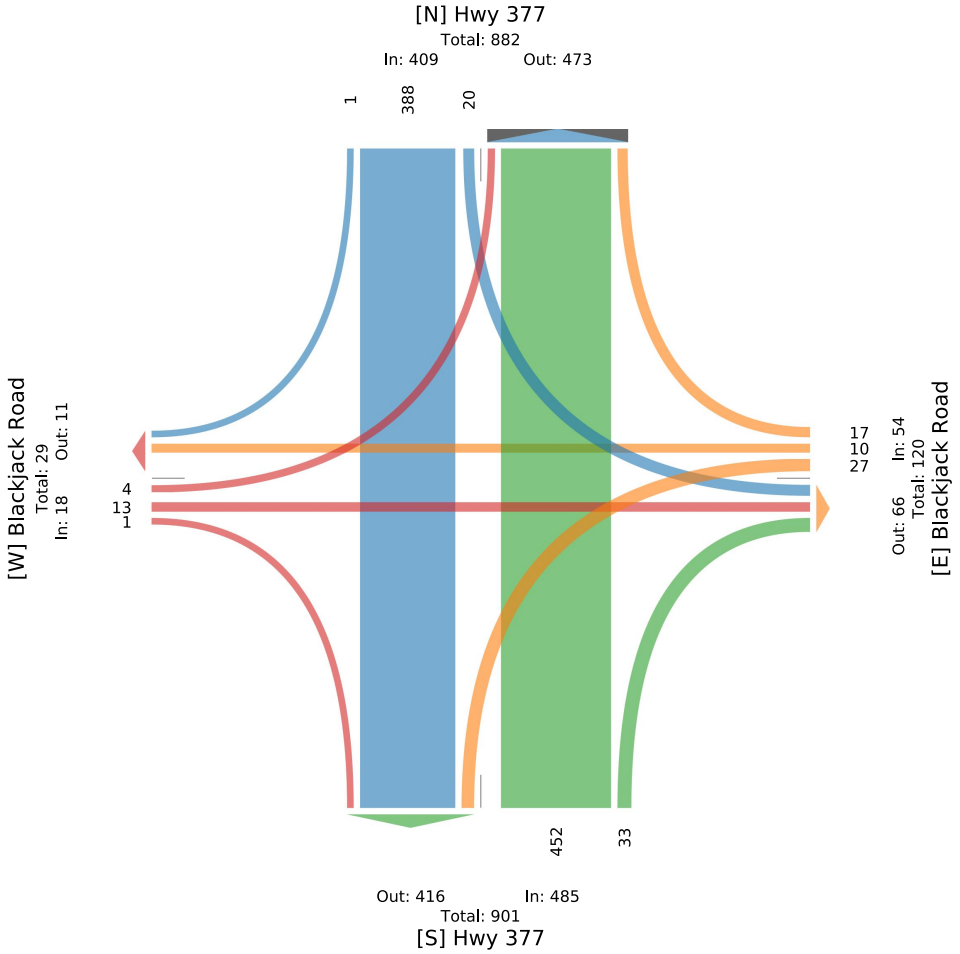
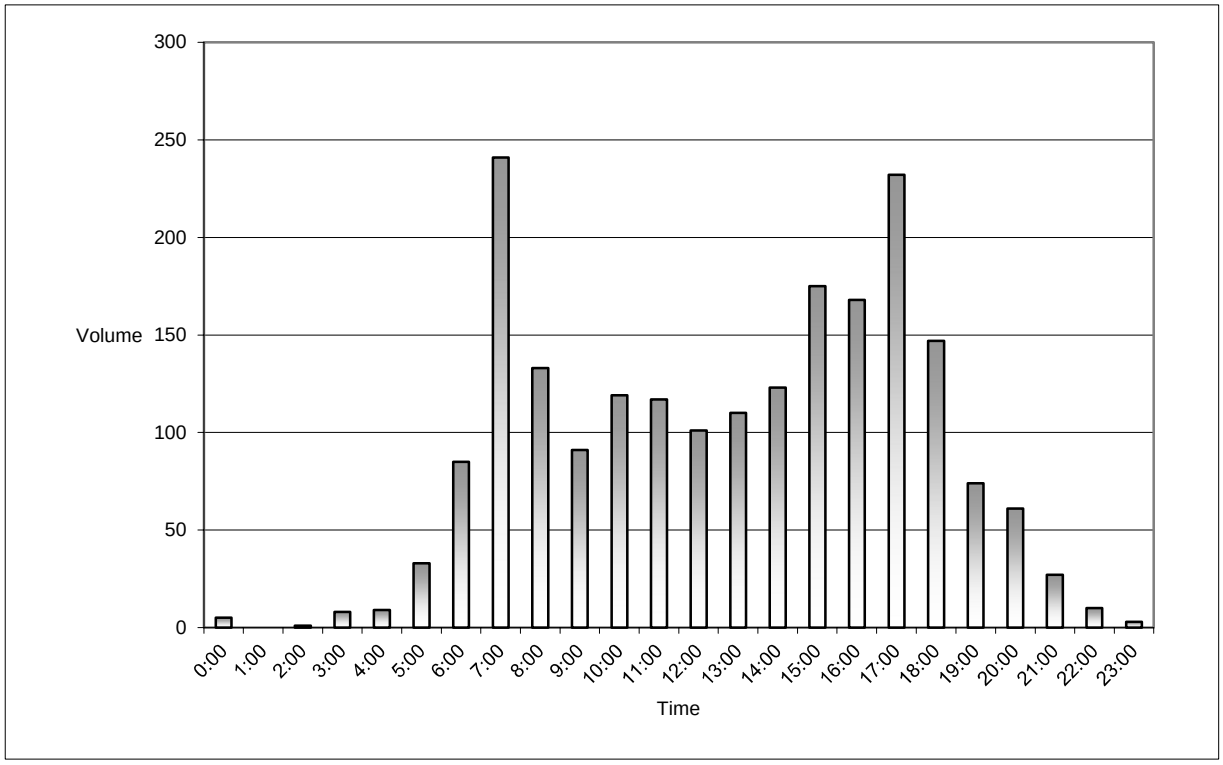


EB Spring Hill Road East of Highway 377

Date Began:
8/24/2022

TIME	0:00	0:15	0:30	0:45	Total
0:00	0	0	1	4	5
1:00	0	0	0	0	0
2:00	0	1	0	0	1
3:00	6	1	0	1	8
4:00	0	0	1	8	9
5:00	4	0	9	20	33
6:00	14	29	22	20	85
7:00	38	52	69	82	241
8:00	33	32	33	35	133
9:00	20	23	20	28	91
10:00	20	26	36	37	119
11:00	28	22	31	36	117
12:00	9	41	24	27	101
13:00	28	30	20	32	110
14:00	35	20	34	34	123
15:00	38	43	48	46	175
16:00	42	36	40	50	168
17:00	65	50	62	55	232
18:00	42	32	42	31	147
19:00	22	26	19	7	74
20:00	23	17	13	8	61
21:00	11	4	8	4	27
22:00	2	4	2	2	10
23:00	1	1	0	1	3
				TOTAL:	2073

The A.M. peak hour from 7:00 to 7:59 is 241
The P.M. peak hour from 17:00 to 17:59 is 232

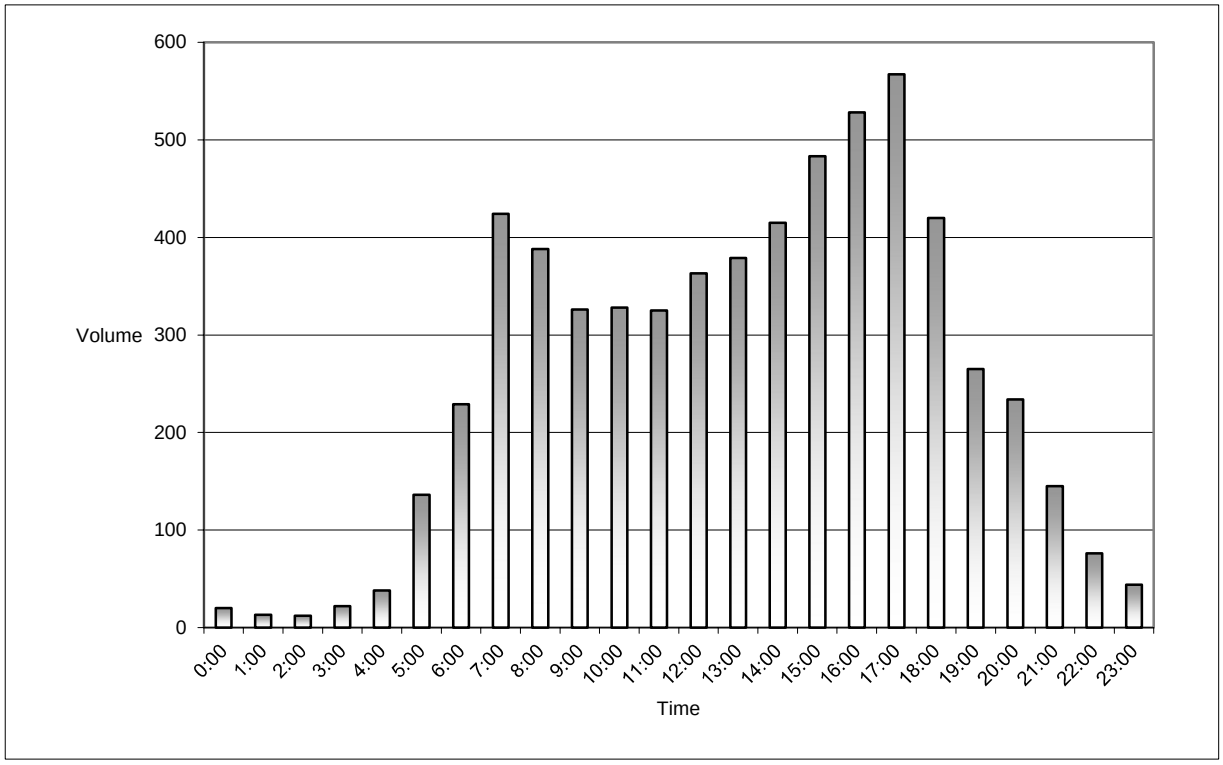


NB Highway 377 North of Spring Hill Road

Date Began:
8/24/2022

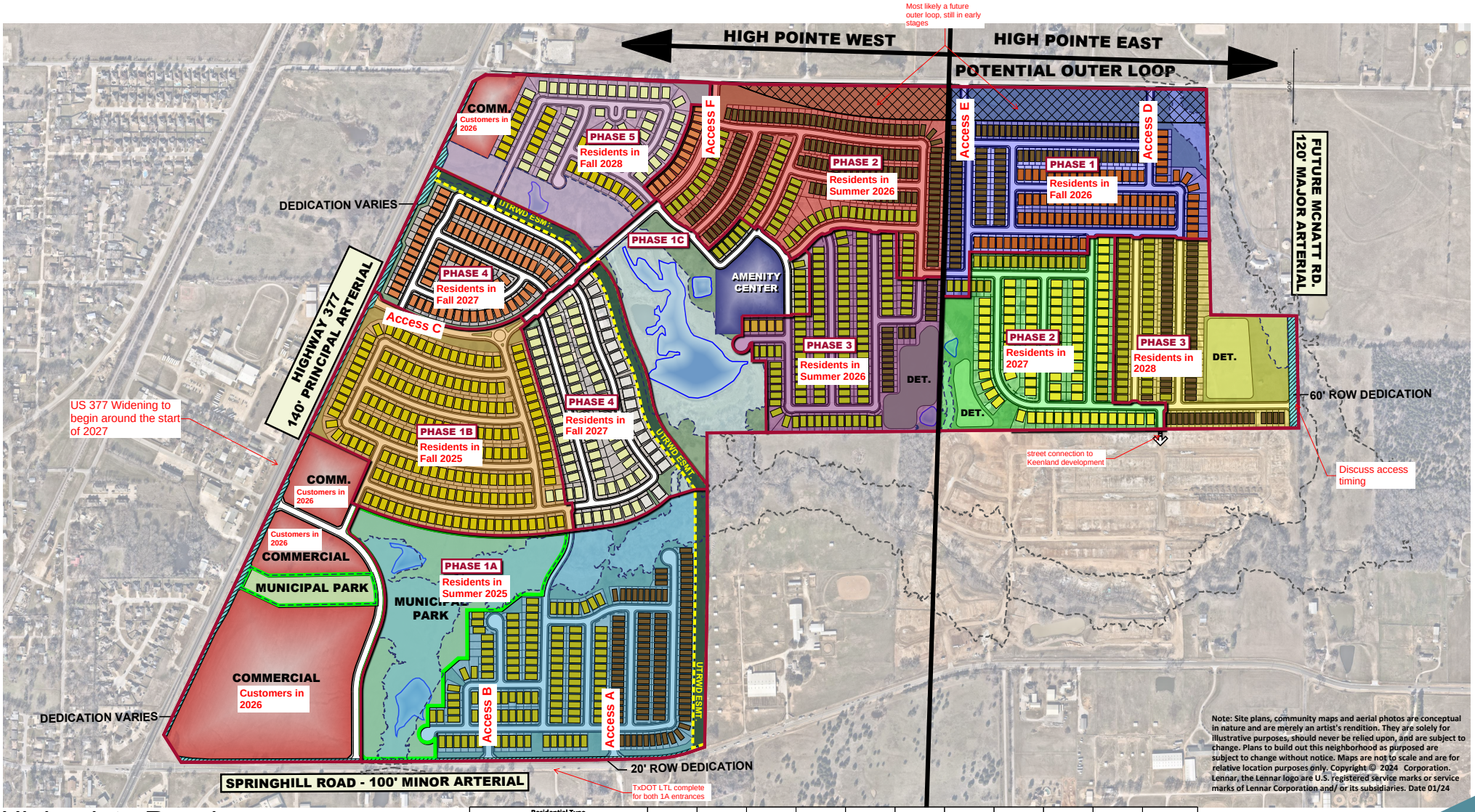
TIME	0:00	0:15	0:30	0:45	Total
0:00	6	4	6	4	20
1:00	5	1	5	2	13
2:00	3	6	1	2	12
3:00	10	4	2	6	22
4:00	6	4	12	16	38
5:00	24	28	36	48	136
6:00	54	57	52	66	229
7:00	88	102	117	117	424
8:00	90	92	97	109	388
9:00	69	92	79	86	326
10:00	72	90	62	104	328
11:00	78	73	84	90	325
12:00	80	96	93	94	363
13:00	83	84	102	110	379
14:00	96	101	110	108	415
15:00	112	125	134	112	483
16:00	128	142	119	139	528
17:00	146	112	159	150	567
18:00	118	131	87	84	420
19:00	74	64	62	65	265
20:00	68	65	48	53	234
21:00	36	34	40	35	145
22:00	26	20	16	14	76
23:00	10	19	10	5	44
				TOTAL:	6180

The A.M. peak hour from 7:15 to 8:14 is 426
The P.M. peak hour from 17:00 to 17:59 is 567



Kimley»Horn

HIGH POINTE RANCH PHASING PLAN



Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

Highpointe Ranch
Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right of Way Dedication	9.5	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
MTRWD Easement	8.5	1.8%
Total	460.8	100.0%

Potential Outer Loop (Overlay)

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Name	Pad Size	Lot Size											
	Cottage	30'x75'	40'x115'	106	-	-	149	21	-	-	98	-	73	447
	Cottage	30'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	35'x75'	50'x120'	119	-	13	57	119	-	-	3	22	44	377
	Watermill	35'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
	Watermill	35'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
	Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
	Classic	40'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	40'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	40'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				225	184	13	219	145	172	71	192	114	117	1452

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME
LAST SAVED
K:\FRI_CIVIL\063451861-HIGH POINTE RANCH\CADD\EXHIBITS\PLANSHEETS\PHASING PLAN 20240517.DWG
6/18/2024 1:11 PM

Kimley»Horn

US 377 IMPROVEMENTS MEMO

Kimley»Horn

Technical Memorandum

To: City of Aubrey

From: Nathan New, P.E.
Jaric Jones, AICP
Kimley-Horn & Associates Inc.

Date: February 13, 2024

RE: Traffic Study – US 377 Improvements
High Pointe Ranch
Aubrey, Texas

STUDY PURPOSE

Kimley-Horn and Associates, Inc. (KH) was retained last year to complete a Traffic Impact Analysis (TIA) for the proposed High Pointe Ranch on US 377 in Aubrey, Texas. The original TIA was completed and submitted to the City and TxDOT on July 12, 2023. The proposed residential development is being planned northeast of US 377 and Spring Hill Road. The study intersections and development area included in the original TIA are shown in **Figure 1**.

The purpose of this memorandum is to formally request the delay of Phase 1B mitigations from the original High Pointe Ranch TIA on US 377 until the roadway is expanded by TxDOT. Based on information from TxDOT, the construction for US 377 is planned to start in 2026. Based on the development construction schedule, homes are not anticipated to be constructed until Spring of 2025, with residents moving in during the Fall of 2025 and Spring of 2026, coinciding with the planned construction of TxDOT improvements along US 377 in 2026.

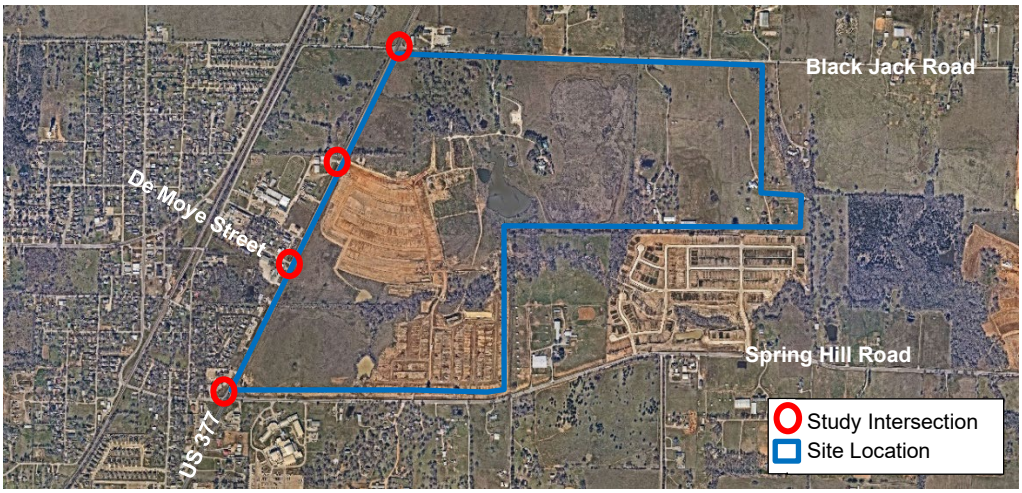


Figure 1. TIA Study Area

PHASE 1 PLANNED DEVELOPMENT UPDATES

The development, as proposed, includes 1,450 single-family residential homes to be built in six phases. While the total number of lots remains the same as what was submitted in the original TIA, the phasing order and number of houses constructed in each phase has changed slightly.

Since this memo is focused on mitigation requirements through Phase 1B, the emphasis of the content is centered around Phase 1A and Phase 1B. There will be an updated TIA submitted at a later date to document the phase changes and other updates to the original TIA. When comparing the original TIA to the current plan through Phase 1B, there is very little change.

The most recent unit count for Phase 1A & Phase 1B is as follows:

- Phase 1A: 225 single-family residential homes (same as original TIA)
- Phase 1B: 184 single-family residential homes (analyzed at 205 in original TIA)

The following sections of this document summarize what was presented in the original TIA but focus on Phase 1. For more information, please refer to the original TIA that was submitted on July 12, 2023.

ROADWAY CONDITIONS

US 377 is a two-lane undivided road and connects north to Pilot Point and south to University Drive (US 380). The posted speed limit is 55 MPH. 24-hour machine counts were collected near the site on US 377 in 2022. Volumes from 2022 were grown by three (3) percent for one year to reflect the updated 2023 existing year. The 24-hour count showed the daily volume on US 377 as 12,426 vehicles per day (vpd). When the 2022 24-hour count is grown by three (3) percent to reflect the 2023 existing year, the daily volume on US 377 is 12,799 vpd. Peak hour turning movement counts were collected at the study intersections along US 377 during the AM and PM peak hours, and the existing traffic volumes are reflected in **Figure 2**. US 377 has a TxDOT roadway functional classification as a Principal Arterial, and US 377 continues north/south through the area.

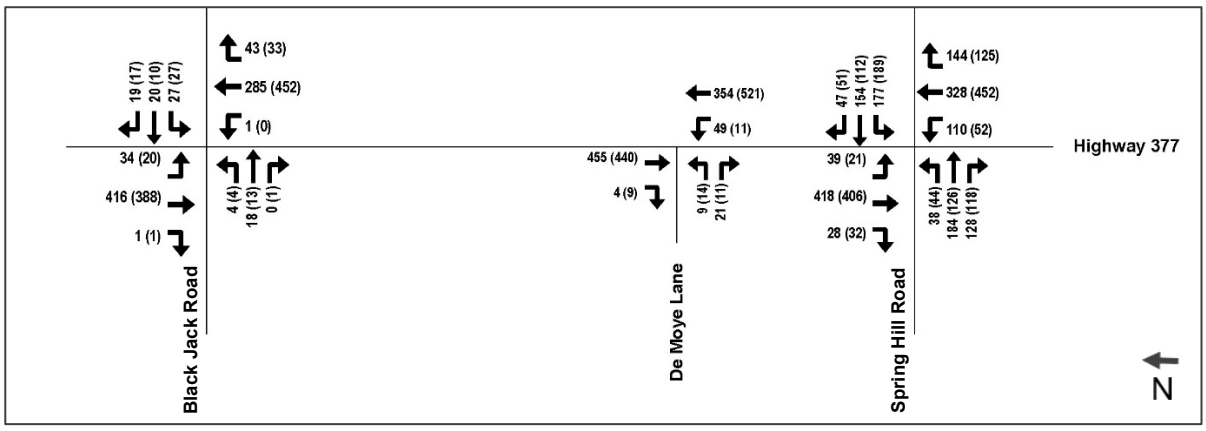


Figure 2. Existing Traffic Volumes

TRIP GENERATION

Trip generation from the original TIA proposed development were analyzed based on number of dwelling units formulae from *ITE Trip Generation, 11th Edition*. The proposed site plan for the development is attached at the end of this report. **Table 1** shows the resulting trip generation for Phase 1A and Phase 1B.

Table 1. Trip Generation Analysis

Land Uses	Amount	Units	ITE Code	Daily One-Way Trips	AM Peak Hour One-Way Trips			PM Peak Hour One-Way Trips		
					IN	OUT	TOTAL	IN	OUT	TOTAL
Single Family Detached Housing (Phase 1A)	225	DU	210	2,128	41	115	156	134	79	213
Single Family Detached Housing (Phase 1B)	205	DU	210	1,953	37	106	143	123	72	195

Trip Generation rates based on *ITE's Trip Generation Manual*, 11th Edition.

TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of the site-generated traffic volumes in to and out of the site driveways and onto the street system was based on the area street system characteristics, existing traffic patterns, and the locations of the proposed driveway access to/from the site. Based on existing counts, during the Phase 1B opening, 25% of the site traffic was assumed to/from the north and 45% to/from the south on US 377 and 15% to/from the west and 15% to/from the east on Spring Hill Road.

Figure 3 shows the resulting inbound and outbound assignments of the site traffic along US 377. It is expected that some traffic will access the site via the driveways on Spring Hill Road, and the roadway and associated intersections are not included in this memo.

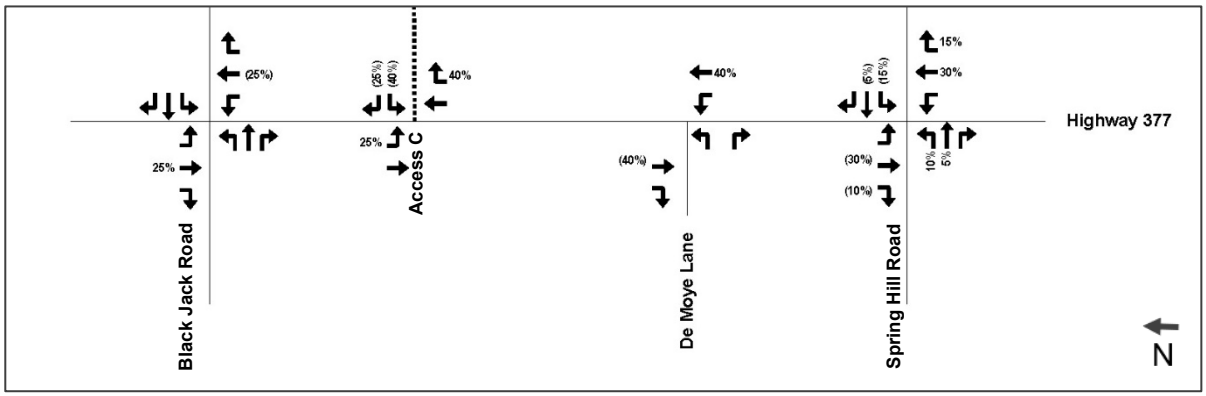


Figure 3. Trip Distribution and Traffic Assignment

TRAFFIC VOLUMES

The resulting site weekday AM and PM peak hour turning movements in **Figure 4** are calculated by multiplying the new external trip generation by the respective traffic assignment percentages. These traffic volumes also included in the existing traffic on US 377 to reflect the existing plus site traffic volumes reflected in **Figure 5**.

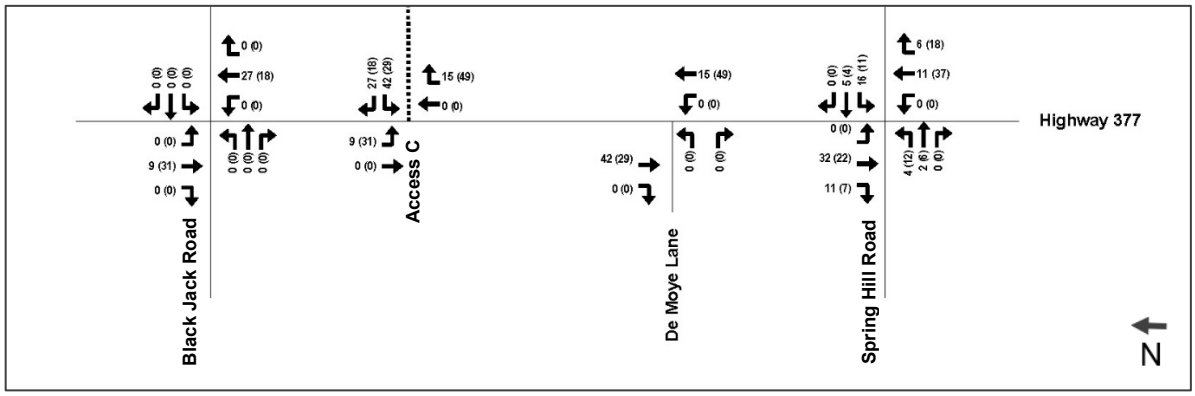


Figure 4. Site-Generated Traffic Volumes

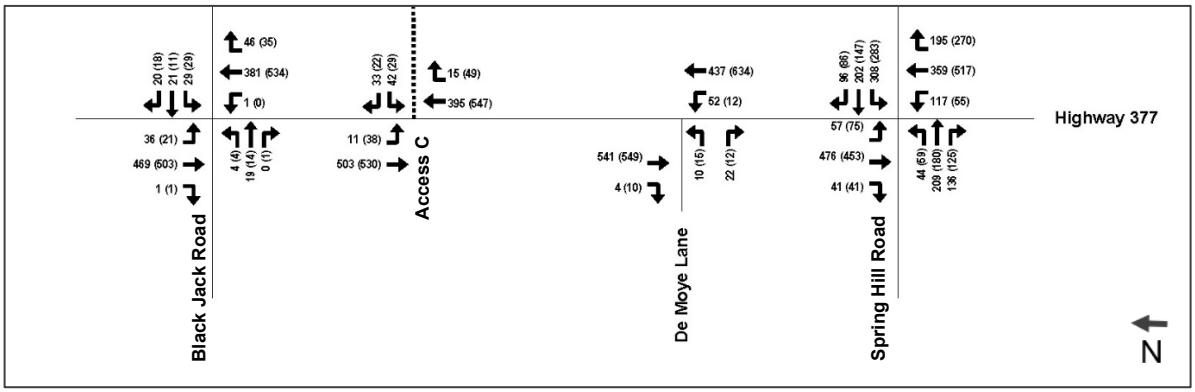


Figure 5. Total Traffic Volumes

LEFT-TURN LANE ANALYSIS

The site driveway along US 377 was evaluated for a left-turn lane in the original TIA. The criteria for left-turn lanes under the guidelines of TxDOT is based on major road and left-turn volume. Volumes for the three scenarios were analyzed to determine when left-turn lane thresholds would be met at Access C for Phase 1B. Based on the projected volumes at Phase 1B buildout, Access C will meet left-turn lane thresholds. **Table 3** below shows the volumes during the applicable scenario years when the driveway meets the left-turn lane threshold.

Table 3. Original TIA Left-Turn Lane Analysis

Site Criteria	Highway 377 at Access C	
	AM Peak	PM Peak
Left-Turn Lane Peak Hour Volume	11	38
TxDOT's Threshold for Major Road Peak Hour Volume (veh/hr/ln)	100	< 50
Major Road Peak Hour Volume (veh/hr/ln)	465	585
Left Turn Threshold Met?	*Yes*	*Yes*
Left-Turn Lane Recommended?	**Yes**	

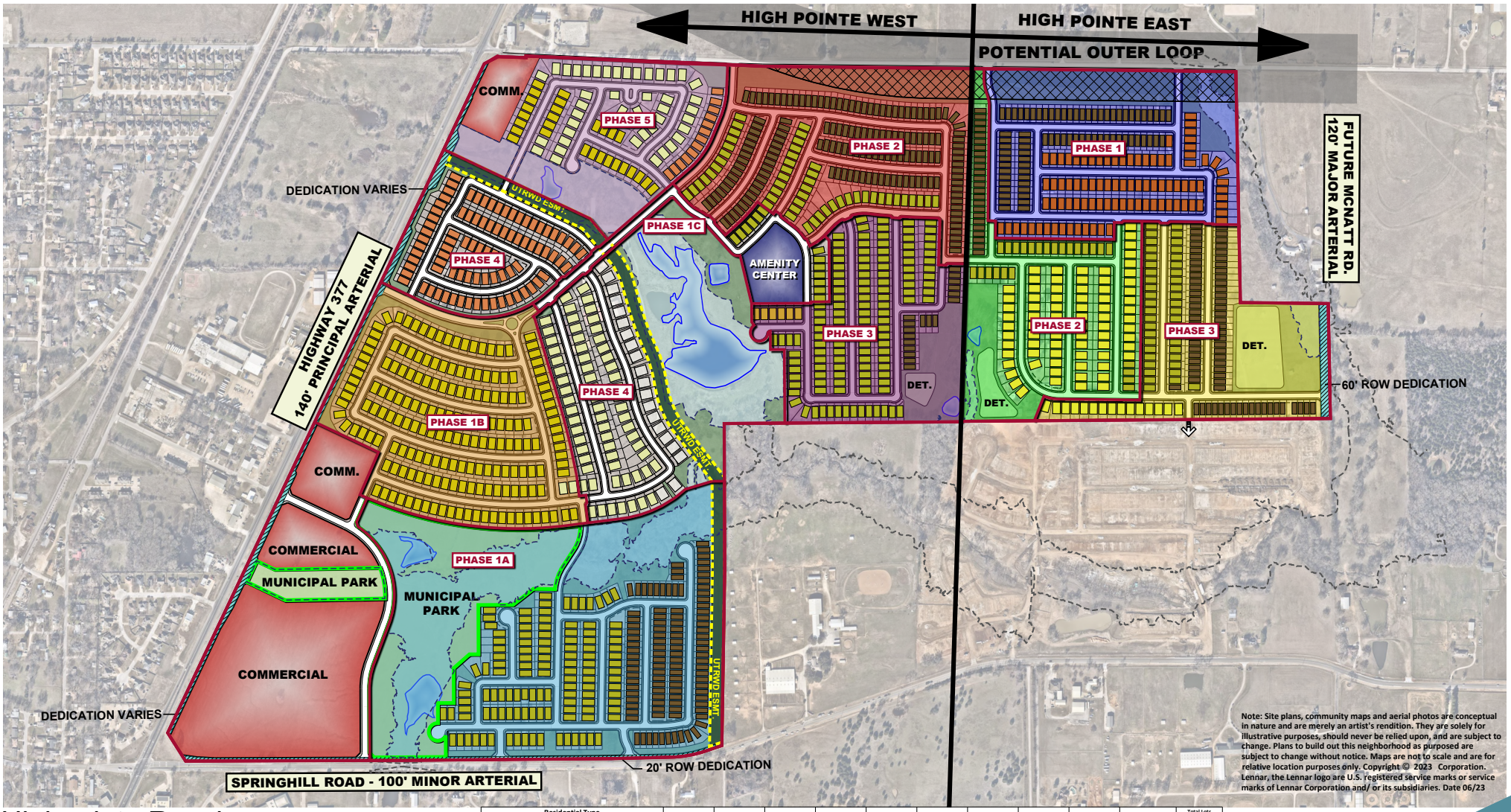
CONCLUSION

Based on the results of the left-turn lane analysis, adding a left-turn deceleration lane on US 377 to Access C is justified to address Phase 1B build-out turning movements. Since the original TIA, more information has been obtained from TxDOT regarding the timing of the US 377 expansion. Based on recent discussions, the expansion will coincide with the opening of Phase 1B. Due to this overlap, it is recommended that the construction of the turn lane be delayed until the TxDOT project has been completed or the left turn lane be incorporated into the current TxDOT design.

While the total number of lots remains the same, the phasing order and number of houses constructed in each phase have changed since the original TIA was submitted. Phase 1A and Phase 1B are under construction, and an updated TIA will be resubmitted to reflect the changes in future phasing.

Attachments:

1. Updated Site Plan



Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2023 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 06/23

Highpointe Ranch

Phasing Plan

Aubrey Texas
October 2023

Land Use Acreage Summary

Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.5	2.0%
Open Space / Floodplain / Detention	82.7	17.9%
Municipal Park	29.9	6.5%
Amenity Center	3.7	0.8%
UTRWD Easement	8.5	1.8%
Total	460.8	100.0%

Potential Outer Loop Overlay

Residential Type				Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
	Name	Pad Size	Lot Size											
	Cottage	30'x75'	40'x115'	106	-	-	149	18	-	-	74	24	73	444
	Cottage	30'x75'	50'x120'	-	-	-	-	-	-	-	91	-	-	91
	Watermill	35'x75'	50'x120'	119	-	13	51	125	-	-	-	25	44	377
	Watermill	35'x75'	55'x130'	-	-	-	-	6	-	-	-	-	-	6
	Watermill	35'x75'	60'x130'	-	-	-	-	-	-	-	-	77	15	92
	Classic	40'x75'	50'x120'	-	-	-	-	-	86	13	-	-	-	99
	Classic	40'x75'	55'x130'	-	182		-	-	-	28	-	-	-	210
	Classic	40'x75'	65'x130'	-	2		-	-	66	43	-	-	-	111
	Classic	40'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots				225	184	13	200	149	172	84	165	126	132	1450

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
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State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

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Kimley»Horn

RESIDENTIAL AND RETAIL TRIP DISTRIBUTION

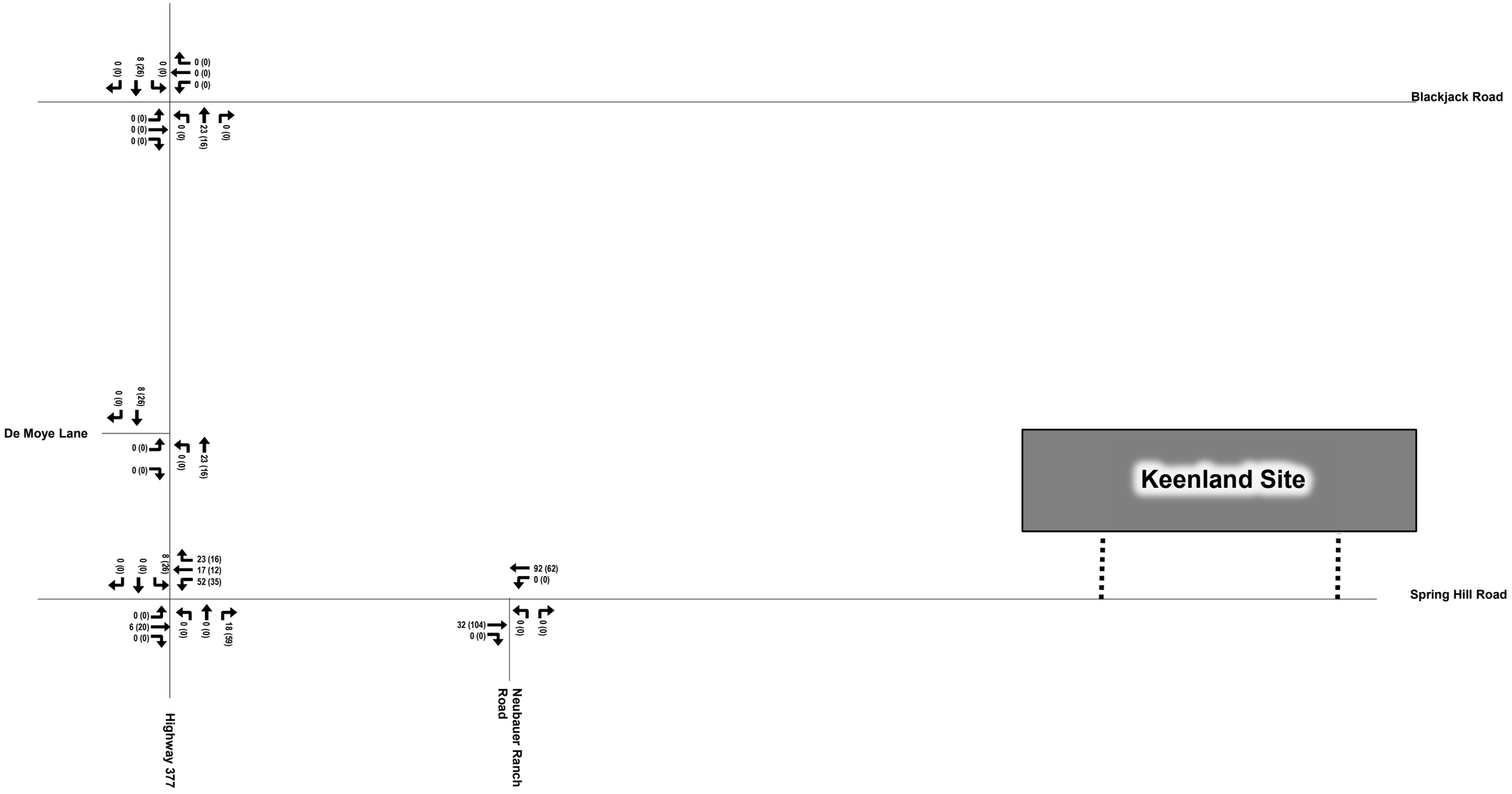


EXHIBIT A1

Site-Generated Traffic Volumes: Keenland Background Site

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

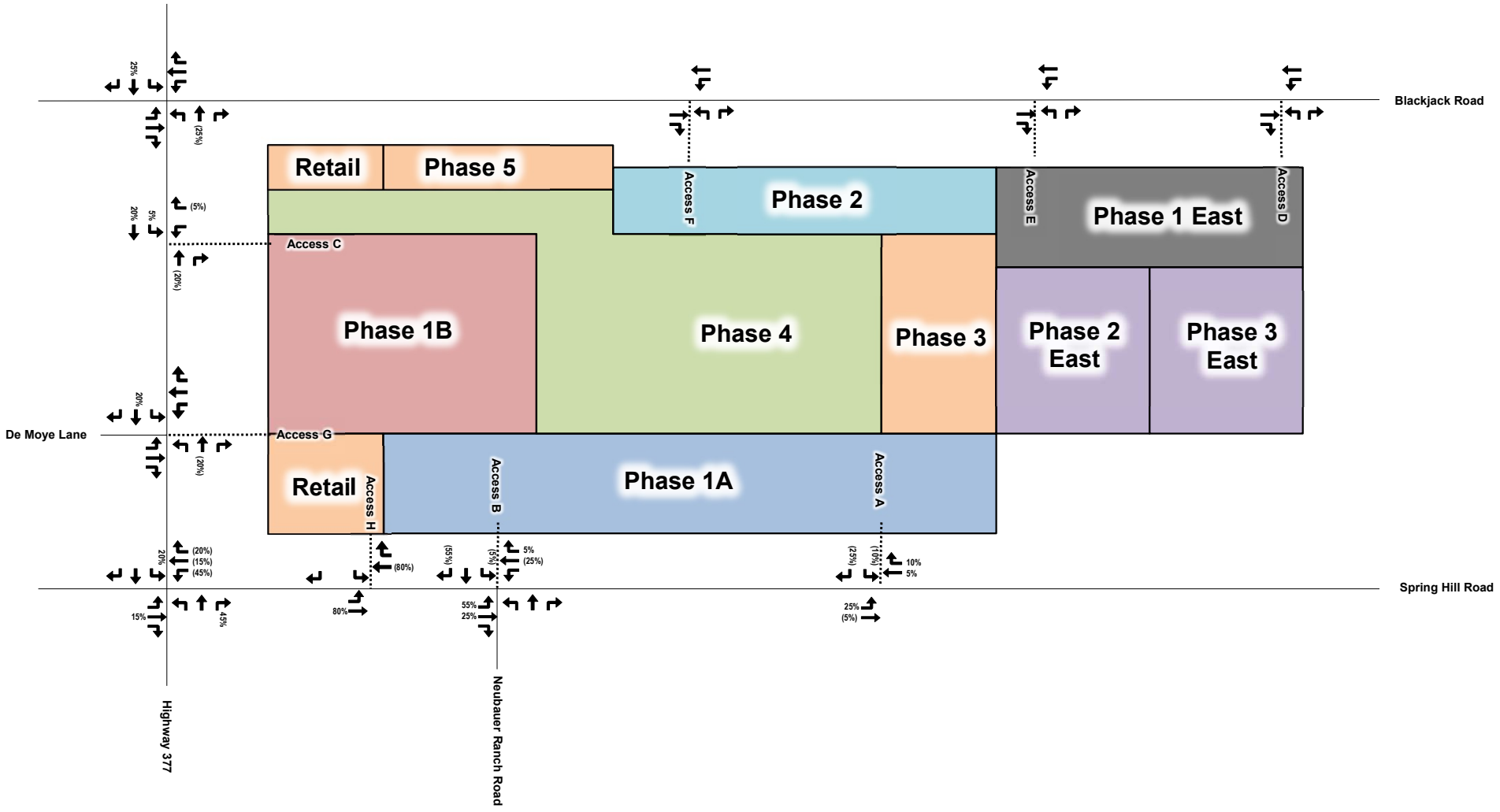


EXHIBIT A2

Trip Distribution and Traffic Assignment: Phase 1A

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North
Not To Scale

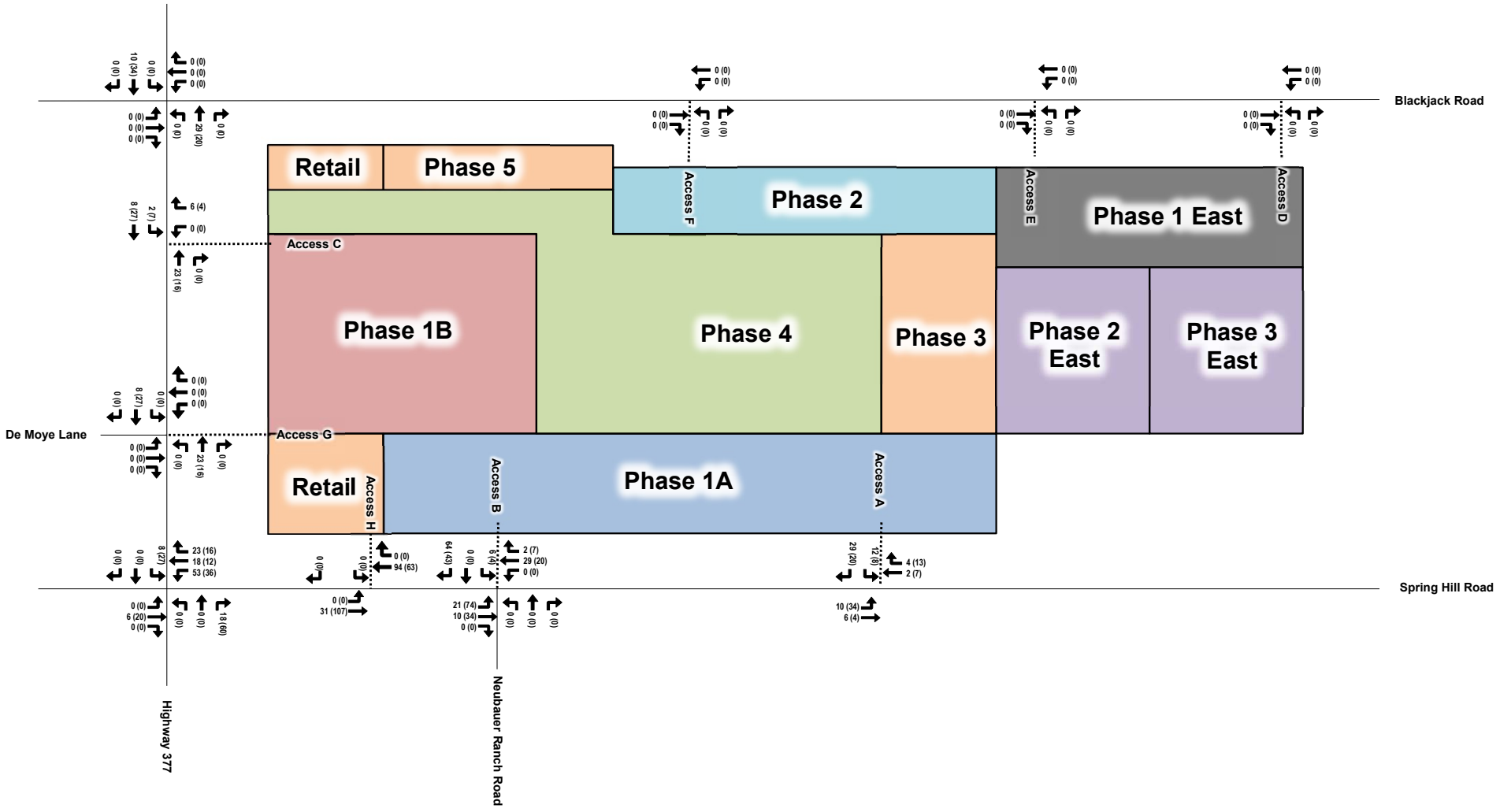


EXHIBIT A3

Site-Generated Traffic Volumes: Phase 1A

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

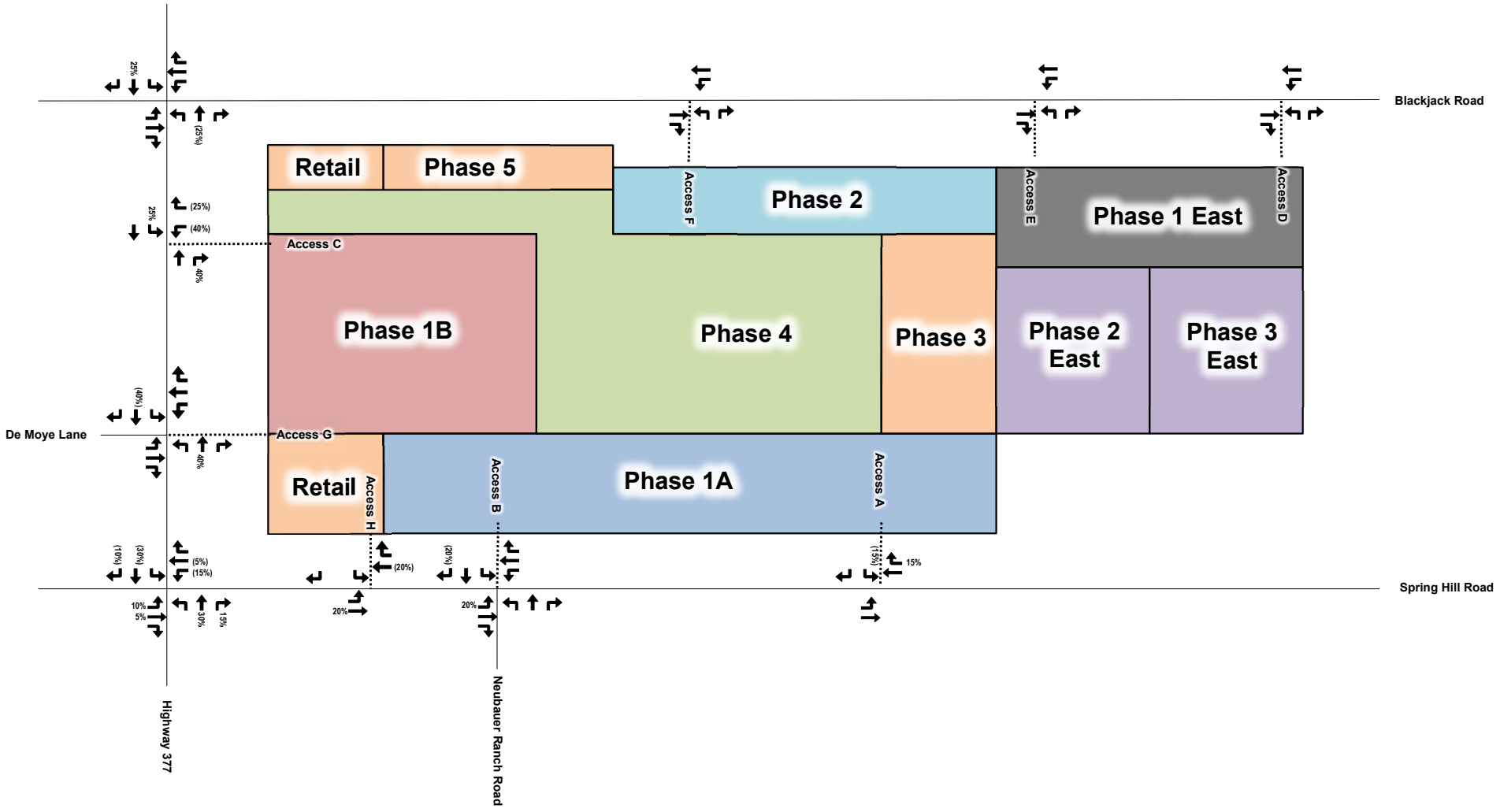


EXHIBIT A4

Trip Distribution and Traffic Assignment: Phase 1B

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

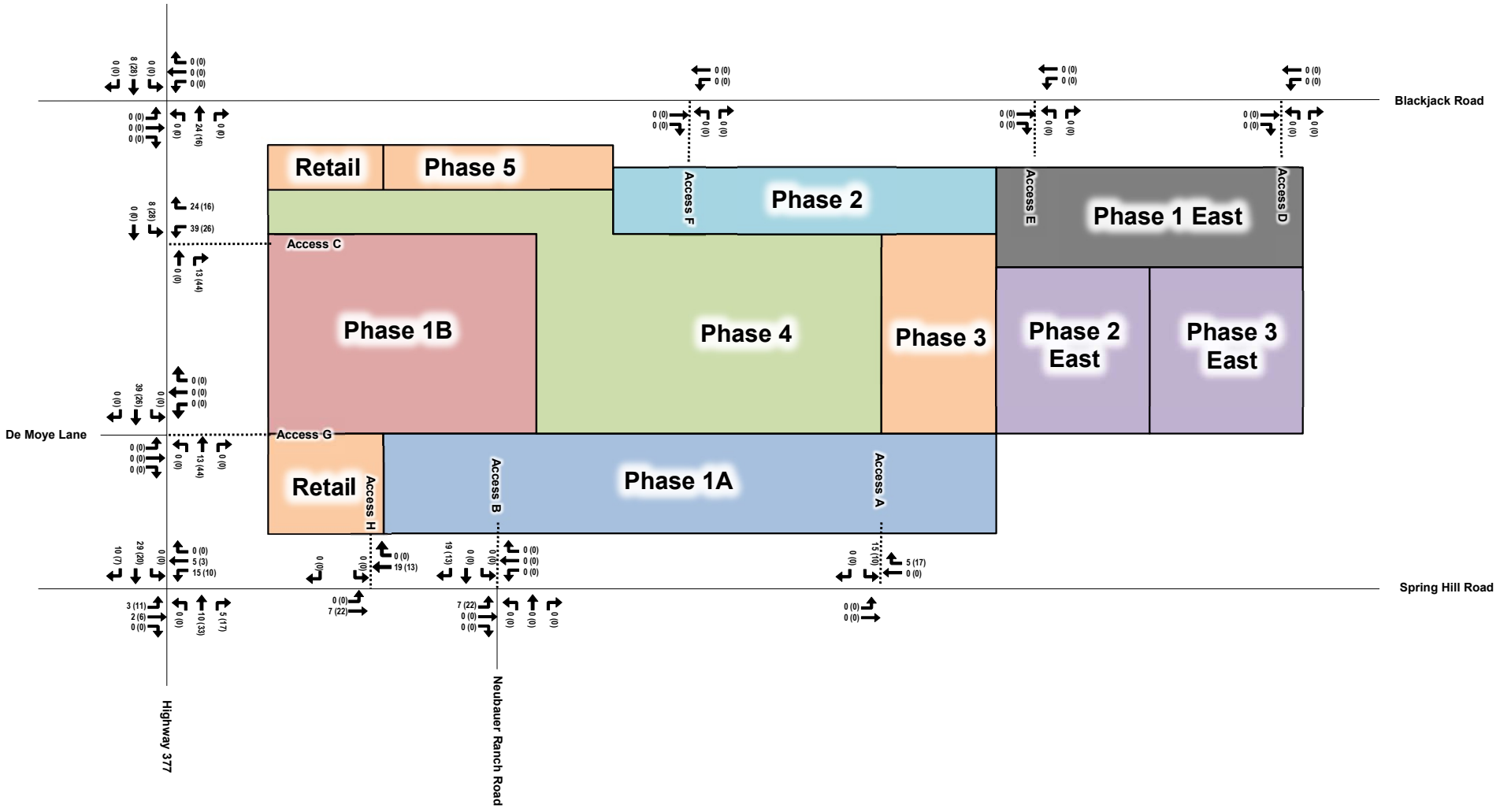


EXHIBIT A5

Site-Generated Traffic Volumes: Phase 1B

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North
Not To Scale

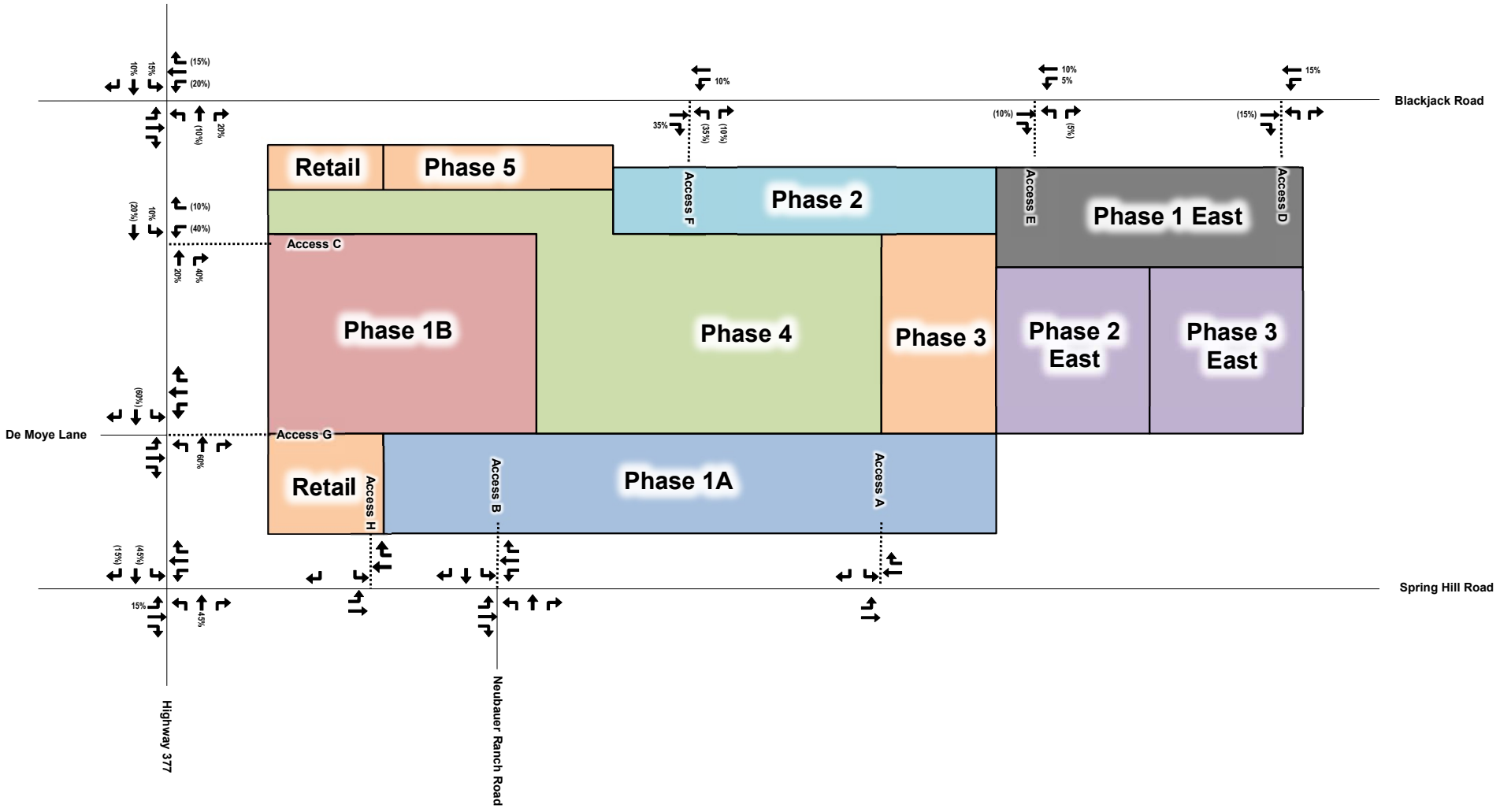


EXHIBIT A6

Trip Distribution and Traffic Assignment: Phase 2 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North
Not To Scale

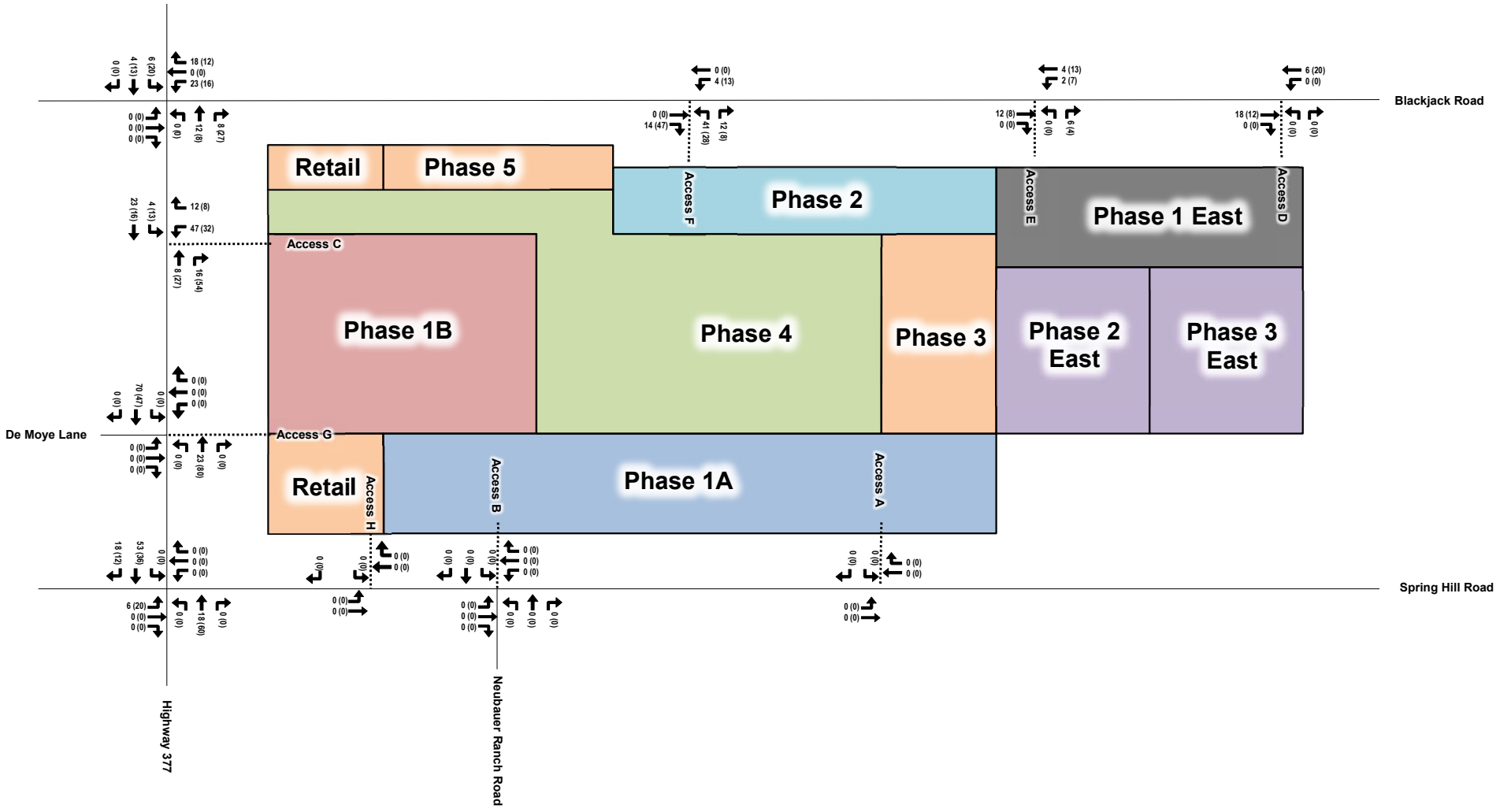


EXHIBIT A7

Site-Generated Traffic Volumes: Phase 2 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

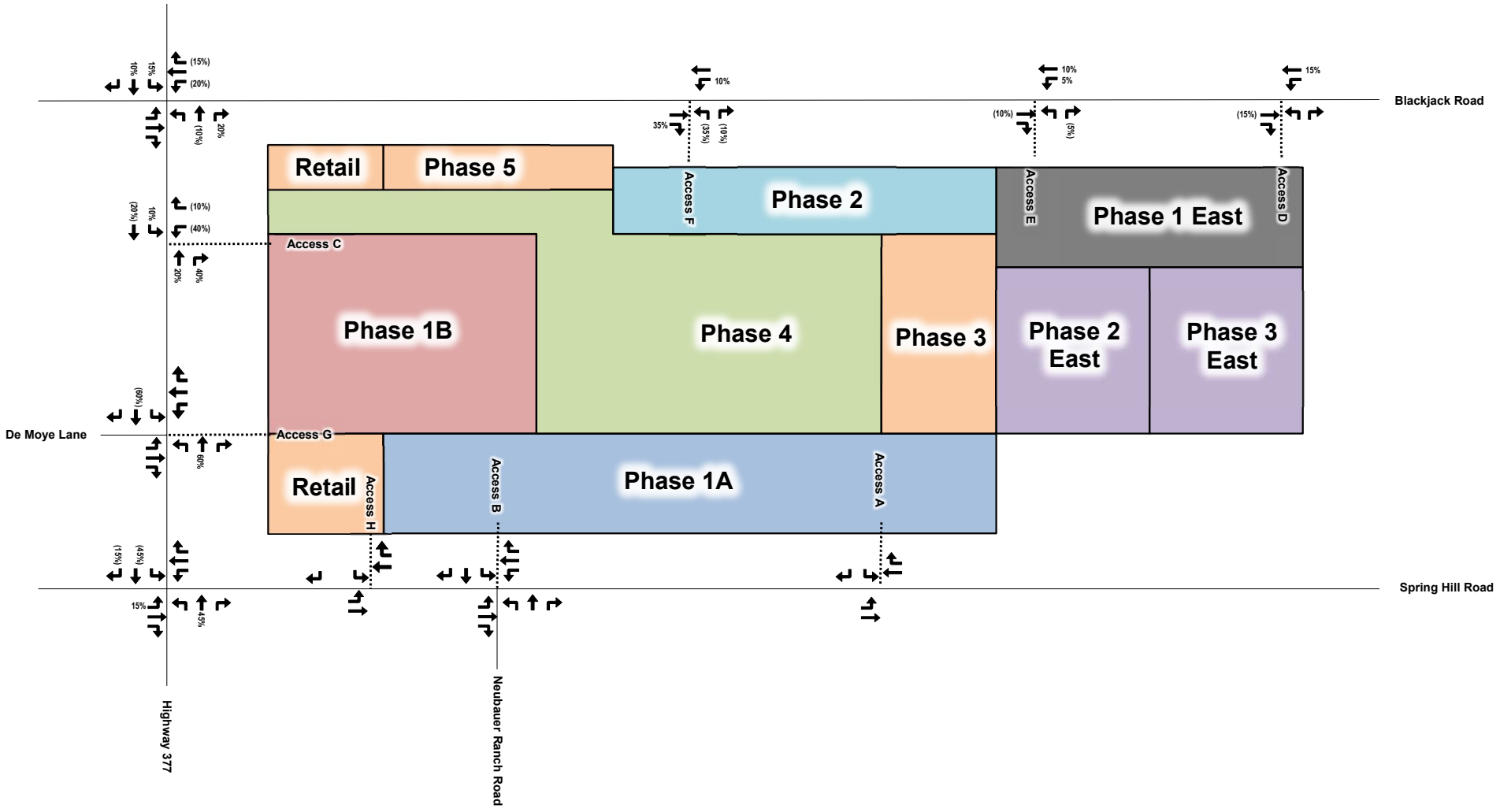


EXHIBIT A8

Trip Distribution and Traffic Assignment: Phase 3 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

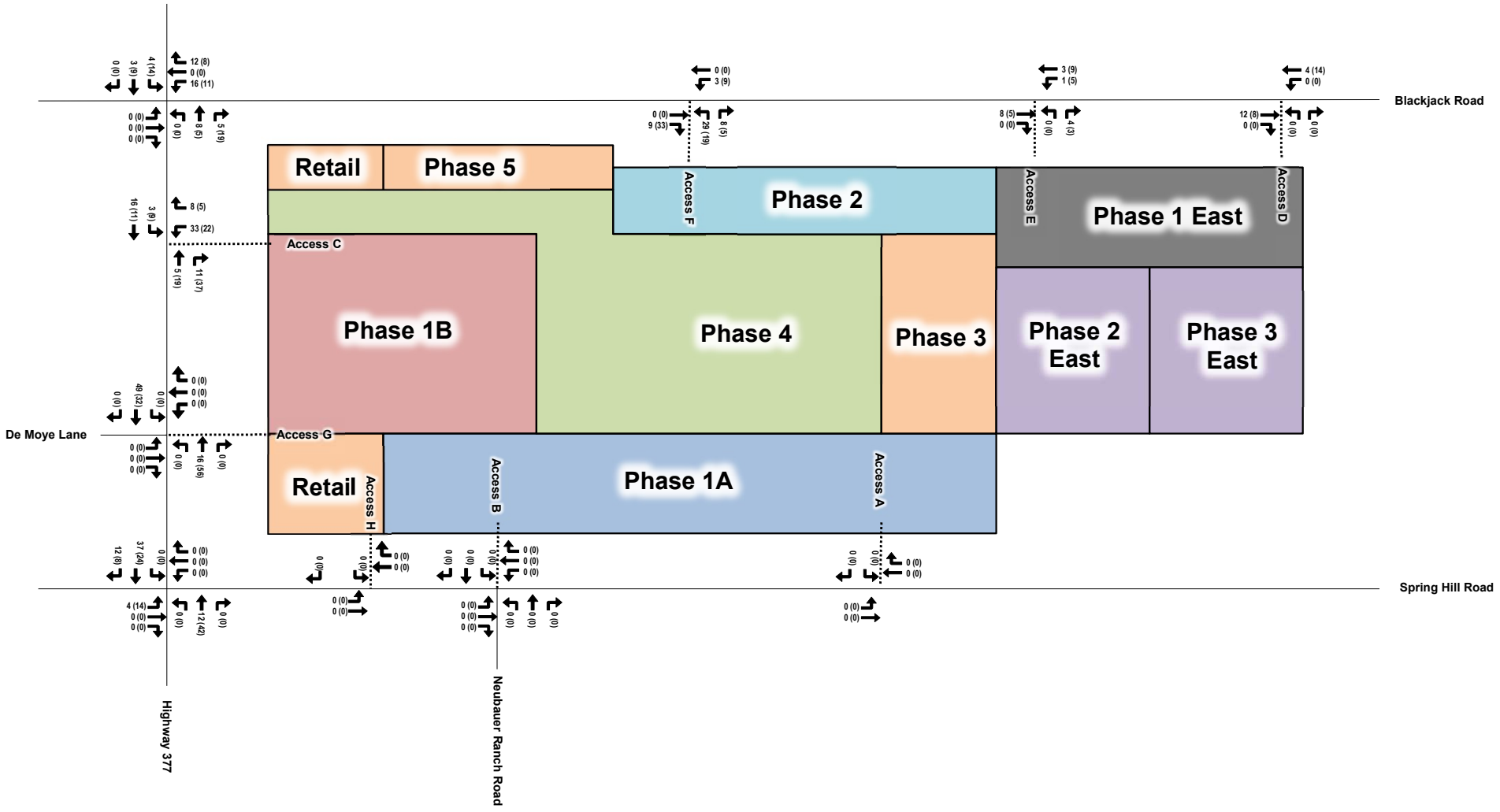


EXHIBIT A9

Site-Generated Traffic Volumes: Phase 3 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

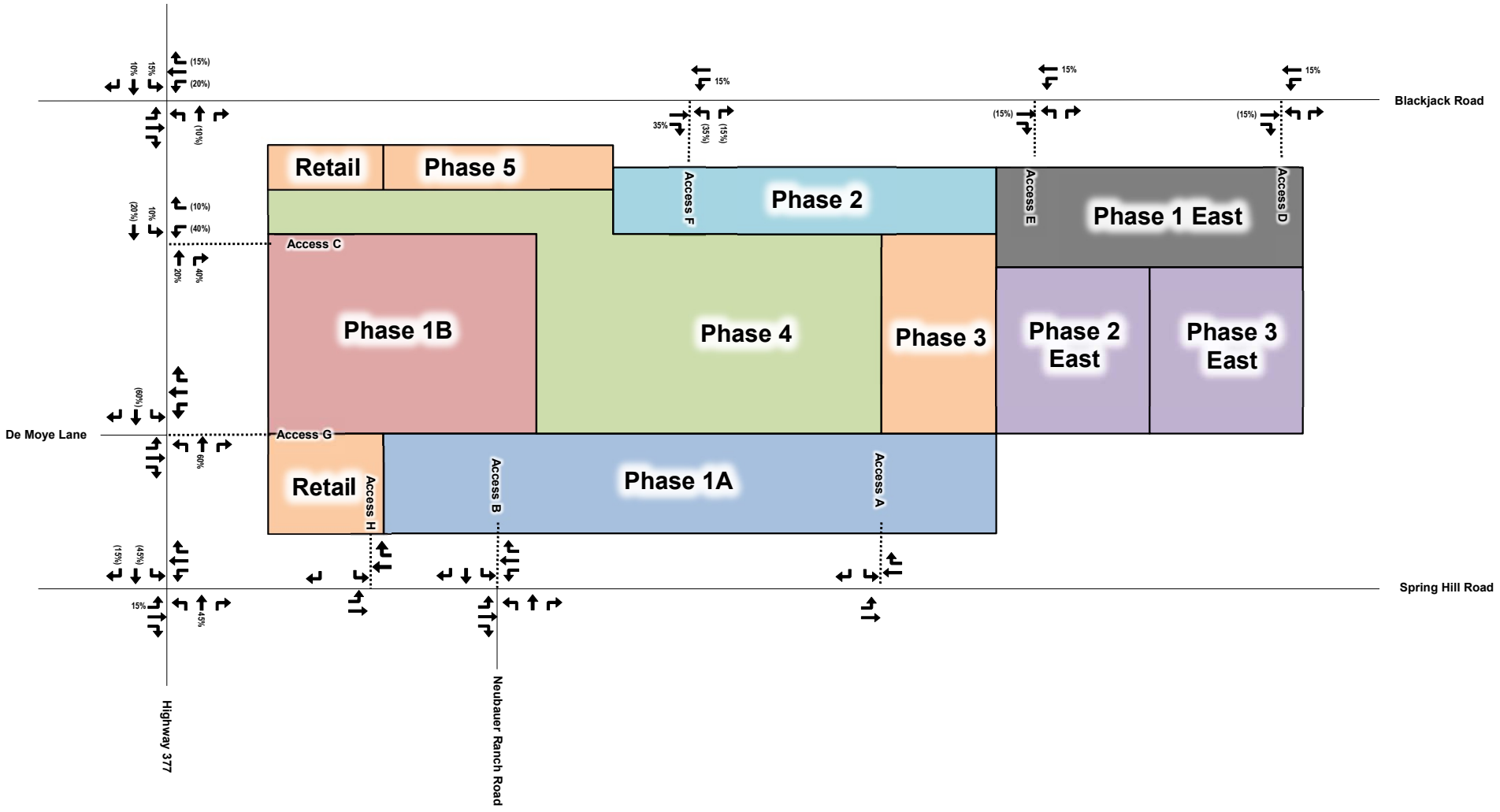


EXHIBIT A10

Trip Distribution and Traffic Assignment: Phase 4 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

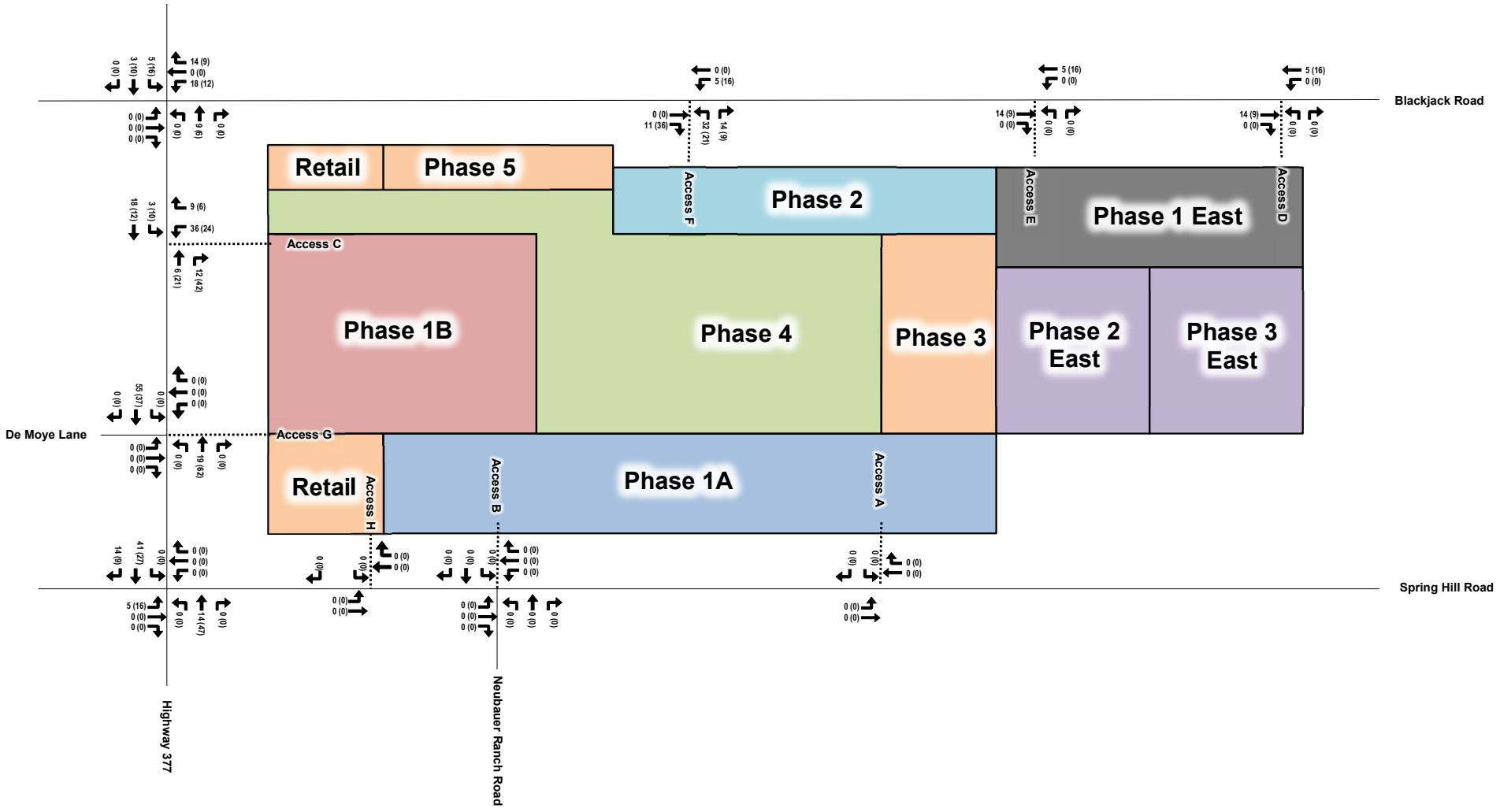


EXHIBIT A11

Site-Generated Traffic Volumes: Phase 4 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

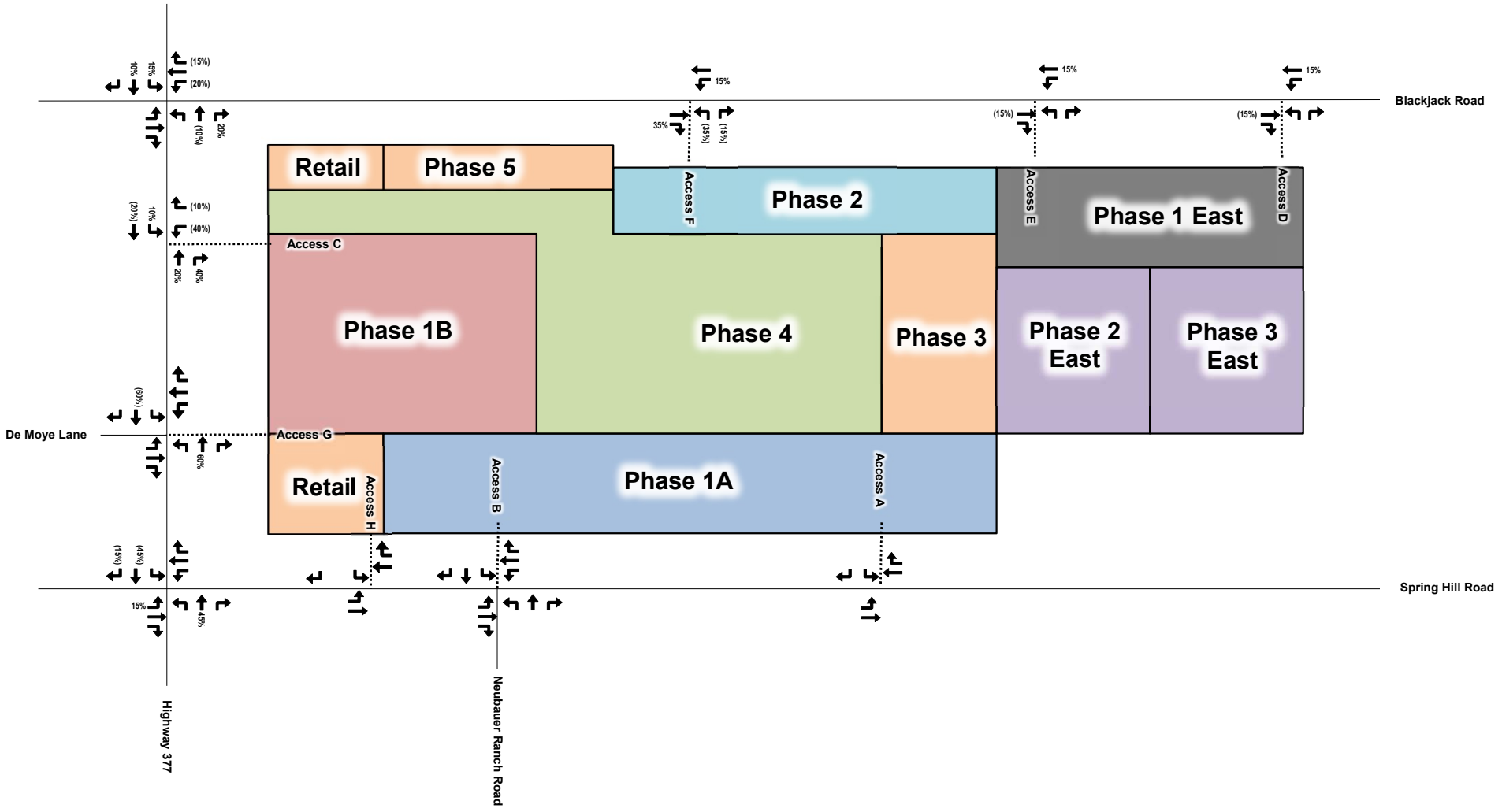


EXHIBIT A12

Trip Distribution and Traffic Assignment: Phase 5 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

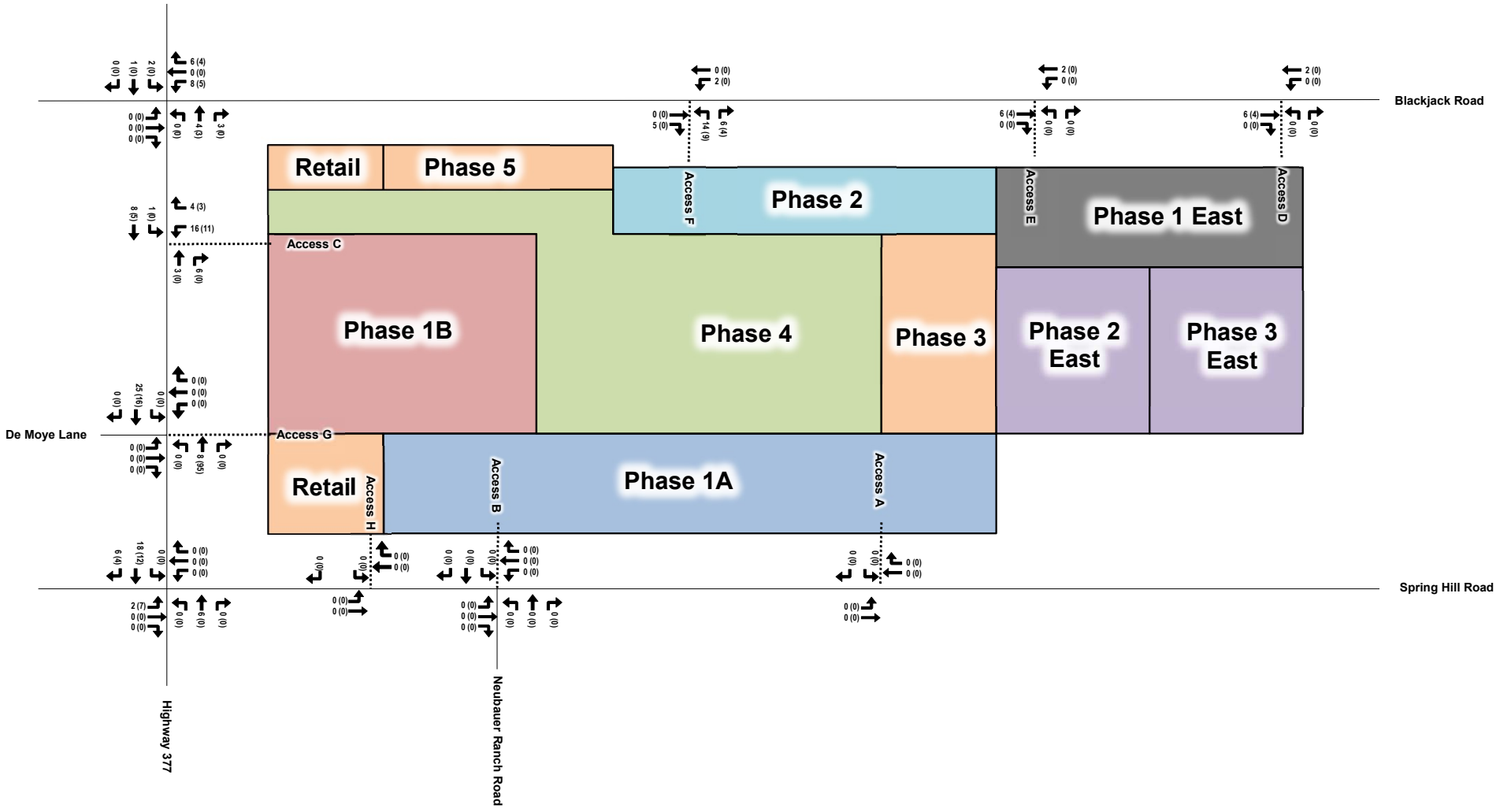


EXHIBIT A13

Site-Generated Traffic Volumes: Phase 5 West

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

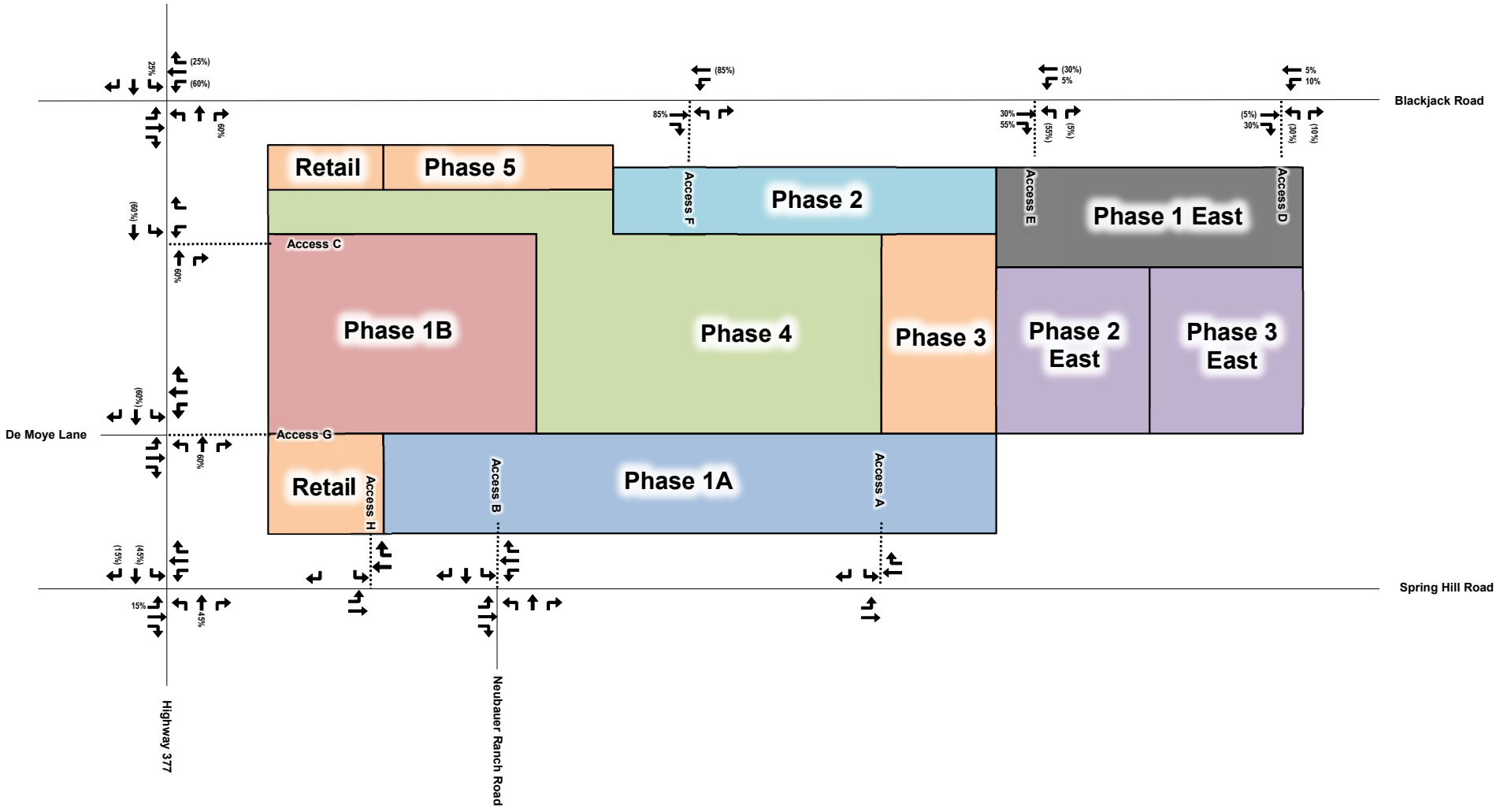


EXHIBIT A14

Trip Distribution and Traffic Assignment: Phase 1 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

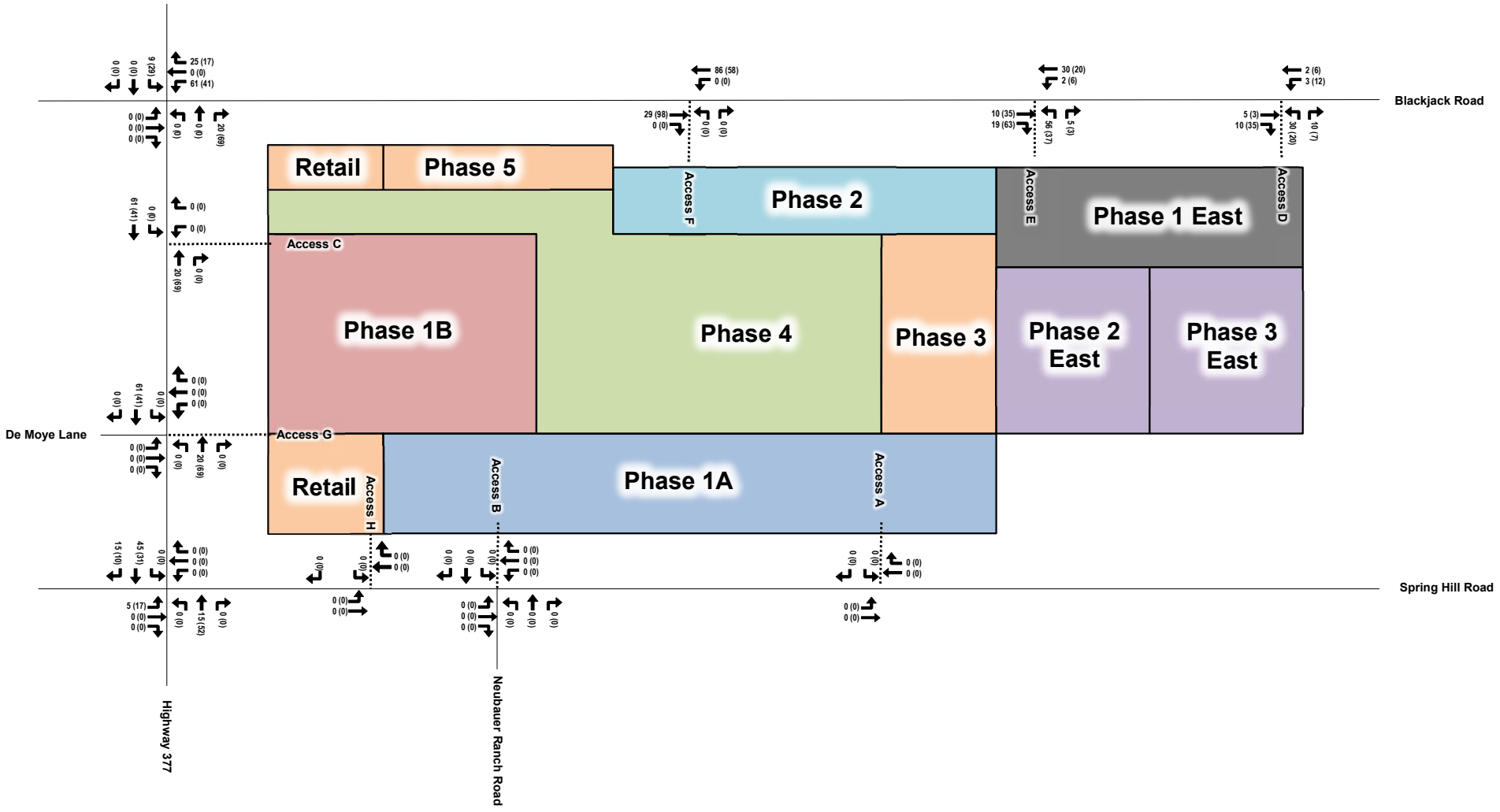


EXHIBIT A15

Site-Generated Traffic Volumes: Phase 1 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

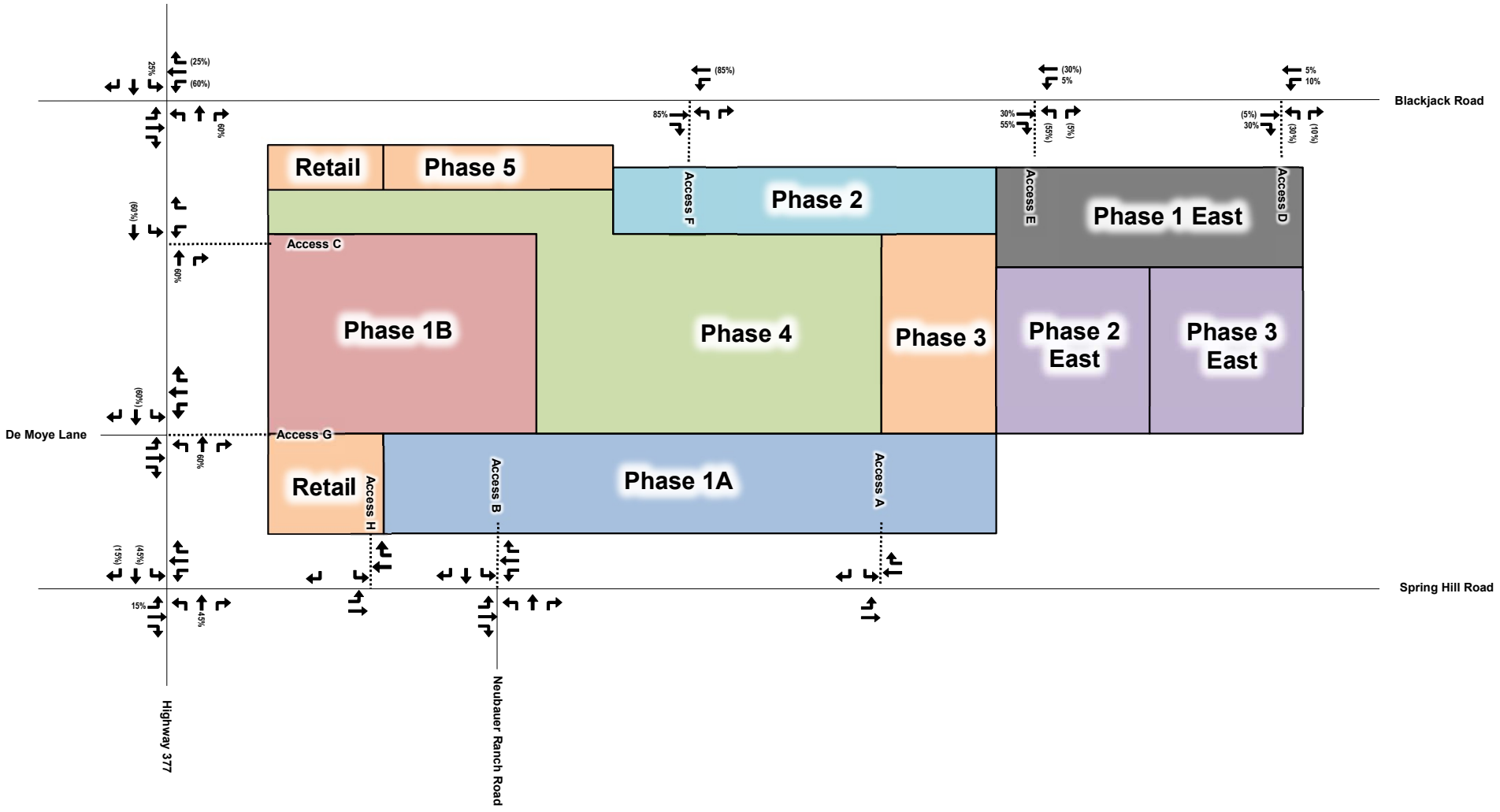


EXHIBIT A16

Trip Distribution and Traffic Assignment: Phase 2 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

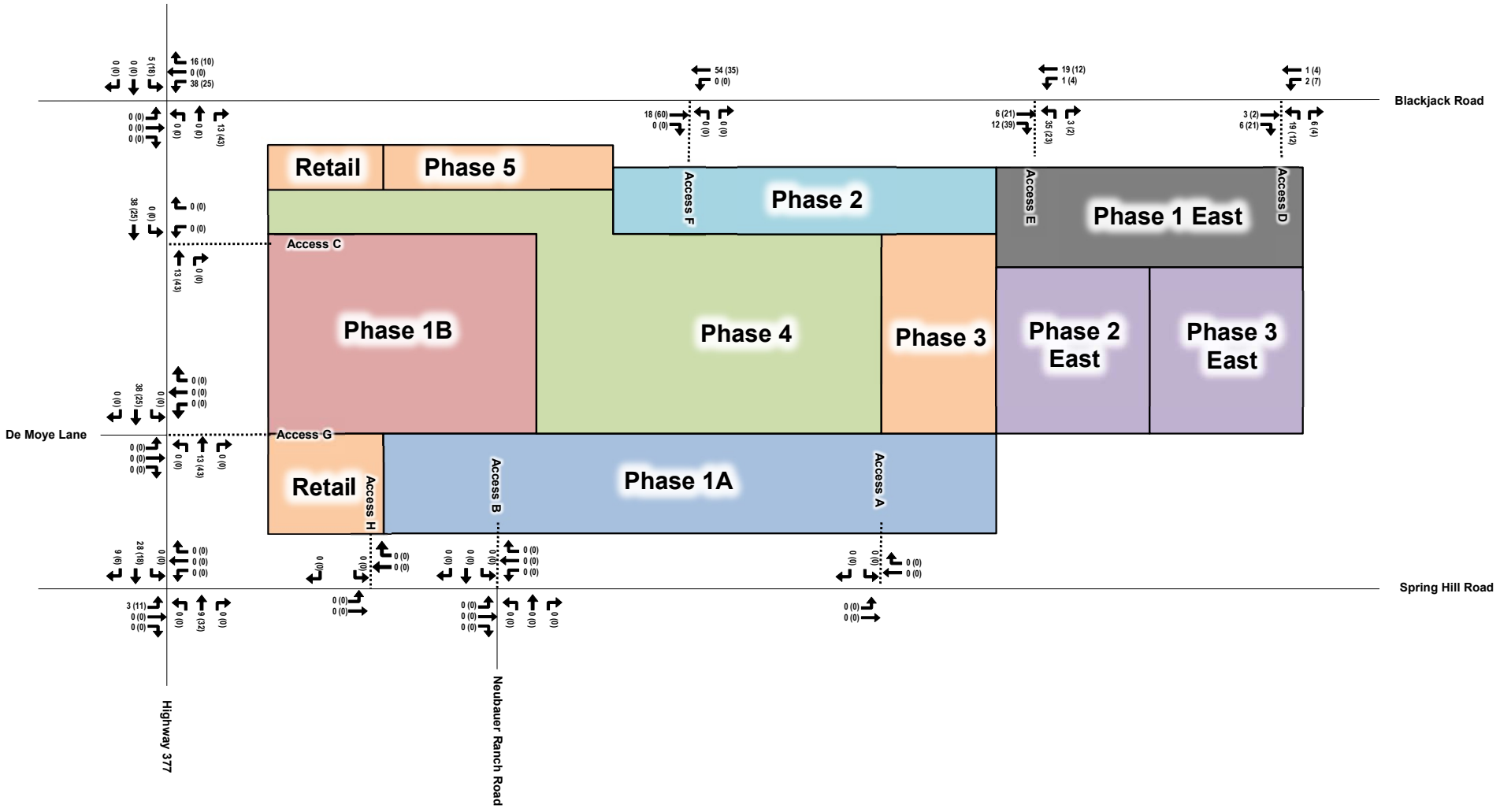


EXHIBIT A17

Site-Generated Traffic Volumes: Phase 2 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

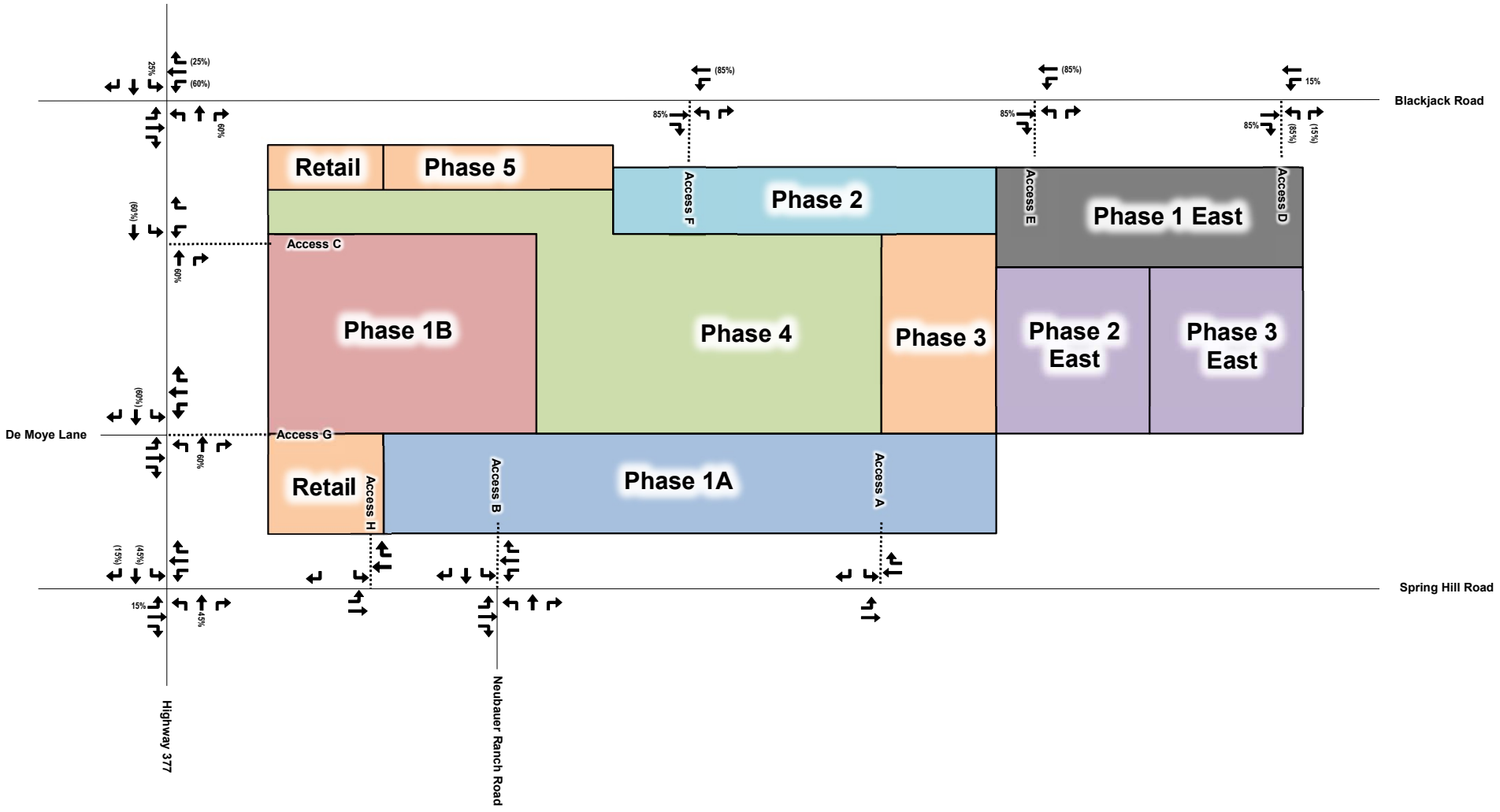


EXHIBIT A18

Trip Distribution and Traffic Assignment: Phase 3 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

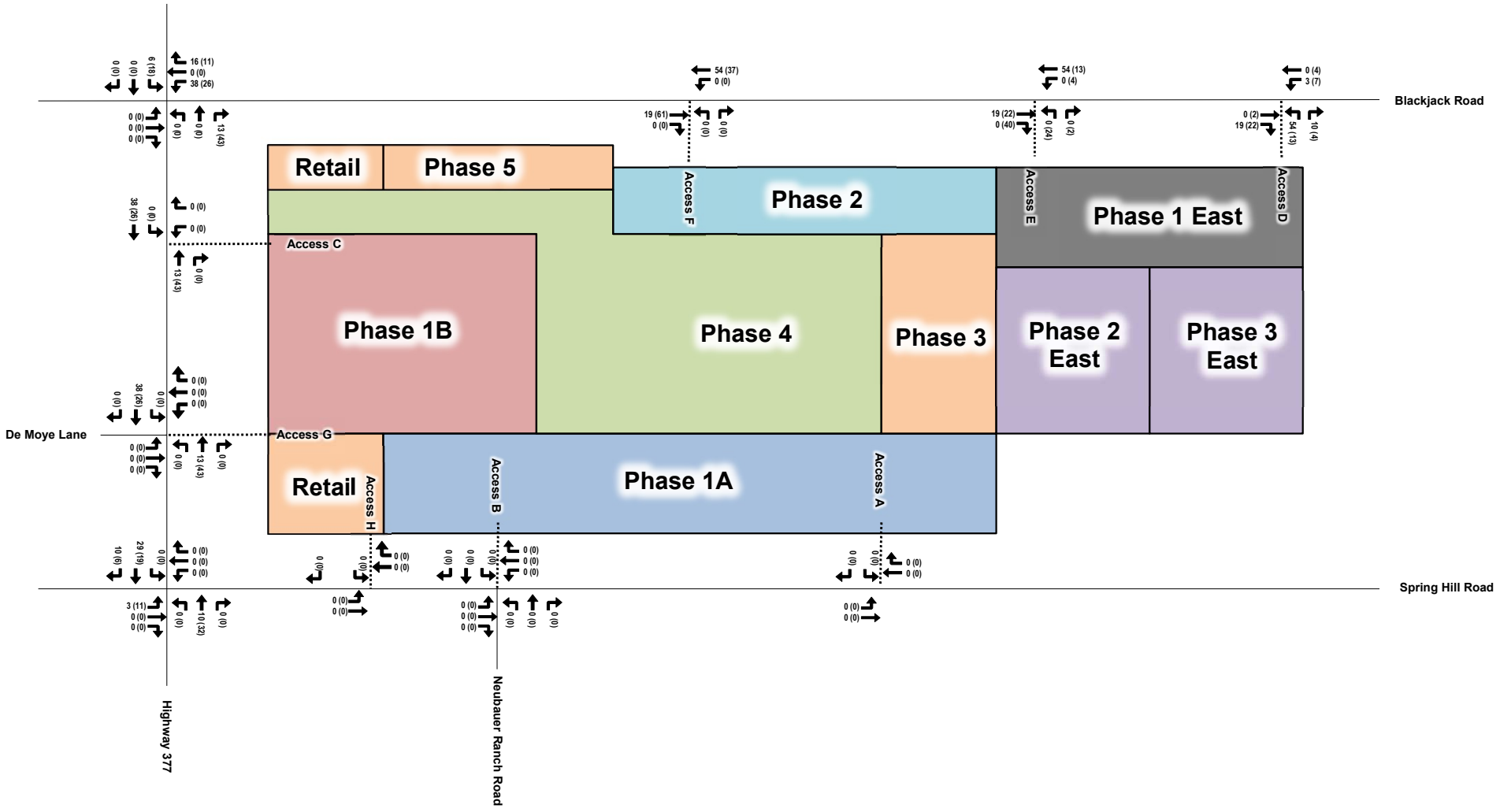


EXHIBIT A19

Site-Generated Traffic Volumes: Phase 3 East

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

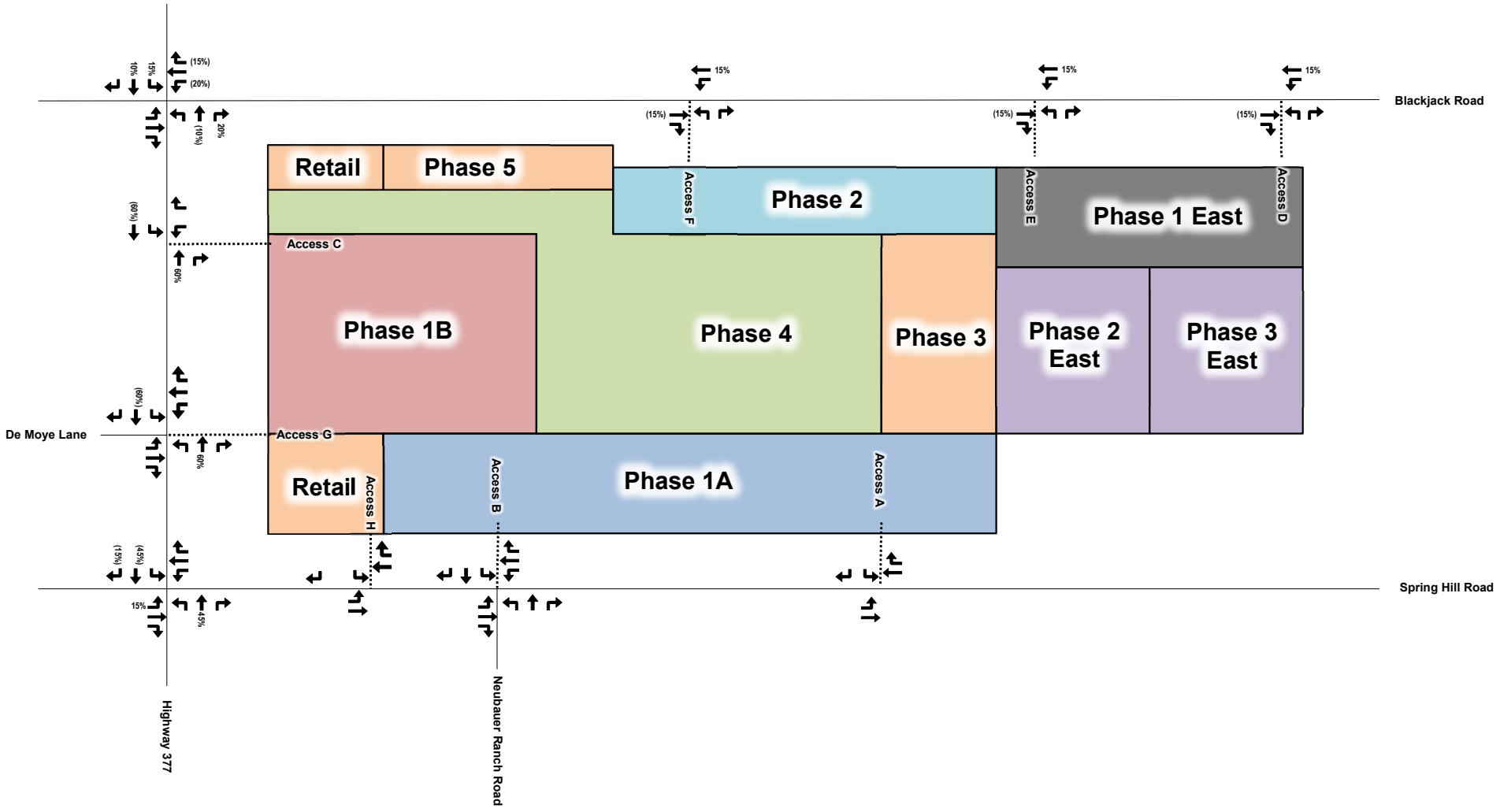


EXHIBIT A20

Trip Distribution and Traffic Assignment: NW Retail

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North

Not To Scale

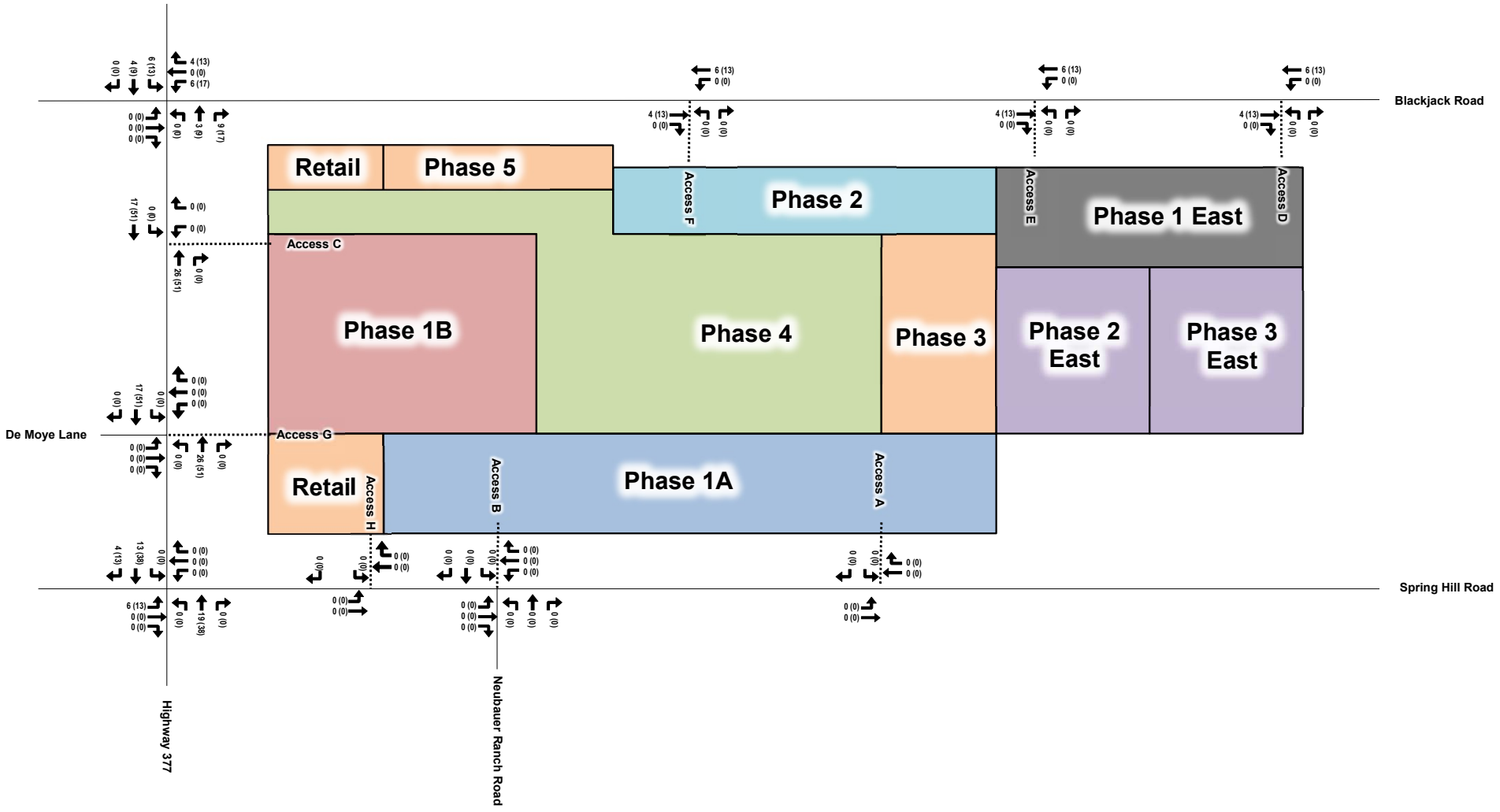


EXHIBIT A21

Site-Generated Traffic Volumes: NW Retail

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

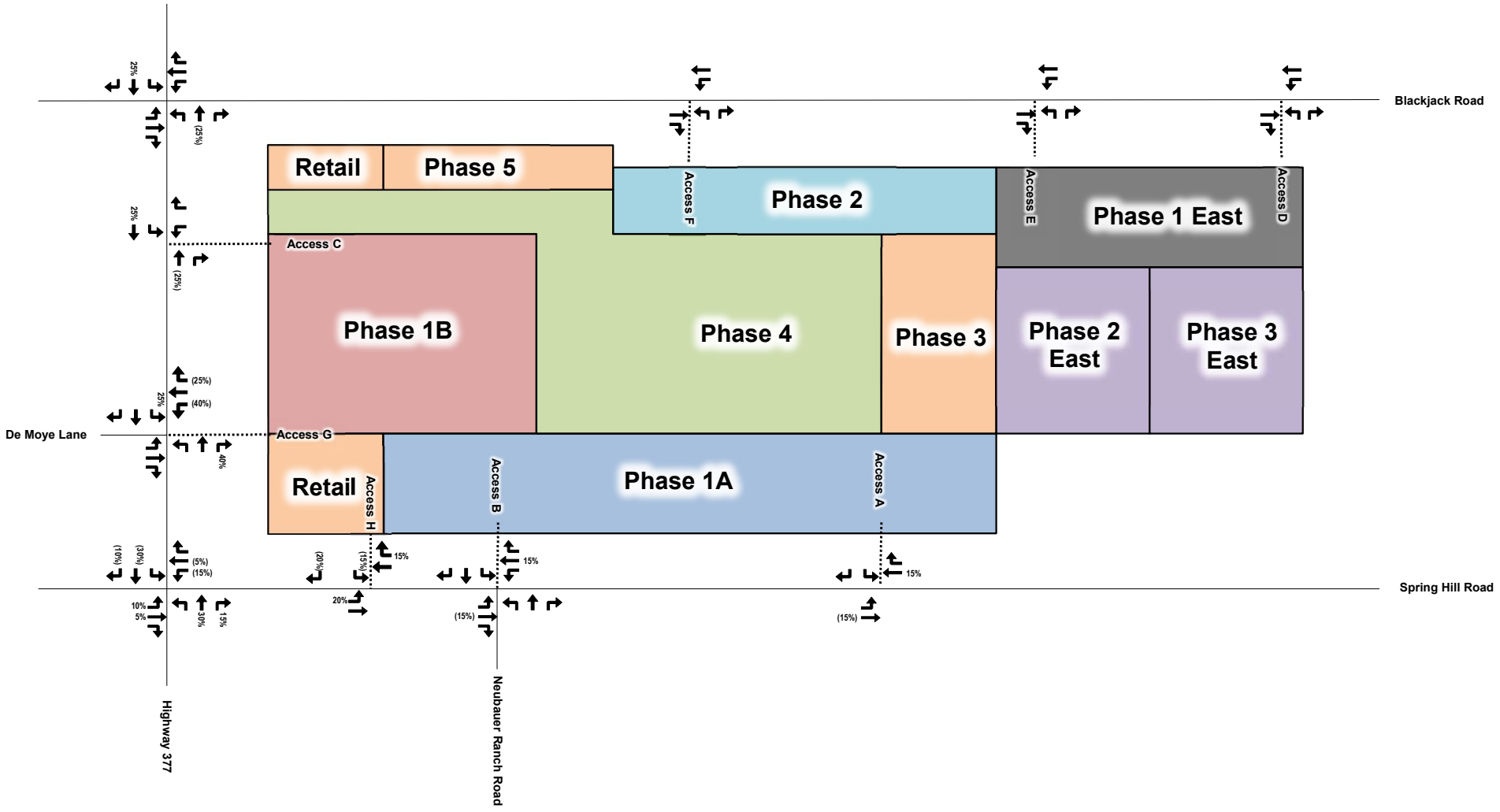


EXHIBIT A22

Trip Distribution and Traffic Assignment: SW Retail

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X% (Y%)
X% = Percentage of Inbound Site-Generated Traffic
(Y%) = Percentage of Outbound Site-Generated Traffic

North
Not To Scale

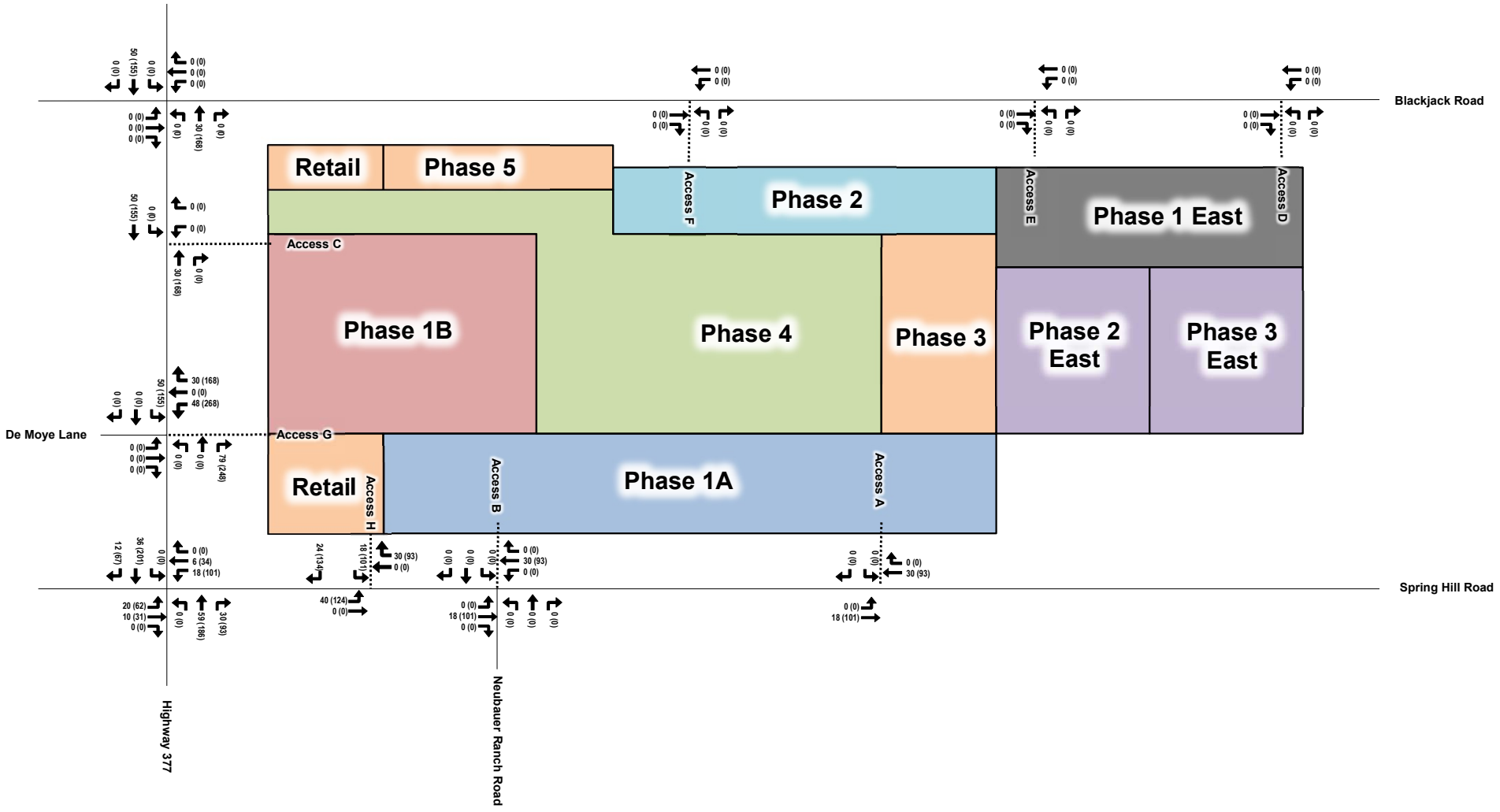


EXHIBIT A23

Site-Generated Traffic Volumes: SW Retail

High Pointe Ranch - Aubrey, Texas

Kimley»Horn

LEGEND:
X (Y)
X = Weekday AM Peak Hour Turning Movements
Y = Weekday PM Peak Hour Turning Movements
Volumes may not sum from point to point due to rounding and presence of smaller driveways not included in analysis.

North

Not To Scale

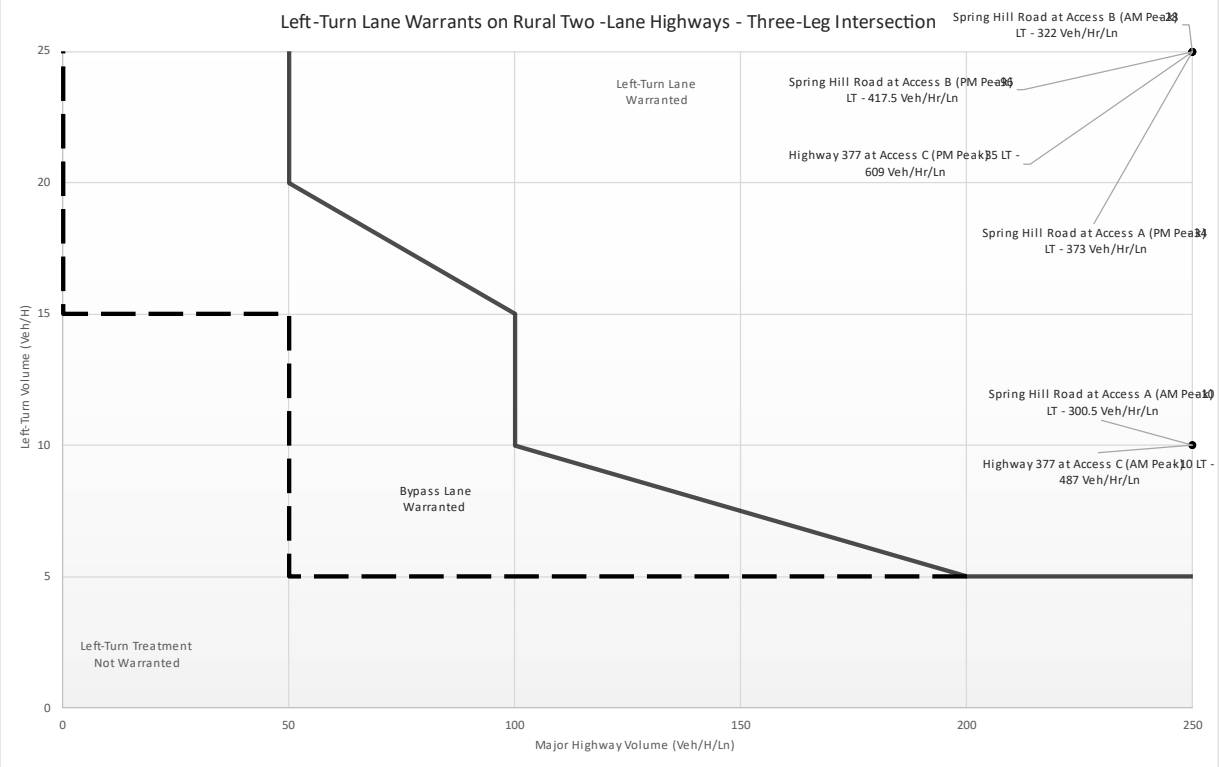
Kimley»Horn

LEFT-TURN LANE ANALYSIS WORKSHEETS

Kimley»Horn

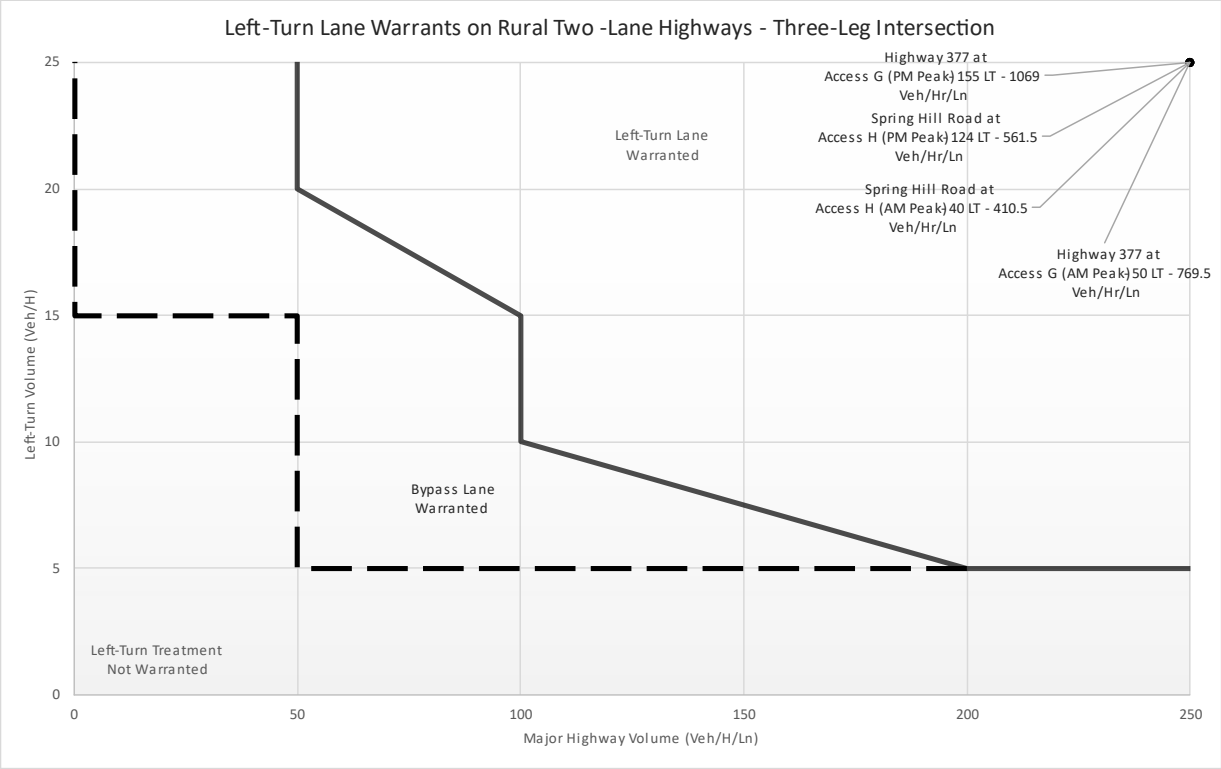
2025 Buildout Left-Turn Lane Analysis

Site Criteria	Spring Hill Road at Access A		Spring Hill Road at Access B		Highway 377 at Access C	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	601	746	644	835	974	1218
Major-Road Veh/Hr/Ln	301	373	322	418	487	609
LT Volume	10	34	28	96	10	35
Three Leg Intersection?	Yes	Yes	No	No	Yes	Yes
Bypass Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes
LT Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes



2026 Buildout Left-Turn Lane Analysis

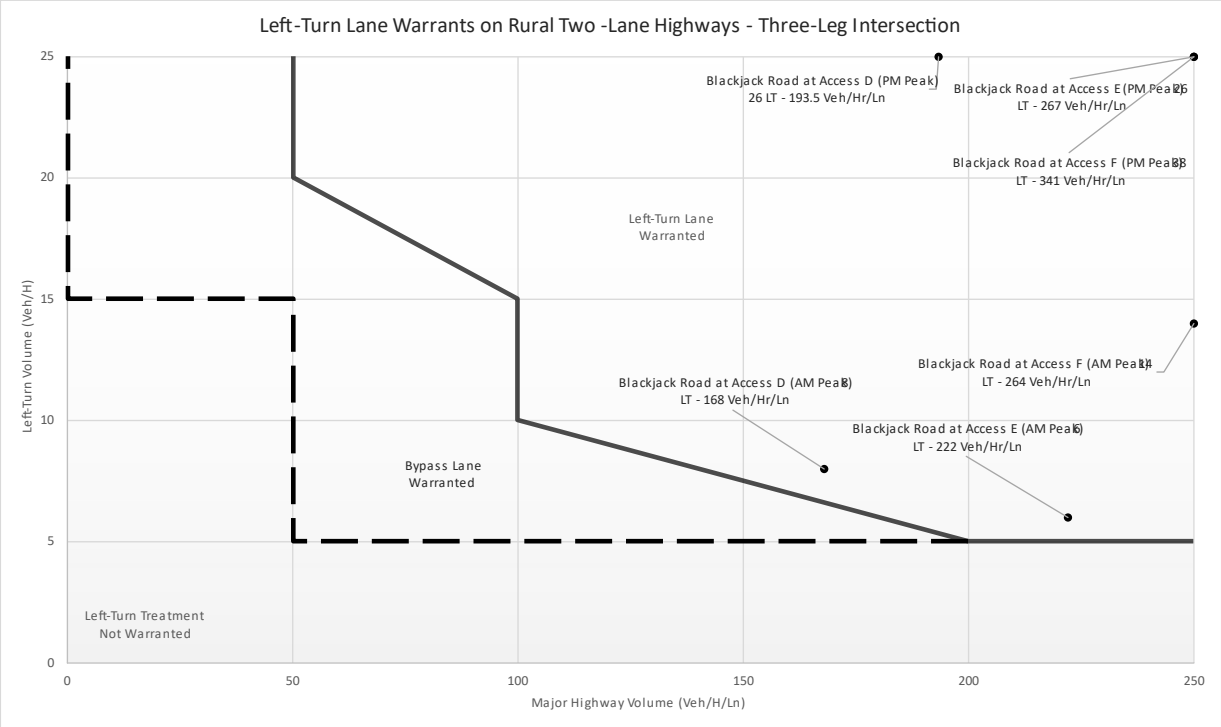
Site Criteria	Highway 377 at Access G		Spring Hill Road at Access H	
	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	1539	2138	821	1123
Major-Road Veh/Hr/Ln	770	1069	411	562
LT Volume	50	155	40	124
Three Leg Intersection?	No	No	Yes	Yes
LT Exceeded?	Yes	Yes	Yes	Yes



Kimley»Horn

2028 Buildout Left-Turn Lane Analysis

Site Criteria	Blackjack Road at Access D		Blackjack Road at Access E		Blackjack Road at Access F	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Major-Road Peak-Hour Volume	336	387	444	534	528	682
Major-Road Veh/Hr/Ln	168	194	222	267	264	341
LT Volume	8	26	6	26	14	38
Three Leg Intersection?	Yes	Yes	Yes	Yes	Yes	Yes
Bypass Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes
LT Exceeded?	Yes	Yes	Yes	Yes	Yes	Yes



TRAFFIC SIGNAL WARRANT ANALYSIS
US 377 AT BLACKJACK ROAD

US 377 at Blackjack Road

Signal Warrant Volumes
Buildout (2028)

Scenario:	Buildout	Major:	US 377	Minor:	Blackjack Road	N	ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N):
Existing Year:	2022	Direction:	NB SB	Direction	EB WB	Y	85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N):
Study Year:	2028	# of Lanes:	4	# of Lanes:	3		
Growth %	3%						
City:	Aubrey						

Input

	Eastbound					Westbound					Northbound					Southbound				
Hour Start	Existing Volumes	2028 Grown Volumes	Background Site Traffic	Site Traffic	**Total Eastbound Volumes**	Existing Volumes	2028 Grown Volumes	Background Site Traffic	Site Traffic	**Total Westbound Volumes**	Existing Volumes	2028 Grown Volumes	Background Site Traffic	Site Traffic	**Total Northbound Volumes**	Existing Volumes	2028 Grown Volumes	Background Site Traffic	Site Traffic	**Total Southbound Volumes**
6:00 - 7:00 AM	4	5	0	0	**5**	26	31	0	84	**115**	229	273	0	63	**336**	403	481	0	34	**515**
7:00 - 8:00 AM	9	11	0	0	**11**	53	63	0	147	**211**	424	506	23	122	**651**	476	568	8	75	**651**
8:00 - 9:00 AM	7	8	0	0	**8**	42	50	0	133	**184**	388	463	0	135	**598**	436	521	0	105	**626**
9:00 - 10:00 AM	6	7	0	0	**7**	31	37	0	98	**135**	326	389	0	139	**528**	354	423	0	138	**561**
10:00 - 11:00 AM	7	8	0	0	**8**	39	47	0	97	**144**	328	392	0	184	**576**	379	453	0	186	**638**
11:00 - 12:00 PM	7	8	0	0	**8**	42	50	0	90	**140**	325	388	0	227	**615**	413	493	0	225	**718**
12:00 - 1:00 PM	11	13	0	0	**13**	60	72	0	98	**170**	363	433	0	261	**695**	398	475	0	249	**725**
1:00 - 2:00 PM	7	8	0	0	**8**	39	47	0	105	**151**	379	453	0	271	**724**	390	466	0	239	**704**
2:00 - 3:00 PM	8	10	0	0	**10**	45	54	0	104	**158**	415	496	0	273	**768**	362	432	0	234	**666**
3:00 - 4:00 PM	8	10	0	0	**10**	48	57	0	109	**167**	483	577	0	288	**865**	339	405	0	259	**664**
4:00 - 5:00 PM	11	13	0	0	**13**	60	72	0	127	**199**	528	630	0	319	**949**	431	515	0	290	**805**
5:00 - 6:00 PM	11	13	0	0	**13**	62	74	0	126	**200**	567	677	16	316	**1009**	466	556	26	287	**870**
6:00 - 7:00 PM	8	10	0	0	**10**	44	53	0	106	**158**	420	502	0	274	**776**	376	449	0	251	**700**
7:00 - 8:00 PM	4	5	0	0	**5**	24	29	0	84	**113**	265	316	0	227	**543**	282	337	0	203	**540**
8:00 - 9:00 PM	3	4	0	0	**4**	16	19	0	68	**87**	234	279	0	209	**488**	246	294	0	164	**458**
9:00 - 10:00 PM	2	2	0	0	**2**	9	11	0	52	**62**	145	173	0	153	**327**	118	141	0	98	**239**

Hourly variation from ITE *Trip Generation, 11th Edition*

Code	210			822			820		
Land Use	Single-Family Detached Housing			Strip Retail Plaza			Shopping Center (>150k)		
Time	Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
6:00 - 7:00 AM	3.7%	1.6%	5.8%	0.5%	0.5%	0.5%	0.7%	0.9%	0.5%
7:00 - 8:00 AM	6.5%	3.1%	10.0%	2.2%	2.2%	2.2%	1.6%	1.9%	1.2%
8:00 - 9:00 AM	6.2%	3.8%	8.5%	4.5%	4.5%	4.5%	2.4%	2.9%	1.8%
9:00 - 10:00 AM	4.6%	3.3%	5.8%	5.8%	5.8%	5.8%	4.0%	4.9%	3.2%
10:00 - 11:00 AM	4.9%	4.2%	5.6%	6.5%	6.5%	6.5%	6.1%	7.0%	5.3%
11:00 - 12:00 PM	5.3%	5.4%	5.1%	6.3%	6.3%	6.3%	7.9%	8.5%	7.3%
12:00 - 1:00 PM	5.7%	5.7%	5.7%	6.1%	6.1%	6.1%	9.2%	9.6%	8.9%
1:00 - 2:00 PM	6.1%	6.1%	6.0%	6.9%	6.9%	6.9%	8.8%	8.7%	9.0%
2:00 - 3:00 PM	6.6%	7.1%	6.1%	6.1%	6.1%	6.1%	8.2%	7.8%	8.6%
3:00 - 4:00 PM	7.5%	8.7%	6.2%	7.4%	7.4%	7.4%	8.3%	8.1%	8.5%
4:00 - 5:00 PM	8.9%	10.5%	7.4%	8.0%	8.0%	8.0%	8.7%	8.6%	8.7%
5:00 - 6:00 PM	8.7%	10.0%	7.3%	8.0%	8.0%	8.0%	8.8%	8.7%	8.9%
6:00 - 7:00 PM	7.2%	8.5%	5.9%	8.0%	8.0%	8.0%	7.7%	7.7%	7.8%
7:00 - 8:00 PM	5.1%	6.1%	4.2%	8.5%	8.5%	8.5%	6.8%	6.5%	7.0%
8:00 - 9:00 PM	4.6%	6.1%	3.1%	8.5%	8.5%	8.5%	5.3%	4.3%	6.3%
9:00 - 10:00 PM	3.3%	4.4%	2.3%	6.7%	6.7%	6.7%	3.3%	1.9%	4.6%

Site Generated Traffic

				Eastbound				Westbound				Northbound				Southbound			
New Land Use?	Input	Land-Use	Daily Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips
1	210	Single-Family Detached Housing	2128			0	0			0	0		25%	0	266	25%		266	0
1	210	Single-Family Detached Housing	1768			0	0			0	0		25%	0	221	25%		221	0
1	210	Single-Family Detached Housing	2128			0	0		35%	0	372	20%	10%	213	106	25%		266	0
1	210	Single-Family Detached Housing	1483			0	0		35%	0	260	20%	10%	148	74	25%		185	0
1	210	Single-Family Detached Housing	1839			0	0		85%	0	782	60%		552	0	25%		230	0
2	822	Strip Retail Plaza	1634			0	0		35%	0	286	20%	10%	163	82	25%		204	0
3	820	Shopping Center (>150k)	14088			0	0			0	0		25%	0	1761	25%		1761	0
						0	0			0	0			0	0			0	0

Background Traffic

				Eastbound				Westbound				Northbound				Southbound			
New Land Use?	Input	Land-Use	Daily Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips	Entering	Exiting	Entering Trips	Exiting Trips
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0
						0	0			0	0			0	0			0	0

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET:	US 377	NB	SB	# OF APPROACH LANES:	4
MINOR STREET:	Blackjack Road	EB	WB	# OF APPROACH LANES:	3
CITY, STATE:	Aubrey, TX				
COMMENTS:	Buildout (2028)				

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): N

85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): Y

	US 377			Blackjack Road		
	NB Approach	SB Approach	Total	EB Approach	WB Approach	Minor Street Heavy Leg
6:00 - 7:00 AM	336	515	851	5	115	115
7:00 - 8:00 AM	651	651	1302	11	211	211
8:00 - 9:00 AM	598	626	1224	8	184	184
9:00 - 10:00 AM	528	561	1089	7	135	135
10:00 - 11:00 AM	576	638	1214	8	144	144
11:00 - 12:00 PM	615	718	1333	8	140	140
12:00 - 1:00 PM	695	725	1420	13	170	170
1:00 - 2:00 PM	724	704	1428	8	151	151
2:00 - 3:00 PM	768	666	1434	10	158	158
3:00 - 4:00 PM	865	664	1529	10	167	167
4:00 - 5:00 PM	949	805	1754	13	199	199
5:00 - 6:00 PM	1009	870	1879	13	200	200
6:00 - 7:00 PM	776	700	1476	10	158	158
7:00 - 8:00 PM	543	540	1083	5	113	113
8:00 - 9:00 PM	488	458	946	4	87	87
9:00 - 10:00 PM	327	239	566	2	62	62

Warrant	Description	Warrant Met?
1	Eight-Hour Volume	WARRANT MET
2	Four-Hour Volume	WARRANT MET
3	Peak Hour Volume	WARRANT MET
4	Pedestrian Volume	N/A
5	School Crossing	N/A
6	Coordinated Signal System	N/A
7	Crash Experience	N/A
8	Roadway Network	N/A
9	Intersection Near a Grade Crossing	N/A

11/21/24

Kimley-Horn and Associates, Inc.

TRAFFIC SIGNAL WARRANT ANALYSIS (2011 TXMUTCD)

MAJOR STREET: **US 377** NB SB # OF APPROACH LANES: **4**

MINOR STREET: **Blackjack Road** EB WB # OF APPROACH LANES: **3**

CITY, STATE: **Aubrey, TX**

COMMENTS: Buildout (2028)

ISOLATED COMMUNITY WITH POPULATION LESS THAN 10,000 (Y OR N): **N**

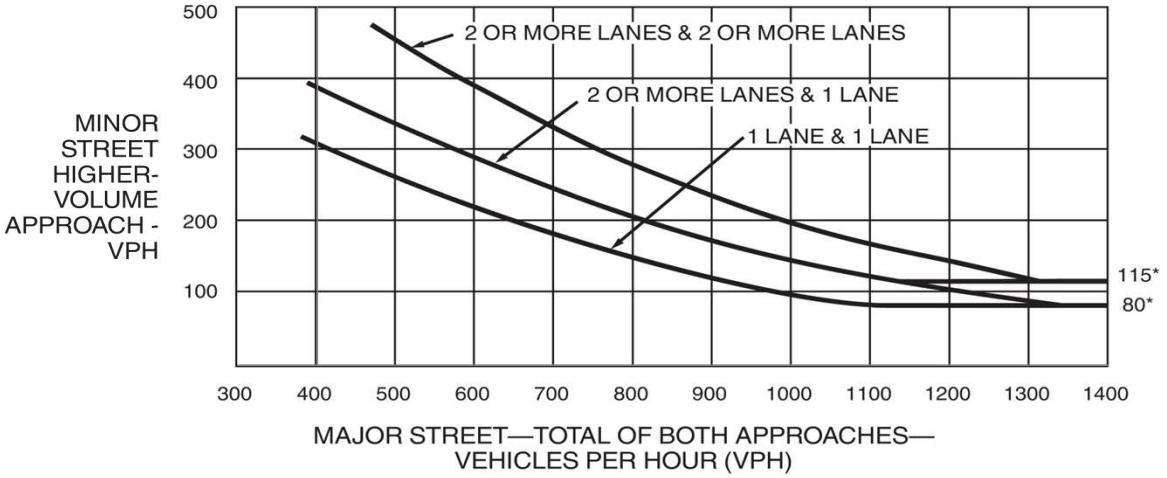
85TH PERCENTILE SPEED OR POSTED SPEED LIMIT GREATER THAN 40 MPH ON MAJOR STREET (Y OR N): **Y**

			MAJOR ST	MINOR ST	WARRANT 1 - Condition A, Part 1			WARRANT 1 - Condition B, Part 1			WARRANT 1 - Condition A, Part 2			WARRANT 1 - Condition B, Part 2			WARRANT 2	WARRANT 3
			TWO-WAY TRAFFIC	TRAFFIC HEAVY LEG	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	MAIN LINE	SIDE STREET	BOTH MET	Four-Hour	Peak Hour
THRESHOLD VALUES					**420**	**140**		**630**	**70**		**336**	**112**		**504**	**56**			
06:00 AM	TO	07:00 AM	851	115	Y			Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	
07:00 AM	TO	08:00 AM	1,302	211	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
08:00 AM	TO	09:00 AM	1,224	184	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
09:00 AM	TO	10:00 AM	1,089	135	Y			Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
10:00 AM	TO	11:00 AM	1,214	144	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
11:00 AM	TO	12:00 PM	1,333	140	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
12:00 PM	TO	01:00 PM	1,420	170	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
01:00 PM	TO	02:00 PM	1,428	151	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
02:00 PM	TO	03:00 PM	1,434	158	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
03:00 PM	TO	04:00 PM	1,529	167	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
04:00 PM	TO	05:00 PM	1,754	199	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
05:00 PM	TO	06:00 PM	1,879	200	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
06:00 PM	TO	07:00 PM	1,476	158	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	**Y**
07:00 PM	TO	08:00 PM	1,083	113	Y			Y	Y	**Y**	Y	Y	**Y**	Y	Y	**Y**	**Y**	
08:00 PM	TO	09:00 PM	946	87	Y			Y	Y	**Y**	Y			Y	Y	**Y**	**Y**	
09:00 PM	TO	10:00 PM	566	62	Y						Y			Y	Y	**Y**		
			20,528	2,394	16	11	**11**	15	15	**15**	16	14	**14**	16	16	**16**	**15**	**12**
					8 HOURS NEEDED			8 HOURS NEEDED			8 HOURS NEEDED for both Condition A & B						4 HRS NEEDED	1 HR NEEDED
					SATISFIED			**SATISFIED**			**SATISFIED**						**SATISFIED**	**SATISFIED**

11/21/24

Kimley-Horn and Associates, Inc.

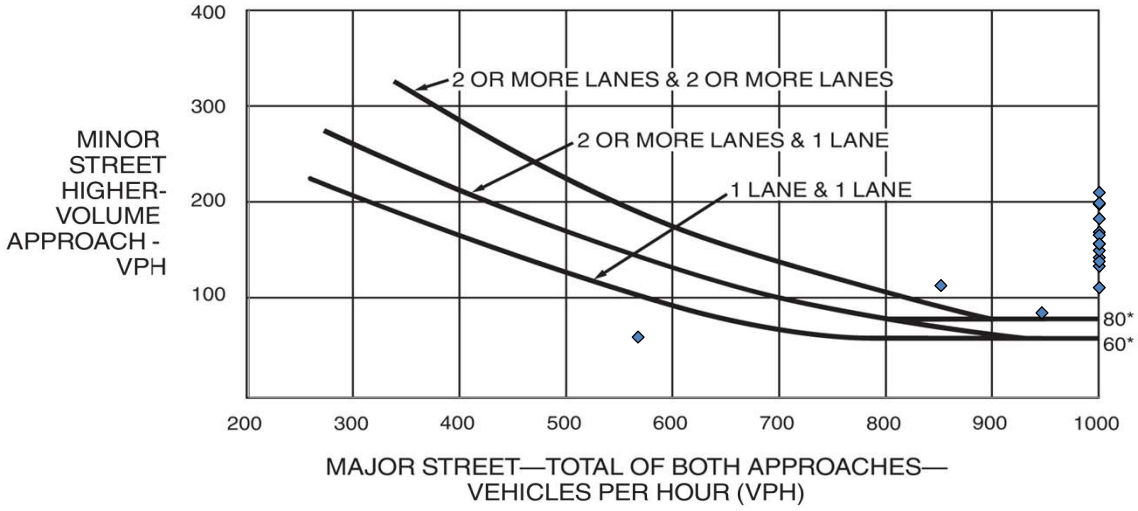
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

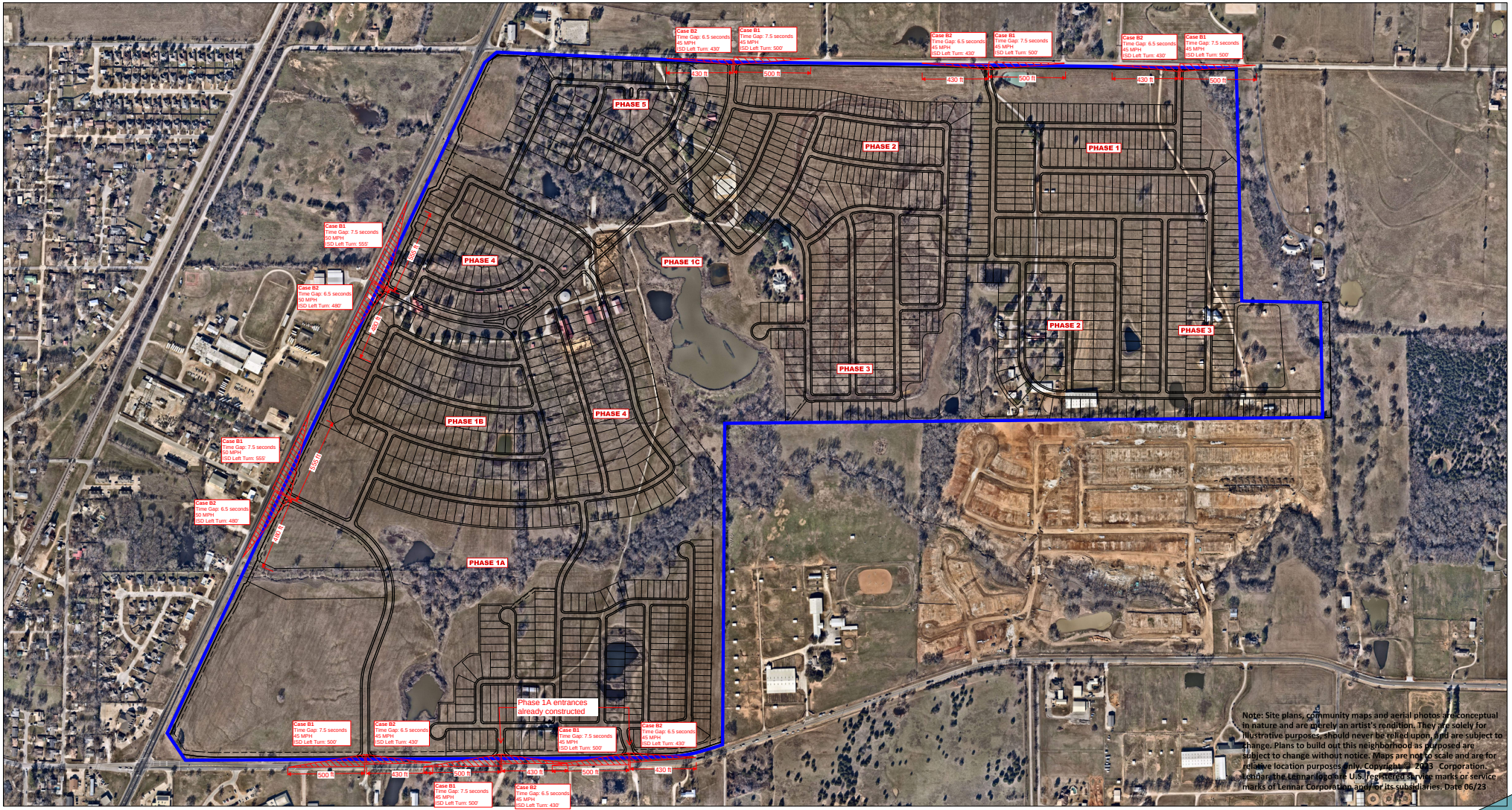
(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

Kimley»Horn

SIGHT DISTANCE EXHIBIT



Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as proposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2023 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. Date 06/23

HIGHPOINTE RANCH

SIGHT DISTANCE EXHIBIT

GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

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DRAWING LAST SAVED: 11/7/2024 4:07 PM

K:\FRI_CIVIL\063451001-HIGH POINTE RANCH\CAD\EXHIBITS\SIGHT\SHEETS\20241107 PHASE MAP OPT 1.DWG

Kimley»Horn

Synchro™ Output – 2022 Existing Traffic

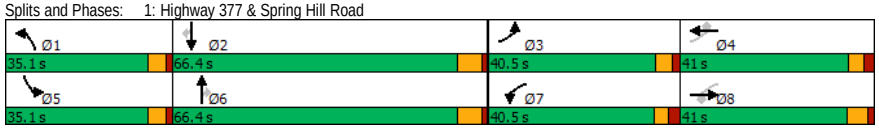
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Future Volume (vph)	38	184	128	177	154	47	110	328	144	39	418	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.594			0.484			0.950			0.950		
Satd. Flow (perm)	1106	1863	1583	902	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Shared Lane Traffic (%)												
Lane Group Flow (vph)	43	209	145	201	175	53	125	373	164	44	475	32
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	32.0	17.7	17.7	30.1	26.2	26.2	12.3	38.4	38.4	8.3	30.7	30.7
Actuated g/C Ratio	0.33	0.18	0.18	0.31	0.27	0.27	0.13	0.39	0.39	0.09	0.32	0.32
v/c Ratio	0.10	0.62	0.41	0.52	0.35	0.11	0.56	0.51	0.24	0.29	0.81	0.06
Control Delay	24.2	49.0	23.0	29.7	35.3	2.9	55.8	27.1	12.9	56.9	43.8	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.2	49.0	23.0	29.7	35.3	2.9	55.8	27.1	12.9	56.9	43.8	0.2
LOS	C	D	C	C	D	A	E	C	B	E	D	A
Approach Delay		36.8			28.7			29.0			42.3	
Approach LOS		D			C			C			D	
Queue Length 50th (ft)	16	113	31	82	87	0	70	169	32	25	251	0
Queue Length 95th (ft)	51	258	111	191	192	11	174	332	94	80	497	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	733	724	666	723	746	684	590	1244	1083	590	1242	1082
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.06	0.29	0.22	0.28	0.23	0.08	0.21	0.30	0.15	0.07	0.38	0.03

Intersection Summary

Area Type: Other
Cycle Length: 183
Actuated Cycle Length: 97.4
Natural Cycle: 100
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.81
Intersection Signal Delay: 34.1 — Intersection LOS: C
Intersection Capacity Utilization 66.8% — ICU Level of Service C
Analysis Period (min) 15

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	174	2	0	224	5	1
Future Volume (vph)	174	2	0	224	5	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.998				0.981	
Flt Protected					0.959	
Satd. Flow (prot)	1859	0	0	1863	1752	0
Flt Permitted					0.959	
Satd. Flow (perm)	1859	0	0	1863	1752	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	223	3	0	287	6	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	226	0	0	287	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 21.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	174	2	0	224	5	1
Future Vol, veh/h	174	2	0	224	5	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	223	3	0	287	6	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	226	0	512	225
Stage 1	-	-	-	-	225	-
Stage 2	-	-	-	-	287	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1342	-	522	814
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	762	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1342	-	522	814
Mov Cap-2 Maneuver	-	-	-	-	522	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	762	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	555	-	-	1342	-
HCM Lane V/C Ratio	0.014	-	-	-	-
HCM Control Delay (s)	11.6	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	9	21	49	354	455	4
Future Volume (vph)	9	21	49	354	455	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905				0.999	
Flt Protected	0.986			0.994		
Satd. Flow (prot)	1662	0	0	1852	1861	0
Flt Permitted	0.986			0.994		
Satd. Flow (perm)	1662	0	0	1852	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	10	24	56	407	523	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	34	0	0	463	528	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	58.9%	ICU Level of Service	B
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	21	49	354	455	4
Future Vol, veh/h	9	21	49	354	455	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	24	56	407	523	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1045	526	528	0	-	0
Stage 1	526	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	253	552	1039	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	597	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	235	552	1039	-	-	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	551	-	-	-	-	-
Stage 2	597	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1039	-	393	-	-
HCM Lane V/C Ratio	0.054	-	0.088	-	-
HCM Control Delay (s)	8.7	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	18	0	27	20	19	1	285	43	34	416	1
Future Volume (vph)	4	18	0	27	20	19	1	285	43	34	416	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.961			0.982				
Flt Protected		0.992			0.980						0.996	
Satd. Flow (prot)	0	1848	0	0	1754	0	0	1829	0	0	1855	0
Flt Permitted		0.992			0.980						0.996	
Satd. Flow (perm)	0	1848	0	0	1754	0	0	1829	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	4	20	0	30	22	21	1	320	48	38	467	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	24	0	0	73	0	0	369	0	0	506	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	58.8%	ICU Level of Service B	
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	18	0	27	20	19	1	285	43	34	416	1
Future Vol, veh/h	4	18	0	27	20	19	1	285	43	34	416	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	20	0	30	22	21	1	320	48	38	467	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	912	914	468	900	890	344	468	0	0	368	0	0
Stage 1	544	544	-	346	346	-	-	-	-	-	-	-
Stage 2	368	370	-	554	544	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	255	273	595	259	282	699	1094	-	-	1191	-	-
Stage 1	523	519	-	670	635	-	-	-	-	-	-	-
Stage 2	652	620	-	517	519	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	224	261	595	236	270	699	1094	-	-	1191	-	-
Mov Cap-2 Maneuver	224	261	-	236	270	-	-	-	-	-	-	-
Stage 1	522	497	-	669	634	-	-	-	-	-	-	-
Stage 2	609	619	-	475	497	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.8	20.5	0	0.6
HCM LOS	C	C		

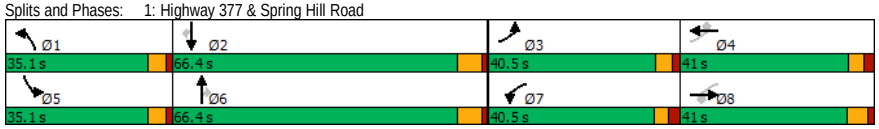
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1094	-	-	253	306	1191	-	-
HCM Lane V/C Ratio	0.001	-	-	0.098	0.242	0.032	-	-
HCM Control Delay (s)	8.3	0	-	20.8	20.5	8.1	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.3	0.9	0.1	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	44	126	118	189	112	51	52	452	125	21	406	32
Future Volume (vph)	44	126	118	189	112	51	52	452	125	21	406	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.678			0.669			0.950			0.950		
Satd. Flow (perm)	1263	1863	1583	1246	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			96			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	48	138	130	208	123	56	57	497	137	23	446	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	48	138	130	208	123	56	57	497	137	23	446	35
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	25.6	12.2	12.2	23.5	20.0	20.0	8.5	30.0	30.0	7.7	24.0	24.0
Actuated g/C Ratio	0.34	0.16	0.16	0.31	0.26	0.26	0.11	0.39	0.39	0.10	0.31	0.31
v/c Ratio	0.10	0.46	0.39	0.46	0.25	0.12	0.29	0.68	0.20	0.13	0.76	0.06
Control Delay	19.2	39.4	16.7	23.2	30.0	3.5	42.8	26.4	9.8	42.9	34.7	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	19.2	39.4	16.7	23.2	30.0	3.5	42.8	26.4	9.8	42.9	34.7	0.2
LOS	B	D	B	C	C	A	D	C	A	D	C	A
Approach Delay		27.0			22.5			24.4			32.7	
Approach LOS		C			C			C			C	
Queue Length 50th (ft)	14	59	14	67	49	0	25	158	14	10	186	0
Queue Length 95th (ft)	46	148	74	159	117	16	79	403	65	42	372	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	903	932	840	901	940	840	759	1470	1266	759	1470	1266
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.15	0.15	0.23	0.13	0.07	0.08	0.34	0.11	0.03	0.30	0.03

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 76.4			
Natural Cycle: 100			
Control Type: Semi Act-Uncoord			
Maximum v/c Ratio: 0.76			
Intersection Signal Delay: 26.7		Intersection LOS: C	
Intersection Capacity Utilization 65.9%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	233	7	1	213	2	1
Future Volume (vph)	233	7	1	213	2	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.996				0.955	
Flt Protected					0.968	
Satd. Flow (prot)	1855	0	0	1863	1722	0
Flt Permitted					0.968	
Satd. Flow (perm)	1855	0	0	1863	1722	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	284	9	1	260	2	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	293	0	0	261	3	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 22.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	233	7	1	213	2	1
Future Vol, veh/h	233	7	1	213	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	284	9	1	260	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	293	0	551	289
Stage 1	-	-	-	-	289	-
Stage 2	-	-	-	-	262	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1269	-	495	750
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	782	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1269	-	495	750
Mov Cap-2 Maneuver	-	-	-	-	495	-
Stage 1	-	-	-	-	760	-
Stage 2	-	-	-	-	781	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	11.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	558	-	-	1269	-
HCM Lane V/C Ratio	0.007	-	-	0.001	-
HCM Control Delay (s)	11.5	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	14	11	11	521	440	9
Future Volume (vph)	14	11	11	521	440	9
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.940				0.997	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1704	0	0	1861	1857	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1704	0	0	1861	1857	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	15	12	12	554	468	10
Shared Lane Traffic (%)						
Lane Group Flow (vph)	27	0	0	566	478	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	46.2%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	11	11	521	440	9
Future Vol, veh/h	14	11	11	521	440	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	12	12	554	468	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1051	473	478	0	-	0
Stage 1	473	-	-	-	-	-
Stage 2	578	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	251	591	1084	-	-	-
Stage 1	627	-	-	-	-	-
Stage 2	561	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	247	591	1084	-	-	-
Mov Cap-2 Maneuver	247	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	561	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.8	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1084	-	332	-	-
HCM Lane V/C Ratio	0.011	-	0.08	-	-
HCM Control Delay (s)	8.4	0	16.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	13	1	27	10	17	0	452	33	20	388	1
Future Volume (vph)	4	13	1	27	10	17	0	452	33	20	388	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.957			0.991				
Flt Protected		0.990			0.976						0.998	
Satd. Flow (prot)	0	1831	0	0	1740	0	0	1846	0	0	1859	0
Flt Permitted		0.990			0.976						0.998	
Satd. Flow (perm)	0	1831	0	0	1740	0	0	1846	0	0	1859	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	4	14	1	28	11	18	0	476	35	21	408	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	19	0	0	57	0	0	511	0	0	430	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	4	13	1	27	10	17	0	452	33	20	388	1
Future Vol, veh/h	4	13	1	27	10	17	0	452	33	20	388	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	14	1	28	11	18	0	476	35	21	408	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	959	962	409	952	945	494	409	0	0	511	0	0
Stage 1	451	451	-	494	494	-	-	-	-	-	-	-
Stage 2	508	511	-	458	451	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	237	256	642	239	262	575	1150	-	-	1054	-	-
Stage 1	588	571	-	557	546	-	-	-	-	-	-	-
Stage 2	547	537	-	583	571	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	218	249	642	224	255	575	1150	-	-	1054	-	-
Mov Cap-2 Maneuver	218	249	-	224	255	-	-	-	-	-	-	-
Stage 1	588	556	-	557	546	-	-	-	-	-	-	-
Stage 2	520	537	-	553	556	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	20.6	20.8	0	0.4
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1150	-	-	250	285	1054	-	-
HCM Lane V/C Ratio	-	-	-	0.076	0.199	0.02	-	-
HCM Control Delay (s)	0	-	-	20.6	20.8	8.5	0	-
HCM Lane LOS	A	-	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.7	0.1	-	-

Synchro™ Output - 2025 Background Traffic

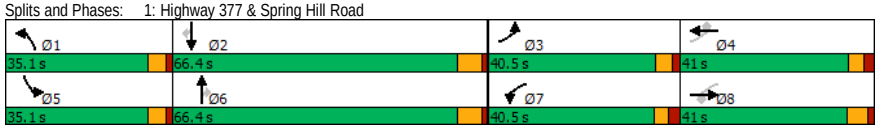
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	43	214	144	252	191	76	124	370	180	52	472	32
Future Volume (vph)	43	214	144	252	191	76	124	370	180	52	472	32
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.521			0.371			0.950			0.950		
Satd. Flow (perm)	970	1863	1583	691	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	49	243	164	286	217	86	141	420	205	59	536	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	49	243	164	286	217	86	141	420	205	59	536	36
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	43.2	22.5	22.5	41.2	37.2	37.2	14.7	50.5	50.5	9.3	41.2	41.2
Actuated g/C Ratio	0.36	0.19	0.19	0.34	0.31	0.31	0.12	0.42	0.42	0.08	0.34	0.34
v/c Ratio	0.12	0.71	0.46	0.72	0.38	0.16	0.66	0.54	0.29	0.43	0.85	0.06
Control Delay	27.6	62.6	30.2	40.5	39.0	9.0	72.5	33.0	17.7	74.5	53.2	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.6	62.6	30.2	40.5	39.0	9.0	72.5	33.0	17.7	74.5	53.2	0.2
LOS	C	E	C	D	D	A	E	C	B	E	D	A
Approach Delay		47.2			35.3			36.2			52.2	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	23	175	54	159	136	2	104	245	61	44	373	0
Queue Length 95th (ft)	62	350	152	301	259	42	227	465	154	117	699	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	648	583	553	619	660	614	475	1024	906	475	1001	888
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.42	0.30	0.46	0.33	0.14	0.30	0.41	0.23	0.12	0.54	0.04

Intersection Summary

Area Type: Other
Cycle Length: 183
Actuated Cycle Length: 121.6
Natural Cycle: 100
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 42.2 — Intersection LOS: D
Intersection Capacity Utilization 76.1% — ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	228	2	0	345	6	1
Future Volume (vph)	228	2	0	345	6	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.999				0.985	
Flt Protected					0.957	
Satd. Flow (prot)	1861	0	0	1863	1756	0
Flt Permitted					0.957	
Satd. Flow (perm)	1861	0	0	1863	1756	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	292	3	0	442	8	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	295	0	0	442	9	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	228	2	0	345	6	1
Future Vol, veh/h	228	2	0	345	6	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	292	3	0	442	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	295	0	736	294
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	442	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1266	-	386	745
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	648	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1266	-	386	745
Mov Cap-2 Maneuver	-	-	-	-	386	-
Stage 1	-	-	-	-	756	-
Stage 2	-	-	-	-	648	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	415	-	-	1266	-
HCM Lane V/C Ratio	0.022	-	-	-	-
HCM Control Delay (s)	13.9	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	24	55	422	521	5
Future Volume (vph)	10	24	55	422	521	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.903				0.999	
Flt Protected	0.986			0.994		
Satd. Flow (prot)	1659	0	0	1852	1861	0
Flt Permitted	0.986			0.994		
Satd. Flow (perm)	1659	0	0	1852	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	11	28	63	485	599	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	39	0	0	548	605	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	66.3%	ICU Level of Service	C
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	24	55	422	521	5
Future Vol, veh/h	10	24	55	422	521	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	28	63	485	599	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1213	602	605	0	-	0
Stage 1	602	-	-	-	-	-
Stage 2	611	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	201	500	973	-	-	-
Stage 1	547	-	-	-	-	-
Stage 2	542	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	183	500	973	-	-	-
Mov Cap-2 Maneuver	183	-	-	-	-	-
Stage 1	498	-	-	-	-	-
Stage 2	542	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	973	-	331	-	-
HCM Lane V/C Ratio	0.065	-	0.118	-	-
HCM Control Delay (s)	9	0	17.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	20	0	30	23	21	1	345	49	38	477	1
Future Volume (vph)	5	20	0	30	23	21	1	345	49	38	477	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.961			0.983				
Flt Protected		0.989			0.980						0.996	
Satd. Flow (prot)	0	1842	0	0	1754	0	0	1831	0	0	1855	0
Flt Permitted		0.989			0.980						0.996	
Satd. Flow (perm)	0	1842	0	0	1754	0	0	1831	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	22	0	34	26	24	1	388	55	43	536	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	28	0	0	84	0	0	444	0	0	580	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	66.2%	ICU Level of Service	C
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	20	0	30	23	21	1	345	49	38	477	1
Future Vol, veh/h	5	20	0	30	23	21	1	345	49	38	477	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	22	0	34	26	24	1	388	55	43	536	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1066	1068	537	1052	1041	416	537	0	0	443	0	0
Stage 1	623	623	-	418	418	-	-	-	-	-	-	-
Stage 2	443	445	-	634	623	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	200	222	544	204	230	637	1031	-	-	1117	-	-
Stage 1	474	478	-	612	591	-	-	-	-	-	-	-
Stage 2	594	575	-	467	478	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	168	210	544	180	217	637	1031	-	-	1117	-	-
Mov Cap-2 Maneuver	168	210	-	180	217	-	-	-	-	-	-	-
Stage 1	474	452	-	611	590	-	-	-	-	-	-	-
Stage 2	546	574	-	419	452	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25.9	27.5	0	0.6
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1031	-	-	200	242	1117	-	-
HCM Lane V/C Ratio	0.001	-	-	0.14	0.344	0.038	-	-
HCM Control Delay (s)	8.5	0	-	25.9	27.5	8.4	0	-
HCM Lane LOS	A	A	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	1.5	0.1	-	-

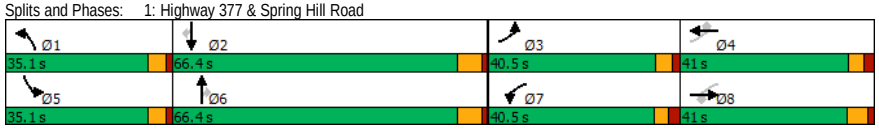
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	50	162	133	248	138	74	59	510	200	50	458	36
Future Volume (vph)	50	162	133	248	138	74	59	510	200	50	458	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.637			0.536			0.950			0.950		
Satd. Flow (perm)	1187	1863	1583	998	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			84			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	55	178	146	273	152	81	65	560	220	55	503	40
Shared Lane Traffic (%)												
Lane Group Flow (vph)	55	178	146	273	152	81	65	560	220	55	503	40
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	34.5	16.4	16.4	32.2	28.7	28.7	9.4	38.4	38.4	8.9	37.9	37.9
Actuated g/C Ratio	0.34	0.16	0.16	0.32	0.29	0.29	0.09	0.38	0.38	0.09	0.38	0.38
v/c Ratio	0.12	0.58	0.44	0.62	0.28	0.16	0.39	0.78	0.34	0.35	0.71	0.06
Control Delay	24.6	52.8	26.1	32.5	35.3	8.1	59.6	38.1	16.9	59.5	35.1	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.6	52.8	26.1	32.5	35.3	8.1	59.6	38.1	16.9	59.5	35.1	0.2
LOS	C	D	C	C	D	A	E	D	B	E	D	A
Approach Delay		38.4			29.4			34.2			35.0	
Approach LOS		D			C			C			D	
Queue Length 50th (ft)	23	107	35	128	80	0	41	311	59	34	271	0
Queue Length 95th (ft)	62	237	121	262	172	39	110	591	151	97	519	1
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	753	727	669	741	752	688	592	1202	1050	592	1202	1050
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.07	0.24	0.22	0.37	0.20	0.12	0.11	0.47	0.21	0.09	0.42	0.04

Intersection Summary

Area Type: Other
Cycle Length: 183
Actuated Cycle Length: 100.1
Natural Cycle: 100
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 34.1 Intersection LOS: C
Intersection Capacity Utilization 74.1% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	367	8	1	302	2	1
Future Volume (vph)	367	8	1	302	2	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.997				0.955	
Flt Protected					0.968	
Satd. Flow (prot)	1857	0	0	1863	1722	0
Flt Permitted					0.968	
Satd. Flow (perm)	1857	0	0	1863	1722	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	448	10	1	368	2	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	458	0	0	369	3	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	367	8	1	302	2	1
Future Vol, veh/h	367	8	1	302	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	448	10	1	368	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	458	0	823	453
Stage 1	-	-	-	-	453	-
Stage 2	-	-	-	-	370	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1103	-	343	607
Stage 1	-	-	-	-	640	-
Stage 2	-	-	-	-	699	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1103	-	343	607
Mov Cap-2 Maneuver	-	-	-	-	343	-
Stage 1	-	-	-	-	640	-
Stage 2	-	-	-	-	698	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	401	-	-	1103	-
HCM Lane V/C Ratio	0.009	-	-	0.001	-
HCM Control Delay (s)	14.1	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	16	12	12	604	523	10
Future Volume (vph)	16	12	12	604	523	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.941				0.997	
Flt Protected	0.972			0.999		
Satd. Flow (prot)	1704	0	0	1861	1857	0
Flt Permitted	0.972			0.999		
Satd. Flow (perm)	1704	0	0	1861	1857	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	17	13	13	643	556	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	30	0	0	656	567	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	51.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	12	12	604	523	10
Future Vol, veh/h	16	12	12	604	523	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	13	13	643	556	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1231	562	567	0	-	0
Stage 1	562	-	-	-	-	-
Stage 2	669	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	196	526	1005	-	-	-
Stage 1	571	-	-	-	-	-
Stage 2	509	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	192	526	1005	-	-	-
Mov Cap-2 Maneuver	192	-	-	-	-	-
Stage 1	560	-	-	-	-	-
Stage 2	509	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	20.4	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1005	-	264	-	-
HCM Lane V/C Ratio	0.013	-	0.113	-	-
HCM Control Delay (s)	8.6	0	20.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	15	1	30	11	19	0	526	37	23	464	1
Future Volume (vph)	5	15	1	30	11	19	0	526	37	23	464	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.958			0.991				
Flt Protected		0.989			0.976						0.998	
Satd. Flow (prot)	0	1831	0	0	1742	0	0	1846	0	0	1859	0
Flt Permitted		0.989			0.976						0.998	
Satd. Flow (perm)	0	1831	0	0	1742	0	0	1846	0	0	1859	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	16	1	32	12	20	0	554	39	24	488	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	0	0	64	0	0	593	0	0	513	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	56.4%	ICU Level of Service	B
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	15	1	30	11	19	0	526	37	23	464	1
Future Vol, veh/h	5	15	1	30	11	19	0	526	37	23	464	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	16	1	32	12	20	0	554	39	24	488	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1127	1130	489	1119	1111	574	489	0	0	593	0	0
Stage 1	537	537	-	574	574	-	-	-	-	-	-	-
Stage 2	590	593	-	545	537	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	182	204	579	184	209	518	1074	-	-	983	-	-
Stage 1	528	523	-	504	503	-	-	-	-	-	-	-
Stage 2	494	493	-	523	523	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	163	197	579	168	202	518	1074	-	-	983	-	-
Mov Cap-2 Maneuver	163	197	-	168	202	-	-	-	-	-	-	-
Stage 1	528	505	-	504	503	-	-	-	-	-	-	-
Stage 2	464	493	-	489	505	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.1	27.5	0	0.4
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1074	-	-	193	222	983	-	-
HCM Lane V/C Ratio	-	-	-	0.115	0.284	0.025	-	-
HCM Control Delay (s)	0	-	-	26.1	27.5	8.8	0	-
HCM Lane LOS	A	-	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	1.1	0.1	-	-

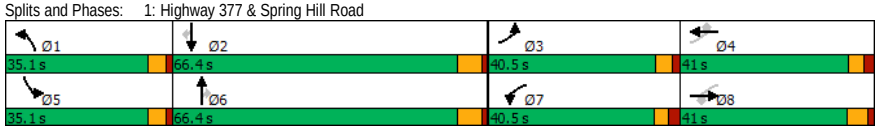
Synchro™ Output - 2025 Background Plus 2025 Scenario Site Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	215	140	314	208	97	120	369	198	59	486	41
Future Volume (vph)	45	215	140	314	208	97	120	369	198	59	486	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.502			0.340			0.950			0.950		
Satd. Flow (perm)	935	1863	1583	633	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			88			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	51	244	159	357	236	110	136	419	225	67	552	47
Shared Lane Traffic (%)												
Lane Group Flow (vph)	51	244	159	357	236	110	136	419	225	67	552	47
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	49.9	23.4	23.4	48.0	44.0	44.0	14.8	54.1	54.1	9.9	45.3	45.3
Actuated g/C Ratio	0.38	0.18	0.18	0.36	0.33	0.33	0.11	0.41	0.41	0.07	0.34	0.34
v/c Ratio	0.13	0.74	0.46	0.82	0.38	0.19	0.69	0.55	0.32	0.51	0.87	0.08
Control Delay	27.9	70.0	31.7	47.1	39.2	13.0	80.7	36.5	19.8	82.4	57.7	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.9	70.0	31.7	47.1	39.2	13.0	80.7	36.5	19.8	82.4	57.7	1.3
LOS	C	E	C	D	D	B	F	D	B	F	E	A
Approach Delay		51.8			39.1			39.4			56.2	
Approach LOS		D			D			D			E	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 132.3			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.87			
Intersection Signal Delay: 45.8		Intersection LOS: D	
Intersection Capacity Utilization 80.1%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	232	2	0	366	2	5	0	1	6	0	83
Future Volume (vph)	28	232	2	0	366	2	5	0	1	6	0	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.999			0.981			0.874	
Flt Protected	0.950							0.959			0.997	
Satd. Flow (prot)	1770	1859	0	0	1861	0	0	1752	0	0	1623	0
Flt Permitted	0.950							0.959			0.997	
Satd. Flow (perm)	1770	1859	0	0	1861	0	0	1752	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	36	297	3	0	469	3	6	0	1	8	0	106
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	300	0	0	472	0	0	7	0	0	114	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	232	2	0	366	2	5	0	1	6	0	83
Future Vol, veh/h	28	232	2	0	366	2	5	0	1	6	0	83
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	36	297	3	0	469	3	6	0	1	8	0	106

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	472	0	0	300	0	0	895	843	299	842	843	471
Stage 1	-	-	-	-	-	-	371	371	-	471	471	-
Stage 2	-	-	-	-	-	-	524	472	-	371	372	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1090	-	-	1261	-	-	261	300	741	284	300	593
Stage 1	-	-	-	-	-	-	649	620	-	573	560	-
Stage 2	-	-	-	-	-	-	537	559	-	649	619	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1090	-	-	1261	-	-	209	290	741	276	290	593
Mov Cap-2 Maneuver	-	-	-	-	-	-	209	290	-	276	290	-
Stage 1	-	-	-	-	-	-	628	600	-	554	560	-
Stage 2	-	-	-	-	-	-	441	559	-	626	599	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.9	0	20.7	13.3
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	237	1090	-	-	1261	-	-	550
HCM Lane V/C Ratio	0.032	0.033	-	-	-	-	-	0.207
HCM Control Delay (s)	20.7	8.4	-	-	0	-	-	13.3
HCM Lane LOS	C	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.8

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	10	23	54	446	553	4
Future Volume (vph)	10	23	54	446	553	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.905				0.999	
Flt Protected	0.985			0.995		
Satd. Flow (prot)	1660	0	0	1853	1861	0
Flt Permitted	0.985			0.995		
Satd. Flow (perm)	1660	0	0	1853	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	11	26	62	513	636	5
Shared Lane Traffic (%)						
Lane Group Flow (vph)	37	0	0	575	641	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 69.1%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	23	54	446	553	4
Future Vol, veh/h	10	23	54	446	553	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	11	26	62	513	636	5

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1276	639	641	0	-	0
Stage 1	639	-	-	-	-	-
Stage 2	637	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	184	476	943	-	-	-
Stage 1	526	-	-	-	-	-
Stage 2	527	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	167	476	943	-	-	-
Mov Cap-2 Maneuver	167	-	-	-	-	-
Stage 1	478	-	-	-	-	-
Stage 2	527	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.5	1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	943	-	305	-	-
HCM Lane V/C Ratio	0.066	-	0.124	-	-
HCM Control Delay (s)	9.1	0	18.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	20	0	30	22	21	1	388	47	37	481	1
Future Volume (vph)	4	20	0	30	22	21	1	388	47	37	481	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.961			0.985				
Flt Protected		0.992			0.980						0.996	
Satd. Flow (prot)	0	1848	0	0	1754	0	0	1835	0	0	1855	0
Flt Permitted		0.992			0.980						0.996	
Satd. Flow (perm)	0	1848	0	0	1754	0	0	1835	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	4	22	0	34	25	24	1	436	53	42	540	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	26	0	0	83	0	0	490	0	0	583	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 69.3%		ICU Level of Service C	
Analysis Period (min) 15			

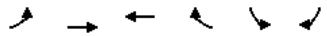
Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	20	0	30	22	21	1	388	47	37	481	1
Future Vol, veh/h	4	20	0	30	22	21	1	388	47	37	481	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	22	0	34	25	24	1	436	53	42	540	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1114	1116	541	1101	1090	463	541	0	0	489	0	0
Stage 1	625	625	-	465	465	-	-	-	-	-	-	-
Stage 2	489	491	-	636	625	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	185	208	541	189	215	599	1028	-	-	1074	-	-
Stage 1	473	477	-	578	563	-	-	-	-	-	-	-
Stage 2	561	548	-	466	477	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	154	196	541	165	203	599	1028	-	-	1074	-	-
Mov Cap-2 Maneuver	154	196	-	165	203	-	-	-	-	-	-	-
Stage 1	473	450	-	577	562	-	-	-	-	-	-	-
Stage 2	515	547	-	418	450	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.5	30.1	0	0.6
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1028	-	-	187	224	1074	-	-
HCM Lane V/C Ratio	0.001	-	-	0.144	0.366	0.039	-	-
HCM Control Delay (s)	8.5	0	-	27.5	30.1	8.5	0	-
HCM Lane LOS	A	A	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	1.6	0.1	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	229	339	9	27	29
Future Volume (vph)	10	229	339	9	27	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.997		0.930	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1857	0	1691	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1857	0	1691	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	15	342	506	13	40	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	342	519	0	83	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	229	339	9	27	29
Future Vol, veh/h	10	229	339	9	27	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	342	506	13	40	43

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	519	0	-	0	885	513
Stage 1	-	-	-	-	513	-
Stage 2	-	-	-	-	372	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1047	-	-	-	315	561
Stage 1	-	-	-	-	601	-
Stage 2	-	-	-	-	697	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1047	-	-	-	311	561
Mov Cap-2 Maneuver	-	-	-	-	311	-
Stage 1	-	-	-	-	593	-
Stage 2	-	-	-	-	697	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	16.2
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1047	-	-	-	404
HCM Lane V/C Ratio	0.014	-	-	-	0.207
HCM Control Delay (s)	8.5	-	-	-	16.2
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.8

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	39	30	406	13	10	518
Future Volume (vph)	39	30	406	13	10	518
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	515	
Storage Lanes	1	1		0	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850	0.996			
Flt Protected	0.950					0.999
Satd. Flow (prot)	1770	1583	1855	0	0	1861
Flt Permitted	0.950					0.999
Satd. Flow (perm)	1770	1583	1855	0	0	1861
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	58	45	606	19	15	773
Shared Lane Traffic (%)						
Lane Group Flow (vph)	58	45	625	0	0	788
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	39	30	406	13	10	518
Future Vol, veh/h	39	30	406	13	10	518
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	58	45	606	19	15	773

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1419	616	0	0	625	0
Stage 1	616	-	-	-	-	-
Stage 2	803	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	151	491	-	-	956	-
Stage 1	539	-	-	-	-	-
Stage 2	441	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	147	491	-	-	956	-
Mov Cap-2 Maneuver	147	-	-	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	429	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	31	0	0.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	147	491	956	-
HCM Lane V/C Ratio	-	-	0.396	0.091	0.016	-
HCM Control Delay (s)	-	-	44.7	13.1	8.8	0
HCM Lane LOS	-	-	E	B	A	A
HCM 95th %tile Q(veh)	-	-	1.7	0.3	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	104	0	0	72	0	0
Future Volume (vph)	104	0	0	72	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	155	0	0	107	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	155	0	0	107	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	0	0	72	0	0
Future Vol, veh/h	104	0	0	72	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	155	0	0	107	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	155	0	262	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	107	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1425	-	727	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1425	-	727	891
Mov Cap-2 Maneuver	-	-	-	-	727	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1425	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	104	0	0	72	0	0
Future Volume (vph)	104	0	0	72	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	155	0	0	107	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	155	0	0	107	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	0	0	72	0	0
Future Vol, veh/h	104	0	0	72	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	155	0	0	107	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	155	0	262	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	107	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1425	-	727	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1425	-	727	891
Mov Cap-2 Maneuver	-	-	-	-	727	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1425	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	104	0	0	72	0	0
Future Volume (vph)	104	0	0	72	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	155	0	0	107	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	155	0	0	107	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	8.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	104	0	0	72	0	0
Future Vol, veh/h	104	0	0	72	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	155	0	0	107	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	155	0	262	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	107	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1425	-	727	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-
Platoon blocked, %	-	-				
Mov Cap-1 Maneuver	-	-	1425	-	727	891
Mov Cap-2 Maneuver	-	-	-	-	727	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	917	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

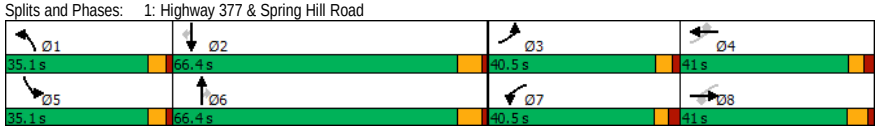
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1425	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	184	129	288	149	88	57	527	273	76	464	42
Future Volume (vph)	59	184	129	288	149	88	57	527	273	76	464	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.599			0.428			0.950			0.950		
Satd. Flow (perm)	1116	1863	1583	797	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			89			85			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	65	202	142	316	164	97	63	579	300	84	510	46
Shared Lane Traffic (%)												
Lane Group Flow (vph)	65	202	142	316	164	97	63	579	300	84	510	46
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	41.0	19.0	19.0	39.2	34.9	34.9	9.2	45.2	45.2	10.5	50.1	50.1
Actuated g/C Ratio	0.35	0.16	0.16	0.33	0.29	0.29	0.08	0.38	0.38	0.09	0.42	0.42
v/c Ratio	0.15	0.68	0.44	0.74	0.30	0.18	0.46	0.82	0.46	0.54	0.65	0.06
Control Delay	26.9	62.9	27.6	40.7	37.4	9.7	71.9	45.5	23.4	72.0	35.3	1.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	26.9	62.9	27.6	40.7	37.4	9.7	71.9	45.5	23.4	72.0	35.3	1.0
LOS	C	E	C	D	D	A	E	D	C	E	D	A
Approach Delay		44.9			34.6			40.2			37.7	
Approach LOS		D			C			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 118.7			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.82			
Intersection Signal Delay: 39.1		Intersection LOS: D	
Intersection Capacity Utilization 78.4%		ICU Level of Service D	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	393	8	1	315	7	2	0	1	4	0	56
Future Volume (vph)	96	393	8	1	315	7	2	0	1	4	0	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.997			0.997			0.955			0.874	
Flt Protected	0.950							0.968			0.997	
Satd. Flow (prot)	1770	1857	0	0	1857	0	0	1722	0	0	1623	0
Flt Permitted	0.950							0.968			0.997	
Satd. Flow (perm)	1770	1857	0	0	1857	0	0	1722	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		2337			1187			1301			713	
Travel Time (s)		35.4			14.7			35.5			16.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	117	479	10	1	384	9	2	0	1	5	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	489	0	0	394	0	0	3	0	0	73	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	96	393	8	1	315	7	2	0	1	4	0	56
Future Vol, veh/h	96	393	8	1	315	7	2	0	1	4	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	117	479	10	1	384	9	2	0	1	5	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	393	0	0	489	0	0	1143	1113	484	1110	1114	389
Stage 1	-	-	-	-	-	-	718	718	-	391	391	-
Stage 2	-	-	-	-	-	-	425	395	-	719	723	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1166	-	-	1074	-	-	177	208	583	187	208	659
Stage 1	-	-	-	-	-	-	420	433	-	633	607	-
Stage 2	-	-	-	-	-	-	607	605	-	420	431	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1166	-	-	1074	-	-	146	187	583	172	187	659
Mov Cap-2 Maneuver	-	-	-	-	-	-	146	187	-	172	187	-
Stage 1	-	-	-	-	-	-	378	390	-	570	606	-
Stage 2	-	-	-	-	-	-	544	604	-	377	388	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.6	0	23.8	12.5
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	195	1166	-	-	1074	-	-	554
HCM Lane V/C Ratio	0.019	0.1	-	-	0.001	-	-	0.132
HCM Control Delay (s)	23.8	8.4	-	-	8.4	0	-	12.5
HCM Lane LOS	C	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.3	-	-	0	-	-	0.5



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	15	12	12	646	560	10
Future Volume (vph)	15	12	12	646	560	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.998	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1702	0	0	1861	1859	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1702	0	0	1861	1859	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	16	13	13	687	596	11
Shared Lane Traffic (%)						
Lane Group Flow (vph)	29	0	0	700	607	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	53.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	15	12	12	646	560	10
Future Vol, veh/h	15	12	12	646	560	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	16	13	13	687	596	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1315	602	607	0	-	0
Stage 1	602	-	-	-	-	-
Stage 2	713	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	174	500	971	-	-	-
Stage 1	547	-	-	-	-	-
Stage 2	486	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	170	500	971	-	-	-
Mov Cap-2 Maneuver	170	-	-	-	-	-
Stage 1	535	-	-	-	-	-
Stage 2	486	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.9	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	971	-	241	-	-
HCM Lane V/C Ratio	0.013	-	0.119	-	-
HCM Control Delay (s)	8.8	0	21.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	4	14	1	30	11	19	0	546	36	22	512	1
Future Volume (vph)	4	14	1	30	11	19	0	546	36	22	512	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.993			0.958			0.992				
Flt Protected		0.990			0.976						0.998	
Satd. Flow (prot)	0	1831	0	0	1742	0	0	1848	0	0	1859	0
Flt Permitted		0.990			0.976						0.998	
Satd. Flow (perm)	0	1831	0	0	1742	0	0	1848	0	0	1859	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	4	15	1	32	12	20	0	575	38	23	539	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	0	64	0	0	613	0	0	563	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 58.6%		ICU Level of Service B	
Analysis Period (min) 15			

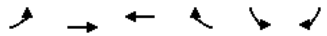
Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	14	1	30	11	19	0	546	36	22	512	1
Future Vol, veh/h	4	14	1	30	11	19	0	546	36	22	512	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	4	15	1	32	12	20	0	575	38	23	539	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1196	1199	540	1188	1180	594	540	0	0	613	0	0
Stage 1	586	586	-	594	594	-	-	-	-	-	-	-
Stage 2	610	613	-	594	586	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	163	185	542	165	190	505	1028	-	-	966	-	-
Stage 1	496	497	-	491	493	-	-	-	-	-	-	-
Stage 2	482	483	-	491	497	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	145	179	542	150	184	505	1028	-	-	966	-	-
Mov Cap-2 Maneuver	145	179	-	150	184	-	-	-	-	-	-	-
Stage 1	496	480	-	491	493	-	-	-	-	-	-	-
Stage 2	452	483	-	459	480	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.9	30.7	0	0.4
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1028	-	-	177	202	966	-	-
HCM Lane V/C Ratio	-	-	-	0.113	0.313	0.024	-	-
HCM Control Delay (s)	0	-	-	27.9	30.7	8.8	0	-
HCM Lane LOS	A	-	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	1.3	0.1	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	364	303	30	18	20
Future Volume (vph)	34	364	303	30	18	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.988		0.928	
Flt Protected	0.950				0.977	
Satd. Flow (prot)	1770	1863	1840	0	1689	0
Flt Permitted	0.950				0.977	
Satd. Flow (perm)	1770	1863	1840	0	1689	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	40	428	356	35	21	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	428	391	0	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 34.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	34	364	303	30	18	20
Future Vol, veh/h	34	364	303	30	18	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	428	356	35	21	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	391	0	-	0	882	374
Stage 1	-	-	-	-	374	-
Stage 2	-	-	-	-	508	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1168	-	-	-	317	672
Stage 1	-	-	-	-	696	-
Stage 2	-	-	-	-	604	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1168	-	-	-	306	672
Mov Cap-2 Maneuver	-	-	-	-	306	-
Stage 1	-	-	-	-	672	-
Stage 2	-	-	-	-	604	-

Approach	EB	WB	SB
HCM Control Delay, s	0.7	0	14.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1168	-	-	-	429
HCM Lane V/C Ratio	0.034	-	-	-	0.104
HCM Control Delay (s)	8.2	-	-	-	14.4
HCM Lane LOS	A	-	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	26	20	562	44	35	544
Future Volume (vph)	26	20	562	44	35	544
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		250	515	
Storage Lanes	1	1		0	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850	0.990			
Flt Protected	0.950					0.997
Satd. Flow (prot)	1770	1583	1844	0	0	1857
Flt Permitted	0.950					0.997
Satd. Flow (perm)	1770	1583	1844	0	0	1857
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	31	24	661	52	41	640
Shared Lane Traffic (%)						
Lane Group Flow (vph)	31	24	713	0	0	681
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 67.3%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	26	20	562	44	35	544
Future Vol, veh/h	26	20	562	44	35	544
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	24	661	52	41	640

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1409	687	0	0	713	0
Stage 1	687	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	153	447	-	-	887	-
Stage 1	499	-	-	-	-	-
Stage 2	481	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	142	447	-	-	887	-
Mov Cap-2 Maneuver	142	-	-	-	-	-
Stage 1	499	-	-	-	-	-
Stage 2	446	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	26.9	0	0.6
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	142	447	887	-
HCM Lane V/C Ratio	-	-	0.215	0.053	0.046	-
HCM Control Delay (s)	-	-	37.2	13.5	9.3	0
HCM Lane LOS	-	-	E	B	A	A
HCM 95th %tile Q(veh)	-	-	0.8	0.2	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	72	0	0	59	0	0
Future Volume (vph)	72	0	0	59	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	85	0	0	69	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	0	0	69	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	7.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	72	0	0	59	0	0
Future Vol, veh/h	72	0	0	59	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	85	0	0	69	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	85	0	154	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	69	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1512	-	838	974
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1512	-	838	974
Mov Cap-2 Maneuver	-	-	-	-	838	-
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1512	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	72	0	0	59	0	0
Future Volume (vph)	72	0	0	59	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	85	0	0	69	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	0	0	69	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	7.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	72	0	0	59	0	0
Future Vol, veh/h	72	0	0	59	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	85	0	0	69	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	85	0	154	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	69	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1512	-	838	974
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1512	-	838	974
Mov Cap-2 Maneuver	-	-	-	-	838	-
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1512	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	72	0	0	59	0	0
Future Volume (vph)	72	0	0	59	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	1863	0	0	1863	1863	0
Flt Permitted						
Satd. Flow (perm)	1863	0	0	1863	1863	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	85	0	0	69	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	85	0	0	69	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	7.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	72	0	0	59	0	0
Future Vol, veh/h	72	0	0	59	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	85	0	0	69	0	0

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	85	0	154	85
Stage 1	-	-	-	-	85	-
Stage 2	-	-	-	-	69	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1512	-	838	974
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1512	-	838	974
Mov Cap-2 Maneuver	-	-	-	-	838	-
Stage 1	-	-	-	-	938	-
Stage 2	-	-	-	-	954	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	-	-	-	1512	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	0	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-

Synchro™ Output - 2026 Background Traffic

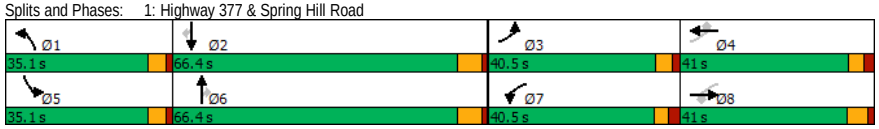
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	222	150	260	198	78	129	385	187	54	491	33
Future Volume (vph)	45	222	150	260	198	78	129	385	187	54	491	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.505			0.339			0.950			0.950		
Satd. Flow (perm)	941	1863	1583	631	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	51	252	170	295	225	89	147	438	213	61	558	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	51	252	170	295	225	89	147	438	213	61	558	38
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	45.7	23.6	23.6	43.7	39.7	39.7	15.5	55.2	55.2	9.5	45.3	45.3
Actuated g/C Ratio	0.35	0.18	0.18	0.34	0.31	0.31	0.12	0.43	0.43	0.07	0.35	0.35
v/c Ratio	0.13	0.74	0.48	0.76	0.39	0.16	0.69	0.55	0.29	0.47	0.85	0.06
Control Delay	29.0	67.4	32.4	44.5	40.7	9.8	77.0	33.8	18.4	79.5	54.4	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	29.0	67.4	32.4	44.5	40.7	9.8	77.0	33.8	18.4	79.5	54.4	0.2
LOS	C	E	C	D	D	A	E	C	B	E	D	A
Approach Delay		50.7			38.0			37.7			53.6	
Approach LOS		D			D			D			D	
Queue Length 50th (ft)	27	201	63	181	153	4	120	275	69	50	422	0
Queue Length 95th (ft)	64	368	162	313	271	45	238	497	164	120	#778	0
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	620	545	522	583	633	593	444	972	865	444	935	835
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.46	0.33	0.51	0.36	0.15	0.33	0.45	0.25	0.14	0.60	0.05

Intersection Summary

Area Type: Other
Cycle Length: 183
Actuated Cycle Length: 128.8
Natural Cycle: 100
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.85
Intersection Signal Delay: 44.3 Intersection LOS: D
Intersection Capacity Utilization 78.2% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	236	2	0	355	6	1
Future Volume (vph)	236	2	0	355	6	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.999				0.985	
Flt Protected					0.957	
Satd. Flow (prot)	1861	0	0	1863	1756	0
Flt Permitted					0.957	
Satd. Flow (perm)	1861	0	0	1863	1756	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	303	3	0	455	8	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	306	0	0	455	9	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	236	2	0	355	6	1
Future Vol, veh/h	236	2	0	355	6	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	303	3	0	455	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	306	0	760	305
Stage 1	-	-	-	-	305	-
Stage 2	-	-	-	-	455	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1255	-	374	735
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	639	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1255	-	374	735
Mov Cap-2 Maneuver	-	-	-	-	374	-
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	639	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	402	-	-	1255	-
HCM Lane V/C Ratio	0.022	-	-	-	-
HCM Control Delay (s)	14.2	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	11	25	58	439	543	5
Future Volume (vph)	11	25	58	439	543	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.907				0.999	
Flt Protected	0.985			0.994		
Satd. Flow (prot)	1664	0	0	1852	1861	0
Flt Permitted	0.985			0.994		
Satd. Flow (perm)	1664	0	0	1852	1861	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	13	29	67	505	624	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	42	0	0	572	630	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	68.5%	ICU Level of Service	C
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	25	58	439	543	5
Future Vol, veh/h	11	25	58	439	543	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	29	67	505	624	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1266	627	630	0	-	0
Stage 1	627	-	-	-	-	-
Stage 2	639	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	187	484	952	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	526	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	169	484	952	-	-	-
Mov Cap-2 Maneuver	169	-	-	-	-	-
Stage 1	480	-	-	-	-	-
Stage 2	526	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	18.5	1.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	952	-	308	-	-
HCM Lane V/C Ratio	0.07	-	0.134	-	-
HCM Control Delay (s)	9.1	0	18.5	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.2	-	0.5	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	21	0	32	23	22	1	358	51	40	497	1
Future Volume (vph)	5	21	0	32	23	22	1	358	51	40	497	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.961			0.983				
Flt Protected		0.990			0.980						0.996	
Satd. Flow (prot)	0	1844	0	0	1754	0	0	1831	0	0	1855	0
Flt Permitted		0.990			0.980						0.996	
Satd. Flow (perm)	0	1844	0	0	1754	0	0	1831	0	0	1855	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	24	0	36	26	25	1	402	57	45	558	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	30	0	0	87	0	0	460	0	0	604	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	68.8%	ICU Level of Service C	
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	21	0	32	23	22	1	358	51	40	497	1
Future Vol, veh/h	5	21	0	32	23	22	1	358	51	40	497	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	24	0	36	26	25	1	402	57	45	558	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1107	1110	559	1094	1082	431	559	0	0	459	0	0
Stage 1	649	649	-	433	433	-	-	-	-	-	-	-
Stage 2	458	461	-	661	649	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	188	209	529	191	217	624	1012	-	-	1102	-	-
Stage 1	458	466	-	601	582	-	-	-	-	-	-	-
Stage 2	583	565	-	452	466	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	156	196	529	166	204	624	1012	-	-	1102	-	-
Mov Cap-2 Maneuver	156	196	-	166	204	-	-	-	-	-	-	-
Stage 1	458	439	-	600	581	-	-	-	-	-	-	-
Stage 2	534	564	-	402	439	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.8	30.5	0	0.6
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1012	-	-	187	226	1102	-	-
HCM Lane V/C Ratio	0.001	-	-	0.156	0.383	0.041	-	-
HCM Control Delay (s)	8.6	0	-	27.8	30.5	8.4	0	-
HCM Lane LOS	A	A	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.5	1.7	0.1	-	-

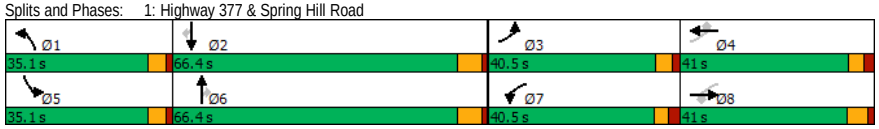
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	52	168	139	257	144	76	61	531	206	51	477	38
Future Volume (vph)	52	168	139	257	144	76	61	531	206	51	477	38
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.619			0.499			0.950			0.950		
Satd. Flow (perm)	1153	1863	1583	930	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			84			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			2337			1340			1988	
Travel Time (s)		17.1			35.4			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	57	185	153	282	158	84	67	584	226	56	524	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	57	185	153	282	158	84	67	584	226	56	524	42
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?		Yes	Yes	Yes			Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	36.3	17.1	17.1	34.2	30.5	30.5	9.4	43.3	43.3	8.9	42.7	42.7
Actuated g/C Ratio	0.34	0.16	0.16	0.32	0.29	0.29	0.09	0.41	0.41	0.08	0.40	0.40
v/c Ratio	0.13	0.62	0.47	0.66	0.30	0.16	0.43	0.77	0.33	0.38	0.70	0.06
Control Delay	25.9	56.6	28.4	35.4	36.7	8.7	64.1	38.1	17.1	63.6	35.2	0.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	25.9	56.6	28.4	35.4	36.7	8.7	64.1	38.1	17.1	63.6	35.2	0.4
LOS	C	E	C	D	D	A	E	D	B	E	D	A
Approach Delay		41.3			31.5			34.7			35.4	
Approach LOS		D			C			C			D	
Queue Length 50th (ft)	25	121	43	145	90	1	45	343	64	38	298	0
Queue Length 95th (ft)	65	251	132	275	181	42	115	641	160	101	562	3
Internal Link Dist (ft)		671			2257			1260			1908	
Turn Bay Length (ft)	80		80	130		130	215		115	140		140
Base Capacity (vph)	707	670	623	692	699	646	546	1148	1006	546	1148	1006
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.08	0.28	0.25	0.41	0.23	0.13	0.12	0.51	0.22	0.10	0.46	0.04

Intersection Summary

Area Type: Other
Cycle Length: 183
Actuated Cycle Length: 106.7
Natural Cycle: 100
Control Type: Semi Act-Uncoord
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 35.3 Intersection LOS: D
Intersection Capacity Utilization 76.0% ICU Level of Service D
Analysis Period (min) 15

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	378	8	1	312	2	1
Future Volume (vph)	378	8	1	312	2	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.997				0.955	
Flt Protected					0.968	
Satd. Flow (prot)	1857	0	0	1863	1722	0
Flt Permitted					0.968	
Satd. Flow (perm)	1857	0	0	1863	1722	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	2337			1187	1301	
Travel Time (s)	35.4			14.7	35.5	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	461	10	1	380	2	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	471	0	0	381	3	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 30.4%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	378	8	1	312	2	1
Future Vol, veh/h	378	8	1	312	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	461	10	1	380	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	471	0	848	466
Stage 1	-	-	-	-	466	-
Stage 2	-	-	-	-	382	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1091	-	332	597
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	690	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1091	-	332	597
Mov Cap-2 Maneuver	-	-	-	-	332	-
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	689	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	390	-	-	1091	-
HCM Lane V/C Ratio	0.009	-	-	0.001	-
HCM Control Delay (s)	14.3	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-



Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	16	13	13	628	543	11
Future Volume (vph)	16	13	13	628	543	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939				0.997	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1702	0	0	1861	1857	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1702	0	0	1861	1857	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	17	14	14	668	578	12
Shared Lane Traffic (%)						
Lane Group Flow (vph)	31	0	0	682	590	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	53.5%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	13	13	628	543	11
Future Vol, veh/h	16	13	13	628	543	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	17	14	14	668	578	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1280	584	590	0	-	0
Stage 1	584	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	183	512	985	-	-	-
Stage 1	557	-	-	-	-	-
Stage 2	495	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	179	512	985	-	-	-
Mov Cap-2 Maneuver	179	-	-	-	-	-
Stage 1	544	-	-	-	-	-
Stage 2	495	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	21.2	0.2	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	985	-	253	-	-
HCM Lane V/C Ratio	0.014	-	0.122	-	-
HCM Control Delay (s)	8.7	0	21.2	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	15	1	32	12	20	0	547	39	23	482	1
Future Volume (vph)	5	15	1	32	12	20	0	547	39	23	482	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.958			0.991				
Flt Protected		0.989			0.976						0.998	
Satd. Flow (prot)	0	1831	0	0	1742	0	0	1846	0	0	1859	0
Flt Permitted		0.989			0.976						0.998	
Satd. Flow (perm)	0	1831	0	0	1742	0	0	1846	0	0	1859	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	16	1	34	13	21	0	576	41	24	507	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	0	0	68	0	0	617	0	0	532	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	57.8%	ICU Level of Service B	
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	5	15	1	32	12	20	0	547	39	23	482	1
Future Vol, veh/h	5	15	1	32	12	20	0	547	39	23	482	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	16	1	34	13	21	0	576	41	24	507	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1170	1173	508	1161	1153	597	508	0	0	617	0	0
Stage 1	556	556	-	597	597	-	-	-	-	-	-	-
Stage 2	614	617	-	564	556	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	170	192	565	172	197	503	1057	-	-	963	-	-
Stage 1	515	513	-	490	491	-	-	-	-	-	-	-
Stage 2	479	481	-	510	513	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	150	185	565	156	190	503	1057	-	-	963	-	-
Mov Cap-2 Maneuver	150	185	-	156	190	-	-	-	-	-	-	-
Stage 1	515	495	-	490	491	-	-	-	-	-	-	-
Stage 2	447	481	-	476	495	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	27.6	30.4	0	0.4
HCM LOS	D	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1057	-	-	181	208	963	-	-
HCM Lane V/C Ratio	-	-	-	0.122	0.324	0.025	-	-
HCM Control Delay (s)	0	-	-	27.6	30.4	8.8	0	-
HCM Lane LOS	A	-	-	D	D	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.4	1.3	0.1	-	-

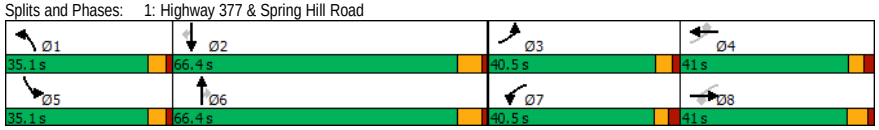
Synchro™ Output - 2026 Background Plus 2026 Scenario Site Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	89	240	150	346	227	101	129	518	240	62	704	104
Future Volume (vph)	89	240	150	346	227	101	129	518	240	62	704	104
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.447			0.209			0.950			0.950		
Satd. Flow (perm)	833	1863	1583	389	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			1186			1340			1988	
Travel Time (s)		17.1			18.0			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	101	273	170	393	258	115	147	589	273	70	800	118
Shared Lane Traffic (%)												
Lane Group Flow (vph)	101	273	170	393	258	115	147	589	273	70	800	118
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	25.4	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	59.4	27.2	27.2	59.2	49.6	49.6	16.9	67.2	67.2	10.3	60.6	60.6
Actuated g/C Ratio	0.37	0.17	0.17	0.37	0.31	0.31	0.11	0.42	0.42	0.06	0.38	0.38
v/c Ratio	0.28	0.86	0.50	0.94	0.44	0.21	0.79	0.75	0.38	0.61	1.13	0.18
Control Delay	32.0	90.2	36.0	74.0	47.1	14.6	98.9	48.5	25.3	98.5	120.0	14.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.0	90.2	36.0	74.0	47.1	14.6	98.9	48.5	25.3	98.5	120.0	14.5
LOS	C	F	D	E	D	B	F	D	C	F	F	B
Approach Delay		62.5			56.0			49.6			105.9	
Approach LOS		E			E			D			F	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 159.4			
Natural Cycle: 145			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.13			
Intersection Signal Delay: 70.0		Intersection LOS: E	
Intersection Capacity Utilization 95.2%		ICU Level of Service F	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	264	2	0	414	2	6	0	1	6	0	83
Future Volume (vph)	28	264	2	0	414	2	6	0	1	6	0	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.999			0.999			0.985			0.874	
Flt Protected	0.950							0.957			0.997	
Satd. Flow (prot)	1770	1861	0	0	1861	0	0	1756	0	0	1623	0
Flt Permitted	0.950							0.957			0.997	
Satd. Flow (perm)	1770	1861	0	0	1861	0	0	1756	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		1151			1187			1301			713	
Travel Time (s)		17.4			14.7			35.5			16.2	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	36	338	3	0	531	3	8	0	1	8	0	106
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	341	0	0	534	0	0	9	0	0	114	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	264	2	0	414	2	6	0	1	6	0	83
Future Vol, veh/h	28	264	2	0	414	2	6	0	1	6	0	83
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	36	338	3	0	531	3	8	0	1	8	0	106

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	534	0	0	341	0	0	998	946	340	945	946	533
Stage 1	-	-	-	-	-	-	412	412	-	533	533	-
Stage 2	-	-	-	-	-	-	586	534	-	412	413	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1034	-	-	1218	-	-	223	262	702	242	262	547
Stage 1	-	-	-	-	-	-	617	594	-	531	525	-
Stage 2	-	-	-	-	-	-	496	524	-	617	594	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1034	-	-	1218	-	-	175	253	702	235	253	547
Mov Cap-2 Maneuver	-	-	-	-	-	-	175	253	-	235	253	-
Stage 1	-	-	-	-	-	-	595	573	-	512	525	-
Stage 2	-	-	-	-	-	-	400	524	-	594	573	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.8	0	24.2	14.3
HCM LOS			C	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	196	1034	-	-	1218	-	-	502
HCM Lane V/C Ratio	0.046	0.035	-	-	-	-	-	0.227
HCM Control Delay (s)	24.2	8.6	-	-	0	-	-	14.3
HCM Lane LOS	C	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	0	25	48	0	30	58	560	79	50	787	5
Future Volume (vph)	11	0	25	48	0	30	58	560	79	50	787	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.907				0.850			0.850		0.999	
Flt Protected		0.985			0.950			0.995			0.997	
Satd. Flow (prot)	0	1664	0	0	1770	1583	0	1853	1583	0	1855	0
Flt Permitted		0.985			0.950			0.995			0.997	
Satd. Flow (perm)	0	1664	0	0	1770	1583	0	1853	1583	0	1855	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			791			1988			1399	
Travel Time (s)		38.5			18.0			24.6			17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	13	0	29	55	0	34	67	644	91	57	905	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	42	0	0	55	34	0	711	91	0	968	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 96.0%		ICU Level of Service F	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	12.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	0	25	48	0	30	58	560	79	50	787	5
Future Vol, veh/h	11	0	25	48	0	30	58	560	79	50	787	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	29	55	0	34	67	644	91	57	905	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1863	1891	908	1815	1803	644	911	0	0	735	0	0
Stage 1	1022	1022	-	778	778	-	-	-	-	-	-	-
Stage 2	841	869	-	1037	1025	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	56	70	334	60	79	473	748	-	-	870	-	-
Stage 1	285	313	-	389	407	-	-	-	-	-	-	-
Stage 2	359	369	-	279	312	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	41	51	334	~ 44	58	473	748	-	-	870	-	-
Mov Cap-2 Maneuver	41	51	-	~ 44	58	-	-	-	-	-	-	-
Stage 1	241	271	-	329	344	-	-	-	-	-	-	-
Stage 2	282	312	-	221	271	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	60	230.5	0.9	0.6
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	748	-	-	105	44	473	870	-	-
HCM Lane V/C Ratio	0.089	-	-	0.394	1.254	0.073	0.066	-	-
HCM Control Delay (s)	10.3	0	-	60$	366.3	13.2	9.4	0	-
HCM Lane LOS	B	A	-	F	F	B	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	1.6	5.3	0.2	0.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	21	0	138	23	81	1	464	93	65	576	1
Future Volume (vph)	5	21	0	138	23	81	1	464	93	65	576	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.955			0.978				
Flt Protected		0.990			0.972						0.995	
Satd. Flow (prot)	0	1844	0	0	1729	0	0	1822	0	0	1853	0
Flt Permitted		0.990			0.972						0.995	
Satd. Flow (perm)	0	1844	0	0	1729	0	0	1822	0	0	1853	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	24	0	155	26	91	1	521	104	73	647	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	30	0	0	272	0	0	626	0	0	721	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 94.6%		ICU Level of Service F	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	90.8

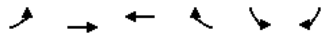
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	21	0	138	23	81	1	464	93	65	576	1
Future Vol, veh/h	5	21	0	138	23	81	1	464	93	65	576	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	24	0	155	26	91	1	521	104	73	647	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1428	1421	648	1381	1369	573	648	0	0	625	0	0
Stage 1	794	794	-	575	575	-	-	-	-	-	-	-
Stage 2	634	627	-	806	794	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	113	136	470	~ 121	146	519	938	-	-	956	-	-
Stage 1	381	400	-	503	503	-	-	-	-	-	-	-
Stage 2	467	476	-	376	400	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	72	120	470	~ 94	128	519	938	-	-	956	-	-
Mov Cap-2 Maneuver	72	120	-	~ 94	128	-	-	-	-	-	-	-
Stage 1	380	352	-	502	502	-	-	-	-	-	-	-
Stage 2	365	475	-	309	352	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	51.4	$ 543	0	0.9
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	938	-	-	106	134	956	-	-
HCM Lane V/C Ratio	0.001	-	-	0.276	2.029	0.076	-	-
HCM Control Delay (s)	8.8	0	-	51.4	$ 543	9.1	0	-
HCM Lane LOS	A	A	-	F	F	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1	21.9	0.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	262	387	9	27	29
Future Volume (vph)	10	262	387	9	27	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.997		0.930	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1857	0	1691	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1857	0	1691	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	15	391	578	13	40	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	391	591	0	83	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 30.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	262	387	9	27	29
Future Vol, veh/h	10	262	387	9	27	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	391	578	13	40	43

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	591	0	-	0	1006	585
Stage 1	-	-	-	-	585	-
Stage 2	-	-	-	-	421	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	985	-	-	-	267	511
Stage 1	-	-	-	-	557	-
Stage 2	-	-	-	-	662	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	985	-	-	-	263	511
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	549	-
Stage 2	-	-	-	-	662	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	18.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	985	-	-	-	351
HCM Lane V/C Ratio	0.015	-	-	-	0.238
HCM Control Delay (s)	8.7	-	-	-	18.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	0.9



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	119	50	522	40	17	722
Future Volume (vph)	119	50	522	40	17	722
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		505	505	
Storage Lanes	1	1		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950					0.999
Satd. Flow (prot)	1770	1583	1863	1583	0	1861
Flt Permitted	0.950					0.999
Satd. Flow (perm)	1770	1583	1863	1583	0	1861
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	178	75	779	60	25	1078
Shared Lane Traffic (%)						
Lane Group Flow (vph)	178	75	779	60	0	1103
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 64.9%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	68.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	119	50	522	40	17	722
Future Vol, veh/h	119	50	522	40	17	722
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	505	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	178	75	779	60	25	1078

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1907	779	0	0	839	0
Stage 1	779	-	-	-	-	-
Stage 2	1128	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	~ 75	396	-	-	796	-
Stage 1	452	-	-	-	-	-
Stage 2	309	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 69	396	-	-	796	-
Mov Cap-2 Maneuver	~ 69	-	-	-	-	-
Stage 1	452	-	-	-	-	-
Stage 2	285	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 598	0	0.2
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	69	396	796	-
HCM Lane V/C Ratio	-	-	2.574	0.188	0.032	-
HCM Control Delay (s)	-	-	$ 842.5	16.2	9.7	0
HCM Lane LOS	-	-	F	C	A	A
HCM 95th %tile Q(veh)	-	-	17.4	0.7	0.1	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	151	10	3	96	30	10
Future Volume (vph)	151	10	3	96	30	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.992				0.966	
Flt Protected				0.999	0.964	
Satd. Flow (prot)	1848	0	0	1861	1735	0
Flt Permitted				0.999	0.964	
Satd. Flow (perm)	1848	0	0	1861	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	225	15	4	143	45	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	240	0	0	147	60	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 18.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	151	10	3	96	30	10
Future Vol, veh/h	151	10	3	96	30	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	225	15	4	143	45	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	240	0	384	233
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	151	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1327	-	619	806
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	877	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1327	-	617	806
Mov Cap-2 Maneuver	-	-	-	-	617	-
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	874	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	655	-	-	1327	-
HCM Lane V/C Ratio	0.091	-	-	0.003	-
HCM Control Delay (s)	11	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	146	19	5	121	56	15
Future Volume (vph)	146	19	5	121	56	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.985				0.972	
Flt Protected				0.998	0.962	
Satd. Flow (prot)	1835	0	0	1859	1742	0
Flt Permitted				0.998	0.962	
Satd. Flow (perm)	1835	0	0	1859	1742	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	218	28	7	181	84	22
Shared Lane Traffic (%)						
Lane Group Flow (vph)	246	0	0	188	106	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 21.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	146	19	5	121	56	15
Future Vol, veh/h	146	19	5	121	56	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	218	28	7	181	84	22

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	246	0	427	232
Stage 1	-	-	-	-	232	-
Stage 2	-	-	-	-	195	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1320	-	584	807
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	838	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1320	-	580	807
Mov Cap-2 Maneuver	-	-	-	-	580	-
Stage 1	-	-	-	-	807	-
Stage 2	-	-	-	-	833	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	617	-	-	1320	-
HCM Lane V/C Ratio	0.172	-	-	0.006	-
HCM Control Delay (s)	12	-	-	7.7	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.6	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	145	23	7	170	70	20
Future Volume (vph)	145	23	7	170	70	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.982				0.970	
Flt Protected				0.998	0.963	
Satd. Flow (prot)	1829	0	0	1859	1740	0
Flt Permitted				0.998	0.963	
Satd. Flow (perm)	1829	0	0	1859	1740	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	216	34	10	254	104	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	250	0	0	264	134	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.4%		ICU Level of Service A	
Analysis Period (min) 15			

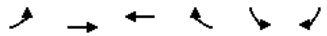
Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	145	23	7	170	70	20
Future Vol, veh/h	145	23	7	170	70	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	216	34	10	254	104	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	250	0	507	233
Stage 1	-	-	-	-	233	-
Stage 2	-	-	-	-	274	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1316	-	525	806
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	772	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1316	-	520	806
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	806	-
Stage 2	-	-	-	-	765	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.3	13.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	565	-	-	1316	-
HCM Lane V/C Ratio	0.238	-	-	0.008	-
HCM Control Delay (s)	13.3	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	40	277	474	30	18	24
Future Volume (vph)	40	277	474	30	18	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		45	45		30	
Link Distance (ft)		1186	1151		625	
Travel Time (s)		18.0	17.4		14.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	60	413	707	45	27	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	60	413	707	45	27	36
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	40	277	474	30	18	24
Future Vol, veh/h	40	277	474	30	18	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	413	707	45	27	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	752	0	-	0	1240	707
Stage 1	-	-	-	-	707	-
Stage 2	-	-	-	-	533	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	858	-	-	-	193	435
Stage 1	-	-	-	-	489	-
Stage 2	-	-	-	-	588	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	858	-	-	-	179	435
Mov Cap-2 Maneuver	-	-	-	-	179	-
Stage 1	-	-	-	-	455	-
Stage 2	-	-	-	-	588	-

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	20.3
HCM LOS			C

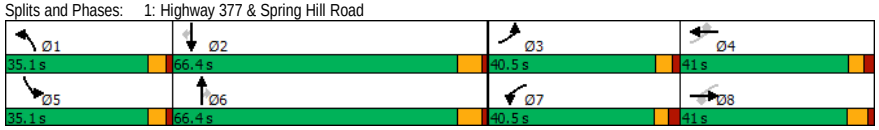
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	858	-	-	-	179	435
HCM Lane V/C Ratio	0.07	-	-	-	0.15	0.082
HCM Control Delay (s)	9.5	-	-	-	28.6	14
HCM Lane LOS	A	-	-	-	D	B
HCM 95th %tile Q(veh)	0.2	-	-	-	0.5	0.3

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	189	225	139	404	193	92	61	942	376	78	827	155
Future Volume (vph)	189	225	139	404	193	92	61	942	376	78	827	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	80		80	130		130	215		115	140		140
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	60			110			100			110		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.502			0.249			0.950			0.950		
Satd. Flow (perm)	935	1863	1583	464	1863	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			83			83			81			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			1186			1340			1988	
Travel Time (s)		17.1			18.0			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	208	247	153	444	212	101	67	1035	413	86	909	170
Shared Lane Traffic (%)												
Lane Group Flow (vph)	208	247	153	444	212	101	67	1035	413	86	909	170
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane								Yes				
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	25.4	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.4	6.0	6.0	5.5	5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)	60.6	24.7	24.7	60.4	45.0	45.0	9.8	60.2	60.2	11.2	61.7	61.7
Actuated g/C Ratio	0.39	0.16	0.16	0.39	0.29	0.29	0.06	0.39	0.39	0.07	0.40	0.40
v/c Ratio	0.46	0.83	0.47	0.93	0.39	0.19	0.60	1.42	0.62	0.67	1.22	0.25
Control Delay	32.6	85.8	31.9	65.2	47.4	12.9	94.1	234.6	36.1	95.9	151.4	18.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	32.6	85.8	31.9	65.2	47.4	12.9	94.1	234.6	36.1	95.9	151.4	18.0
LOS	C	F	C	E	D	B	F	F	D	F	F	B
Approach Delay		54.0			53.2			174.3			127.9	
Approach LOS		D			D			F			F	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 154.4			
Natural Cycle: 145			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.42			
Intersection Signal Delay: 120.2		Intersection LOS: F	
Intersection Capacity Utilization 108.8%		ICU Level of Service G	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	513	8	1	425	7	2	0	1	4	0	56
Future Volume (vph)	96	513	8	1	425	7	2	0	1	4	0	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.955			0.874	
Flt Protected	0.950							0.968			0.997	
Satd. Flow (prot)	1770	1859	0	0	1859	0	0	1722	0	0	1623	0
Flt Permitted	0.950							0.968			0.997	
Satd. Flow (perm)	1770	1859	0	0	1859	0	0	1722	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		1151			1187			1301			713	
Travel Time (s)		17.4			14.7			35.5			16.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	117	626	10	1	518	9	2	0	1	5	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	636	0	0	528	0	0	3	0	0	73	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 64.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	96	513	8	1	425	7	2	0	1	4	0	56
Future Vol, veh/h	96	513	8	1	425	7	2	0	1	4	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	117	626	10	1	518	9	2	0	1	5	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	527	0	0	636	0	0	1424	1394	631	1391	1395	523
Stage 1	-	-	-	-	-	-	865	865	-	525	525	-
Stage 2	-	-	-	-	-	-	559	529	-	866	870	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1040	-	-	947	-	-	113	141	481	120	141	554
Stage 1	-	-	-	-	-	-	348	371	-	536	529	-
Stage 2	-	-	-	-	-	-	513	527	-	348	369	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1040	-	-	947	-	-	91	125	481	109	125	554
Mov Cap-2 Maneuver	-	-	-	-	-	-	91	125	-	109	125	-
Stage 1	-	-	-	-	-	-	309	329	-	476	528	-
Stage 2	-	-	-	-	-	-	449	526	-	308	328	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.4	0	34.7	14.9
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	125	1040	-	-	947	-	-	435
HCM Lane V/C Ratio	0.029	0.113	-	-	0.001	-	-	0.168
HCM Control Delay (s)	34.7	8.9	-	-	8.8	0	-	14.9
HCM Lane LOS	D	A	-	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0.4	-	-	0	-	-	0.6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	16	0	13	268	0	168	13	944	248	155	767	11
Future Volume (vph)	16	0	13	268	0	168	13	944	248	155	767	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.939				0.850			0.850		0.998	
Flt Protected		0.973			0.950			0.999			0.992	
Satd. Flow (prot)	0	1702	0	0	1770	1583	0	1861	1583	0	1844	0
Flt Permitted		0.973			0.950			0.999			0.992	
Satd. Flow (perm)	0	1702	0	0	1770	1583	0	1861	1583	0	1844	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			791			1988			1399	
Travel Time (s)		38.5			18.0			24.6			17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	17	0	14	285	0	179	14	1004	264	165	816	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	31	0	0	285	179	0	1018	264	0	993	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	60		60	15		60	60		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 131.5%		ICU Level of Service H	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	799.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	16	0	13	268	0	168	13	944	248	155	767	11
Future Vol, veh/h	16	0	13	268	0	168	13	944	248	155	767	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	17	0	14	285	0	179	14	1004	264	165	816	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	2406	2448	822	2191	2190	1004	828	0	0	1268	0	0
Stage 1	1152	1152	-	1032	1032	-	-	-	-	-	-	-
Stage 2	1254	1296	-	1159	1158	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	23	31	374	~ 33	45	294	803	-	-	548	-	-
Stage 1	241	272	-	~ 281	310	-	-	-	-	-	-	-
Stage 2	211	232	-	~ 238	270	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 5	13	374	~ 17	19	294	803	-	-	548	-	-
Mov Cap-2 Maneuver	~ 5	13	-	~ 17	19	-	-	-	-	-	-	-
Stage 1	225	120	-	~ 263	290	-	-	-	-	-	-	-
Stage 2	77	217	-	~ 101	119	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	$ 1908.1	$ 4643.2	0.1	2.4
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	803	-	-	9	17	294	548	-	-
HCM Lane V/C Ratio	0.017	-	-	3.428	16.771	0.608	0.301	-	-
HCM Control Delay (s)	9.6	0	$ 1908.1	$ 7532.2	34.5	14.4	0	-	
HCM Lane LOS	A	A	-	F	F	D	B	A	-
HCM 95th %tile Q(veh)	0.1	-	-	5	36.4	3.7	1.3	-	-

Notes				
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		✣			✣			✣			✣	
Traffic Volume (vph)	5	15	1	117	12	70	0	773	171	99	730	1
Future Volume (vph)	5	15	1	117	12	70	0	773	171	99	730	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.994			0.952			0.976				
Flt Protected		0.989			0.972						0.994	
Satd. Flow (prot)	0	1831	0	0	1724	0	0	1818	0	0	1852	0
Flt Permitted		0.989			0.972						0.994	
Satd. Flow (perm)	0	1831	0	0	1724	0	0	1818	0	0	1852	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	16	1	123	13	74	0	814	180	104	768	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	0	0	210	0	0	994	0	0	873	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 123.1%		ICU Level of Service H	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	175.1

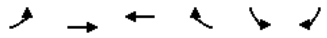
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		✣			✣			✣			✣	
Traffic Vol, veh/h	5	15	1	117	12	70	0	773	171	99	730	1
Future Vol, veh/h	5	15	1	117	12	70	0	773	171	99	730	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	16	1	123	13	74	0	814	180	104	768	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1925	1971	769	1889	1881	904	769	0	0	994	0	0
Stage 1	977	977	-	904	904	-	-	-	-	-	-	-
Stage 2	948	994	-	985	977	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	50	62	401	~ 53	71	335	845	-	-	696	-	-
Stage 1	302	329	-	331	356	-	-	-	-	-	-	-
Stage 2	313	323	-	299	329	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	26	46	401	~ 31	52	335	845	-	-	696	-	-
Mov Cap-2 Maneuver	26	46	-	~ 31	52	-	-	-	-	-	-	-
Stage 1	302	243	-	331	356	-	-	-	-	-	-	-
Stage 2	235	323	-	206	243	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	174.7	$ 1730.4	0	1.3
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	845	-	-	40	47	696	-	-
HCM Lane V/C Ratio	-	-	-	0.553	4.457	0.15	-	-
HCM Control Delay (s)	0	-	-	174.7	$ 1730.4	11.1	0	-
HCM Lane LOS	A	-	-	F	F	B	A	-
HCM 95th %tile Q(veh)	0	-	-	2	23.6	0.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	484	413	30	18	20
Future Volume (vph)	34	484	413	30	18	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.991		0.928	
Flt Protected	0.950				0.977	
Satd. Flow (prot)	1770	1863	1846	0	1689	0
Flt Permitted	0.950				0.977	
Satd. Flow (perm)	1770	1863	1846	0	1689	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	40	569	486	35	21	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	569	521	0	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 38.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	34	484	413	30	18	20
Future Vol, veh/h	34	484	413	30	18	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	569	486	35	21	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	521	0	-	0	1153	504
Stage 1	-	-	-	-	504	-
Stage 2	-	-	-	-	649	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1045	-	-	-	218	568
Stage 1	-	-	-	-	607	-
Stage 2	-	-	-	-	520	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1045	-	-	-	210	568
Mov Cap-2 Maneuver	-	-	-	-	210	-
Stage 1	-	-	-	-	584	-
Stage 2	-	-	-	-	520	-

Approach	EB	WB	SB
HCM Control Delay, s	0.6	0	18.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1045	-	-	-	314
HCM Lane V/C Ratio	0.038	-	-	-	0.142
HCM Control Delay (s)	8.6	-	-	-	18.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	80	33	936	135	57	854
Future Volume (vph)	80	33	936	135	57	854
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		505	505	
Storage Lanes	1	1		1	0	
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850		0.850		
Flt Protected	0.950					0.997
Satd. Flow (prot)	1770	1583	1863	1583	0	1857
Flt Permitted	0.950					0.997
Satd. Flow (perm)	1770	1583	1863	1583	0	1857
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	94	39	1101	159	67	1005
Shared Lane Traffic (%)						
Lane Group Flow (vph)	94	39	1101	159	0	1072
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 102.8%		ICU Level of Service G	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	42.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	80	33	936	135	57	854
Future Vol, veh/h	80	33	936	135	57	854
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	505	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	94	39	1101	159	67	1005

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	2240	1101	0	0	1260	0
Stage 1	1101	-	-	-	-	-
Stage 2	1139	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	~ 46	258	-	-	552	-
Stage 1	318	-	-	-	-	-
Stage 2	305	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 33	258	-	-	552	-
Mov Cap-2 Maneuver	~ 33	-	-	-	-	-
Stage 1	318	-	-	-	-	-
Stage 2	221	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 778.6	0	0.8
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	33	258	552	-
HCM Lane V/C Ratio	-	-	2.852	0.15	0.121	-
HCM Control Delay (s)	-	-	$ 1090.9	21.4	12.4	0
HCM Lane LOS	-	-	F	C	B	A
HCM 95th %tile Q(veh)	-	-	10.9	0.5	0.4	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	114	35	12	116	20	7
Future Volume (vph)	114	35	12	116	20	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.968				0.966	
Flt Protected				0.995	0.964	
Satd. Flow (prot)	1803	0	0	1853	1735	0
Flt Permitted				0.995	0.964	
Satd. Flow (perm)	1803	0	0	1853	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	134	41	14	136	24	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	175	0	0	150	32	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	114	35	12	116	20	7
Future Vol, veh/h	114	35	12	116	20	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	134	41	14	136	24	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	175	0	319	155
Stage 1	-	-	-	-	155	-
Stage 2	-	-	-	-	164	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1401	-	674	891
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	865	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1401	-	667	891
Mov Cap-2 Maneuver	-	-	-	-	667	-
Stage 1	-	-	-	-	873	-
Stage 2	-	-	-	-	855	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.7	10.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	714	-	-	1401	-
HCM Lane V/C Ratio	0.044	-	-	0.01	-
HCM Control Delay (s)	10.3	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	139	63	18	118	37	10
Future Volume (vph)	139	63	18	118	37	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.958				0.971	
Flt Protected				0.993	0.962	
Satd. Flow (prot)	1785	0	0	1850	1740	0
Flt Permitted				0.993	0.962	
Satd. Flow (perm)	1785	0	0	1850	1740	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	164	74	21	139	44	12
Shared Lane Traffic (%)						
Lane Group Flow (vph)	238	0	0	160	56	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	31.4%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	139	63	18	118	37	10
Future Vol, veh/h	139	63	18	118	37	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	164	74	21	139	44	12

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	238	0	382	201
Stage 1	-	-	-	-	201	-
Stage 2	-	-	-	-	181	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1329	-	620	840
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	850	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1329	-	609	840
Mov Cap-2 Maneuver	-	-	-	-	609	-
Stage 1	-	-	-	-	833	-
Stage 2	-	-	-	-	836	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	11.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	647	-	-	1329	-
HCM Lane V/C Ratio	0.085	-	-	0.016	-
HCM Control Delay (s)	11.1	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	189	80	22	134	47	13
Future Volume (vph)	189	80	22	134	47	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.960				0.971	
Flt Protected				0.993	0.962	
Satd. Flow (prot)	1788	0	0	1850	1740	0
Flt Permitted				0.993	0.962	
Satd. Flow (perm)	1788	0	0	1850	1740	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	222	94	26	158	55	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	316	0	0	184	70	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.8%		ICU Level of Service A	
Analysis Period (min) 15			

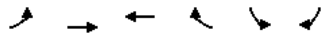
Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	189	80	22	134	47	13
Future Vol, veh/h	189	80	22	134	47	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	222	94	26	158	55	15

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	316	0	479	269
Stage 1	-	-	-	-	269	-
Stage 2	-	-	-	-	210	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1244	-	545	770
Stage 1	-	-	-	-	776	-
Stage 2	-	-	-	-	825	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1244	-	532	770
Mov Cap-2 Maneuver	-	-	-	-	532	-
Stage 1	-	-	-	-	776	-
Stage 2	-	-	-	-	806	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	12.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	570	-	-	1244	-
HCM Lane V/C Ratio	0.124	-	-	0.021	-
HCM Control Delay (s)	12.2	-	-	8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	124	515	391	93	101	134
Future Volume (vph)	124	515	391	93	101	134
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		30	30		30	
Link Distance (ft)		1186	1151		625	
Travel Time (s)		27.0	26.2		14.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	146	606	460	109	119	158
Shared Lane Traffic (%)						
Lane Group Flow (vph)	146	606	460	109	119	158
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60			60	60	60
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 43.0%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	9.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	124	515	391	93	101	134
Future Vol, veh/h	124	515	391	93	101	134
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	146	606	460	109	119	158

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	569	0	-	0	1358	460
Stage 1	-	-	-	-	460	-
Stage 2	-	-	-	-	898	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1003	-	-	-	164	601
Stage 1	-	-	-	-	636	-
Stage 2	-	-	-	-	398	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1003	-	-	-	140	601
Mov Cap-2 Maneuver	-	-	-	-	140	-
Stage 1	-	-	-	-	543	-
Stage 2	-	-	-	-	398	-

Approach	EB	WB	SB
HCM Control Delay, s	1.8	0	51.1
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	1003	-	-	-	140	601
HCM Lane V/C Ratio	0.145	-	-	-	0.849	0.262
HCM Control Delay (s)	9.2	-	-	-	101.5	13.1
HCM Lane LOS	A	-	-	-	F	B
HCM 95th %tile Q(veh)	0.5	-	-	-	5.5	1

Kimley»Horn

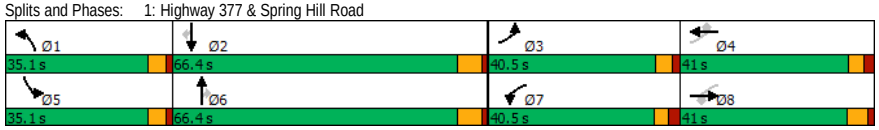
Synchro™ Output - 2028 Background Traffic

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	226	153	264	201	79	132	392	190	55	500	33
Future Volume (vph)	45	226	153	264	201	79	132	392	190	55	500	33
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.992			0.972		0.950			0.950		
Satd. Flow (prot)	0	3511	1583	0	3440	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.802			0.676		0.950			0.950		
Satd. Flow (perm)	0	2838	1583	0	2393	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			174			83			216			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	51	257	174	300	228	90	150	445	216	63	568	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	308	174	0	528	90	150	445	216	63	568	38
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		20.9	20.9		21.2	21.2	10.1	17.8	17.8	7.7	12.2	12.2
Actuated g/C Ratio		0.34	0.34		0.35	0.35	0.16	0.29	0.29	0.13	0.20	0.20
v/c Ratio		0.32	0.27		0.64	0.15	0.51	0.30	0.35	0.28	0.56	0.10
Control Delay		16.2	4.0		21.1	5.2	32.2	19.9	5.5	31.9	25.8	1.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		16.2	4.0		21.1	5.2	32.2	19.9	5.5	31.9	25.8	1.8
LOS		B	A		C	A	C	B	A	C	C	A
Approach Delay		11.8			18.8			18.4			25.0	
Approach LOS		B			B			B			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 61.3			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.64			
Intersection Signal Delay: 19.0		Intersection LOS: B	
Intersection Capacity Utilization 58.5%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	240	2	0	360	6	1
Future Volume (vph)	240	2	0	360	6	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.999				0.985	
Flt Protected					0.957	
Satd. Flow (prot)	1861	0	0	1863	1756	0
Flt Permitted					0.957	
Satd. Flow (perm)	1861	0	0	1863	1756	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	1688			1187	1301	
Travel Time (s)	25.6			14.7	35.5	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	308	3	0	462	8	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	311	0	0	462	9	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	10			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	240	2	0	360	6	1
Future Vol, veh/h	240	2	0	360	6	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	308	3	0	462	8	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	311	0	772	310
Stage 1	-	-	-	-	310	-
Stage 2	-	-	-	-	462	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1249	-	368	730
Stage 1	-	-	-	-	744	-
Stage 2	-	-	-	-	634	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1249	-	368	730
Mov Cap-2 Maneuver	-	-	-	-	368	-
Stage 1	-	-	-	-	744	-
Stage 2	-	-	-	-	634	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	396	-	-	1249	-
HCM Lane V/C Ratio	0.023	-	-	-	-
HCM Control Delay (s)	14.3	-	-	0	-
HCM Lane LOS	B	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	11	25	59	446	552	5
Future Volume (vph)	11	25	59	446	552	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	0.91	0.91	0.91	0.91
Frt	0.907				0.999	
Flt Protected	0.985			0.994		
Satd. Flow (prot)	1664	0	0	5055	5080	0
Flt Permitted	0.985			0.994		
Satd. Flow (perm)	1664	0	0	5055	5080	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	13	29	68	513	634	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	42	0	0	581	640	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	33.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	11	25	59	446	552	5
Future Vol, veh/h	11	25	59	446	552	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	13	29	68	513	634	6

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	978	320	640	0	-	0
Stage 1	637	-	-	-	-	-
Stage 2	341	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	318	577	582	-	-	-
Stage 1	400	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	266	577	582	-	-	-
Mov Cap-2 Maneuver	266	-	-	-	-	-
Stage 1	335	-	-	-	-	-
Stage 2	634	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.4	1.8	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	582	-	425	-	-
HCM Lane V/C Ratio	0.117	-	0.097	-	-
HCM Control Delay (s)	12	0.5	14.4	-	-
HCM Lane LOS	B	A	B	-	-
HCM 95th %tile Q(veh)	0.4	-	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	22	0	32	24	23	1	364	51	41	505	1
Future Volume (vph)	5	22	0	32	24	23	1	364	51	41	505	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		170	0		170	445		0	445		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt						0.850		0.982				
Flt Protected		0.990			0.972		0.950			0.950		
Satd. Flow (prot)	0	1844	1863	0	1811	1583	1770	4994	0	1770	5085	0
Flt Permitted		0.990			0.972		0.950			0.950		
Satd. Flow (perm)	0	1844	1863	0	1811	1583	1770	4994	0	1770	5085	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	25	0	36	27	26	1	409	57	46	567	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	31	0	0	63	26	1	466	0	46	568	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	22	0	32	24	23	1	364	51	41	505	1
Future Vol, veh/h	5	22	0	32	24	23	1	364	51	41	505	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	170	-	-	170	445	-	-	445	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	25	0	36	27	26	1	409	57	46	567	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	839	1128	284	771	1100	233	568	0	0	466	0	0
Stage 1	660	660	-	440	440	-	-	-	-	-	-	-
Stage 2	179	468	-	331	660	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	317	203	608	347	211	655	629	-	-	703	-	-
Stage 1	341	458	-	481	576	-	-	-	-	-	-	-
Stage 2	740	560	-	601	458	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	259	189	608	297	197	655	629	-	-	703	-	-
Mov Cap-2 Maneuver	259	189	-	297	197	-	-	-	-	-	-	-
Stage 1	340	428	-	480	575	-	-	-	-	-	-	-
Stage 2	676	559	-	529	428	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26.3	20.7	0	0.8
HCM LOS	D	C		

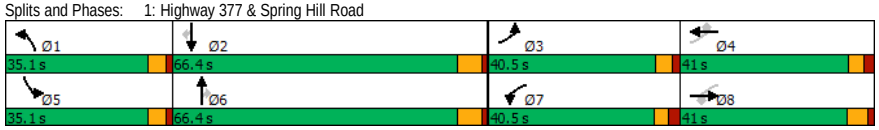
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	629	-	-	199	-	244	655	703	-	-
HCM Lane V/C Ratio	0.002	-	-	0.152	-	0.258	0.039	0.066	-	-
HCM Control Delay (s)	10.7	-	-	26.3	0	24.8	10.7	10.5	-	-
HCM Lane LOS	B	-	-	D	A	C	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	-	1	0.1	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	171	141	261	146	77	62	540	208	51	485	38
Future Volume (vph)	53	171	141	261	146	77	62	540	208	51	485	38
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.988			0.969		0.950			0.950		
Satd. Flow (prot)	0	3497	1583	0	3429	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.770			0.688		0.950			0.950		
Satd. Flow (perm)	0	2725	1583	0	2435	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			155			83			229			81
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	58	188	155	287	160	85	68	593	229	56	533	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	246	155	0	447	85	68	593	229	56	533	42
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		15.5	15.5		15.8	15.8	7.6	13.8	13.8	7.5	11.2	11.2
Actuated g/C Ratio		0.32	0.32		0.32	0.32	0.16	0.28	0.28	0.15	0.23	0.23
v/c Ratio		0.29	0.26		0.57	0.15	0.25	0.41	0.37	0.21	0.46	0.10
Control Delay		14.5	4.2		17.9	4.7	24.2	17.5	5.5	23.9	19.4	2.5
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		14.5	4.2		17.9	4.7	24.2	17.5	5.5	23.9	19.4	2.5
LOS		B	A		B	A	C	B	A	C	B	A
Approach Delay		10.5			15.8			14.9			18.6	
Approach LOS		B			B			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 49			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.57			
Intersection Signal Delay: 15.3		Intersection LOS: B	
Intersection Capacity Utilization 56.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	383	8	1	317	2	1
Future Volume (vph)	383	8	1	317	2	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		0	0		0	0
Storage Lanes		0	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.997				0.955	
Flt Protected					0.968	
Satd. Flow (prot)	1857	0	0	1863	1722	0
Flt Permitted					0.968	
Satd. Flow (perm)	1857	0	0	1863	1722	0
Link Speed (mph)	45			55	25	
Link Distance (ft)	1688			1187	1301	
Travel Time (s)	25.6			14.7	35.5	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	467	10	1	387	2	1
Shared Lane Traffic (%)						
Lane Group Flow (vph)	477	0	0	388	3	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	10			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 30.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	383	8	1	317	2	1
Future Vol, veh/h	383	8	1	317	2	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	467	10	1	387	2	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	477	0	861	472
Stage 1	-	-	-	-	472	-
Stage 2	-	-	-	-	389	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1085	-	326	592
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	685	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1085	-	326	592
Mov Cap-2 Maneuver	-	-	-	-	326	-
Stage 1	-	-	-	-	628	-
Stage 2	-	-	-	-	684	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	14.5
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	383	-	-	1085	-
HCM Lane V/C Ratio	0.01	-	-	0.001	-
HCM Control Delay (s)	14.5	-	-	8.3	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0	-	-	0	-

Lane Group	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (vph)	17	13	13	639	552	11
Future Volume (vph)	17	13	13	639	552	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	0.91	0.91	0.91	0.91
Frt	0.941				0.997	
Flt Protected	0.973			0.999		
Satd. Flow (prot)	1706	0	0	5080	5070	0
Flt Permitted	0.973			0.999		
Satd. Flow (perm)	1706	0	0	5080	5070	0
Link Speed (mph)	20			55	55	
Link Distance (ft)	1128			1988	1399	
Travel Time (s)	38.5			24.6	17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	18	14	14	680	587	12
Shared Lane Traffic (%)						
Lane Group Flow (vph)	32	0	0	694	599	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			0	0	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9	15			9
Sign Control	Stop			Free	Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	31.6%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	13	13	639	552	11
Future Vol, veh/h	17	13	13	639	552	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	14	14	680	587	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	893	300	599	0	-	0
Stage 1	593	-	-	-	-	-
Stage 2	300	-	-	-	-	-
Critical Hdwy	5.74	7.14	5.34	-	-	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	3.12	-	-	-
Pot Cap-1 Maneuver	351	594	608	-	-	-
Stage 1	425	-	-	-	-	-
Stage 2	665	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	338	594	608	-	-	-
Mov Cap-2 Maneuver	338	-	-	-	-	-
Stage 1	409	-	-	-	-	-
Stage 2	665	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.4	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	608	-	416	-	-
HCM Lane V/C Ratio	0.023	-	0.077	-	-
HCM Control Delay (s)	11.1	0.1	14.4	-	-
HCM Lane LOS	B	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	16	1	32	12	20	0	556	39	24	490	1
Future Volume (vph)	5	16	1	32	12	20	0	556	39	24	490	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		170	0		170	445		0	445		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850			0.850		0.990				
Flt Protected		0.989			0.965					0.950		
Satd. Flow (prot)	0	1842	1583	0	1798	1583	1863	5034	0	1770	5085	0
Flt Permitted		0.989			0.965					0.950		
Satd. Flow (perm)	0	1842	1583	0	1798	1583	1863	5034	0	1770	5085	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	17	1	34	13	21	0	585	41	25	516	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	22	1	0	47	21	0	626	0	25	517	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 34.0%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	16	1	32	12	20	0	556	39	24	490	1
Future Vol, veh/h	5	16	1	32	12	20	0	556	39	24	490	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	170	-	-	170	445	-	-	445	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	17	1	34	13	21	0	585	41	25	516	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	808	1193	259	871	1173	313	517	0	0	626	0	0
Stage 1	567	567	-	606	606	-	-	-	-	-	-	-
Stage 2	241	626	-	265	567	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	331	186	631	304	191	583	665	-	-	591	-	-
Stage 1	395	505	-	371	485	-	-	-	-	-	-	-
Stage 2	680	475	-	658	505	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	293	178	631	273	183	583	665	-	-	591	-	-
Mov Cap-2 Maneuver	293	178	-	273	183	-	-	-	-	-	-	-
Stage 1	395	484	-	371	485	-	-	-	-	-	-	-
Stage 2	638	475	-	607	484	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	25	19.7	0	0.5
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	665	-	-	196	631	241	583	591	-	-
HCM Lane V/C Ratio	-	-	-	0.113	0.002	0.192	0.036	0.043	-	-
HCM Control Delay (s)	0	-	-	25.7	10.7	23.5	11.4	11.4	-	-
HCM Lane LOS	A	-	-	D	B	C	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	0.4	0	0.7	0.1	0.1	-	-

Synchro™ Output - 2028 Background Plus 2028 Full Buildout Scenario Site Traffic

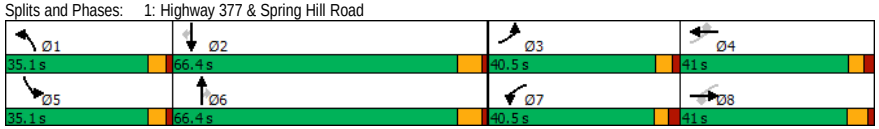
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	105	258	163	363	242	106	140	590	254	66	861	146
Future Volume (vph)	105	258	163	363	242	106	140	590	254	66	861	146
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.986			0.971		0.950			0.950		
Satd. Flow (prot)	0	3490	1583	0	3437	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.589			0.623		0.950			0.950		
Satd. Flow (perm)	0	2085	1583	0	2205	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			178			83			289			166
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	119	293	185	413	275	120	159	670	289	75	978	166
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	412	185	0	688	120	159	670	289	75	978	166
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		31.7	31.7		32.0	32.0	12.2	27.6	27.6	8.4	20.7	20.7
Actuated g/C Ratio		0.38	0.38		0.39	0.39	0.15	0.33	0.33	0.10	0.25	0.25
v/c Ratio		0.51	0.26		1.16dl	0.18	0.61	0.39	0.40	0.41	0.77	0.32
Control Delay		23.3	4.7		32.3	8.3	45.2	23.4	4.8	45.3	33.9	6.4
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		23.3	4.7		32.3	8.3	45.2	23.4	4.8	45.3	33.9	6.4
LOS		C	A		C	A	D	C	A	D	C	A
Approach Delay		17.6			28.8			21.7			30.8	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 82.4			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 25.5		Intersection LOS: C	
Intersection Capacity Utilization 74.0%		ICU Level of Service D	
Analysis Period (min) 15			

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	282	3	0	436	2	6	0	1	6	0	83
Future Volume (vph)	28	282	3	0	436	2	6	0	1	6	0	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.999			0.985			0.874	
Flt Protected	0.950							0.957			0.997	
Satd. Flow (prot)	1770	1859	0	0	1861	0	0	1756	0	0	1623	0
Flt Permitted	0.950							0.957			0.997	
Satd. Flow (perm)	1770	1859	0	0	1861	0	0	1756	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		978			1187			1301			713	
Travel Time (s)		14.8			14.7			35.5			16.2	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	36	362	4	0	559	3	8	0	1	8	0	106
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	366	0	0	562	0	0	9	0	0	114	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	282	3	0	436	2	6	0	1	6	0	83
Future Vol, veh/h	28	282	3	0	436	2	6	0	1	6	0	83
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	36	362	4	0	559	3	8	0	1	8	0	106

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	562	0	0	366	0	0	1050	998	364	998	999	561
Stage 1	-	-	-	-	-	-	436	436	-	561	561	-
Stage 2	-	-	-	-	-	-	614	562	-	437	438	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1009	-	-	1193	-	-	205	244	681	223	243	527
Stage 1	-	-	-	-	-	-	599	580	-	512	510	-
Stage 2	-	-	-	-	-	-	479	510	-	598	579	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1009	-	-	1193	-	-	159	235	681	217	234	527
Mov Cap-2 Maneuver	-	-	-	-	-	-	159	235	-	217	234	-
Stage 1	-	-	-	-	-	-	577	559	-	494	510	-
Stage 2	-	-	-	-	-	-	382	510	-	576	558	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.8	0	26.2	14.8
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	179	1009	-	-	1193	-	-	481
HCM Lane V/C Ratio	0.05	0.036	-	-	-	-	-	0.237
HCM Control Delay (s)	26.2	8.7	-	-	0	-	-	14.8
HCM Lane LOS	D	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	0	27	48	0	30	62	648	79	50	987	5
Future Volume (vph)	11	0	27	48	0	30	62	648	79	50	987	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	1.00	0.91	0.91
Frt		0.905				0.850			0.850		0.999	
Flt Protected		0.985			0.950			0.996		0.950		
Satd. Flow (prot)	0	1660	0	0	1770	1583	0	5065	1583	1770	5080	0
Flt Permitted		0.985			0.950			0.996		0.950		
Satd. Flow (perm)	0	1660	0	0	1770	1583	0	5065	1583	1770	5080	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			830			1988			1399	
Travel Time (s)		38.5			18.9			24.6			17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	13	0	31	55	0	34	71	745	91	57	1134	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	44	0	0	55	34	0	816	91	57	1140	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	60		60	15		60	60		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	0	27	48	0	30	62	648	79	50	987	5
Future Vol, veh/h	11	0	27	48	0	30	62	648	79	50	987	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	505	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	31	55	0	34	71	745	91	57	1134	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1691	2229	570	1455	2141	373	1140	0	0	836	0	0
Stage 1	1251	1251	-	887	887	-	-	-	-	-	-	-
Stage 2	440	978	-	568	1254	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	98	42	398	137	48	533	335	-	-	469	-	-
Stage 1	133	242	-	238	360	-	-	-	-	-	-	-
Stage 2	518	327	-	433	242	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	57	22	398	79	25	533	335	-	-	469	-	-
Mov Cap-2 Maneuver	57	22	-	79	25	-	-	-	-	-	-	-
Stage 1	79	212	-	142	215	-	-	-	-	-	-	-
Stage 2	289	195	-	351	212	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	39.9	78.7	3	0.7
HCM LOS	E	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	335	-	-	146	79	533	469	-	-
HCM Lane V/C Ratio	0.213	-	-	0.299	0.698	0.065	0.123	-	-
HCM Control Delay (s)	18.6	1.9	-	39.9	120.3	12.2	13.7	-	-
HCM Lane LOS	C	A	-	E	F	B	B	-	-
HCM 95th %tile Q(veh)	0.8	-	-	1.2	3.3	0.2	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	23	0	242	25	135	1	505	126	86	621	1
Future Volume (vph)	5	23	0	242	25	135	1	505	126	86	621	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		170	0		170	445		0	445		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt						0.850		0.970				
Flt Protected		0.991			0.957		0.950			0.950		
Satd. Flow (prot)	0	1846	1863	0	1783	1583	1770	4933	0	1770	5085	0
Flt Permitted		0.991			0.957		0.950			0.950		
Satd. Flow (perm)	0	1846	1863	0	1783	1583	1770	4933	0	1770	5085	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	26	0	272	28	152	1	567	142	97	698	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	32	0	0	300	152	1	709	0	97	699	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 48.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	96.1

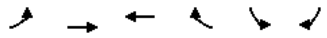
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	23	0	242	25	135	1	505	126	86	621	1
Future Vol, veh/h	5	23	0	242	25	135	1	505	126	86	621	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	170	-	-	170	445	-	-	445	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	6	26	0	272	28	152	1	567	142	97	698	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1136	1604	350	1126	1533	355	699	0	0	709	0	0
Stage 1	893	893	-	640	640	-	-	-	-	-	-	-
Stage 2	243	711	-	486	893	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	213	104	552	~ 215	115	548	545	-	-	540	-	-
Stage 1	236	358	-	352	468	-	-	-	-	-	-	-
Stage 2	678	434	-	486	358	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	103	85	552	~ 143	94	548	545	-	-	540	-	-
Mov Cap-2 Maneuver	103	85	-	~ 143	94	-	-	-	-	-	-	-
Stage 1	236	294	-	351	467	-	-	-	-	-	-	-
Stage 2	460	433	-	364	294	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	67.1	$ 415.8	0	1.6
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	545	-	-	88	-	136	548	540	-	-
HCM Lane V/C Ratio	0.002	-	-	0.358	-	2.206	0.277	0.179	-	-
HCM Control Delay (s)	11.6	-	-	67.1	0$	618.9	14.1	13.1	-	-
HCM Lane LOS	B	-	-	F	A	F	B	B	-	-
HCM 95th %tile Q(veh)	0	-	-	1.4	-	25	1.1	0.6	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	279	409	9	27	29
Future Volume (vph)	10	279	409	9	27	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.997		0.930	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1857	0	1691	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1857	0	1691	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	15	416	610	13	40	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	416	623	0	83	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	279	409	9	27	29
Future Vol, veh/h	10	279	409	9	27	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	416	610	13	40	43

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	623	0	-	0	1063	617
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	446	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	958	-	-	-	247	490
Stage 1	-	-	-	-	538	-
Stage 2	-	-	-	-	645	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	958	-	-	-	243	490
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	645	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	19.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	958	-	-	-	329
HCM Lane V/C Ratio	0.016	-	-	-	0.254
HCM Control Delay (s)	8.8	-	-	-	19.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	1

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	171	63	589	58	21	869
Future Volume (vph)	171	63	589	58	21	869
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		345	415	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.91
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	5085	1583	1770	5085
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1583	5085	1583	1770	5085
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	255	94	879	87	31	1297
Shared Lane Traffic (%)						
Lane Group Flow (vph)	255	94	879	87	31	1297
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	31.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	171	63	589	58	21	869
Future Vol, veh/h	171	63	589	58	21	869
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	345	415	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	255	94	879	87	31	1297

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1460	440	0	0	966	0
Stage 1	879	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	~ 181	483	-	-	406	-
Stage 1	286	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 167	483	-	-	406	-
Mov Cap-2 Maneuver	~ 167	-	-	-	-	-
Stage 1	286	-	-	-	-	-
Stage 2	440	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	234.5	0	0.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	483	406	-
HCM Lane V/C Ratio	-	-	1.528	0.195	0.077	-
HCM Control Delay (s)	-	-	$ 315.6	14.2	14.6	-
HCM Lane LOS	-	-	F	B	B	-
HCM 95th %tile Q(veh)	-	-	16.7	0.7	0.2	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	183	35	8	110	103	26
Future Volume (vph)	183	35	8	110	103	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.973	
Flt Protected				0.997	0.962	
Satd. Flow (prot)	1863	1583	0	1857	1744	0
Flt Permitted				0.997	0.962	
Satd. Flow (perm)	1863	1583	0	1857	1744	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	273	52	12	164	154	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	273	52	0	176	193	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	35	8	110	103	26
Future Vol, veh/h	183	35	8	110	103	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	273	52	12	164	154	39

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	325	0	461	273
Stage 1	-	-	-	-	273	-
Stage 2	-	-	-	-	188	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1235	-	559	766
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	844	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1235	-	553	766
Mov Cap-2 Maneuver	-	-	-	-	553	-
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	586	-	-	1235	-
HCM Lane V/C Ratio	0.329	-	-	0.01	-
HCM Control Delay (s)	14.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.4	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	200	31	6	207	91	18
Future Volume (vph)	200	31	6	207	91	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.978	
Flt Protected				0.999	0.960	
Satd. Flow (prot)	1863	1583	0	1861	1749	0
Flt Permitted				0.999	0.960	
Satd. Flow (perm)	1863	1583	0	1861	1749	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	299	46	9	309	136	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	299	46	0	318	163	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	200	31	6	207	91	18
Future Vol, veh/h	200	31	6	207	91	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	299	46	9	309	136	27

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	345	0	626	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	327	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1214	-	448	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	731	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1214	-	444	741
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	724	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	16.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	475	-	-	1214	-
HCM Lane V/C Ratio	0.342	-	-	0.007	-
HCM Control Delay (s)	16.5	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.5	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	191	39	14	284	116	40
Future Volume (vph)	191	39	14	284	116	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.965	
Flt Protected				0.998	0.964	
Satd. Flow (prot)	1863	1583	0	1859	1733	0
Flt Permitted				0.998	0.964	
Satd. Flow (perm)	1863	1583	0	1859	1733	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	285	58	21	424	173	60
Shared Lane Traffic (%)						
Lane Group Flow (vph)	285	58	0	445	233	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.9%		ICU Level of Service A	
Analysis Period (min) 15			

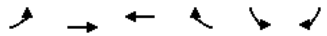
Intersection	
Int Delay, s/veh	5.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	191	39	14	284	116	40
Future Vol, veh/h	191	39	14	284	116	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	58	21	424	173	60

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	343	0	751	285
Stage 1	-	-	-	-	285	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1216	-	378	754
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	632	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1216	-	369	754
Mov Cap-2 Maneuver	-	-	-	-	369	-
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	617	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	23.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	425	-	-	1216	-
HCM Lane V/C Ratio	0.548	-	-	0.017	-
HCM Control Delay (s)	23.3	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	3.2	-	-	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	40	493	755	30	18	24
Future Volume (vph)	40	493	755	30	18	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		30	30		30	
Link Distance (ft)		710	978		621	
Travel Time (s)		16.1	22.2		14.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	60	736	1127	45	27	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	60	736	1127	45	27	36
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60			60	60	60
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 49.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	40	493	755	30	18	24
Future Vol, veh/h	40	493	755	30	18	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	736	1127	45	27	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1172	0	-	0	1983	1127
Stage 1	-	-	-	-	1127	-
Stage 2	-	-	-	-	856	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	596	-	-	-	67	249
Stage 1	-	-	-	-	309	-
Stage 2	-	-	-	-	416	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	596	-	-	-	60	249
Mov Cap-2 Maneuver	-	-	-	-	60	-
Stage 1	-	-	-	-	278	-
Stage 2	-	-	-	-	416	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	58.2
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	596	-	-	-	60	249
HCM Lane V/C Ratio	0.1	-	-	-	0.448	0.144
HCM Control Delay (s)	11.7	-	-	-	106.7	21.9
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.3	-	-	-	1.7	0.5

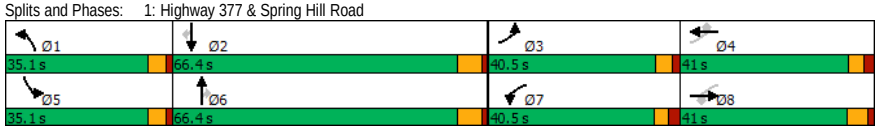
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	238	237	150	423	204	97	66	1098	388	80	943	183
Future Volume (vph)	238	237	150	423	204	97	66	1098	388	80	943	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.976			0.967		0.950			0.950		
Satd. Flow (prot)	0	3454	1583	0	3422	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.545			0.571		0.950			0.950		
Satd. Flow (perm)	0	1929	1583	0	2021	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			126			83			426			201
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	262	260	165	465	224	107	73	1207	426	88	1036	201
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	522	165	0	689	107	73	1207	426	88	1036	201
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		33.1	33.1		33.4	33.4	8.4	24.6	24.6	9.0	28.2	28.2
Actuated g/C Ratio		0.39	0.39		0.40	0.40	0.10	0.29	0.29	0.11	0.33	0.33
v/c Ratio		1.19dl	0.24		1.54dl	0.16	0.41	0.81	0.56	0.47	0.61	0.30
Control Delay		28.3	7.1		37.6	7.4	45.7	33.2	5.7	46.1	26.7	4.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		28.3	7.1		37.6	7.4	45.7	33.2	5.7	46.1	26.7	4.8
LOS		C	A		D	A	D	C	A	D	C	A
Approach Delay		23.3			33.5			26.9			24.7	
Approach LOS		C			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 84.5			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.86			
Intersection Signal Delay: 26.9		Intersection LOS: C	
Intersection Capacity Utilization 83.3%		ICU Level of Service E	
Analysis Period (min) 15			

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	536	9	1	446	7	3	0	1	4	0	56
Future Volume (vph)	96	536	9	1	446	7	3	0	1	4	0	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.973			0.874	
Flt Protected	0.950							0.962			0.997	
Satd. Flow (prot)	1770	1859	0	0	1859	0	0	1744	0	0	1623	0
Flt Permitted	0.950							0.962			0.997	
Satd. Flow (perm)	1770	1859	0	0	1859	0	0	1744	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		978			1187			1301			713	
Travel Time (s)		14.8			14.7			35.5			16.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	117	654	11	1	544	9	4	0	1	5	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	665	0	0	554	0	0	5	0	0	73	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 66.3%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	96	536	9	1	446	7	3	0	1	4	0	56
Future Vol, veh/h	96	536	9	1	446	7	3	0	1	4	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	117	654	11	1	544	9	4	0	1	5	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	553	0	0	665	0	0	1479	1449	660	1445	1450	549
Stage 1	-	-	-	-	-	-	894	894	-	551	551	-
Stage 2	-	-	-	-	-	-	585	555	-	894	899	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1017	-	-	924	-	-	104	131	463	110	131	535
Stage 1	-	-	-	-	-	-	336	360	-	519	515	-
Stage 2	-	-	-	-	-	-	497	513	-	336	358	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1017	-	-	924	-	-	83	116	463	100	116	535
Mov Cap-2 Maneuver	-	-	-	-	-	-	83	116	-	100	116	-
Stage 1	-	-	-	-	-	-	297	319	-	459	514	-
Stage 2	-	-	-	-	-	-	433	512	-	297	317	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	41.3	15.5
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	104	1017	-	-	924	-	-	415
HCM Lane V/C Ratio	0.047	0.115	-	-	0.001	-	-	0.176
HCM Control Delay (s)	41.3	9	-	-	8.9	0	-	15.5
HCM Lane LOS	E	A	-	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.4	-	-	0	-	-	0.6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	18	0	14	268	0	168	14	1238	248	155	914	11
Future Volume (vph)	18	0	14	268	0	168	14	1238	248	155	914	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	1.00	0.91	0.91
Frt		0.940				0.850			0.850		0.998	
Flt Protected		0.973			0.950			0.999		0.950		
Satd. Flow (prot)	0	1704	0	0	1770	1583	0	5080	1583	1770	5075	0
Flt Permitted		0.973			0.950			0.999		0.950		
Satd. Flow (perm)	0	1704	0	0	1770	1583	0	5080	1583	1770	5075	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			830			1988			1399	
Travel Time (s)		38.5			18.9			24.6			17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	19	0	15	285	0	179	15	1317	264	165	972	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	34	0	0	285	179	0	1332	264	165	984	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 73.6%		ICU Level of Service D	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	894.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	0	14	268	0	168	14	1238	248	155	914	11
Future Vol, veh/h	18	0	14	268	0	168	14	1238	248	155	914	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	505	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	0	15	285	0	179	15	1317	264	165	972	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1865	2919	492	2066	2661	659	984	0	0	1581	0	0
Stage 1	1308	1308	-	1347	1347	-	-	-	-	-	-	-
Stage 2	557	1611	-	719	1314	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	77	15	447	~ 58	22	348	398	-	-	203	-	-
Stage 1	121	228	-	~ 114	218	-	-	-	-	-	-	-
Stage 2	440	162	-	351	226	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 9	2	447	~ 13	2	348	398	-	-	203	-	-
Mov Cap-2 Maneuver	~ 9	2	-	~ 13	2	-	-	-	-	-	-	-
Stage 1	72	43	-	~ 67	129	-	-	-	-	-	-	-
Stage 2	127	96	-	~ 64	42	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, $	1012.7	$ 6146.1	1.7	10.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	398	-	-	16	13	348	203	-	-
HCM Lane V/C Ratio	0.037	-	-	2.128	21.931	0.514	0.812	-	-
HCM Control Delay (s)	14.4	1.9	$ 1012.5	$ 9982.7	25.8	71.4	-	-	
HCM Lane LOS	B	A	-	F	F	D	F	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.9	36.9	2.8	5.8	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	17	1	187	13	106	0	827	260	153	778	1
Future Volume (vph)	5	17	1	187	13	106	0	827	260	153	778	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		170	0		170	445		0	445		0
Storage Lanes	0		1	0		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850			0.850		0.964				
Flt Protected		0.989			0.955					0.950		
Satd. Flow (prot)	0	1842	1583	0	1779	1583	1863	4902	0	1770	5085	0
Flt Permitted		0.989			0.955					0.950		
Satd. Flow (perm)	0	1842	1583	0	1779	1583	1863	4902	0	1770	5085	0
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	18	1	197	14	112	0	871	274	161	819	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	23	1	0	211	112	0	1145	0	161	820	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 58.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	512.3

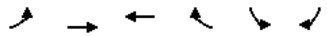
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	17	1	187	13	106	0	827	260	153	778	1
Future Vol, veh/h	5	17	1	187	13	106	0	827	260	153	778	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	Yield	-	-	Yield	-	-	None	-	-	None
Storage Length	-	-	170	-	-	170	445	-	-	445	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	18	1	197	14	112	0	871	274	161	819	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1497	2287	410	1667	2150	573	820	0	0	1145	0	0
Stage 1	1142	1142	-	1008	1008	-	-	-	-	-	-	-
Stage 2	355	1145	-	659	1142	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	129	39	505	~ 102	48	396	478	-	-	333	-	-
Stage 1	158	273	-	197	316	-	-	-	-	-	-	-
Stage 2	582	272	-	381	273	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	34	20	505	~ 16	25	396	478	-	-	333	-	-
Mov Cap-2 Maneuver	34	20	-	~ 16	25	-	-	-	-	-	-	-
Stage 1	158	141	-	197	316	-	-	-	-	-	-	-
Stage 2	400	272	-	~ 171	141	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	$ 439.7	$ 3884.9	0	4.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	EBLn2	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	478	-	-	22	505	16	396	333	-	-
HCM Lane V/C Ratio	-	-	-	1.053	0.002	13.158	0.282	0.484	-	-
HCM Control Delay (s)	0	-	-	$ 459.1	12.1	$ 5934.6	17.6	25.5	-	-
HCM Lane LOS	A	-	-	F	B	F	C	D	-	-
HCM 95th %tile Q(veh)	0	-	-	3	0	27.2	1.1	2.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	507	434	30	18	20
Future Volume (vph)	34	507	434	30	18	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.991		0.928	
Flt Protected	0.950				0.977	
Satd. Flow (prot)	1770	1863	1846	0	1689	0
Flt Permitted	0.950				0.977	
Satd. Flow (perm)	1770	1863	1846	0	1689	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	40	596	511	35	21	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	596	546	0	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 38.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	34	507	434	30	18	20
Future Vol, veh/h	34	507	434	30	18	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	596	511	35	21	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	546	0	-	0	1205	529
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	676	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1023	-	-	-	203	550
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	505	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1023	-	-	-	195	550
Mov Cap-2 Maneuver	-	-	-	-	195	-
Stage 1	-	-	-	-	568	-
Stage 2	-	-	-	-	505	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	19.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1023	-	-	-	295
HCM Lane V/C Ratio	0.039	-	-	-	0.152
HCM Control Delay (s)	8.7	-	-	-	19.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	115	42	1091	177	67	967
Future Volume (vph)	115	42	1091	177	67	967
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		345	415	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.91
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	5085	1583	1770	5085
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1583	5085	1583	1770	5085
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	135	49	1284	208	79	1138
Shared Lane Traffic (%)						
Lane Group Flow (vph)	135	49	1284	208	79	1138
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	28.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	115	42	1091	177	67	967
Future Vol, veh/h	115	42	1091	177	67	967
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	345	415	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	49	1284	208	79	1138

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1897	642	0	0	1492	0
Stage 1	1284	-	-	-	-	-
Stage 2	613	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	~ 106	357	-	-	225	-
Stage 1	162	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Platoon blocked, %				-		-
Mov Cap-1 Maneuver	~ 69	357	-	-	225	-
Mov Cap-2 Maneuver	~ 69	-	-	-	-	-
Stage 1	162	-	-	-	-	-
Stage 2	297	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 427.8	0	1.9
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	69	357	225	-
HCM Lane V/C Ratio	-	-	1.961	0.138	0.35	-
HCM Control Delay (s)	-	-	$ 577.9	16.7	29.4	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	12.4	0.5	1.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	137	78	26	146	45	15
Future Volume (vph)	137	78	26	146	45	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.966	
Flt Protected				0.992	0.964	
Satd. Flow (prot)	1863	1583	0	1848	1735	0
Flt Permitted				0.992	0.964	
Satd. Flow (perm)	1863	1583	0	1848	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	161	92	31	172	53	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	161	92	0	203	71	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	137	78	26	146	45	15
Future Vol, veh/h	137	78	26	146	45	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	161	92	31	172	53	18

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	253	0	395	161
Stage 1	-	-	-	-	161	-
Stage 2	-	-	-	-	234	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1312	-	610	884
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	805	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1312	-	594	884
Mov Cap-2 Maneuver	-	-	-	-	594	-
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	784	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	647	-	-	1312	-
HCM Lane V/C Ratio	0.109	-	-	0.023	-
HCM Control Delay (s)	11.2	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	201	142	26	165	84	14
Future Volume (vph)	201	142	26	165	84	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.981	
Flt Protected				0.993	0.959	
Satd. Flow (prot)	1863	1583	0	1850	1752	0
Flt Permitted				0.993	0.959	
Satd. Flow (perm)	1863	1583	0	1850	1752	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	236	167	31	194	99	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	236	167	0	225	115	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	201	142	26	165	84	14
Future Vol, veh/h	201	142	26	165	84	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	236	167	31	194	99	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	403	0	492	236
Stage 1	-	-	-	-	236	-
Stage 2	-	-	-	-	256	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1156	-	536	803
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	787	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1156	-	520	803
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	763	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	13.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	548	-	-	1156	-
HCM Lane V/C Ratio	0.21	-	-	0.026	-
HCM Control Delay (s)	13.3	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	316	116	38	212	77	26
Future Volume (vph)	316	116	38	212	77	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.966	
Flt Protected				0.992	0.964	
Satd. Flow (prot)	1863	1583	0	1848	1735	0
Flt Permitted				0.992	0.964	
Satd. Flow (perm)	1863	1583	0	1848	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	372	136	45	249	91	31
Shared Lane Traffic (%)						
Lane Group Flow (vph)	372	136	0	294	122	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.7%		ICU Level of Service A	
Analysis Period (min) 15			

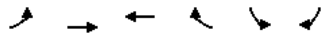
Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	316	116	38	212	77	26
Future Vol, veh/h	316	116	38	212	77	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	372	136	45	249	91	31

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	508	0	711	372
Stage 1	-	-	-	-	372	-
Stage 2	-	-	-	-	339	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1057	-	400	674
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1057	-	380	674
Mov Cap-2 Maneuver	-	-	-	-	380	-
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	687	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	16.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	427	-	-	1057	-
HCM Lane V/C Ratio	0.284	-	-	0.042	-
HCM Control Delay (s)	16.7	-	-	8.6	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.2	-	-	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	124	810	655	93	101	134
Future Volume (vph)	124	810	655	93	101	134
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		45	45		30	
Link Distance (ft)		710	978		621	
Travel Time (s)		10.8	14.8		14.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	146	953	771	109	119	158
Shared Lane Traffic (%)						
Lane Group Flow (vph)	146	953	771	109	119	158
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 56.9%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	41.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	124	810	655	93	101	134
Future Vol, veh/h	124	810	655	93	101	134
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	146	953	771	109	119	158

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	880	0	-	0	2016	771
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	1245	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	768	-	-	-	~ 64	400
Stage 1	-	-	-	-	456	-
Stage 2	-	-	-	-	271	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	768	-	-	-	~ 52	400
Mov Cap-2 Maneuver	-	-	-	-	~ 52	-
Stage 1	-	-	-	-	369	-
Stage 2	-	-	-	-	271	-

Approach	EB	WB	SB
HCM Control Delay, s	1.4	0	$ 336.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	768	-	-	-	52	400
HCM Lane V/C Ratio	0.19	-	-	-	2.285	0.394
HCM Control Delay (s)	10.8	-	-	-	$ 756.8	19.7
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.7	-	-	-	12.1	1.8

Notes				
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon	

Synchro™ Output - 2028 Background Plus 2028 Full Buildout Scenario Site Traffic Mitigated

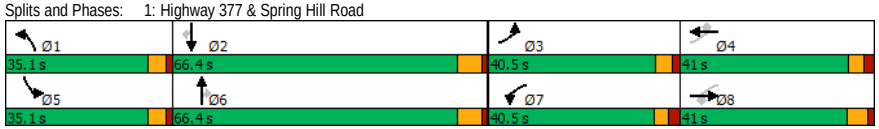
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	105	258	163	363	242	106	140	590	254	66	861	146
Future Volume (vph)	105	258	163	363	242	106	140	590	254	66	861	146
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.986			0.971		0.950			0.950		
Satd. Flow (prot)	0	3490	1583	0	3437	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.589			0.623		0.950			0.950		
Satd. Flow (perm)	0	2085	1583	0	2205	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			178			83			289			166
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Adj. Flow (vph)	119	293	185	413	275	120	159	670	289	75	978	166
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	412	185	0	688	120	159	670	289	75	978	166
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		31.7	31.7		32.0	32.0	12.2	27.6	27.6	8.4	20.7	20.7
Actuated g/C Ratio		0.38	0.38		0.39	0.39	0.15	0.33	0.33	0.10	0.25	0.25
v/c Ratio		0.51	0.26		1.16dl	0.18	0.61	0.39	0.40	0.41	0.77	0.32
Control Delay		23.3	4.7		32.3	8.3	45.2	23.4	4.8	45.3	33.9	6.4
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		23.3	4.7		32.3	8.3	45.2	23.4	4.8	45.3	33.9	6.4
LOS		C	A		C	A	D	C	A	D	C	A
Approach Delay		17.6			28.8			21.7			30.8	
Approach LOS		B			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 82.4			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.80			
Intersection Signal Delay: 25.5		Intersection LOS: C	
Intersection Capacity Utilization 74.0%		ICU Level of Service D	
Analysis Period (min) 15			

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	28	282	3	0	436	2	6	0	1	6	0	83
Future Volume (vph)	28	282	3	0	436	2	6	0	1	6	0	83
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.999			0.985			0.874	
Flt Protected	0.950							0.957			0.997	
Satd. Flow (prot)	1770	1859	0	0	1861	0	0	1756	0	0	1623	0
Flt Permitted	0.950							0.957			0.997	
Satd. Flow (perm)	1770	1859	0	0	1861	0	0	1756	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		978			1187			1301			713	
Travel Time (s)		14.8			14.7			35.5			16.2	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Adj. Flow (vph)	36	362	4	0	559	3	8	0	1	8	0	106
Shared Lane Traffic (%)												
Lane Group Flow (vph)	36	366	0	0	562	0	0	9	0	0	114	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	28	282	3	0	436	2	6	0	1	6	0	83
Future Vol, veh/h	28	282	3	0	436	2	6	0	1	6	0	83
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	36	362	4	0	559	3	8	0	1	8	0	106

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	562	0	0	366	0	0	1050	998	364	998	999	561
Stage 1	-	-	-	-	-	-	436	436	-	561	561	-
Stage 2	-	-	-	-	-	-	614	562	-	437	438	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1009	-	-	1193	-	-	205	244	681	223	243	527
Stage 1	-	-	-	-	-	-	599	580	-	512	510	-
Stage 2	-	-	-	-	-	-	479	510	-	598	579	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1009	-	-	1193	-	-	159	235	681	217	234	527
Mov Cap-2 Maneuver	-	-	-	-	-	-	159	235	-	217	234	-
Stage 1	-	-	-	-	-	-	577	559	-	494	510	-
Stage 2	-	-	-	-	-	-	382	510	-	576	558	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.8	0	26.2	14.8
HCM LOS			D	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	179	1009	-	-	1193	-	-	481
HCM Lane V/C Ratio	0.05	0.036	-	-	-	-	-	0.237
HCM Control Delay (s)	26.2	8.7	-	-	0	-	-	14.8
HCM Lane LOS	D	A	-	-	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0	-	-	0.9

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	11	0	27	48	0	30	62	648	79	50	987	5
Future Volume (vph)	11	0	27	48	0	30	62	648	79	50	987	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	1.00	0.91	0.91
Frt		0.905				0.850			0.850		0.999	
Flt Protected		0.985			0.950			0.996		0.950		
Satd. Flow (prot)	0	1660	0	0	1770	1583	0	5065	1583	1770	5080	0
Flt Permitted		0.985			0.950			0.996		0.950		
Satd. Flow (perm)	0	1660	0	0	1770	1583	0	5065	1583	1770	5080	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			830			1988			1399	
Travel Time (s)		38.5			18.9			24.6			17.3	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Adj. Flow (vph)	13	0	31	55	0	34	71	745	91	57	1134	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	44	0	0	55	34	0	816	91	57	1140	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	60		60	15		60	60		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	5.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	0	27	48	0	30	62	648	79	50	987	5
Future Vol, veh/h	11	0	27	48	0	30	62	648	79	50	987	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	505	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	87	87	87	87	87	87	87	87	87	87	87	87
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	13	0	31	55	0	34	71	745	91	57	1134	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1691	2229	570	1455	2141	373	1140	0	0	836	0	0
Stage 1	1251	1251	-	887	887	-	-	-	-	-	-	-
Stage 2	440	978	-	568	1254	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	98	42	398	137	48	533	335	-	-	469	-	-
Stage 1	133	242	-	238	360	-	-	-	-	-	-	-
Stage 2	518	327	-	433	242	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	57	22	398	79	25	533	335	-	-	469	-	-
Mov Cap-2 Maneuver	57	22	-	79	25	-	-	-	-	-	-	-
Stage 1	79	212	-	142	215	-	-	-	-	-	-	-
Stage 2	289	195	-	351	212	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	39.9	78.7	3	0.7
HCM LOS	E	F		

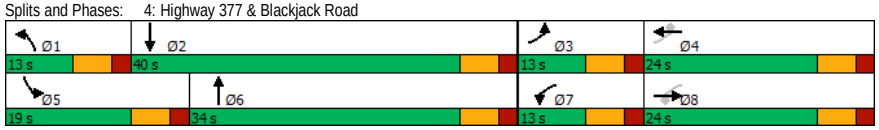
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	335	-	-	146	79	533	469	-	-
HCM Lane V/C Ratio	0.213	-	-	0.299	0.698	0.065	0.123	-	-
HCM Control Delay (s)	18.6	1.9	-	39.9	120.3	12.2	13.7	-	-
HCM Lane LOS	C	A	-	E	F	B	B	-	-
HCM 95th %tile Q(veh)	0.8	-	-	1.2	3.3	0.2	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	23	0	242	25	135	1	505	126	86	621	1
Future Volume (vph)	5	23	0	242	25	135	1	505	126	86	621	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265		170	265		170	445		0	445		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt						0.850		0.970				
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1863	1770	1863	1583	1770	4933	0	1770	5085	0
Flt Permitted	0.739						0.950			0.950		
Satd. Flow (perm)	1377	1863	1863	1863	1863	1583	1770	4933	0	1770	5085	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)						182		70				
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Adj. Flow (vph)	6	26	0	272	28	152	1	567	142	97	698	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	6	26	0	272	28	152	1	709	0	97	699	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA		Prot	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4						

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	13.0	24.0	24.0	13.0	24.0	24.0	13.0	24.0		13.0	24.0	
Total Split (s)	13.0	24.0	24.0	13.0	24.0	24.0	13.0	34.0		19.0	40.0	
Total Split (%)	14.4%	26.7%	26.7%	14.4%	26.7%	26.7%	14.4%	37.8%		21.1%	44.4%	
Maximum Green (s)	7.0	18.0	18.0	7.0	18.0	18.0	7.0	28.0		13.0	34.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)	11.1	8.0		10.1	10.1	10.1	7.8	14.0		9.3	23.6	
Actuated g/C Ratio	0.22	0.16		0.20	0.20	0.20	0.15	0.28		0.18	0.47	
v/c Ratio	0.02	0.09		0.76	0.08	0.33	0.00	0.50		0.30	0.30	
Control Delay	16.8	26.0		35.2	22.4	5.7	27.0	17.1		25.3	10.3	
Queue Delay	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay	16.8	26.0		35.2	22.4	5.7	27.0	17.1		25.3	10.3	
LOS	B	C		D	C	A	C	B		C	B	
Approach Delay		24.3			24.5			17.1			12.1	
Approach LOS		C			C			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 50.6			
Natural Cycle: 75			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.76			
Intersection Signal Delay: 16.9		Intersection LOS: B	
Intersection Capacity Utilization 53.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 4: Highway 377 & Blackjack Road



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	10	279	409	9	27	29
Future Volume (vph)	10	279	409	9	27	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.997		0.930	
Flt Protected	0.950				0.976	
Satd. Flow (prot)	1770	1863	1857	0	1691	0
Flt Permitted	0.950				0.976	
Satd. Flow (perm)	1770	1863	1857	0	1691	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	15	416	610	13	40	43
Shared Lane Traffic (%)						
Lane Group Flow (vph)	15	416	623	0	83	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	10	279	409	9	27	29
Future Vol, veh/h	10	279	409	9	27	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	15	416	610	13	40	43

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	623	0	-	0	1063	617
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	446	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	958	-	-	-	247	490
Stage 1	-	-	-	-	538	-
Stage 2	-	-	-	-	645	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	958	-	-	-	243	490
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	645	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	19.6
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	958	-	-	-	329
HCM Lane V/C Ratio	0.016	-	-	-	0.254
HCM Control Delay (s)	8.8	-	-	-	19.6
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0	-	-	-	1

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	171	63	589	58	21	869
Future Volume (vph)	171	63	589	58	21	869
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		345	415	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.91
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	5085	1583	1770	5085
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1583	5085	1583	1770	5085
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	255	94	879	87	31	1297
Shared Lane Traffic (%)						
Lane Group Flow (vph)	255	94	879	87	31	1297
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	31.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	171	63	589	58	21	869
Future Vol, veh/h	171	63	589	58	21	869
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	345	415	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	255	94	879	87	31	1297

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1460	440	0	0	966	0
Stage 1	879	-	-	-	-	-
Stage 2	581	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	~ 181	483	-	-	406	-
Stage 1	286	-	-	-	-	-
Stage 2	476	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	~ 167	483	-	-	406	-
Mov Cap-2 Maneuver	~ 167	-	-	-	-	-
Stage 1	286	-	-	-	-	-
Stage 2	440	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	234.5	0	0.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	167	483	406	-
HCM Lane V/C Ratio	-	-	1.528	0.195	0.077	-
HCM Control Delay (s)	-	-	$ 315.6	14.2	14.6	-
HCM Lane LOS	-	-	F	B	B	-
HCM 95th %tile Q(veh)	-	-	16.7	0.7	0.2	-

Notes				
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon	

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	183	35	8	110	103	26
Future Volume (vph)	183	35	8	110	103	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.973	
Flt Protected				0.997	0.962	
Satd. Flow (prot)	1863	1583	0	1857	1744	0
Flt Permitted				0.997	0.962	
Satd. Flow (perm)	1863	1583	0	1857	1744	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	273	52	12	164	154	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	273	52	0	176	193	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	183	35	8	110	103	26
Future Vol, veh/h	183	35	8	110	103	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	273	52	12	164	154	39

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	325	0	461	273
Stage 1	-	-	-	-	273	-
Stage 2	-	-	-	-	188	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1235	-	559	766
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	844	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1235	-	553	766
Mov Cap-2 Maneuver	-	-	-	-	553	-
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	835	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	586	-	-	1235	-
HCM Lane V/C Ratio	0.329	-	-	0.01	-
HCM Control Delay (s)	14.1	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1.4	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	200	31	6	207	91	18
Future Volume (vph)	200	31	6	207	91	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.978	
Flt Protected				0.999	0.960	
Satd. Flow (prot)	1863	1583	0	1861	1749	0
Flt Permitted				0.999	0.960	
Satd. Flow (perm)	1863	1583	0	1861	1749	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	299	46	9	309	136	27
Shared Lane Traffic (%)						
Lane Group Flow (vph)	299	46	0	318	163	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 28.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	200	31	6	207	91	18
Future Vol, veh/h	200	31	6	207	91	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	299	46	9	309	136	27

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	345	0	626	299
Stage 1	-	-	-	-	299	-
Stage 2	-	-	-	-	327	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1214	-	448	741
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	731	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1214	-	444	741
Mov Cap-2 Maneuver	-	-	-	-	444	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	724	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	16.5
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	475	-	-	1214	-
HCM Lane V/C Ratio	0.342	-	-	0.007	-
HCM Control Delay (s)	16.5	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.5	-	-	0	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	191	39	14	284	116	40
Future Volume (vph)	191	39	14	284	116	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.965	
Flt Protected				0.998	0.964	
Satd. Flow (prot)	1863	1583	0	1859	1733	0
Flt Permitted				0.998	0.964	
Satd. Flow (perm)	1863	1583	0	1859	1733	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	285	58	21	424	173	60
Shared Lane Traffic (%)						
Lane Group Flow (vph)	285	58	0	445	233	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.9%		ICU Level of Service A	
Analysis Period (min) 15			

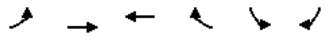
Intersection	
Int Delay, s/veh	5.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	191	39	14	284	116	40
Future Vol, veh/h	191	39	14	284	116	40
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	285	58	21	424	173	60

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	343	0	751	285
Stage 1	-	-	-	-	285	-
Stage 2	-	-	-	-	466	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1216	-	378	754
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	632	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1216	-	369	754
Mov Cap-2 Maneuver	-	-	-	-	369	-
Stage 1	-	-	-	-	763	-
Stage 2	-	-	-	-	617	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	23.3
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	425	-	-	1216	-
HCM Lane V/C Ratio	0.548	-	-	0.017	-
HCM Control Delay (s)	23.3	-	-	8	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	3.2	-	-	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	40	493	755	30	18	24
Future Volume (vph)	40	493	755	30	18	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		30	30		30	
Link Distance (ft)		710	978		621	
Travel Time (s)		16.1	22.2		14.1	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Adj. Flow (vph)	60	736	1127	45	27	36
Shared Lane Traffic (%)						
Lane Group Flow (vph)	60	736	1127	45	27	36
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60			60	60	60
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 49.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	40	493	755	30	18	24
Future Vol, veh/h	40	493	755	30	18	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	736	1127	45	27	36

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	1172	0	-	0	1983	1127
Stage 1	-	-	-	-	1127	-
Stage 2	-	-	-	-	856	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	596	-	-	-	67	249
Stage 1	-	-	-	-	309	-
Stage 2	-	-	-	-	416	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	596	-	-	-	60	249
Mov Cap-2 Maneuver	-	-	-	-	60	-
Stage 1	-	-	-	-	278	-
Stage 2	-	-	-	-	416	-

Approach	EB	WB	SB
HCM Control Delay, s	0.9	0	58.2
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	596	-	-	-	60	249
HCM Lane V/C Ratio	0.1	-	-	-	0.448	0.144
HCM Control Delay (s)	11.7	-	-	-	106.7	21.9
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.3	-	-	-	1.7	0.5

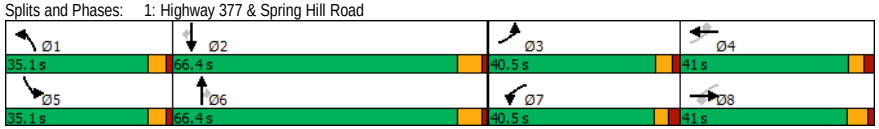
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	238	237	150	423	204	97	66	1098	388	80	943	183
Future Volume (vph)	238	237	150	423	204	97	66	1098	388	80	943	183
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		190	0		210	445		445	445		445
Storage Lanes	0		1	0		1	1		1	1		1
Taper Length (ft)	60			100			100			100		
Lane Util. Factor	0.95	0.95	1.00	0.95	0.95	1.00	1.00	0.91	1.00	1.00	0.91	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected		0.976			0.967		0.950			0.950		
Satd. Flow (prot)	0	3454	1583	0	3422	1583	1770	5085	1583	1770	5085	1583
Flt Permitted		0.545			0.571		0.950			0.950		
Satd. Flow (perm)	0	1929	1583	0	2021	1583	1770	5085	1583	1770	5085	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			126			83			426			201
Link Speed (mph)		30			45			55			55	
Link Distance (ft)		751			649			1340			1988	
Travel Time (s)		17.1			9.8			16.6			24.6	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	262	260	165	465	224	107	73	1207	426	88	1036	201
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	522	165	0	689	107	73	1207	426	88	1036	201
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4			6			2

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6	6	5	2	2
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0	10.0	7.0	10.0	10.0
Minimum Split (s)	12.7	39.0	39.0	12.7	24.6	24.6	12.9	25.4	25.4	12.9	33.4	33.4
Total Split (s)	40.5	41.0	41.0	40.5	41.0	41.0	35.1	66.4	66.4	35.1	66.4	66.4
Total Split (%)	22.1%	22.4%	22.4%	22.1%	22.4%	22.4%	19.2%	36.3%	36.3%	19.2%	36.3%	36.3%
Maximum Green (s)	35.1	35.0	35.0	35.0	35.3	35.3	30.0	60.0	60.0	30.0	60.0	60.0
Yellow Time (s)	3.6	4.3	4.3	3.0	3.2	3.2	3.9	5.0	5.0	3.9	5.0	5.0
All-Red Time (s)	1.8	1.7	1.7	2.5	2.5	2.5	1.2	1.4	1.4	1.2	1.4	1.4
Lost Time Adjust (s)		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)		6.0	6.0		5.7	5.7	5.1	6.4	6.4	5.1	6.4	6.4
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	1.0	2.0	2.0	1.0	2.0	2.0	1.0	0.5	0.5	1.0	0.5	0.5
Recall Mode	None	None	None	None	None	None	None	Min	Min	None	Min	Min
Walk Time (s)		8.0	8.0								6.0	6.0
Flash Dont Walk (s)		25.0	25.0								21.0	21.0
Pedestrian Calls (#/hr)		0	0								0	0
Act Effct Green (s)		33.1	33.1		33.4	33.4	8.4	24.6	24.6	9.0	28.2	28.2
Actuated g/C Ratio		0.39	0.39		0.40	0.40	0.10	0.29	0.29	0.11	0.33	0.33
v/c Ratio		1.19dl	0.24		1.54dl	0.16	0.41	0.81	0.56	0.47	0.61	0.30
Control Delay		28.3	7.1		37.6	7.4	45.7	33.2	5.7	46.1	26.7	4.8
Queue Delay		0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		28.3	7.1		37.6	7.4	45.7	33.2	5.7	46.1	26.7	4.8
LOS		C	A		D	A	D	C	A	D	C	A
Approach Delay		23.3			33.5			26.9			24.7	
Approach LOS		C			C			C			C	

Intersection Summary			
Area Type:	Other		
Cycle Length: 183			
Actuated Cycle Length: 84.5			
Natural Cycle: 100			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.86			
Intersection Signal Delay: 26.9		Intersection LOS: C	
Intersection Capacity Utilization 83.3%		ICU Level of Service E	
Analysis Period (min) 15			

dl Defacto Left Lane. Recode with 1 though lane as a left lane.

Splits and Phases: 1: Highway 377 & Spring Hill Road



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	96	536	9	1	446	7	3	0	1	4	0	56
Future Volume (vph)	96	536	9	1	446	7	3	0	1	4	0	56
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.998			0.998			0.973			0.874	
Flt Protected	0.950							0.962			0.997	
Satd. Flow (prot)	1770	1859	0	0	1859	0	0	1744	0	0	1623	0
Flt Permitted	0.950							0.962			0.997	
Satd. Flow (perm)	1770	1859	0	0	1859	0	0	1744	0	0	1623	0
Link Speed (mph)		45			55			25			30	
Link Distance (ft)		978			1187			1301			713	
Travel Time (s)		14.8			14.7			35.5			16.2	
Peak Hour Factor	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82
Adj. Flow (vph)	117	654	11	1	544	9	4	0	1	5	0	68
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	665	0	0	554	0	0	5	0	0	73	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		10			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 66.3%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	96	536	9	1	446	7	3	0	1	4	0	56
Future Vol, veh/h	96	536	9	1	446	7	3	0	1	4	0	56
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	250	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	82	82	82	82	82	82	82	82	82	82	82	82
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	117	654	11	1	544	9	4	0	1	5	0	68

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	553	0	0	665	0	0	1479	1449	660	1445	1450	549
Stage 1	-	-	-	-	-	-	894	894	-	551	551	-
Stage 2	-	-	-	-	-	-	585	555	-	894	899	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1017	-	-	924	-	-	104	131	463	110	131	535
Stage 1	-	-	-	-	-	-	336	360	-	519	515	-
Stage 2	-	-	-	-	-	-	497	513	-	336	358	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1017	-	-	924	-	-	83	116	463	100	116	535
Mov Cap-2 Maneuver	-	-	-	-	-	-	83	116	-	100	116	-
Stage 1	-	-	-	-	-	-	297	319	-	459	514	-
Stage 2	-	-	-	-	-	-	433	512	-	297	317	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.3	0	41.3	15.5
HCM LOS			E	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	104	1017	-	-	924	-	-	415
HCM Lane V/C Ratio	0.047	0.115	-	-	0.001	-	-	0.176
HCM Control Delay (s)	41.3	9	-	-	8.9	0	-	15.5
HCM Lane LOS	E	A	-	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.4	-	-	0	-	-	0.6

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	18	0	14	268	0	168	14	1238	248	155	914	11
Future Volume (vph)	18	0	14	268	0	168	14	1238	248	155	914	11
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	0		505	505		0
Storage Lanes	0		0	0		1	0		1	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	1.00	0.91	0.91
Frt		0.940				0.850			0.850		0.998	
Flt Protected		0.973			0.950			0.999		0.950		
Satd. Flow (prot)	0	1704	0	0	1770	1583	0	5080	1583	1770	5075	0
Flt Permitted		0.973			0.950			0.999		0.950		
Satd. Flow (perm)	0	1704	0	0	1770	1583	0	5080	1583	1770	5075	0
Link Speed (mph)		20			30			55			55	
Link Distance (ft)		1128			830			1988			1399	
Travel Time (s)		38.5			18.9			24.6			17.3	
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	19	0	15	285	0	179	15	1317	264	165	972	12
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	34	0	0	285	179	0	1332	264	165	984	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 73.6%		ICU Level of Service D	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	894.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	18	0	14	268	0	168	14	1238	248	155	914	11
Future Vol, veh/h	18	0	14	268	0	168	14	1238	248	155	914	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	0	-	-	505	505	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	19	0	15	285	0	179	15	1317	264	165	972	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1865	2919	492	2066	2661	659	984	0	0	1581	0	0
Stage 1	1308	1308	-	1347	1347	-	-	-	-	-	-	-
Stage 2	557	1611	-	719	1314	-	-	-	-	-	-	-
Critical Hdwy	6.44	6.54	7.14	6.44	6.54	7.14	5.34	-	-	5.34	-	-
Critical Hdwy Stg 1	7.34	5.54	-	7.34	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.74	5.54	-	6.74	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.82	4.02	3.92	3.82	4.02	3.92	3.12	-	-	3.12	-	-
Pot Cap-1 Maneuver	77	15	447	~ 58	22	348	398	-	-	203	-	-
Stage 1	121	228	-	~ 114	218	-	-	-	-	-	-	-
Stage 2	440	162	-	351	226	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 9	2	447	~ 13	2	348	398	-	-	203	-	-
Mov Cap-2 Maneuver	~ 9	2	-	~ 13	2	-	-	-	-	-	-	-
Stage 1	72	43	-	~ 67	129	-	-	-	-	-	-	-
Stage 2	127	96	-	~ 64	42	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, $	1012.7	$ 6146.1	1.7	10.2
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	398	-	-	16	13	348	203	-	-
HCM Lane V/C Ratio	0.037	-	-	2.128	21.931	0.514	0.812	-	-
HCM Control Delay (s)	14.4	1.9	$ 1012.5	$ 9982.7	25.8	71.4	-	-	
HCM Lane LOS	B	A	-	F	F	D	F	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.9	36.9	2.8	5.8	-	-

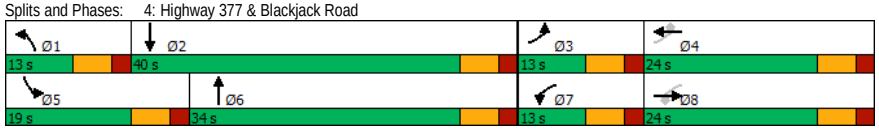
Notes				
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	5	17	1	187	13	106	0	827	260	153	778	1
Future Volume (vph)	5	17	1	187	13	106	0	827	260	153	778	1
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265		170	265		170	445		0	445		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.91	0.91	1.00	0.91	0.91
Frt			0.850			0.850		0.964				
Flt Protected	0.950			0.950						0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1863	4902	0	1770	5085	0
Flt Permitted	0.748									0.950		
Satd. Flow (perm)	1393	1863	1583	1863	1863	1583	1863	4902	0	1770	5085	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			182			182		91				
Link Speed (mph)		45			55			55			55	
Link Distance (ft)		1199			1698			1758			945	
Travel Time (s)		18.2			21.0			21.8			11.7	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	5	18	1	197	14	112	0	871	274	161	819	1
Shared Lane Traffic (%)												
Lane Group Flow (vph)	5	18	1	197	14	112	0	1145	0	161	820	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	Prot	NA		Prot	NA	
Protected Phases	3	8		7	4		1	6		5	2	
Permitted Phases	4		8	8		4						

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	3	8	8	7	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	13.0	24.0	24.0	13.0	24.0	24.0	13.0	24.0		13.0	24.0	
Total Split (s)	13.0	24.0	24.0	13.0	24.0	24.0	13.0	34.0		19.0	40.0	
Total Split (%)	14.4%	26.7%	26.7%	14.4%	26.7%	26.7%	14.4%	37.8%		21.1%	44.4%	
Maximum Green (s)	7.0	18.0	18.0	7.0	18.0	18.0	7.0	28.0		13.0	34.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		4.0	4.0	
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0		6.0	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Walk Time (s)		7.0	7.0		7.0	7.0		7.0			7.0	
Flash Dont Walk (s)		11.0	11.0		11.0	11.0		11.0			11.0	
Pedestrian Calls (#/hr)		0	0		0	0		0			0	
Act Effct Green (s)	10.6	7.4	7.4	9.7	9.5	9.5		21.2		10.7	38.3	
Actuated g/C Ratio	0.17	0.12	0.12	0.16	0.15	0.15		0.34		0.17	0.61	
v/c Ratio	0.02	0.08	0.00	0.71	0.05	0.28		0.66		0.53	0.26	
Control Delay	22.2	31.9	0.0	40.2	28.2	3.1		18.8		33.5	6.3	
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0		0.0		0.0	0.0	
Total Delay	22.2	31.9	0.0	40.2	28.2	3.1		18.8		33.5	6.3	
LOS	C	C	A	D	C	A		B		C	A	
Approach Delay		28.6			26.8			18.8			10.8	
Approach LOS		C			C			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 90			
Actuated Cycle Length: 62.4			
Natural Cycle: 75			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.71			
Intersection Signal Delay: 16.8		Intersection LOS: B	
Intersection Capacity Utilization 62.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 4: Highway 377 & Blackjack Road



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	34	507	434	30	18	20
Future Volume (vph)	34	507	434	30	18	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	250			0	0	0
Storage Lanes	1			0	1	0
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.991		0.928	
Flt Protected	0.950				0.977	
Satd. Flow (prot)	1770	1863	1846	0	1689	0
Flt Permitted	0.950				0.977	
Satd. Flow (perm)	1770	1863	1846	0	1689	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		1187	1044		549	
Travel Time (s)		27.0	23.7		12.5	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	40	596	511	35	21	24
Shared Lane Traffic (%)						
Lane Group Flow (vph)	40	596	546	0	45	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 38.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	34	507	434	30	18	20
Future Vol, veh/h	34	507	434	30	18	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	250	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	596	511	35	21	24

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	546	0	-	0	1205	529
Stage 1	-	-	-	-	529	-
Stage 2	-	-	-	-	676	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1023	-	-	-	203	550
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	505	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1023	-	-	-	195	550
Mov Cap-2 Maneuver	-	-	-	-	195	-
Stage 1	-	-	-	-	568	-
Stage 2	-	-	-	-	505	-

Approach	EB	WB	SB
HCM Control Delay, s	0.5	0	19.4
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1023	-	-	-	295
HCM Lane V/C Ratio	0.039	-	-	-	0.152
HCM Control Delay (s)	8.7	-	-	-	19.4
HCM Lane LOS	A	-	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	115	42	1091	177	67	967
Future Volume (vph)	115	42	1091	177	67	967
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		345	415	
Storage Lanes	1	1		1	1	
Taper Length (ft)	25				100	
Lane Util. Factor	1.00	1.00	0.91	1.00	1.00	0.91
Frt		0.850		0.850		
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1583	5085	1583	1770	5085
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1583	5085	1583	1770	5085
Link Speed (mph)	30		55			55
Link Distance (ft)	836		1399			1758
Travel Time (s)	19.0		17.3			21.8
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	135	49	1284	208	79	1138
Shared Lane Traffic (%)						
Lane Group Flow (vph)	135	49	1284	208	79	1138
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 41.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	28.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	115	42	1091	177	67	967
Future Vol, veh/h	115	42	1091	177	67	967
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	345	415	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	135	49	1284	208	79	1138

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1897	642	0	0	1492	0
Stage 1	1284	-	-	-	-	-
Stage 2	613	-	-	-	-	-
Critical Hdwy	5.74	7.14	-	-	5.34	-
Critical Hdwy Stg 1	6.64	-	-	-	-	-
Critical Hdwy Stg 2	6.04	-	-	-	-	-
Follow-up Hdwy	3.82	3.92	-	-	3.12	-
Pot Cap-1 Maneuver	~ 106	357	-	-	225	-
Stage 1	162	-	-	-	-	-
Stage 2	458	-	-	-	-	-
Platoon blocked, %				-		-
Mov Cap-1 Maneuver	~ 69	357	-	-	225	-
Mov Cap-2 Maneuver	~ 69	-	-	-	-	-
Stage 1	162	-	-	-	-	-
Stage 2	297	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	$ 427.8	0	1.9
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	69	357	225	-
HCM Lane V/C Ratio	-	-	1.961	0.138	0.35	-
HCM Control Delay (s)	-	-	$ 577.9	16.7	29.4	-
HCM Lane LOS	-	-	F	C	D	-
HCM 95th %tile Q(veh)	-	-	12.4	0.5	1.5	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	137	78	26	146	45	15
Future Volume (vph)	137	78	26	146	45	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.966	
Flt Protected				0.992	0.964	
Satd. Flow (prot)	1863	1583	0	1848	1735	0
Flt Permitted				0.992	0.964	
Satd. Flow (perm)	1863	1583	0	1848	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1257			1497	515	
Travel Time (s)	28.6			18.6	11.7	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	161	92	31	172	53	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	161	92	0	203	71	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	137	78	26	146	45	15
Future Vol, veh/h	137	78	26	146	45	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	161	92	31	172	53	18

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	253	0	395	161
Stage 1	-	-	-	-	161	-
Stage 2	-	-	-	-	234	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1312	-	610	884
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	805	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1312	-	594	884
Mov Cap-2 Maneuver	-	-	-	-	594	-
Stage 1	-	-	-	-	868	-
Stage 2	-	-	-	-	784	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.2	11.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	647	-	-	1312	-
HCM Lane V/C Ratio	0.109	-	-	0.023	-
HCM Control Delay (s)	11.2	-	-	7.8	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	201	142	26	165	84	14
Future Volume (vph)	201	142	26	165	84	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.981	
Flt Protected				0.993	0.959	
Satd. Flow (prot)	1863	1583	0	1850	1752	0
Flt Permitted				0.993	0.959	
Satd. Flow (perm)	1863	1583	0	1850	1752	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1589			1257	402	
Travel Time (s)	36.1			15.6	9.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	236	167	31	194	99	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	236	167	0	225	115	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	0			0	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 36.2%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	201	142	26	165	84	14
Future Vol, veh/h	201	142	26	165	84	14
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	236	167	31	194	99	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	403	0	492	236
Stage 1	-	-	-	-	236	-
Stage 2	-	-	-	-	256	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1156	-	536	803
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	787	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1156	-	520	803
Mov Cap-2 Maneuver	-	-	-	-	520	-
Stage 1	-	-	-	-	803	-
Stage 2	-	-	-	-	763	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.1	13.3
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	548	-	-	1156	-
HCM Lane V/C Ratio	0.21	-	-	0.026	-
HCM Control Delay (s)	13.3	-	-	8.2	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (vph)	316	116	38	212	77	26
Future Volume (vph)	316	116	38	212	77	26
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		250	0		0	0
Storage Lanes		1	0		1	0
Taper Length (ft)			25		25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.850			0.966	
Flt Protected				0.992	0.964	
Satd. Flow (prot)	1863	1583	0	1848	1735	0
Flt Permitted				0.992	0.964	
Satd. Flow (perm)	1863	1583	0	1848	1735	0
Link Speed (mph)	30			55	30	
Link Distance (ft)	1698			1589	493	
Travel Time (s)	38.6			19.7	11.2	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	372	136	45	249	91	31
Shared Lane Traffic (%)						
Lane Group Flow (vph)	372	136	0	294	122	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 45.7%		ICU Level of Service A	
Analysis Period (min) 15			

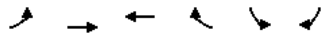
Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	316	116	38	212	77	26
Future Vol, veh/h	316	116	38	212	77	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	372	136	45	249	91	31

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	508	0	711	372
Stage 1	-	-	-	-	372	-
Stage 2	-	-	-	-	339	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1057	-	400	674
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	722	-
Platoon blocked, %	-	-			-	
Mov Cap-1 Maneuver	-	-	1057	-	380	674
Mov Cap-2 Maneuver	-	-	-	-	380	-
Stage 1	-	-	-	-	697	-
Stage 2	-	-	-	-	687	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.3	16.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	427	-	-	1057	-
HCM Lane V/C Ratio	0.284	-	-	0.042	-
HCM Control Delay (s)	16.7	-	-	8.6	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	1.2	-	-	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	124	810	655	93	101	134
Future Volume (vph)	124	810	655	93	101	134
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	265			265	0	0
Storage Lanes	1			1	1	1
Taper Length (ft)	25				25	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt				0.850		0.850
Flt Protected	0.950				0.950	
Satd. Flow (prot)	1770	1863	1863	1583	1770	1583
Flt Permitted	0.950				0.950	
Satd. Flow (perm)	1770	1863	1863	1583	1770	1583
Link Speed (mph)		45	45		30	
Link Distance (ft)		710	978		621	
Travel Time (s)		10.8	14.8		14.1	
Peak Hour Factor	0.85	0.85	0.85	0.85	0.85	0.85
Adj. Flow (vph)	146	953	771	109	119	158
Shared Lane Traffic (%)						
Lane Group Flow (vph)	146	953	771	109	119	158
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		12	12		12	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 56.9%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	41.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	124	810	655	93	101	134
Future Vol, veh/h	124	810	655	93	101	134
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	265	-	-	265	0	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	85	85	85	85	85	85
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	146	953	771	109	119	158

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	880	0	-	0	2016	771
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	1245	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	768	-	-	-	~ 64	400
Stage 1	-	-	-	-	456	-
Stage 2	-	-	-	-	271	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	768	-	-	-	~ 52	400
Mov Cap-2 Maneuver	-	-	-	-	~ 52	-
Stage 1	-	-	-	-	369	-
Stage 2	-	-	-	-	271	-

Approach	EB	WB	SB
HCM Control Delay, s	1.4	0	$ 336.5
HCM LOS			F

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	768	-	-	-	52	400
HCM Lane V/C Ratio	0.19	-	-	-	2.285	0.394
HCM Control Delay (s)	10.8	-	-	-	$ 756.8	19.7
HCM Lane LOS	B	-	-	-	F	C
HCM 95th %tile Q(veh)	0.7	-	-	-	12.1	1.8

Notes				
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon	

Kimley»Horn

May 13, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

Re: ***Letter of Substantial Completion***
Highpointe Ranch East Phase 1 Paving

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by GM Construction TX. As of May 13, 2026, Paving for Highpointe Ranch East Phase 1 construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of East Phase 1 items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1
By: Kimley-Horn & Associates, Inc.

Kyle Brockman, P.E.
Project Manager

Kimley»Horn

May 13, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

Re: ***Letter of Substantial Completion***
Highpointe Ranch East Phase 1 Utilities

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by KCK Utility Construction, Inc. As of May 13, 2026, Utilities for Highpointe Ranch East Phase 1 construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of East Phase 1 items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1
By: Kimley-Horn & Associates, Inc.



Kyle Brockman, P.E.
Project Manager

March 26, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1707 Market Place Blvd., Suite 100, Irving, TX 75063

RE: **High Pointe Ranch Phase 1 East Utilities Package**

Pay Estimate No: 8

Dear Board,

The attached Pay Estimate #8 was received from KCK Utility Construction, Inc. as it relates to the construction of the High Pointe Ranch Phase 1 East Utilities Package.

Based upon site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation and projected completion as of 3/25/2026. Kimley-Horn is in agreement with the amount of work illustrated on the attached estimate which indicates a total balance due in the amount of:

$ 86,671.80

Please let us know if you have any questions or need further assistance in processing this estimate.

Sincerely,

Kyle Brockman, PE
TBPE Registration No. F-928

Attachments

cc: KCK Utility Construction, Inc.
Lennar Homes

Kimley»Horn

PROGRESS ESTIMATE

Progress Period: February 26, 2026 TO March 25, 2026

Pay Estimate No: 8
Project Name: High Pointe Ranch Phase 1 East Utilities Package
Project Number: 063451712
Contract Date: 4/18/2025

OWNER
Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1707 Market Place Blvd., Suite 100, Irving, TX 75063

CONTRACTOR
KCK Utility Construction,
2104 FM 1827
McKinney, TX 75071

Original Contract Amount:	$	3,422,747.60
Change Orders: (see attached summary)		*$75,719.70*
Revised Contract Amount:	$	3,498,467.30
Amount Placed to Date:	$	3,498,467.30
Less 10% Retainage:	$	349,846.73
Total Earned Less Retainage:	$	3,148,620.57

Previous Payments:

Progress Estimate #	Invoice Date		Total Invoice Amount
1	6/25/2025	$	440,928.00
2	7/25/2025	$	1,130,369.04
3	8/25/2025	$	1,281,792.15
4	9/25/2025	$	63,214.83
5	12/23/2025	$	35,919.00
6	1/23/2026	$	87,518.25
7	2/25/2026	$	22,207.50
		$	**3,061,948.77**

Balance to finish:	$	0.00
Amount Due This Period:	**$**	**86,671.80**

High Pointe Ranch Phase 1 East Utilities	
Original Contract Time to SubCom (Days):	110
Original Contract Time to Final Completion (Days)	0
Approved Time Extensions:	0
Approved Change Order Days:	0
Revised Contract Time:	110
Days Remaining:	-186
Notice to Proceed:	6/2/2025
Construction Start (+ 7 days):	6/9/2025
Original Substantial Completion:	9/27/2025
Revised Substantial Completion:	9/27/2025
Final Completion Date:	9/20/2025

ENGINEER'S RECOMMENDATION STATEMENT

I, Kyle Brockman, PE, engineer of record with Kimley-Horn & Associates, Inc., based on my knowledge, information and belief, recommend approval of this draw request. Recommendation is based on site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation. In my opinion, Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. In the case of unit price work, the recommendation of payment includes determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. This recommendation is not a representation that my observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.

Recommended for Approval:

3/26/2026

Kyle Brockman, PE Date
Kimley-Horn and Associates, Inc.
TBPE Registration No. F-928

KCK UTILITY CONSTRUCTION, INC.
2104 FM 1827
MCKINNEY, TX 75071
OFFICE: (214) 547-9152 FAX: (214) 547-9163

Invoice

Date	Pay App. Request #
3/25/2026	8

TO: LENNAR HOMES
ATTN: AARON WOODS
aaron.woods@lennar.com
kyle.brockman@kimley-horn.com
EMAIL: traci.mchenry@kimley-horn.com

PROJECT: HIGHPOINTE RANCH PHASE 1 EAST
CITY: AUBREY
KCK JOB #: 1515-25
OWNER JOB #:

WATER

ITEM #	CONTRACT QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL CONTRACT	UNITS TO DATE	TOTAL TO DATE	CURRENT MONTH UNITS	CURRENT MONTH TOTAL
1	4565	LF	8" PVC W/ FITTINGS	$ 50.40	$ 230,076.00	4,565.00	$ 230,076.00	-	$ -
2	3365	LF	12" PVC W/ FITTINGS	78.70	264,825.50	3,365.00	264,825.50	-	-
3	15	EA	8" GATE VALVE	1,970.00	29,550.00	15.00	29,550.00	-	-
4	11	EA	12" GATE VALVE	3,510.00	38,610.00	11.00	38,610.00	-	-
5	3	EA	12" X 8" REDUCER	700.00	2,100.00	3.00	2,100.00	-	-
6	1	EA	BAC-T SAMPLING STATION OFF OF 12	4,240.00	4,240.00	1.00	4,240.00	-	-
7	5	EA	8" PLUG	425.00	2,125.00	5.00	2,125.00	-	-
8	12	EA	FIRE HYDRANT ASSEMBLY W/ TEE, 6"	6,315.00	75,780.00	12.00	75,780.00	-	-
9	2	EA	AUTO FLUSH VALVE OFF OF 8"	5,100.00	10,200.00	2.00	10,200.00	-	-
10	1	EA	AIR RELEASE VALVE OFF OF 12"	7,540.00	7,540.00	1.00	7,540.00	-	-
11	245	EA	1" SINGLE WATER SERVICE - 104 OFF	930.00	227,850.00	245.00	227,850.00	-	-
12	2	EA	REMOVE EX. 12" PLUG & CONNECT 12	1,300.00	2,600.00	2.00	2,600.00	-	-
13	7930	LF	TRENCH SAFETY	0.10	793.00	7,930.00	793.00	-	-
14	7930	LF	CHLORINATION & TESTING	2.00	15,860.00	7,930.00	15,860.00	-	-
					$ 912,149.50		**$ 912,149.50**		**$ -**

SANITARY SEWER

15	5653	LF	8" SDR-35	$ 53.60	$ 303,000.80	5,653.00	$ 303,000.80	-	$ -
16	845	LF	8" SDR-26	71.20	60,164.00	845.00	60,164.00	-	-
17	1719	LF	12" SDR-35	71.70	123,252.30	1,719.00	123,252.30	-	-
18	1211	LF	12" SDR-26	97.20	117,709.20	1,211.00	117,709.20	-	-
19	11	EA	4' DIA. MANHOLE	4,810.00	52,910.00	11.00	52,910.00	-	-
20	3	EA	4' DIA. DROP MANHOLE	9,025.00	27,075.00	3.00	27,075.00	-	-
21	9	EA	5' DIA. MANHOLE	7,365.00	66,285.00	9.00	66,285.00	-	-
22	3	EA	5' DIA. DROP MANHOLE	19,200.00	57,600.00	3.00	57,600.00	-	-
23	2	EA	CLEANOUT OFF OF 8"	985.00	1,970.00	2.00	1,970.00	-	-
24	3	EA	8" PLUG	250.00	750.00	3.00	750.00	-	-

25	258	EA	4" SEWER SERVICE - 23 OFF OF 12" S		970.00	250,260.00	258.00	250,260.00	-	-
26	220	LF	CEMENT STABILIZED BACKFILL		50.00	11,000.00	220.00	11,000.00	-	-
27	1	EA	REMOVE EX. 12" PLUG & CONNECT 12		900.00	900.00	1.00	900.00	-	-
28	9428	LF	TRENCH SAFETY		0.10	942.80	9,428.00	942.80	-	-
29	9428	LF	T.V. & TESTING		5.00	47,140.00	9,428.00	47,140.00	-	-
30	26	EA	VACUUM TESTING		220.00	5,720.00	26.00	5,720.00	26.00	5,720.00
						$ 1,126,679.10		**$ 1,126,679.10**		**$ 5,720.00**
STORM DRAINAGE										
31	1306	LF	18" RCP	$	63.00	$ 82,278.00	1,306.00	$ 82,278.00	-	$ -
32	94	LF	21" RCP		70.00	6,580.00	94.00	6,580.00	-	-
33	353	LF	24" RCP		78.00	27,534.00	353.00	27,534.00	-	-
34	1155	LF	27" RCP		96.00	110,880.00	1,155.00	110,880.00	-	-
35	105	LF	30" RCP		103.00	10,815.00	105.00	10,815.00	-	-
36	960	LF	36" RCP		125.00	120,000.00	960.00	120,000.00	-	-
37	98	LF	42" RCP		164.00	16,072.00	98.00	16,072.00	-	-
38	994	LF	48" RCP		197.00	195,818.00	994.00	195,818.00	-	-
39	45	LF	54" RCP		235.00	10,575.00	45.00	10,575.00	-	-
40	24	LF	4' X 3' RCB		253.00	6,072.00	24.00	6,072.00	-	-
41	13	LF	4' X 4' RCB		275.00	3,575.00	13.00	3,575.00	-	-
42	74	LF	5' X 4' RCB		331.00	24,494.00	74.00	24,494.00	-	-
43	564	LF	6' X 4' RCB		404.00	227,856.00	564.00	227,856.00	-	-
44	105	LF	8' X 4' GASKETED RCB		609.00	63,945.00	105.00	63,945.00	-	-
45	2	EA	5' CURB INLET		7,600.00	15,200.00	2.00	15,200.00	-	-
46	12	EA	10' CURB INLET		8,050.00	96,600.00	12.00	96,600.00	-	-
47	2	EA	10' NON STANDARD CURB INLET		8,740.00	17,480.00	2.00	17,480.00	-	-
48	7	EA	15' CURB INLET		9,315.00	65,205.00	7.00	65,205.00	-	-
49	1	EA	15' NON STANDARD CURB INLET		9,315.00	9,315.00	1.00	9,315.00	-	-
50	1	EA	3' X 3' WYE INLET		6,325.00	6,325.00	1.00	6,325.00	-	-
51	2	EA	3' JUNCTION BOX		6,000.00	12,000.00	2.00	12,000.00	-	-
52	5	EA	4' JUNCTION BOX		6,800.00	34,000.00	5.00	34,000.00	-	-
53	2	EA	5' JUNCTION BOX		7,700.00	15,400.00	2.00	15,400.00	-	-
54	1	EA	6' X 7' JUNCTION BOX		12,135.00	12,135.00	1.00	12,135.00	-	-
55	1	EA	7' X 9' JUNCTION BOX		12,365.00	12,365.00	1.00	12,365.00	-	-
56	1	LS	3' X 5' JUNCTION BOX W/ MANHOLE TO		10,985.00	10,985.00	1.00	10,985.00	-	-
57	1	LS	4' X 6' JUNCTION BOX W/ MANHOLE TO		11,450.00	11,450.00	1.00	11,450.00	-	-
58	1	LS	4' X 16' JUNCTION BOX W/ MANHOLE T		17,475.00	17,475.00	1.00	17,475.00	-	-
59	7	EA	4 : 1 SLOPED END HEADWALL - 8' X 4',		8,225.00	57,575.00	7.00	57,575.00	4.00	32,900.00
60	119	SY	GROUTED STONE RIP RAP		104.00	12,376.00	119.00	12,376.00	119.00	12,376.00
61	5890	LF	TRENCH SAFETY		0.10	589.00	5,890.00	589.00	-	-
62	5890	LF	T.V. INSPECTION		5.00	29,450.00	5,890.00	29,450.00	5,890.00	29,450.00
						$ 1,342,419.00		**$ 1,342,419.00**		**$ 74,726.00**
MISC.										
1	1	LS	PAYMENT, PERFORMANCE & MAINTEI	$	41,500.00	$ 41,500.00	1.00	$ 41,500.00	0.25	$ 10,375.00
						$ 41,500.00		**$ 41,500.00**		**$ 10,375.00**

CHANGE ORDER NO.1 CHANGES MADE FROM BID SET OF PLANS TO CITY APPROVED SET OF PLANS.

WATER										
3	2	EA	8" GATE VALVE	$ 1,970.00	$ 3,940.00	2.00	$ 3,940.00	-	$	-
4	1	EA	12" GATE VALVE	3,510.00	3,510.00	1.00	3,510.00	-		-
5	1	EA	12" X 8" REDUCER	700.00	700.00	1.00	700.00	-		-
8	1	EA	FIRE HYDRANT ASSEMBLY	6,315.00	6,315.00	1.00	6,315.00	-		-
ADDED	1	EA	2" IRRIGATION SERVICE	2,010.00	2,010.00	1.00	2,010.00	-		-
ADDED	124	LF	4" IRRIGATION SLEEVES	36.00	4,464.00	124.00	4,464.00	-		-
SANITARY SEWER										
15	46	LF	8" SDR-35	53.60	2,465.60	46.00	2,465.60	-		-
17	-268	LF	12" SDR-35	71.70	(19,215.60)	(268.00)	(19,215.60)	-		-
18	-333	LF	12" SDR-26	97.20	(32,367.60)	(333.00)	(32,367.60)	-		-
26	20	LF	CEMENT STABILIZED BACKFILL	50.00	1,000.00	20.00	1,000.00	-		-
28	130	LF	TRENCH SAFETY	0.10	13.00	130.00	13.00	-		-
29	130	LF	T.V. & TESTING	5.00	650.00	130.00	650.00	-		-
ADDED	685	LF	15" SDR-26	112.00	76,720.00	685.00	76,720.00	-		-
ADDED	30	LF	18" STEEL ENCASEMENT FOR 12"	180.50	5,415.00	30.00	5,415.00	-		-
STORM DRAINAGE										
34	-15	LF	27" RCP	96.00	(1,440.00)	(15.00)	(1,440.00)	-		-
36	15	LF	36" RCP	125.00	1,875.00	15.00	1,875.00	-		-
38	336	LF	48" RCP	197.00	66,192.00	336.00	66,192.00	-		-
41	-13	LF	4' X 4' RCB	275.00	(3,575.00)	(13.00)	(3,575.00)	-		-
60	34	SY	GROUTED STONE RIP RAP	104.00	3,536.00	34.00	3,536.00	34.00		3,536.00
61	323	LF	TRENCH SAFETY	0.10	32.30	323.00	32.30	-		-
62	323	LF	T.V. INSPECTION	5.00	1,615.00	323.00	1,615.00	323.00		1,615.00
MISC.										
1	1	LS	PAYMENT, PERFORMANCE & MAINTEI	1,320.00	1,320.00	1.00	1,320.00	0.25		330.00
					$ 125,174.70		**$ 125,174.70**		**$**	**5,481.00**

CHANGE ORDER NO.2 CHANGES MADE FROM BID SET OF PLANS TO CITY APPROVED SET OF PLANS.

WATER										
11	-59	EA	1" SINGLE WATER SERVICE	$ 930.00	$ (54,870.00)	(59.00)	$ (54,870.00)	-	$	-
SANITARY SEWER										
ADDED	30	LF	18" STEEL ENCASEMENT FOR 12"	180.50	5,415.00	30.00	5,415.00	-		-
					$ (49,455.00)		**$ (49,455.00)**		**$**	**-**

PREVIOUS PAYMENTS

7/25/2025	$ 440,928.00
8/14/2025	$ 1,130,369.04
9/15/2025	$ 1,088,397.09
10/30/2025	$ 256,610.79
1/22/2026	$ 35,919.00
2/18/2026	$ 87,518.25
TOTAL	$ 3,039,742.17

ORIGINAL CONTRACT TOTAL	$ 3,422,747.60
REVISED CONTRACT TOTAL	$ 3,498,467.30
TOTAL COMPLETED TO DATE	$ 3,498,467.30
LESS RETAINAGE @ 10%	$ 349,846.73
SUBTOTAL	$ 3,148,620.57
LESS PREVIOUS PAYMENTS	$ 3,039,742.17
TOTAL DUE	$ 108,878.40

TOTAL COMPLETED THIS MONTH	$ 96,302.00
LESS RETAINAGE @ 10%	$ 9,630.20
AMOUNT DUE THIS PAY APP	**$ 86,671.80**

WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

STATE OF TEXAS

COUNTY OF DENTON

The undersigned was contracted or hired Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1 to furnish labor and / or materials in connection with certain improvements to real property known as Highpointe Ranch Phase 1 East Utilities Package.

Contractor: KCK Utility Construction, Inc.

This payment: $86,671.80

Total Paid Including This Payment: $3,148,620.57

For Work Performed Through Date of: 3/31/2026 Estimate Number: 8

Upon receipt of this payment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby waive and release any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or claim thereto, that the undersigned has or hereafter has on the above mentioned real property and/or improvements thereon on account of any work furnished or to be furnished by the undersigned whether pursuant to the above mentioned contract or otherwise.

The undersigned further certifies and warrants that there are no known mechanic's or materialman's liens outstanding as of the date hereof, that all bills incurred by it with respect to the work will be paid within 10 days of the receipt of the above amount or sooner, and that there is no known basis for the filling of any mechanic's or materialman's lien on the property and/or improvements above described by any person or entity performing work on behalf of the undersigned of, and to the extent permitted by applicable law, the undersigned does hereby waive and release any mechanic's or materialman's lien or claims lien of any other such person or entity, and further agrees to indemnify and hold the owner harmless from and said lien or claim including the payment of related costs, expenses and reasonable attorney's fees.

KCK Utility Construction, Inc.

CONTRACTOR

Daniel Cannon, Vice President

Printed Name & Title

Subscribed and sworn to before me, the undersigned authority, on this the 25th day of March

2026.

Notary Public for State of Texas

JAMES DOUGLAS WILSON
Notary ID #124492049
My Commission Expires
March 22, 2027

Affidavit of Bills Paid

State of Texas
County of Denton

OWNER: Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1

PROJECT: **Highpointe Ranch Phase 1 East Utilities Package**

CONTRACTOR: KCK Utility Construction, Inc.

All just and lawful invoices against the above named Contractor, for labor, materials and expendable equipment employed in the performance of said Project have been paid in full prior to acceptance of payments from Owner.

The Contractor agrees to indemnify and hold the Owner and Engineers harmless from all liability arising from claims by subcontractors, materialmen and suppliers under Contract.

No claims have been made or filed upon the payment bond, and the Contractor has not received any claims or notice of claims from the subcontractor, materialmen and suppliers.

KCK Utility Construction, Inc.
CONTRACTOR

Daniel Cannon, Vice President
Printed Name & Title

Subscribed and sworn to before me, the undersigned authority, on this the 25th day of March

2026.

Notary Public for State of Texas

JAMES DOUGLAS WILSON
Notary ID #124492049
My Commission Expires
March 22, 2027

DAWN WAYE
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:
1060177DEN

Statement Date: 03/30/2026
Owner: ANDIRON TX 5 LLC
Mailing Address: 520 MADISON AVE FL 21
NEW YORK NY 100224336

Property Location: E BLACKJACK RD
Legal: A1243A F. TREVINO|TR 29A|23.6880

TAX CERTIFICATE FOR ACCOUNT : 1060177DEN
AD NUMBER: A1243A-000-029A-0000
GF NUMBER:
CERTIFICATE NO : 47036343

DATE : 3/30/2026
FEE : $10.00

PROPERTY DESCRIPTION
A1243A F. TREVINO|TR 29A|23.6880

COLLECTING AGENCY
DENTON COUNTY
P O BOX 90223
DENTON TX 76202

E BLACKJACK RD
23.688 ACRES

REQUESTED BY
KIMLEY HORN & ASSOCIATES INC

6160 WARREN PARKWAY SUITE 210
FRISCO TX 75034

PROPERTY OWNER
ANDIRON TX 5 LLC

520 MADISON AVE FL 21
NEW YORK NY 100224336

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, TH FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

✓ TAXES FOR 2026 HAVE NOT BEEN BILLED OR CALCULATED.
_____ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	782	IMPROVEMENT :	0
AG LAND VALUE:	1,901,219	DEF HOMESTEAD:	0
APPRAISED VALUE:	1,902,001	LIMITED VALUE:	0

EXEMPTIONS: Ag 1D1
LAWSUITS:

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	AUBREY ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025	CITY OF AUBREY	0.00	0.00	0.00	0.00	0.00	0.00
2025	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2025	HIGH POINTE RANCH MUD 1	0.00	0.00	0.00	0.00	0.00	0.00
						2025 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 3/2026 : **$0.00**

ISSUED TO : KIMLEY HORN & ASSOCIATES INC
ACCOUNT NUMBER: 1060177DEN

DENTON COUNTY TAX OFFICE
DENTON, TEXAS

CERTIFIED BY: Dawn Wayne
AUTHORIZED AGENT OF DENTON COUNTY

47

1 pages attached

DAWN WAYE
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:
1060175DEN

Statement Date: 03/30/2026
Owner: ANDIRON TX 5 LLC
Mailing Address: 520 MADISON AVE FL 21
NEW YORK NY 100224336

Property Location: 0001146 E BLACKJACK RD
Legal: A1243A F. TREVINO|TR 28A|10.8240

TAX CERTIFICATE FOR ACCOUNT : 1060175DEN
AD NUMBER: A1243A-000-028A-0000
GF NUMBER:
CERTIFICATE NO : 47036347

DATE : 3/30/2026
FEE : $10.00

PROPERTY DESCRIPTION
A1243A F. TREVINO|TR 28A|10.8240

COLLECTING AGENCY
DENTON COUNTY
P O BOX 90223
DENTON TX 76202

0001146 E BLACKJACK RD
10.824 ACRES

REQUESTED BY
KIMLEY HORN & ASSOCIATES INC

6160 WARREN PARKWAY SUITE 210
FRISCO TX 75034

PROPERTY OWNER
ANDIRON TX 5 LLC

520 MADISON AVE FL 21
NEW YORK NY 100224336

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, TH FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY.

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL. (IF APPLICABLE).

✓ TAXES FOR 2026 HAVE NOT BEEN BILLED OR CALCULATED.
_____ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET.

CURRENT VALUES

LAND MKT VALUE:	357	IMPROVEMENT :	0
AG LAND VALUE:	1,024,485	DEF HOMESTEAD:	0
APPRAISED VALUE:	1,024,842	LIMITED VALUE:	0

EXEMPTIONS: Ag 1D1
LAWSUITS:

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	AUBREY ISD	0.00	0.00	0.00	0.00	0.00	0.00
2025	CITY OF AUBREY	0.00	0.00	0.00	0.00	0.00	0.00
2025	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2025	HIGH POINTE RANCH MUD 1	0.00	0.00	0.00	0.00	0.00	0.00
						2025 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 3/2026 : **$0.00**

ISSUED TO : KIMLEY HORN & ASSOCIATES INC
ACCOUNT NUMBER: 1060175DEN

DENTON COUNTY TAX OFFICE
DENTON, TEXAS

CERTIFIED BY: _____
AUTHORIZED AGENT OF DENTON COUNTY

1 pages attached

Denton County Tax Office

Printed: 3/30/2026 9:12:42AM

Multiple Account

Batch Number = 202603305005 and Payment Number = 17323763

Remitted By:
KL LB BUY 3 LLC
6900 E CAMELBACK RD STE 800
SCOTTSDALE, AZ 852512431

Cash/Check #: CASH

Amount Paid: $30.00

1050124DEN Acres: 31.06700 Property Location:

Owner: KL LB BUY 3 LLC
6900 E CAMELBACK RD STE 800
SCOTTSDALE,AZ 852512431

Legal: A1243A F. TREVINO|TR 36G|31.067 ACRES

Year	Tax Unit	Taxable Value	Tax Rate Per $100	Payment Date	Amount Paid
2025	DENTON COUNTY	$2,837,015.00	$0.185938	03/30/2026	$10.00
Exemptions					**$10.00**

1060175DEN Acres: 10.82400 Property Location: 0001146 E BLACKJACK RD

Owner: ANDIRON TX 5 LLC
520 MADISON AVE FL 21
NEW YORK,NY 100224336

Legal: A1243A F. TREVINO|TR 28A|10.8240

Year	Tax Unit	Taxable Value	Tax Rate Per $100	Payment Date	Amount Paid
2025	DENTON COUNTY	$357.00	$0.185938	03/30/2026	$10.00
Exemptions	AG002				**$10.00**

1060177DEN Acres: 23.68800 Property Location: E BLACKJACK RD

Owner: ANDIRON TX 5 LLC
520 MADISON AVE FL 21
NEW YORK,NY 100224336

Legal: A1243A F. TREVINO|TR 29A|23.6880

Year	Tax Unit	Taxable Value	Tax Rate Per $100	Payment Date	Amount Paid
2025	DENTON COUNTY	$782.00	$0.185938	03/30/2026	$10.00
Exemptions	AG002				**$10.00**

May 13, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

Re: ***Letter of Substantial Completion***
Highpointe Ranch East Phase 1 Clearing & Grading

Ms. Hepner:

Kimley-Horn has reviewed the construction of the subject project performed by Black Jack Civil Services and De Leon Excavating. As of May 13, 2026, Clearing & Grading for Highpointe Ranch East Phase 1 construction was deemed substantially complete. A copy of the latest pay application is provided showing substantial completion of East Phase 1 items.

Please feel free to contact me should you have any questions.

Sincerely,

High Pointe Ranch Municipal Utility District No. 1
By: Kimley-Horn & Associates, Inc.

Kyle Brockman, P.E.
Project Manager

March 23, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

RE: **High Pointe Ranch Phase 1 East Paving Package**

Pay Estimate No: 4

Dear Board,

The attached Pay Estimate #4 was received from GM Construction TX as it relates to the construction of the High Pointe Ranch Phase 1 East Paving Package.

Based upon site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation and projected completion as of 3/20/26, Kimley-Horn is in agreement with the amount of work illustrated on the attached estimate which indicates a total balance due in the amount of:

$ 12,457.26

Please let us know if you have any questions or need further assistance in processing this estimate.

Sincerely,

Kyle Brockman, PE
TBPE Registration No. F-928

Attachments

cc: GM Construction TX
Lennar Homes

Kimley»Horn

PROGRESS ESTIMATE

Progress Period: February 13, 2025 TO March 20, 2026

Pay Estimate No: 4
Project Name: High Pointe Ranch Phase 1 East Paving Package
Project Number: 063451883
Contract Date: 7/18/2025

OWNER
Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

CONTRACTOR
GM Construction TX
PO Box 851
Prosper, TX 75078

Original Contract Amount:	$	1,425,318.45
Change Orders: (see attached summary)		*-$17,173.75*
Revised Contract Amount:	$	1,408,144.70
Amount Placed to Date:	$	1,348,976.70
Less 10% Retainage:	$	134,897.67
Total Earned Less Retainage:	$	1,214,079.03

Previous Payments:

Progress Estimate #	Invoice Date	Total Invoice Amount
1	11/24/2025	$ 880,355.88
2	12/19/2025	$ 272,022.57
3	2/12/2026	$ 49,243.32
		$ 1,201,621.77

Balance to finish:	$	59,168.00
Amount Due This Period:	**$**	**12,457.26**

High Pointe Ranch Phase 1 East Paving	
Original Contract Time to SubCom (Days):	30
Original Contract Time to Final Completion (Days)	10
Approved Time Extensions:	0
Approved Change Order Days:	0
Revised Contract Time:	30
Days Remaining:	-135
Notice to Proceed:	10/6/2025
Construction Start (+ 7 days):	10/13/2025
Original Substantial Completion:	11/12/2025
Revised Substantial Completion:	11/12/2025
Final Completion Date:	11/15/2025

ENGINEER'S RECOMMENDATION STATEMENT

I, Kyle Brockman, PE, engineer of record with Kimley-Horn & Associates, Inc., based on my knowledge, information and belief, recommend approval of this draw request. Recommendation is based on site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation. In my opinion, Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. In the case of unit price work, the recommendation of payment includes determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. This recommendation is not a representation that my observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.

Recommended for Approval:

3/23/2026

Kyle Brockman, PE Date
Kimley-Horn and Associates, Inc.
TBPE Registration No. F-928

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No.: 4

	Application Period: 02.13.2026 - 03.20.2026	Application Date: 03.20.2026
To (Owner): Lennar Homes of Texas Land & Construction, Ltd.	From (Contractor): GM Construction TX	Via (Engineer): Kimley-Horn and Associates, Inc.
Project: Highpointe Ranch EAST Ph12	Contract: Highpointe Ranch EAST Ph 1, Aubrey, Texas	
Owner's Contract No.:	Contractor's Project No.: 25-1137	Engineer's Project No.: HPR-P1E #30-2025

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
ONE	$ 7,503.25	
TWO	$ -	$ 24,677.00
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
TOTALS	$ 7,503.25	$ 24,677.00
NET CHANGE BY CHANGE ORDERS	$ (17,173.75)	

1.	**ORIGINAL CONTRACT PRICE**	$ 1,425,318.45
2.	**Net change by Change Orders**	$ (17,173.75)
3.	**Current Contract Price (Line 1 ± 2)**	$ 1,408,144.70
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$ 1,348,976.70
5.	**RETAINAGE:**	
	a. 10% X 1,348,976.70 **Work Completed**	$ 134,897.67
	b. 10% X **Stored Material**	$ -
	c. **Total Retainage (Line 5.a + Line 5.b)**	$ 134,897.67
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$ 1,214,079.03
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$ 1,201,621.77
8.	**AMOUNT DUE THIS APPLICATION**	$ 12,457.26
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$ 194,065.67

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature:

By: Glenn Midkiff, President	Date: 03.20.2026

Payment of: $ 12,457.26
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____
(Engineer) (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding or Financing Entity (if applicable) (Date)

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Highpointe Ranch EAST Ph 1, Aubrey, Texas

Application Number: 4

Application Period: 02.13.2026 - 03.20.2026

Application Date: 03.20.2026

A					B	C	D	E	F	G		H	I
Contract Information													
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D+E)	% (F/B)	Balance to Finish (B-F)	Previous Requested Payment (Previous Application D+E)	Current Requested Payment
	On-Site Paving Improvements in Highpointe Ranch Phase 1E												
1	6" Thick 4,000 PSI Concrete Pavement	23071	SY	$41.70	$ 962,060.70	23071	$ 962,060.70	$ -	$ 962,060.70	100%	$ -	$ 962,060.70	$ -
2	6"' Lime Stabilized Subgrade	24507	SY	$4.10	$ 100,478.70	24507	$ 100,478.70	$ -	$ 100,478.70	100%	$ -	$ 100,478.70	$ -
3	6" Cement Stabilized Subgrade	960	SY	$3.70	$ 3,552.00	960	$ 3,552.00	$ -	$ 3,552.00	100%	$ -	$ 3,552.00	$ -
4	Cement (24#/SY for 6")	12	TON	$370.00	$ 4,440.00	12	$ 4,440.00	$ -	$ 4,440.00	100%	$ -	$ 4,440.00	$ -
5	Hydrated Lime (32#/SY For 6")	393	TON	$307.00	$ 120,651.00	393	$ 120,651.00	$ -	$ 120,651.00	100%	$ -	$ 120,651.00	$ -
6	2" Thick Type "D" HMAC	871	SY	$28.95	$ 25,215.45	871	$ 25,215.45	$ -	$ 25,215.45	100%	$ -	$ 25,215.45	$ -
7	4" Thick Type "A or B" HMAC	871	SY	$59.15	$ 51,519.65	871	$ 51,519.65	$ -	$ 51,519.65	100%	$ -	$ 51,519.65	$ -
8	30" Concrete Ribbon	177	SY	$78.20	$ 13,841.40	177	$ 13,841.40	$ -	$ 13,841.40	100%	$ -	$ -	$ 13,841.40
9	Smooth Sawcut, Remove & Replace Asphalt Pavement	727	LF	$7.00	$ 5,089.00	727	$ 5,089.00	$ -	$ 5,089.00	100%	$ -	$ 5,089.00	$ -
10	Exacavation and Grading for Right Turn Lane to Final Grades (4)	1	LS	$9,700.00	$ 9,700.00	1	$ 9,700.00	$ -	$ 9,700.00	100%	$ -	$ 9,700.00	$ -
11	Stone RipRap - Grouted	34	SY	$108.00	$ 3,672.00	34	$ 3,672.00	$ -	$ 3,672.00	100%	$ -	$ 3,672.00	$ -
12	Remove Type III Barricade	1	EA	$400.00	$ 400.00	1	$ 400.00	$ -	$ 400.00	100%	$ -	$ 400.00	$ -
13	Type III Barricade	4	EA	$1,680.00	$ 6,720.00	4	$ 6,720.00	$ -	$ 6,720.00	100%	$ -	$ 6,720.00	$ -
14	Standard Pavement Header	175	LF	$15.00	$ 2,625.00	175	$ 2,625.00	$ -	$ 2,625.00	100%	$ -	$ 2,625.00	$ -
15	REFL PAV MRK TY II (W) 8" (SLD) (TXDOT ITEM 0666 6178)	545	LF	$3.80	$ 2,071.00	545	$ 2,071.00	$ -	$ 2,071.00	100%	$ -	$ 2,071.00	$ -
16	PAV SURF PREP FOR MRK (8") (TXDOT ITEM 0678 6004)	545	LF	$0.07	$ 38.15	545	$ 38.15	$ -	$ 38.15	100%	$ -	$ 38.15	$ -
17	PREFAB PAV MRK TY B (W)(ARROW) (TXDOT ITEM 0668 6019)	4	EA	$180.00	$ 720.00	4	$ 720.00	$ -	$ 720.00	100%	$ -	$ 720.00	$ -
18	PAV SURF PREP FOR MRK (ARROW) (TXDOT ITEM 0678 6009)	4	EA	$5.80	$ 23.20	4	$ 23.20	$ -	$ 23.20	100%	$ -	$ 23.20	$ -
19	PREFAB PAV MRK TY B (W)(WORD) (TXDOT ITEM 0668 6027)	4	EA	$200.00	$ 800.00	4	$ 800.00	$ -	$ 800.00	100%	$ -	$ 800.00	$ -
20	PAV SURF PREP FOR MRK (WORD) (TXDOT ITEM 0678 6016)	4	EA	$5.80	$ 23.20	4	$ 23.20	$ -	$ 23.20	100%	$ -	$ 23.20	$ -
21	24" Solid White Crosswalk Line (TxDOT PM(4)-22)	609	LF	$14.00	$ 8,526.00		$ -	$ -	$ -		$ 8,526.00	$ -	$ -
22	Type W11-2 Sign & W13-1P Sign	2	EA	$1,250.00	$ 2,500.00	2	$ 2,500.00	$ -	$ 2,500.00	100%	$ -	$ 2,500.00	$ -
23	Type SLS-30PED-8A Solar LED Flashing Crossing Sign	2	EA	$4,100.00	$ 8,200.00	2	$ 8,200.00	$ -	$ 8,200.00	100%	$ -	$ 8,200.00	$ -
24	Combination Stop Sign and Street Sign (2 Blades Per) with Post (9)	13	EA	$1,350.00	$ 17,550.00	13	$ 17,550.00	$ -	$ 17,550.00	100%	$ -	$ 17,550.00	$ -
25	Street Name Sign (2 Blades Per) with Post (9)	1	EA	$1,240.00	$ 1,240.00	1	$ 1,240.00	$ -	$ 1,240.00	100%	$ -	$ 1,240.00	$ -
26	5' Concrete Sidewalk (4" Thick. 3000 PSI #3 bars on 24" centers both ways)	1133	LF	$34.00	$ 38,522.00		$ -	$ -	$ -		$ 38,522.00	$ -	$ -
27	Type 1B Barrier Free Pedestrian Ramps	2	EA	$2,860.00	$ 5,720.00		$ -	$ -	$ -		$ 5,720.00	$ -	$ -
28	Type II Barrier Free Pedestrian Ramps	1	EA	$2,520.00	$ 2,520.00		$ -	$ -	$ -		$ 2,520.00	$ -	$ -
29	Traffic Control	1	LS	$7,500.00	$ 7,500.00	1	$ 7,500.00	$ -	$ 7,500.00	100%	$ -	$ 7,500.00	$ -
	Subtotal - Payment, Performance, and Maintenance Bond for Highpointe Ranch Phase 1 East	1	LS	$19,400.00	$ 19,400.00	0.8	$ 15,520.00	$ -	$ 15,520.00	80%	$ 3,880.00	$ 15,520.00	$ -
	CHANGE ORDER #1												
CO1.5	Hydrated Lime (32#/SY TO 27# For 6")	-62	TON	$307.00	$ (19,034.00)	-62	$ (19,034.00)	$ -	$ (19,034.00)	100%	$ -	$ (19,034.00)	$ -
CO1.NEW	Remove & replace (6) street panels & (2) driveways (9" thick)	205	SY	$129.45	$ 26,537.25	205	$ 26,537.25	$ -	$ 26,537.25	100%	$ -	$ 26,537.25	$ -
	CHANGE ORDER #2												
CO2.NEW	Excavate, Haul & Place Backfill Material at the West Entrance Right of Way	2	DAYS	$5,795.00	$ 11,590.00	2	$ 11,590.00	$ -	$ 11,590.00	100%	$ -	$ 11,590.00	$ -
CO2.2	6"' Lime Stabilized Subgrade	960	SY	$4.10	$ 3,936.00	960	$ 3,936.00	$ -	$ 3,936.00	100%	$ -	$ 3,936.00	$ -
CO2.3	6" Cement Stabilized Subgrade	-960	SY	$3.70	$ (3,552.00)	-960	$ (3,552.00)	$ -	$ (3,552.00)	100%	$ -	$ (3,552.00)	$ -
CO2.4	Cement (24#/SY for 6")	-12	TONS	$370.00	$ (4,440.00)	-12	$ (4,440.00)	$ -	$ (4,440.00)	100%	$ -	$ (4,440.00)	$ -
CO2.5	Hydrated Lime Turn Lane (27#/SY)	13	TONS	$307.00	$ 3,991.00	13	$ 3,991.00	$ -	$ 3,991.00	100%	$ -	$ 3,991.00	$ -
CO2.11	Stone RipRap - Grouted	-34	SY	$108.00	$ (3,672.00)	-34	$ (3,672.00)	$ -	$ (3,672.00)	100%	$ -	$ (3,672.00)	$ -
CO2.13	Type III Barricade	-4	EA	$1,680.00	$ (6,720.00)	-4	$ (6,720.00)	$ -	$ (6,720.00)	100%	$ -	$ (6,720.00)	$ -
CO2.NEW	Type III Barricade with Sandbags for Supports (Without Rip-Rap)	4	EA	$920.00	$ 3,680.00	4	$ 3,680.00	$ -	$ 3,680.00	100%	$ -	$ 3,680.00	$ -
CO2.22	Type W11-2 Sign & W13-1P Sign	-2	EA	$1,250.00	$ (2,500.00)	-2	$ (2,500.00)	$ -	$ (2,500.00)	100%	$ -	$ (2,500.00)	$ -
CO2.23	Type SLS-30PED-8A Solar LED Flashing Crossing Sign	-2	EA	$4,100.00	$ (8,200.00)	-2	$ (8,200.00)	$ -	$ (8,200.00)	100%	$ -	$ (8,200.00)	$ -
CO2.24	Combination Stop Sign and Street Sign (2 Blades Per) with Post (9)	-13	EA	$1,350.00	$ (17,550.00)	-13	$ (17,550.00)	$ -	$ (17,550.00)	100%	$ -	$ (17,550.00)	$ -
CO2.25	Street Name Sign (2 Blades Per) with Post (9)	-1	EA	$1,240.00	$ (1,240.00)	-1	$ (1,240.00)	$ -	$ (1,240.00)	100%	$ -	$ (1,240.00)	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
	Totals				**$ 1,408,144.70**		**$ 1,348,976.70**	**$ -**	**$ 1,348,976.70**	**96%**	**$ 59,168.00**	**$ 1,335,135.30**	**$ 13,841.40**

EJCDC® C-620 Contractor's Application for Payment
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WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

STATE OF TEXAS
COUNTY OF DENTON

The undersigned was contracted or hired Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1 to furnish labor and / or materials in connection with certain improvements to real property known as Highpointe Ranch Phase 1 East Paving Package.

Contractor: GM Construction TX

This payment: $ 12,457.26

Total Paid Including This Payment: $ 1,214,079.03

For Work Performed Through Date of: 03.20.2026 Estimate Number: Four

Upon receipt of this payment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby waive and release any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or claim thereto, that the undersigned has or hereafter has on the above mentioned real property and/or improvements thereon on account of any work furnished or to be furnished by the undersigned whether pursuant to the above mentioned contract or otherwise.

The undersigned further certifies and warrants that there are no known mechanic's or materialman's liens outstanding as of the date hereof, that all bills incurred by it with respect to the work will be paid within 10 days of the receipt of the above amount or sooner, and that there is no known basis for the filling of any mechanic's or materialman's lien on the property and/or improvements above described by any person or entity performing work on behalf of the undersigned of, and to the extent permitted by applicable law, the undersigned does hereby waive and release any mechanic's or materialman's lien or claims lien of any other such person or entity, and further agrees to indemnify and hold the owner harmless from and said lien or claim including the payment of related costs, expenses and reasonable attorney's fees.

GM Construction TX
CONTRACTOR

Glenn Midkiff, President
Printed Name & Title

Subscribed and sworn to before me, the undersigned authority, on this the 20th day of March 2026 ~~2025~~.

LISA BUMP
Notary Public, State of Texas
Comm. Expires 08-31-2029
Notary ID 10740576

Notary Public for State of Texas

Plotted By:Rhyne, Radley Date:June 05, 2025 11:35:51am File Path:K:\FRI_Civil\063451861-High Pointe Ranch\Submittals\Address Maps\CAD Address Map\High Pointe Ranch PH1E Address Map.dwg
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.

N
W E
S

0 100' 200'
GRAPHIC SCALE 100'

LEGEND

24	LOT NUMBER
1106	ADDRESS NUMBER
	DENOTES STREET NAME CHANGE
BLOCK J	BLOCK NUMBER

BLACKJACK ROAD

PLAT BOUNDARY

1001

1001 1005 1009 1013 1017 1021 1025 1029 1101 1105 1109 1113 1117 1121 1125 1129 1133 1137 1141 1145 1149 1153 1157 1161 1165 1169 1173 1177 1181 1001

29X 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29X

BLOCK AI

ASCOT LANE

1100 1104 1108 1112 1116 1120 1124 1128 1132 1136 1140 1144 1148 1152 1156 1160 1164 1168 1172 1176 1180

38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22 21 20 19 18

BLOCK AH

TACK LANE

1101 1105 1109 1113 1117 1121 1125 1129 1133 1137 1141 1145 1149 1153 1157 1161 1165

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

GALVAN DRIVE

2581
2577 43
2573 42
2569 41
2565 40
BLOCK AK 39
2561
2557 38
2553 37
36
35
1181
1185
BLOCK AK
2533 34
2529 33
2525 32
2521 31
2517 30
BLOCK AK
2513 29
2509 28

BAY TRAIL

1100 1104 1108 1112 1116 1120 1124 1128 1132 1136 1140 1144 1148 1152 1156 1160 1164 1168 1172 1176 1180

42 41 40 39 38 37 36 35 34 33 32 31 30 29 28 27 26 25 24 23 22

BLOCK AG

1101 1105 1109 1113 1117 1121 1125 1129 1133 1137 1141 1145 1149 1153 1157 1161 1165 1169 1173 1177 1181

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

MELBOURNE LANE

13 2577 2576 14
12 2573 2572 15
BLOCK AF
11 2569 2568 16
10 2565 2564 17
9 2561 2560 18
8 2557 2556 19
7 2553 2552 20
6 2549 2548 21
5 2545 2544 22
4 2541 2540 23
3 2537 2536 24
2 2533 2532 25
1 2529 2528 26

BLUE ROAN DRIVE

PLAT BOUNDARY

79 2592
78 2588
77 2584
76 2580
75 2576
74 2572
73 2568
BLOCK S
72 2564
71 2560
70 2556
69 2552
68 2548
67 2544
66 2540
65 2536
64 2532
63 2528
62 2524
61 2520
60 2516
59 2512
58 2508
57 2504
56 2500

BOLTING DRIVE

1012 1016 1020 1024 1028 1100 1104 1108 1112 1116 1120 1124 1128 1132 1136

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

BLOCK AE

PLAT BOUNDARY

TROTTING DRIVE

1000 1004 1008

115 116 117

BLOCK C

HIGHPOINTE RANCH PHASE 2 INSTRUMENT NO. _____ P.R.D.C.T.

CALLED 60.499 ACRES BIG BARREL'S RANCH LLC INSTRUMENT NO. 2021-17059 O.R.D.C.T.

CALLED 37.115 ACRES CALVIN PAUL REDFEARN INST. NO. 2014-99679 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. 2023-19021 O.R.D.C.T.

REMAINDER OF CALLED 357.561 ACRES AUBREY BLACKJACK PARTNERS LLC INST. NO. 2021-213816 O.R.D.C.T.

REMAINDER OF A CALLED 61.617 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-31043 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 2 CALLED 31.067 ACRES KL LB BUY 3, LLC INST. NO. 2024-66973 O.R.D.C.T.

TRACT 2 CALLED 31.067 ACRES KL LB BUY 3, LLC INST. NO. 2024-66973 O.R.D.C.T.

REMAINDER OF A CALLED 61.617 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-31043 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 CALLED 5.00 ACRES PRETIUM CAPITAL, LLC INST. NO. 2023-102047 O.R.D.C.T.

AUBREY TEXAS
Sherman Brown

Approved
11/13/2025 10:41:00 AM

Shanda this works. Galvan Drive is available and Denco has already approved the addresses.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PARKWAY, SUITE 210, FRISCO, TX 75034
PHONE: 972-335-3580
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

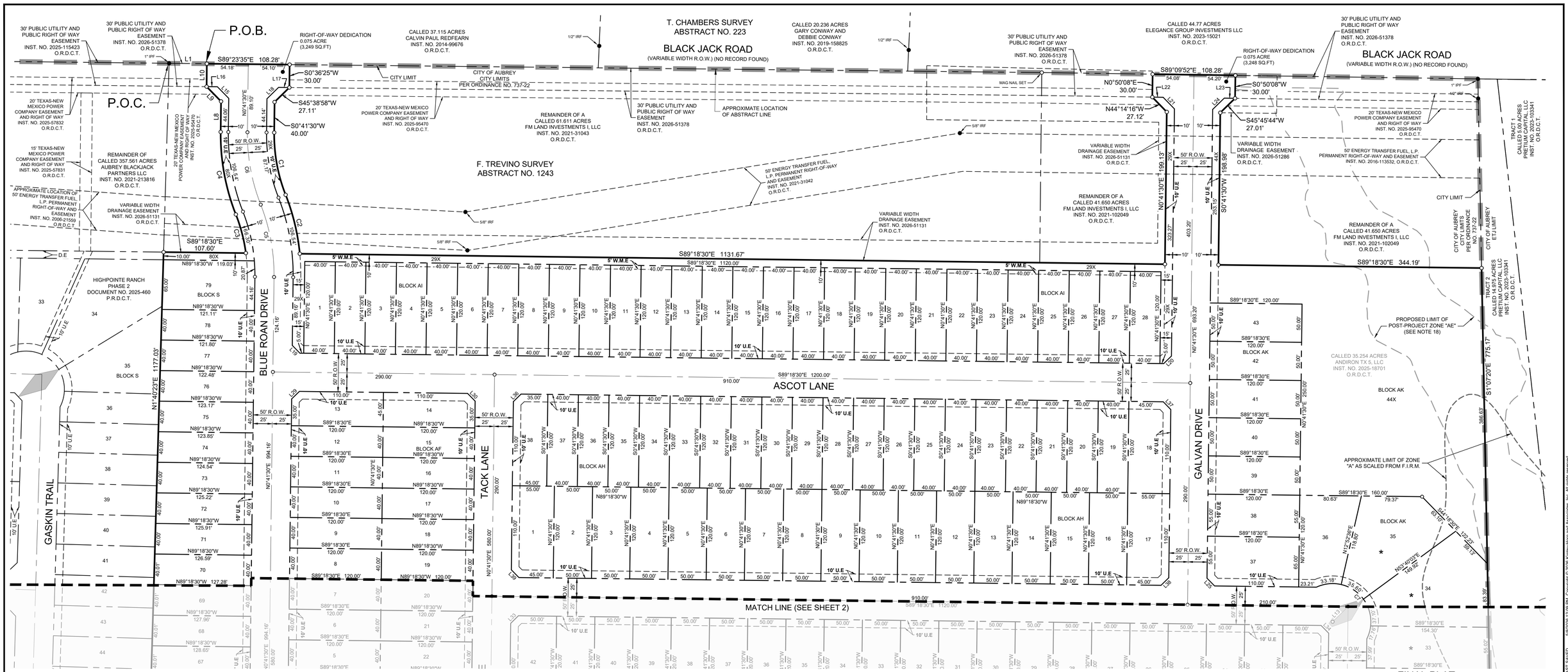
KHA PROJECT 063451861
DATE JANUARY 2025
SCALE: AS SHOWN
DESIGNED BY: BBA
DRAWN BY: BBA
CHECKED BY: KPB

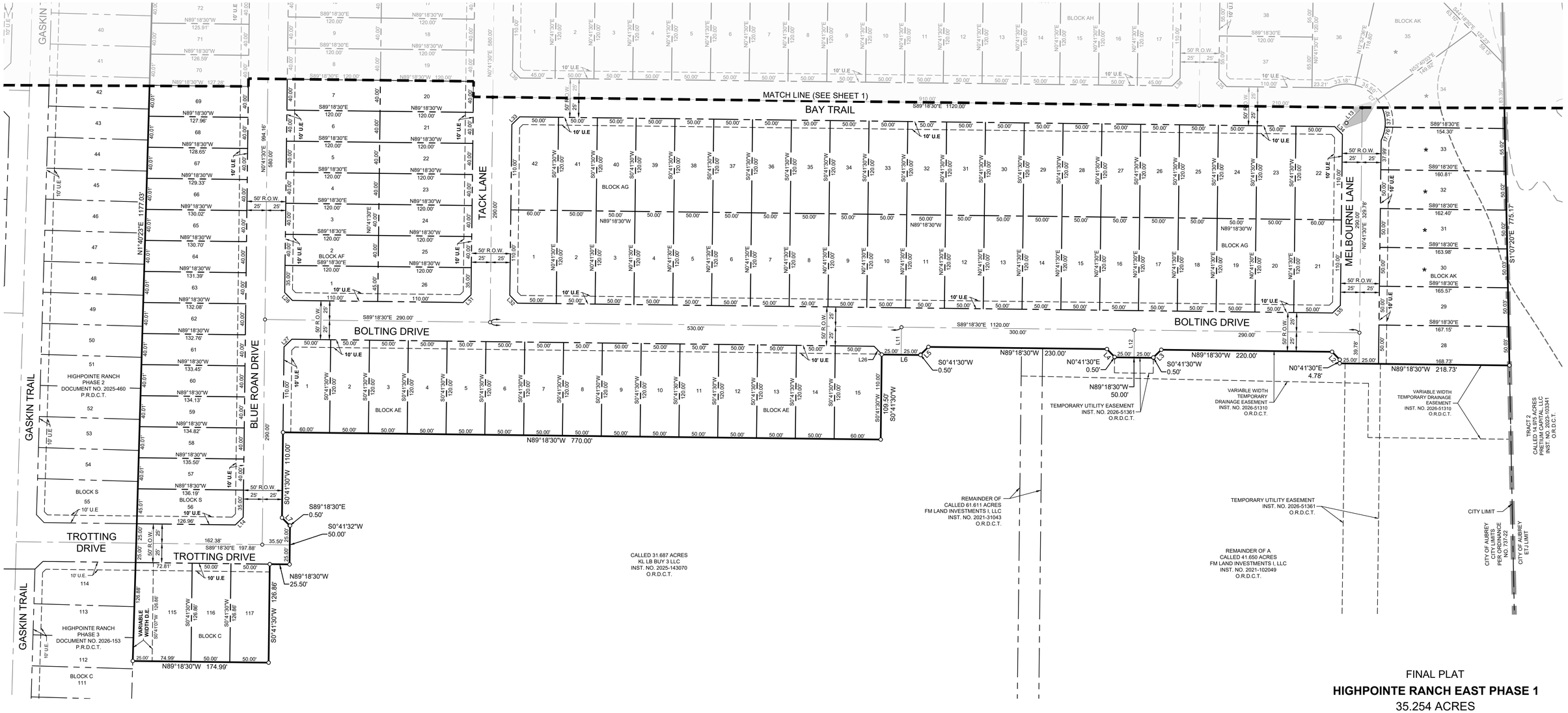
ADDRESS MAP

HIGHPOINTE RANCH PHASE 1 EAST

CITY OF AUBREY
DENTON COUNTY, TEXAS

SHEET NUMBER
EX-1E


P.O.B.
P.O.C.
T. CHAMBERS SURVEY
ABSTRACT NO. 223
BLACK JACK ROAD
(VARIABLE WIDTH R.O.W.) (NO RECORD FOUND)
F. TREVINO SURVEY
ABSTRACT NO. 1243
ASCOT LANE
BLUE ROAN DRIVE
TACK LANE
GALVAN DRIVE
GASKIN TRAIL
HIGHPOINTE RANCH PHASE 2 DOCUMENT NO. 2025-460 P.R.D.C.T.
CITY LIMIT
CITY OF AUBREY CITY LIMITS PER ORDINANCE NO. 737-22
CITY OF AUBREY ETJ LIMIT
APPROXIMATE LIMIT OF ZONE "A" AS SCALED FROM F.I.R.M.
PROPOSED LIMIT OF POST-PROJECT ZONE "AE" (SEE NOTE 18)
MATCH LINE (SEE SHEET 2)
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.
REMAINDER OF A CALLED 61.611 ACRES FM LAND INVESTMENTS I, LLC INST. NO. 2021-31043 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 CALLED 357.561 ACRES AUBREY BLACKJACK PARTNERS LLC INST. NO. 2021-213816 O.R.D.C.T.
CALLED 35.254 ACRES ANDIRON TX 5, LLC INST. NO. 2025-18701 O.R.D.C.T.
TRACT 1 CALLED 14.873 ACRES PRETIUM 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.
APPROXIMATE LOCATION OF ABSTRACT LINE
APPROXIMATE LOCATION OF 50' ENERGY TRANSFER FUEL L.P. PERMANENT RIGHT-OF-WAY AND EASEMENT INST. NO. 2006-21506 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.
50' ENERGY TRANSFER FUEL L.P. PERMANENT RIGHT-OF-WAY AND EASEMENT INST. NO. 2016-113532, O.R.D.C.T.
30' PUBLIC UTILITY AND PUBLIC RIGHT OF WAY EASEMENT INST. NO. 2025-115423 O.R.D.C.T.
30' PUBLIC UTILITY AND PUBLIC RIGHT OF WAY EASEMENT INST. NO. 2026-51378 O.R.D.C.T.
RIGHT-OF-WAY DEDICATION 0.075 ACRE (3,249 SQ.FT)
RIGHT-OF-WAY DEDICATION 0.075 ACRE (3,248 SQ.FT)
20' TEXAS-NEW MEXICO POWER COMPANY EASEMENT AND RIGHT OF WAY INST. NO. 2025-57832 O.R.D.C.T.
20' TEXAS-NEW MEXICO POWER COMPANY EASEMENT AND RIGHT OF WAY INST. NO. 2025-95470 O.R.D.C.T.
15' TEXAS-NEW MEXICO POWER COMPANY EASEMENT AND RIGHT OF WAY INST. NO. 2025-57831 O.R.D.C.T.
VARIABLE WIDTH DRAINAGE EASEMENT INST. NO. 2026-51131 O.R.D.C.T.
VARIABLE WIDTH DRAINAGE EASEMENT INST. NO. 2026-51286 O.R.D.C.T.
MAG NAIL SET
1/2" IRF
5/8" IRF
1" IRF
S89°23'35"E 108.28'
S0°36'25"W 30.00'
S45°38'58"W 27.11'
S0°41'30"W 40.00'
S89°09'52"E 108.28'
N0°50'08"E 30.00'
N44°14'16"W 27.12'
S0°50'08"W 30.00'
S45°45'44"W 27.01'
S89°18'30"E 107.60'
S89°18'30"E 1131.67'
S89°18'30"E 1120.00'
S89°18'30"E 1200.00'
S89°18'30"E 344.19'
S1°07'20"E 775.17'
N1°40'22"E 1177.09'
N0°41'30"E 994.16'
N0°41'30"E 693.20'
S0°41'30"W 198.98'
N0°41'30"E 199.43'
S0°41'30"W 403.26'
N0°41'30"E 323.27'
S0°41'30"W 386.63'
S0°41'30"W 580.00'
S0°41'30"W 560.00'
S0°41'30"W 63.39'
S0°41'30"W 63.62'
S89°18'30"E 154.30'
S89°18'30"E 160.00'
S89°18'30"E 120.00'
S89°18'30"E 120.00'
S89°18'30"E 120



Kimley-Horn and Associates, Inc. All rights reserved

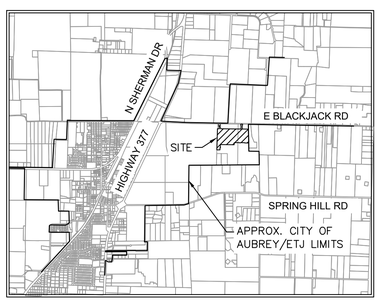
DWG NAME: K:\FRI_SURVEY\098936\R47-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/11/2026 9:18 AM LAST SAVED 5/8/2026 12:09 PM

NORTH

GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36



VICINITY MAP

NTS

Notes :

1. All corners to be set where applicable after completion of construction on the property. Corners will be monumented with a 5/8 inch iron rod with red 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

FINAL PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK C, LOTS 115-117;
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,

192 RESIDENTIAL LOTS
3 HOA LOTS

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

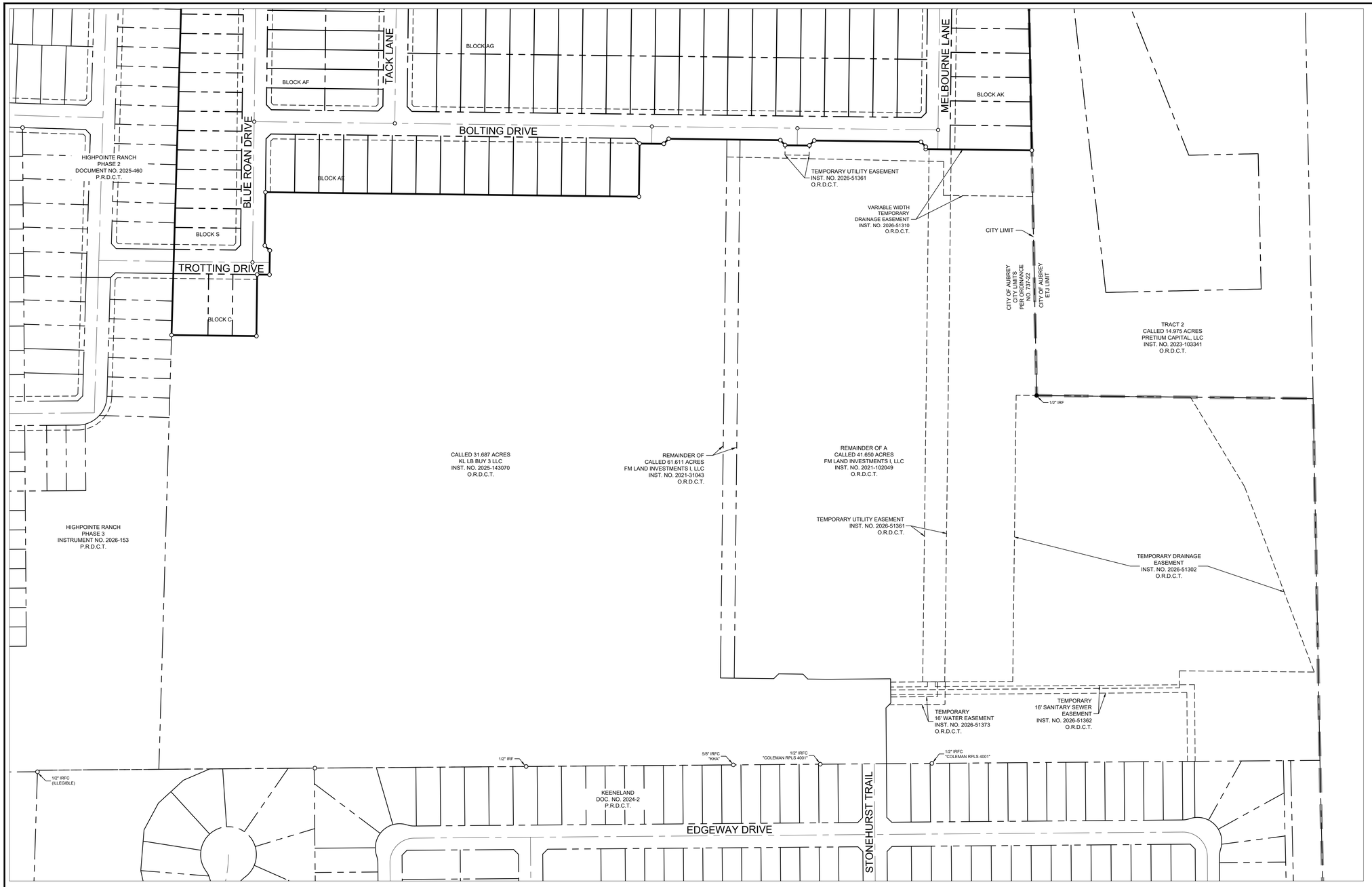
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	05/11/2026	063451861	2 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone: 212-751-5940
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.



OFFSITE EASEMENTS INSET
SCALE: 1" = 100'

NORTH

GRAPHIC SCALE IN FEET
100 0 50 100 200
1" = 100' @ 24X36

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
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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

FINAL PLAT

HIGHPOINTE RANCH EAST PHASE 1

35.254 ACRES

BLOCK C, LOTS 115-117;
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,

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	05/11/2026	063451861	3 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone: 212-751-5940
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 5/11/2026 9:18 AM LAST SAVED: 5/8/2026 12:09 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

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, passing en route the northeast corner of a called 31.687 acre tract of land described in a deed to KL LB BUY 3 LLC, as recorded in Instrument No. 2025-143070 of the Official Records of Denton County, Texas, and continuing along the same course and along the northerly line of said 31.687 acre tract, for a total distance of 230.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing along the southerly line of said 35.254 acre tract and the northerly line of said 31.687 acre tract, the following courses and distances:

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, common to the northwest corner of said 31.687 acre tract, same being on the easterly line of Highpointe Ranch Phase 3, according to the plat thereof recorded in Document No. 2026-153 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. 2025-460 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.

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 C, LOTS 115-117;
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,

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
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	05/11/2026	063451861	4 OF 4

OWNER:
Andiron Tx 5, LLC
520 Madison Avenue, 21st Floor
New York, NY 10022
Phone: 212-751-5940
Contact: Houdin Honarvar

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

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

DWG NAME: K:\FRI_SURVEY\063500747-HIGH POINT RANCH - AUBREY\DWG\063451861 HP RANCH EAST PHASE 1.DWG PLOTTED BY GUNAWAN, SYLVIANA 5/11/2026 9:18 AM LAST SAVED 5/8/2026 12:09 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved

March 23, 2026

Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

RE: **High Pointe Ranch Phase 1 East Paving Package**

Pay Estimate No: 4

Dear Board,

The attached Pay Estimate #4 was received from GM Construction TX as it relates to the construction of the High Pointe Ranch Phase 1 East Paving Package.

Based upon site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation and projected completion as of 3/20/26, Kimley-Horn is in agreement with the amount of work illustrated on the attached estimate which indicates a total balance due in the amount of:

$ 12,457.26

Please let us know if you have any questions or need further assistance in processing this estimate.

Sincerely,

Kyle Brockman, PE
TBPE Registration No. F-928

Attachments

cc: GM Construction TX
Lennar Homes

Kimley»Horn

PROGRESS ESTIMATE

Progress Period: February 13, 2025 TO March 20, 2026

Pay Estimate No: 4
Project Name: High Pointe Ranch Phase 1 East Paving Package
Project Number: 063451883
Contract Date: 7/18/2025

OWNER
Lennar Homes
On behalf of High Pointe Ranch Municipal Utility District No. 1
1231 Greenway Drive, Suite 800
Irving, TX 75038

CONTRACTOR
GM Construction TX
PO Box 851
Prosper, TX 75078

Original Contract Amount:	$	1,425,318.45
Change Orders: (see attached summary)		*-$17,173.75*
Revised Contract Amount:	$	1,408,144.70
Amount Placed to Date:	$	1,348,976.70
Less 10% Retainage:	$	134,897.67
Total Earned Less Retainage:	$	1,214,079.03

Previous Payments:

Progress Estimate #	Invoice Date	Total Invoice Amount
1	11/24/2025	$ 880,355.88
2	12/19/2025	$ 272,022.57
3	2/12/2026	$ 49,243.32
		$ 1,201,621.77

Balance to finish:	$	59,168.00
Amount Due This Period:	**$**	**12,457.26**

High Pointe Ranch Phase 1 East Paving	
Original Contract Time to SubCom (Days):	30
Original Contract Time to Final Completion (Days)	10
Approved Time Extensions:	0
Approved Change Order Days:	0
Revised Contract Time:	30
Days Remaining:	-135
Notice to Proceed:	10/6/2025
Construction Start (+ 7 days):	10/13/2025
Original Substantial Completion:	11/12/2025
Revised Substantial Completion:	11/12/2025
Final Completion Date:	11/15/2025

ENGINEER'S RECOMMENDATION STATEMENT

I, Kyle Brockman, PE, engineer of record with Kimley-Horn & Associates, Inc., based on my knowledge, information and belief, recommend approval of this draw request. Recommendation is based on site observations, correspondence with contractors and construction manager, and review of applications for payment and accompanying supporting documentation. In my opinion, Contractor's work has progressed to the point indicated, subject to any qualifications stated in the recommendation. In the case of unit price work, the recommendation of payment includes determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests. This recommendation is not a representation that my observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work, or involved detailed inspections.

Recommended for Approval:

3/23/2026
Kyle Brockman, PE Date
Kimley-Horn and Associates, Inc.
TBPE Registration No. F-928

EJCDC
ENGINEERS JOINT CONTRACT DOCUMENTS COMMITTEE

Contractor's Application for Payment No.: 4

	Application Period: 02.13.2026 - 03.20.2026	Application Date: 03.20.2026
To (Owner): Lennar Homes of Texas Land & Construction, Ltd.	From (Contractor): GM Construction TX	Via (Engineer): Kimley-Horn and Associates, Inc.
Project: Highpointe Ranch EAST Ph12	Contract: Highpointe Ranch EAST Ph 1, Aubrey, Texas	
Owner's Contract No.:	Contractor's Project No.: 25-1137	Engineer's Project No.: HPR-P1E #30-2025

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
ONE	$ 7,503.25	
TWO	$ -	$ 24,677.00
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
	$ -	$ -
TOTALS	$ 7,503.25	$ 24,677.00
NET CHANGE BY CHANGE ORDERS	$ (17,173.75)	

1.	**ORIGINAL CONTRACT PRICE**	$ 1,425,318.45
2.	**Net change by Change Orders**	$ (17,173.75)
3.	**Current Contract Price (Line 1 ± 2)**	$ 1,408,144.70
4.	**TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates)**	$ 1,348,976.70
5.	**RETAINAGE:**	
	a. 10% X 1,348,976.70 **Work Completed**	$ 134,897.67
	b. 10% X **Stored Material**	$ -
	c. **Total Retainage (Line 5.a + Line 5.b)**	$ 134,897.67
6.	**AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c)**	$ 1,214,079.03
7.	**LESS PREVIOUS PAYMENTS (Line 6 from prior Application)**	$ 1,201,621.77
8.	**AMOUNT DUE THIS APPLICATION**	$ 12,457.26
9.	**BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above)**	$ 194,065.67

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor Signature:

By: Glenn Midkiff, President	Date: 03.20.2026

Payment of: $ 12,457.26
(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____
(Engineer) (Date)

Payment of: $ _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____
(Owner) (Date)

Approved by: _____ _____
Funding or Financing Entity (if applicable) (Date)

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Highpointe Ranch EAST Ph 1, Aubrey, Texas

Application Number: 4

Application Period: 02.13.2026 - 03.20.2026

Application Date: 03.20.2026

A					B	C	D	E	F	G		H	I
Contract Information													
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item ($)	Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D+E)	% (F/B)	Balance to Finish (B-F)	Previous Requested Payment (Previous Application D+E)	Current Requested Payment
	On-Site Paving Improvements in Highpointe Ranch Phase 1E												
1	6" Thick 4,000 PSI Concrete Pavement	23071	SY	$41.70	$ 962,060.70	23071	$ 962,060.70	$ -	$ 962,060.70	100%	$ -	$ 962,060.70	$ -
2	6"' Lime Stabilized Subgrade	24507	SY	$4.10	$ 100,478.70	24507	$ 100,478.70	$ -	$ 100,478.70	100%	$ -	$ 100,478.70	$ -
3	6" Cement Stabilized Subgrade	960	SY	$3.70	$ 3,552.00	960	$ 3,552.00	$ -	$ 3,552.00	100%	$ -	$ 3,552.00	$ -
4	Cement (24#/SY for 6")	12	TON	$370.00	$ 4,440.00	12	$ 4,440.00	$ -	$ 4,440.00	100%	$ -	$ 4,440.00	$ -
5	Hydrated Lime (32#/SY For 6")	393	TON	$307.00	$ 120,651.00	393	$ 120,651.00	$ -	$ 120,651.00	100%	$ -	$ 120,651.00	$ -
6	2" Thick Type "D" HMAC	871	SY	$28.95	$ 25,215.45	871	$ 25,215.45	$ -	$ 25,215.45	100%	$ -	$ 25,215.45	$ -
7	4" Thick Type "A or B" HMAC	871	SY	$59.15	$ 51,519.65	871	$ 51,519.65	$ -	$ 51,519.65	100%	$ -	$ 51,519.65	$ -
8	30" Concrete Ribbon	177	SY	$78.20	$ 13,841.40	177	$ 13,841.40	$ -	$ 13,841.40	100%	$ -	$ -	$ 13,841.40
9	Smooth Sawcut, Remove & Replace Asphalt Pavement	727	LF	$7.00	$ 5,089.00	727	$ 5,089.00	$ -	$ 5,089.00	100%	$ -	$ 5,089.00	$ -
10	Exacavation and Grading for Right Turn Lane to Final Grades (4)	1	LS	$9,700.00	$ 9,700.00	1	$ 9,700.00	$ -	$ 9,700.00	100%	$ -	$ 9,700.00	$ -
11	Stone RipRap - Grouted	34	SY	$108.00	$ 3,672.00	34	$ 3,672.00	$ -	$ 3,672.00	100%	$ -	$ 3,672.00	$ -
12	Remove Type III Barricade	1	EA	$400.00	$ 400.00	1	$ 400.00	$ -	$ 400.00	100%	$ -	$ 400.00	$ -
13	Type III Barricade	4	EA	$1,680.00	$ 6,720.00	4	$ 6,720.00	$ -	$ 6,720.00	100%	$ -	$ 6,720.00	$ -
14	Standard Pavement Header	175	LF	$15.00	$ 2,625.00	175	$ 2,625.00	$ -	$ 2,625.00	100%	$ -	$ 2,625.00	$ -
15	REFL PAV MRK TY II (W) 8" (SLD) (TXDOT ITEM 0666 6178)	545	LF	$3.80	$ 2,071.00	545	$ 2,071.00	$ -	$ 2,071.00	100%	$ -	$ 2,071.00	$ -
16	PAV SURF PREP FOR MRK (8") (TXDOT ITEM 0678 6004)	545	LF	$0.07	$ 38.15	545	$ 38.15	$ -	$ 38.15	100%	$ -	$ 38.15	$ -
17	PREFAB PAV MRK TY B (W)(ARROW) (TXDOT ITEM 0668 6019)	4	EA	$180.00	$ 720.00	4	$ 720.00	$ -	$ 720.00	100%	$ -	$ 720.00	$ -
18	PAV SURF PREP FOR MRK (ARROW) (TXDOT ITEM 0678 6009)	4	EA	$5.80	$ 23.20	4	$ 23.20	$ -	$ 23.20	100%	$ -	$ 23.20	$ -
19	PREFAB PAV MRK TY B (W)(WORD) (TXDOT ITEM 0668 6027)	4	EA	$200.00	$ 800.00	4	$ 800.00	$ -	$ 800.00	100%	$ -	$ 800.00	$ -
20	PAV SURF PREP FOR MRK (WORD) (TXDOT ITEM 0678 6016)	4	EA	$5.80	$ 23.20	4	$ 23.20	$ -	$ 23.20	100%	$ -	$ 23.20	$ -
21	24" Solid White Crosswalk Line (TxDOT PM(4)-22)	609	LF	$14.00	$ 8,526.00		$ -	$ -	$ -		$ 8,526.00	$ -	$ -
22	Type W11-2 Sign & W13-1P Sign	2	EA	$1,250.00	$ 2,500.00	2	$ 2,500.00	$ -	$ 2,500.00	100%	$ -	$ 2,500.00	$ -
23	Type SLS-30PED-8A Solar LED Flashing Crossing Sign	2	EA	$4,100.00	$ 8,200.00	2	$ 8,200.00	$ -	$ 8,200.00	100%	$ -	$ 8,200.00	$ -
24	Combination Stop Sign and Street Sign (2 Blades Per) with Post (9)	13	EA	$1,350.00	$ 17,550.00	13	$ 17,550.00	$ -	$ 17,550.00	100%	$ -	$ 17,550.00	$ -
25	Street Name Sign (2 Blades Per) with Post (9)	1	EA	$1,240.00	$ 1,240.00	1	$ 1,240.00	$ -	$ 1,240.00	100%	$ -	$ 1,240.00	$ -
26	5' Concrete Sidewalk (4" Thick, 3000 PSI #3 bars on 24" centers both ways)	1133	LF	$34.00	$ 38,522.00		$ -	$ -	$ -		$ 38,522.00	$ -	$ -
27	Type 1B Barrier Free Pedestrian Ramps	2	EA	$2,860.00	$ 5,720.00		$ -	$ -	$ -		$ 5,720.00	$ -	$ -
28	Type II Barrier Free Pedestrian Ramps	1	EA	$2,520.00	$ 2,520.00		$ -	$ -	$ -		$ 2,520.00	$ -	$ -
29	Traffic Control	1	LS	$7,500.00	$ 7,500.00	1	$ 7,500.00	$ -	$ 7,500.00	100%	$ -	$ 7,500.00	$ -
	Subtotal - Payment, Performance, and Maintenance Bond for Highpointe Ranch Phase 1 East	1	LS	$19,400.00	$ 19,400.00	0.8	$ 15,520.00	$ -	$ 15,520.00	80%	$ 3,880.00	$ 15,520.00	$ -
	CHANGE ORDER #1												
CO1.5	Hydrated Lime (32#/SY TO 27# For 6")	-62	TON	$307.00	$ (19,034.00)	-62	$ (19,034.00)	$ -	$ (19,034.00)	100%	$ -	$ (19,034.00)	$ -
CO1.NEW	Remove & replace (6) street panels & (2) driveways (9" thick)	205	SY	$129.45	$ 26,537.25	205	$ 26,537.25	$ -	$ 26,537.25	100%	$ -	$ 26,537.25	$ -
	CHANGE ORDER #2												
CO2.NEW	Excavate, Haul & Place Backfill Material at the West Entrance Right of Way	2	DAYS	$5,795.00	$ 11,590.00	2	$ 11,590.00	$ -	$ 11,590.00	100%	$ -	$ 11,590.00	$ -
CO2.2	6"' Lime Stabilized Subgrade	960	SY	$4.10	$ 3,936.00	960	$ 3,936.00	$ -	$ 3,936.00	100%	$ -	$ 3,936.00	$ -
CO2.3	6" Cement Stabilized Subgrade	-960	SY	$3.70	$ (3,552.00)	-960	$ (3,552.00)	$ -	$ (3,552.00)	100%	$ -	$ (3,552.00)	$ -
CO2.4	Cement (24#/SY for 6")	-12	TONS	$370.00	$ (4,440.00)	-12	$ (4,440.00)	$ -	$ (4,440.00)	100%	$ -	$ (4,440.00)	$ -
CO2.5	Hydrated Lime Turn Lane (27#/SY)	13	TONS	$307.00	$ 3,991.00	13	$ 3,991.00	$ -	$ 3,991.00	100%	$ -	$ 3,991.00	$ -
CO2.11	Stone RipRap - Grouted	-34	SY	$108.00	$ (3,672.00)	-34	$ (3,672.00)	$ -	$ (3,672.00)	100%	$ -	$ (3,672.00)	$ -
CO2.13	Type III Barricade	-4	EA	$1,680.00	$ (6,720.00)	-4	$ (6,720.00)	$ -	$ (6,720.00)	100%	$ -	$ (6,720.00)	$ -
CO2.NEW	Type III Barricade with Sandbags for Supports (Without Rip-Rap)	4	EA	$920.00	$ 3,680.00	4	$ 3,680.00	$ -	$ 3,680.00	100%	$ -	$ 3,680.00	$ -
CO2.22	Type W11-2 Sign & W13-1P Sign	-2	EA	$1,250.00	$ (2,500.00)	-2	$ (2,500.00)	$ -	$ (2,500.00)	100%	$ -	$ (2,500.00)	$ -
CO2.23	Type SLS-30PED-8A Solar LED Flashing Crossing Sign	-2	EA	$4,100.00	$ (8,200.00)	-2	$ (8,200.00)	$ -	$ (8,200.00)	100%	$ -	$ (8,200.00)	$ -
CO2.24	Combination Stop Sign and Street Sign (2 Blades Per) with Post (9)	-13	EA	$1,350.00	$ (17,550.00)	-13	$ (17,550.00)	$ -	$ (17,550.00)	100%	$ -	$ (17,550.00)	$ -
CO2.25	Street Name Sign (2 Blades Per) with Post (9)	-1	EA	$1,240.00	$ (1,240.00)	-1	$ (1,240.00)	$ -	$ (1,240.00)	100%	$ -	$ (1,240.00)	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
					$ -		$ -	$ -	$ -		$ -	$ -	$ -
	Totals				$ 1,408,144.70		$ 1,348,976.70	$ -	$ 1,348,976.70	96%	$ 59,168.00	$ 1,335,135.30	$ 13,841.40

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WAIVER AND LIEN RELEASE UPON PARTIAL PAYMENT

STATE OF TEXAS
COUNTY OF DENTON

The undersigned was contracted or hired Lennar Homes on behalf of High Pointe Ranch Municipal Utility District No. 1 to furnish labor and / or materials in connection with certain improvements to real property known as Highpointe Ranch Phase 1 East Paving Package.

Contractor: GM Construction TX

This payment: $ 12,457.26

Total Paid Including This Payment: $ 1,214,079.03

For Work Performed Through Date of: 03.20.2026 Estimate Number: Four

Upon receipt of this payment and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned does hereby waive and release any mechanic's lien or materialman's lien or claims of lien, including any constitutional lien or claim thereto, that the undersigned has or hereafter has on the above mentioned real property and/or improvements thereon on account of any work furnished or to be furnished by the undersigned whether pursuant to the above mentioned contract or otherwise.

The undersigned further certifies and warrants that there are no known mechanic's or materialman's liens outstanding as of the date hereof, that all bills incurred by it with respect to the work will be paid within 10 days of the receipt of the above amount or sooner, and that there is no known basis for the filling of any mechanic's or materialman's lien on the property and/or improvements above described by any person or entity performing work on behalf of the undersigned of, and to the extent permitted by applicable law, the undersigned does hereby waive and release any mechanic's or materialman's lien or claims lien of any other such person or entity, and further agrees to indemnify and hold the owner harmless from and said lien or claim including the payment of related costs, expenses and reasonable attorney's fees.

GM Construction TX
CONTRACTOR

Glenn Midkiff, President
Printed Name & Title

Subscribed and sworn to before me, the undersigned authority, on this the 20th day of March 2026 ~~2025~~.

LISA BUMP
Notary Public, State of Texas
Comm. Expires 08-31-2029
Notary ID 10740576

Notary Public for State of Texas

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Administration:
- City Manager
- Finance - Monthly Financials
- Court - April 2026 Monthly Report
- Human Resources
- MDD - April 2026 Monthly Report

Staff Contact

Summary
Monthly Reports for Administration

Financial Summary

Staff Recommended Action

Staff Recommended Motion



Monthly Cash Activity

(Unaudited)

April 2026

Aubrey, TX

Cash Analysis Report

Account Summary

Date Range: 04/01/2026 - 04/30/2026

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
101 - GENERAL FUND											
101-1-1-000-00	3,919,833.04	-6,545.10	0.00	215,918.95	0.00	0.00	10,016.87	-1,365,863.19	-1,146,472.47	2,773,360.57	3,307,364.49
101-1-1-000-10	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
101-1-1-000-58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
101-1-1-000-84	6,212,979.37	0.00	0.00	0.00	0.00	0.00	0.00	822,231.35	822,231.35	7,035,210.72	6,134,328.91
101-1-1-000-90	4,552,631.32	0.00	0.00	0.00	0.00	0.00	0.00	-49,643.52	-49,643.52	4,502,987.80	4,593,553.35
101-1-3-000-80	50,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00
Fund 101 Total:	**14,735,643.73**	**-6,545.10**	**0.00**	**215,918.95**	**0.00**	**0.00**	**10,016.87**	**-593,275.36**	**-373,884.64**	**14,361,759.09**	
201 - WATER FUND											
201-1-1-000-00	206,246.75	0.00	0.00	0.00	0.00	0.00	465.46	-95,476.60	-95,011.14	111,235.61	154,222.58
201-1-1-000-10	200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	200.00	200.00
201-1-1-000-84	9,949,201.07	0.00	0.00	0.00	0.00	0.00	0.00	1,276,473.11	1,276,473.11	11,225,674.18	10,915,178.30
201-1-1-000-90	265,045.11	0.00	0.00	0.00	0.00	0.00	0.00	823.42	823.42	265,868.53	265,072.56
201-1-1-000-91	575,307.11	0.00	0.00	0.00	0.00	0.00	0.00	1,787.26	1,787.26	577,094.37	575,366.69
201-1-1-000-95	2,271,360.98	0.00	0.00	0.00	0.00	0.00	0.00	-898,791.07	-898,791.07	1,372,569.91	1,582,156.32
201-1-1-000-96	19,891,386.39	0.00	0.00	0.00	0.00	0.00	0.00	51,234.00	51,234.00	19,942,620.39	19,868,406.22
201-1-3-000-00	368,290.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	368,290.00	368,290.00
Fund 201 Total:	**33,527,037.41**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**465.46**	**336,050.12**	**336,515.58**	**33,863,552.99**	
202 - SEWER FUND											
202-1-1-000-84	25,329,116.13	0.00	0.00	0.00	0.00	0.00	0.00	1,459,386.85	1,459,386.85	26,788,502.98	26,271,634.91
202-1-1-000-91	679,075.43	0.00	0.00	0.00	0.00	0.00	0.00	2,109.64	2,109.64	681,185.07	679,145.75
202-1-1-000-92	26,887,221.40	0.00	0.00	0.00	0.00	0.00	0.00	-1,113,954.86	-1,113,954.86	25,773,266.54	26,139,087.55
Fund 202 Total:	**52,895,412.96**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**347,541.63**	**347,541.63**	**53,242,954.59**	
301 - DEBT SERVICE FUND											
301-1-1-000-00	347,760.22	0.00	0.00	0.00	0.00	0.00	2,002.77	413,955.36	415,958.13	763,718.35	658,049.14
301-1-1-000-84	-616,933.54	0.00	0.00	0.00	0.00	0.00	0.00	-619,567.57	-619,567.57	-1,236,501.11	-1,091,935.34
301-1-1-000-90	268,594.45	0.00	0.00	0.00	0.00	0.00	0.00	102,128.47	102,128.47	370,722.92	346,104.64
301-1-3-000-00	114,820.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114,820.00	114,820.00
Fund 301 Total:	**114,241.13**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2,002.77**	**-103,483.74**	**-101,480.97**	**12,760.16**	
401 - SPECIAL REVENUE FUND											
401-1-1-000-00	56,385.95	0.00	0.00	0.00	0.00	0.00	170.20	0.00	170.20	56,556.15	56,391.62
401-1-1-000-70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
401-1-1-000-84	43,110.76	0.00	0.00	0.00	0.00	0.00	0.00	3,132.64	3,132.64	46,243.40	44,752.06
Fund 401 Total:	**99,496.71**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**170.20**	**3,132.64**	**3,302.84**	**102,799.55**	

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
404 - DEVELOPMENT FEES											
404-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404-1-1-000-50	1,889,363.64	0.00	0.00	0.00	0.00	0.00	0.00	133,395.94	133,395.94	2,022,759.58	1,898,060.17
404-1-1-000-51	562,036.31	0.00	0.00	0.00	0.00	0.00	1,467.69	-133,749.17	-132,281.48	429,754.83	486,294.04
404-1-1-000-60	3,208,569.23	0.00	0.00	0.00	0.00	0.00	0.00	16,972.38	16,972.38	3,225,541.61	3,209,368.41
404-1-1-000-70	1,891,809.30	0.00	0.00	0.00	0.00	0.00	0.00	5,877.19	5,877.19	1,897,686.49	1,892,005.21
404-1-1-000-84	5,951,271.83	0.00	0.00	0.00	0.00	0.00	0.00	203,857.85	203,857.85	6,155,129.68	6,154,382.55
404-1-1-000-90	1,910.50	0.00	0.00	0.00	0.00	0.00	0.00	5.96	5.96	1,916.46	1,910.70
Fund 404 Total:	**13,504,960.81**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1,467.69**	**226,360.15**	**227,827.84**	**13,732,788.65**	
406 - HOLDING ACCT DEV AGREEMTS											
406-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-1-1-000-10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
406-1-1-000-84	352,700.22	0.00	0.00	0.00	0.00	0.00	0.00	10,115.99	10,115.99	362,816.21	344,835.45
Fund 406 Total:	**352,700.22**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**10,115.99**	**10,115.99**	**362,816.21**	
501 - CAPITAL PROJECTS FUND											
501-1-1-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-55	1,763,170.12	0.00	0.00	0.00	0.00	0.00	0.00	5,477.57	5,477.57	1,768,647.69	1,763,352.71
501-1-1-000-56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-58	228,186.43	0.00	0.00	0.00	0.00	0.00	688.76	0.00	688.76	228,875.19	228,209.39
501-1-1-000-59	62.80	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26	63.06	62.81
501-1-1-000-60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-1-000-61	74.16	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.26	74.42	74.17
501-1-1-000-62	5,084,982.74	0.00	0.00	0.00	0.00	0.00	0.00	-182,506.58	-182,506.58	4,902,476.16	4,979,911.26
501-1-1-000-63	650,079.51	0.00	0.00	0.00	0.00	0.00	0.00	-148,850.43	-148,850.43	501,229.08	546,264.94
501-1-1-000-64	40,230,802.02	0.00	0.00	0.00	0.00	0.00	0.00	-64,010.55	-64,010.55	40,166,791.47	40,132,788.72
501-1-1-000-84	-43,609,199.23	0.00	0.00	0.00	0.00	0.00	0.00	-2,601,163.72	-2,601,163.72	-46,210,362.95	-45,169,497.08
501-1-1-000-90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
501-1-3-000-00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund 501 Total:	**4,348,158.55**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**688.76**	**-2,991,053.19**	**-2,990,364.43**	**1,357,794.12**	
701 - MDD											
701-1-1-000-00	2,595,269.41	0.00	0.00	93,891.95	0.00	0.00	7,988.88	-26,388.27	75,492.56	2,670,761.97	2,646,982.77
701-1-1-000-84	-114,955.57	0.00	0.00	0.00	0.00	0.00	0.00	-33,081.95	-33,081.95	-148,037.52	-142,241.14
701-1-1-000-90	1,735,452.06	0.00	0.00	0.00	0.00	0.00	0.00	5,391.48	5,391.48	1,740,843.54	1,735,631.78
Fund 701 Total:	**4,215,765.90**	**0.00**	**0.00**	**93,891.95**	**0.00**	**0.00**	**7,988.88**	**-54,078.74**	**47,802.09**	**4,263,567.99**	
801 - EMPLOYEE BENEFIT TRUST											
801-1-1-000-00	809,077.52	-140,661.96	0.00	0.00	0.00	0.00	2,804.53	246,126.53	108,269.10	917,346.62	916,486.22
801-1-1-000-84	-65,942.42	0.00	0.00	0.00	0.00	0.00	0.00	-83,880.17	-83,880.17	-149,822.59	-88,301.64
Fund 801 Total:	**743,135.10**	**-140,661.96**	**0.00**	**0.00**	**0.00**	**0.00**	**2,804.53**	**162,246.36**	**24,388.93**	**767,524.03**	
901 - POOLED CASH FUND											

Cash Analysis Report **Date Range: 04/01/2026 - 04/30/2026**

	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance	Avg Daily Bal
901-1-1-000-00	1,992,936.63	-3,525,489.91	-1,154,408.13	2,489,339.03	-846,228.10	0.00	7,766.03	3,877,415.35	848,394.27	2,841,330.90	2,233,946.44
Fund 901 Total:	**1,992,936.63**	**-3,525,489.91**	**-1,154,408.13**	**2,489,339.03**	**-846,228.10**	**0.00**	**7,766.03**	**3,877,415.35**	**848,394.27**	**2,841,330.90**	

Fund Summary

Fund	Beginning Balance	Bank Drafts	Checks	Deposits	EFTs	SVC Charges	Interest	Misc / None	Net Change	Ending Balance
101	14,735,643.73	-6,545.10	0.00	215,918.95	0.00	0.00	10,016.87	-593,275.36	-373,884.64	14,361,759.09
201	33,527,037.41	0.00	0.00	0.00	0.00	0.00	465.46	336,050.12	336,515.58	33,863,552.99
202	52,895,412.96	0.00	0.00	0.00	0.00	0.00	0.00	347,541.63	347,541.63	53,242,954.59
301	114,241.13	0.00	0.00	0.00	0.00	0.00	2,002.77	-103,483.74	-101,480.97	12,760.16
401	99,496.71	0.00	0.00	0.00	0.00	0.00	170.20	3,132.64	3,302.84	102,799.55
404	13,504,960.81	0.00	0.00	0.00	0.00	0.00	1,467.69	226,360.15	227,827.84	13,732,788.65
406	352,700.22	0.00	0.00	0.00	0.00	0.00	0.00	10,115.99	10,115.99	362,816.21
501	4,348,158.55	0.00	0.00	0.00	0.00	0.00	688.76	-2,991,053.19	-2,990,364.43	1,357,794.12
701	4,215,765.90	0.00	0.00	93,891.95	0.00	0.00	7,988.88	-54,078.74	47,802.09	4,263,567.99
801	743,135.10	-140,661.96	0.00	0.00	0.00	0.00	2,804.53	162,246.36	24,388.93	767,524.03
901	1,992,936.63	-3,525,489.91	-1,154,408.13	2,489,339.03	-846,228.10	0.00	7,766.03	3,877,415.35	848,394.27	2,841,330.90
Report Total:	**126,529,489.15**	**-3,672,696.97**	**-1,154,408.13**	**2,799,149.93**	**-846,228.10**	**0.00**	**33,371.19**	**1,220,971.21**	**-1,619,840.87**	**124,909,648.28**



Revenue/Expense by Fund

(Unaudited)

April 2026

Aubrey, TX

Income Statement

Group Summary

For Fiscal: 10/2025-09/2026 Period Ending: 04/30/2026

Account Type	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 101 - GENERAL FUND					
Revenue	22,421,377.00	22,421,377.00	1,586,181.71	13,716,718.17	8,704,658.83
Expense	21,958,292.00	21,958,291.00	1,928,322.75	13,199,592.61	8,758,698.39
Fund: 101 - GENERAL FUND Surplus (Deficit):	**463,085.00**	**463,086.00**	**-342,141.04**	**517,125.56**	**-54,039.56**
Fund: 201 - WATER FUND					
Revenue	4,923,597.00	4,923,597.00	235,102.78	2,052,940.42	2,870,656.58
Expense	4,134,314.00	4,245,538.00	336.50	2,082,196.03	2,163,341.97
Fund: 201 - WATER FUND Surplus (Deficit):	**789,283.00**	**678,059.00**	**234,766.28**	**-29,255.61**	**707,314.61**
Fund: 202 - SEWER FUND					
Revenue	3,702,130.00	4,002,130.00	208,805.71	1,794,157.97	2,207,972.03
Expense	3,601,075.00	3,619,287.00	109,740.29	1,902,157.92	1,717,129.08
Fund: 202 - SEWER FUND Surplus (Deficit):	**101,055.00**	**382,843.00**	**99,065.42**	**-107,999.95**	**490,842.95**
Fund: 205 - SOLID WASTE FUND					
Revenue	2,790,000.00	2,790,000.00	244,254.17	1,541,831.70	1,248,168.30
Expense	2,790,000.00	2,790,000.00	259,160.55	1,747,087.00	1,042,913.00
Fund: 205 - SOLID WASTE FUND Surplus (Deficit):	**0.00**	**0.00**	**-14,906.38**	**-205,255.30**	**205,255.30**
Fund: 301 - DEBT SERVICE FUND					
Revenue	4,341,523.00	4,341,523.00	12,819.03	1,557,618.18	2,783,904.82
Expense	4,341,523.00	4,341,523.00	114,300.00	2,561,108.98	1,780,414.02
Fund: 301 - DEBT SERVICE FUND Surplus (Deficit):	**0.00**	**0.00**	**-101,480.97**	**-1,003,490.80**	**1,003,490.80**
Fund: 401 - SPECIAL REVENUE FUND					
Revenue	28,107.00	28,107.00	3,302.84	32,122.22	-4,015.22
Expense	10,500.00	10,500.00	3,500.00	13,380.41	-2,880.41
Fund: 401 - SPECIAL REVENUE FUND Surplus (Deficit):	**17,607.00**	**17,607.00**	**-197.16**	**18,741.81**	**-1,134.81**
Fund: 404 - DEVELOPMENT FEES					
Revenue	2,200,000.00	2,200,000.00	227,827.84	1,890,620.95	309,379.05
Expense	2,200,000.00	2,200,000.00	0.00	110,115.17	2,089,884.83
Fund: 404 - DEVELOPMENT FEES Surplus (Deficit):	**0.00**	**0.00**	**227,827.84**	**1,780,505.78**	**-1,780,505.78**
Fund: 406 - HOLDING ACCT DEV AGREEMTS					
Revenue	0.00	0.00	65,000.00	-242,291.36	242,291.36
Expense	0.00	0.00	815.50	167,305.36	-167,305.36
Fund: 406 - HOLDING ACCT DEV AGREEMTS Surplus (Deficit):	**0.00**	**0.00**	**64,184.50**	**-409,596.72**	**409,596.72**
Fund: 501 - CAPITAL PROJECTS FUND					
Revenue	85,988,362.00	85,988,362.00	478,670.40	4,053,816.14	81,934,545.86
Expense	85,988,362.00	85,988,362.00	1,112,218.98	21,866,591.34	64,121,770.66
Fund: 501 - CAPITAL PROJECTS FUND Surplus (Deficit):	**0.00**	**0.00**	**-633,548.58**	**-17,812,775.20**	**17,812,775.20**
Fund: 701 - MDD					
Revenue	1,284,020.00	1,284,020.00	107,272.31	841,686.51	442,333.49
Expense	1,214,879.00	1,214,879.00	36,624.56	323,301.60	891,577.40
Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**70,647.75**	**518,384.91**	**-449,243.91**
Fund: 801 - EMPLOYEE BENEFIT TRUST					
Revenue	1,975,640.00	1,975,640.00	165,607.66	1,286,904.66	688,735.34
Expense	1,469,000.00	1,469,000.00	140,376.34	844,159.25	624,840.75
Fund: 801 - EMPLOYEE BENEFIT TRUST Surplus (Deficit):	**506,640.00**	**506,640.00**	**25,231.32**	**442,745.41**	**63,894.59**
Total Surplus (Deficit):	**1,946,811.00**	**2,117,376.00**	**-370,551.02**	**-16,290,870.11**	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
101 - GENERAL FUND	463,085.00	463,086.00	-342,141.04	517,125.56	-54,039.56
201 - WATER FUND	789,283.00	678,059.00	234,766.28	-29,255.61	707,314.61
202 - SEWER FUND	101,055.00	382,843.00	99,065.42	-107,999.95	490,842.95
205 - SOLID WASTE FUND	0.00	0.00	-14,906.38	-205,255.30	205,255.30
301 - DEBT SERVICE FUND	0.00	0.00	-101,480.97	-1,003,490.80	1,003,490.80
401 - SPECIAL REVENUE FUND	17,607.00	17,607.00	-197.16	18,741.81	-1,134.81
404 - DEVELOPMENT FEES	0.00	0.00	227,827.84	1,780,505.78	-1,780,505.78
406 - HOLDING ACCT DEV A...	0.00	0.00	64,184.50	-409,596.72	409,596.72
501 - CAPITAL PROJECTS FU...	0.00	0.00	-633,548.58	-17,812,775.20	17,812,775.20
701 - MDD	69,141.00	69,141.00	70,647.75	518,384.91	-449,243.91
801 - EMPLOYEE BENEFIT TR...	506,640.00	506,640.00	25,231.32	442,745.41	63,894.59
Total Surplus (Deficit):	**1,946,811.00**	**2,117,376.00**	**-370,551.02**	**-16,290,870.11**	



Balance Sheet by Fund

(Unaudited)

April 2026

Account	Name	Balance	
Fund: 101 - GENERAL FUND			
Assets			
101-1-1-000-00	General Fund Cash	2,773,360.57	
101-1-1-000-10	Cash on hand - Court drawer	200.00	
101-1-1-000-58	Cash in bank - Tax Notes	0.00	
101-1-1-000-84	Claim on Cash General	7,035,210.72	
101-1-1-000-90	Investment Account	4,502,987.80	
101-1-1-013-10	Accounts Receivable	0.00	
101-1-1-013-20	Taxes Receivable	29,733.55	
101-1-1-013-25	Emergicon EMS AR	2,436,287.00	
101-1-1-013-33	Allowance for Taxes	-6,317.42	
101-1-1-013-35	Allowance for EMS AR	-2,059,539.00	
101-1-1-013-37	Sales Tax Receivable	415,328.60	
101-1-1-015-00	Court Fees Receivable	485,879.43	
101-1-1-015-50	Allowance for Court Fees	-315,018.34	
101-1-1-021-00	Prepaids	221,150.00	
101-1-1-050-00	Inventory	38,009.02	
101-1-2-016-10	Land	0.00	
101-1-3-000-80	Due from other funds EBT	50,000.00	
101-1-9-000-00	Net Pension Asset	0.00	
	Total Assets:	**15,607,271.93**	**15,607,271.93**
Liability			
101-2-1-000-00	PY Correction	-452,854.64	
101-2-1-010-00	Accounts Payable Pooled	692,075.48	
101-2-1-010-01	Accounts Payable-General Fund	11,675.20	
101-2-1-010-14	Deferred Revenue Taxes	23,416.13	
101-2-1-010-15	Deferred Revenue Court	170,861.39	
101-2-1-010-16	Deferred Revenue EMS	376,748.00	
101-2-1-010-17	Deferred Pension Inflows	0.00	
101-2-1-010-18	Net Pension Liability	0.00	
101-2-1-010-19	Deferred Pension Outflows	0.00	
101-2-1-015-40	Child Support Payable	0.00	
101-2-1-015-50	Child Support - RB	0.00	
101-2-1-015-60	CHILD SUPPORT - BRAZIL	0.00	
101-2-1-021-01	GF payroll tax liabilities	0.00	
101-2-1-021-02	Payroll Benefits Liability	175.00	
101-2-1-021-08	GF HSA Bank	0.00	
101-2-1-021-09	Deferred comp - 457	0.00	
101-2-1-021-51	Unapplied Credit Liability A/R	0.00	
101-2-1-022-10	Wages Payable	0.00	
101-2-1-023-00	General Fund TMRS due to state	0.00	
101-2-1-023-20	Comm Ctr rental deposits	0.00	
101-2-1-023-30	Parks rental deposits	0.00	
101-2-1-023-40	Collection fees payable-MVBA	1,158.12	
101-2-1-023-41	Credit Card Fees Payable	0.00	
101-2-1-023-50	Court Cash Bonds	0.00	
101-2-1-023-70	OMNI fee - court	-45.28	
101-2-1-029-80	104 Sycamore Deposit	1,300.00	
101-2-3-000-00	Due to other funds	0.00	
101-2-3-901-00	Due to Payroll Fund	-0.02	
	Total Liability:	**824,509.38**	
Equity			
101-3-1-033-00	Fund Balance General Fund	14,265,636.99	

Account	Name	Balance
101-3-1-033-80	Net Pension Obligation	0.00
	Total Beginning Equity:	**14,265,636.99**
Total Revenue		13,716,718.17
Total Expense		13,199,592.61
Revenues Over/Under Expenses		**517,125.56**
	Total Equity and Current Surplus (Deficit):	**14,782,762.55**
	Total Liabilities, Equity and Current Surplus (Deficit):	**15,607,271.93**

Account	Name	Balance	
Fund: 201 - WATER FUND			
Assets			
201-1-1-000-00	Water Fund Cash	111,235.61	
201-1-1-000-10	Cash Drawer	200.00	
201-1-1-000-84	Claim on Cash Water	11,225,674.18	
201-1-1-000-90	Investment Account	265,868.53	
201-1-1-000-91	Water Impact Fees	577,094.37	
201-1-1-000-95	Cash - CO 2023 Ph1 Offsites	1,372,569.91	
201-1-1-000-96	Cash CO 2025 - Utility	19,942,620.39	
201-1-1-012-73	Cash in bank - Water Bond S16	0.00	
201-1-1-013-00	Accounts receivable - UB	119,766.80	
201-1-1-013-21	Accounts Receivable - Unbilled	97,051.57	
201-1-1-013-22	Allowance for Uncollect Water	-35,079.55	
201-1-1-027-00	Discount on Bonds	139,048.80	
201-1-1-050-00	Inventory	346,867.83	
201-1-2-016-10	Land	227,028.41	
201-1-2-016-30	Water System	22,296,175.84	
201-1-2-016-50	Machinery and Equipment	1,634,858.40	
201-1-2-016-60	Vehicles	477,075.44	
201-1-2-016-67	Office Equipment	29,862.00	
201-1-2-016-80	Buildings and improvements	236,414.92	
201-1-2-016-90	Construction in Progress	437,827.49	
201-1-2-017-00	Accumulated Depreciation	-7,699,119.53	
201-1-3-000-00	Due from other funds	368,290.00	
201-1-9-000-00	Net Pension Asset	10,700.00	
	Total Assets:	**52,182,031.41**	**52,182,031.41**
Liability			
201-2-1-010-00	Accounts Payable Pooled	35,650.35	
201-2-1-010-01	Accounts Payable - UB Pooled	0.00	
201-2-1-010-02	Accounts Payable - Water	0.00	
201-2-1-010-05	Unapplied Credits	11,363.96	
201-2-1-010-17	Deferred Pension Inflows	10,300.00	
201-2-1-010-18	Net Pension Liability	6,500.00	
201-2-1-010-19	Deferred Pension Outflows	-35,200.00	
201-2-1-010-20	Deferred OPEB Outflows	0.00	
201-2-1-015-40	Child Support Payable	0.00	
201-2-1-020-17	Deferred OPEB Inflows	4,100.00	
201-2-1-020-19	Deferred OPEB Outflows	-1,900.00	
201-2-1-021-01	Payroll tax liabilities-water	0.00	
201-2-1-021-02	Payroll Benefits Liability	0.00	
201-2-1-021-08	HSA bank	0.00	
201-2-1-021-09	Deferred comp - 457	0.00	
201-2-1-021-10	Accrued Vacation Payable- wate	24,067.25	
201-2-1-021-11	Accrued Sick Leave	14,732.40	
201-2-1-021-20	Accrued Interest Payable	55,381.75	
201-2-1-021-60	Unearned Revenue HPR256	902,099.70	
201-2-1-021-90	SALES TAX COLLECTED	0.00	
201-2-1-022-10	Wages Payable	0.00	
201-2-1-023-00	Water TMRS Due to state	0.00	
201-2-1-023-41	Credit Card Fees Payable	-15,210.04	
201-2-1-027-00	Bond Premium	575,593.26	
201-2-1-029-10	Bonds Payable - Series 2016	3,775,000.00	
201-2-1-029-75	Bonds Payable - Series 2023	8,050,000.00	
201-2-1-029-76	Bonds Payable - Series 2025	19,842,700.00	
201-2-1-029-80	Customer Deposits	265,620.52	
201-2-1-029-81	Customer Refunds Payable	3,145.89	
201-2-3-000-00	Due to other funds	0.00	
201-2-3-901-00	Due to Payroll Fund	-3,102.78	

Account	Name	Balance
201-2-3-999-00	Water Impact Fees	0.00
	Total Liability:	**33,520,842.26**
Equity		
201-3-1-033-02	Fund balance - Water/Sewer	18,681,225.29
201-3-1-033-10	Developer Contributions	0.47
201-3-1-033-80	Net Pension Benefit Obligation	9,219.00
	Total Beginning Equity:	**18,690,444.76**
Total Revenue		2,052,940.42
Total Expense		2,082,196.03
Revenues Over/Under Expenses		**-29,255.61**
	Total Equity and Current Surplus (Deficit):	**18,661,189.15**
	Total Liabilities, Equity and Current Surplus (Deficit):	**52,182,031.41**

Account	Name	Balance	
Fund: 202 - SEWER FUND			
Assets			
202-1-1-000-84	Claim on Cash Sewer	26,788,502.98	
202-1-1-000-91	Sewer Impact Fees	681,185.07	
202-1-1-000-92	Utility Funding Series 2024A	25,773,266.54	
202-1-1-013-01	Accounts Receivable - UB	63,460.95	
202-1-1-013-21	Accounts Receivable - Unbilled	49,620.20	
202-1-1-013-22	Allowance for Doubtful Account	-18,587.63	
202-1-1-050-00	Inventory	42,955.19	
202-1-2-016-40	Sewer System	18,651,770.61	
202-1-2-016-61	Vac Truck Lease Asset	469,107.00	
202-1-2-016-90	Construction in Progress	1,731,991.68	
202-1-2-017-01	Accum Amort Vac Trk Lease	-67,015.29	
	Total Assets:	**74,166,257.30**	**74,166,257.30**
Liability			
202-2-1-010-00	Accounts Payable Pooled	26,070.08	
202-2-1-010-03	Accounts Payable -Sewer	0.00	
202-2-1-021-01	Payroll tax liabilities sewer	0.00	
202-2-1-021-02	Payroll Benefits Liability	0.00	
202-2-1-021-08	HSA Bank	0.00	
202-2-1-021-09	Deferred comp - 457	0.00	
202-2-1-021-10	Accrued Vacation Payable	14,044.97	
202-2-1-021-11	Accrued Sick Leave	10,562.05	
202-2-1-021-20	Accrued Interest Payable	0.00	
202-2-1-021-60	Unearned Revenue HPR256	1,640,830.00	
202-2-1-022-10	Wages Payable	0.00	
202-2-1-023-00	Sewer TMRS Due to state	0.00	
202-2-1-027-00	Bond Premium	2,564,850.30	
202-2-1-028-02	Vac Truck Lease	417,987.56	
202-2-1-028-80	Bonds Payable - Series 2013	37,200.00	
202-2-1-029-20	Bonds Payable - Series 2024A	50,095,000.00	
202-2-3-000-00	Due to other funds	114,820.00	
202-2-3-901-00	Due to Payroll Fund	-13,116.03	
202-2-3-999-00	Sewer Impact Fees	0.00	
	Total Liability:	**54,908,248.93**	
Equity			
202-3-1-033-00	Fund Balance	18,626,957.68	
202-3-1-033-10	Developer Contributions	-0.09	
202-3-1-033-50	Restricted for Sewer Impact	739,050.73	
	Total Beginning Equity:	**19,366,008.32**	
Total Revenue		1,794,157.97	
Total Expense		1,902,157.92	
Revenues Over/Under Expenses		**-107,999.95**	
	Total Equity and Current Surplus (Deficit):	**19,258,008.37**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**74,166,257.30**

Account	Name	Balance	
Fund: 205 - SOLID WASTE FUND			
Assets			
205-1-1-000-84	Claim on Cash Garbage	-365,970.82	
205-1-1-013-00	Accounts Receivable - UB	30,483.90	
205-1-1-013-10	Accounts receivable	95,428.23	
205-1-1-013-21	Accounts Receivable - Unbilled	33,322.40	
205-1-1-013-22	Allowance for Doubtful Account	-8,928.70	
	Total Assets:	**-215,664.99**	**-215,664.99**
Liability			
205-2-1-010-00	Accounts Payable Pooled	230,407.66	
205-2-1-021-90	Sales Tax Payable	9,196.52	
205-2-3-000-00	Due to other funds	16,219.00	
	Total Liability:	**255,823.18**	
Equity			
205-3-1-033-00	Fund Balance	-266,232.87	
	Total Beginning Equity:	**-266,232.87**	
Total Revenue		1,541,831.70	
Total Expense		1,747,087.00	
Revenues Over/Under Expenses		**-205,255.30**	
	Total Equity and Current Surplus (Deficit):	**-471,488.17**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**-215,664.99**

Account	Name	Balance	
Fund: 301 - DEBT SERVICE FUND			
Assets			
301-1-1-000-00	Debt Service Cash	763,718.35	
301-1-1-000-84	Claim on Cash Debt Service	-1,236,501.11	
301-1-1-000-90	Investment Account	370,722.92	
301-1-1-013-00	Property Taxes Receivable	17,494.72	
301-1-1-013-10	Allowance for Uncollect Taxes	-5,000.38	
301-1-3-000-00	Due from other funds	114,820.00	
	Total Assets:	**25,254.50**	**25,254.50**
Liability			
301-2-1-010-00	Accounts Payable Pooled	0.00	
301-2-1-010-03	Accounts Payable	0.00	
301-2-1-029-90	Deferred Taxes-I&S	12,494.34	
	Total Liability:	**12,494.34**	
Equity			
301-3-1-033-01	Fund Balance - Restricted	1,016,250.96	
	Total Beginning Equity:	**1,016,250.96**	
Total Revenue		1,557,618.18	
Total Expense		2,561,108.98	
Revenues Over/Under Expenses		**-1,003,490.80**	
	Total Equity and Current Surplus (Deficit):	**12,760.16**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**25,254.50**

Account	Name	Balance	
Fund: 401 - SPECIAL REVENUE FUND			
Assets			
401-1-1-000-00	Special Revenue Cash	56,556.15	
401-1-1-000-70	Cash in bnk - Hotel/Motel Tax	0.00	
401-1-1-000-84	Claim on Cash Special Revenue	46,243.40	
	Total Assets:	**102,799.55**	**102,799.55**
Liability			
401-2-1-010-00	Accounts Payable Pooled	3,500.00	
401-2-1-010-05	Accounts Payable - Officers Tr	0.00	
401-2-1-021-01	Payroll tax liabilities	0.00	
	Total Liability:	**3,500.00**	
Equity			
401-3-1-033-02	Fund Balance - Child Safety	4,021.19	
401-3-1-033-04	Fund Balance - Court Security	6,920.50	
401-3-1-033-05	Fund Balance - PD Officers Tra	65,847.12	
401-3-1-033-06	Fund Balance - Seizure Funds	3,228.17	
401-3-1-033-07	FUND BALANCE HOT	540.76	
	Total Beginning Equity:	**80,557.74**	
Total Revenue		32,122.22	
Total Expense		13,380.41	
Revenues Over/Under Expenses		**18,741.81**	
	Total Equity and Current Surplus (Deficit):	**99,299.55**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**102,799.55**

Account	Name	Balance	
Fund: 404 - DEVELOPMENT FEES			
Assets			
404-1-1-000-00	Development Fees Cash	0.00	
404-1-1-000-50	Investment Acct-Park Fees	2,022,759.58	
404-1-1-000-51	Park Fees Account	429,754.83	
404-1-1-000-60	Investment acct-Fire Station	3,225,541.61	
404-1-1-000-70	Investment Acct-Street Fees	1,897,686.49	
404-1-1-000-84	Claim on Cash Development Fees	6,155,129.68	
404-1-1-000-90	Investment Account	1,916.46	
	Total Assets:	**13,732,788.65**	**13,732,788.65**
Liability			
404-2-1-010-00	Accounts Payable Pooled	0.00	
404-2-1-010-08	Accounts Payable - MCSF	0.00	
	Total Liability:	**0.00**	
Equity			
404-3-1-033-00	Fund Balance	11,952,282.87	
	Total Beginning Equity:	**11,952,282.87**	
Total Revenue		1,890,620.95	
Total Expense		110,115.17	
Revenues Over/Under Expenses		**1,780,505.78**	
	Total Equity and Current Surplus (Deficit):	**13,732,788.65**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**13,732,788.65**

Account	Name	Balance	
Fund: 406 - HOLDING ACCT DEV AGREEMTS			
Assets			
406-1-1-000-00	Developer Cash Holdings	0.00	
406-1-1-000-10	HPR Capital Account	0.00	
406-1-1-000-84	Claim on Cash Holding	362,816.21	
406-1-1-013-10	Accounts Receivable	0.00	
406-1-2-016-90	CIP Developer Holding	0.00	
	Total Assets:	**362,816.21**	**362,816.21**
Liability			
406-2-1-010-00	Accounts Payable Pooled	815.50	
406-2-1-010-10	Accounts Payable - Holding Acc	0.00	
406-2-1-021-60	Unearned Revenue - Holding Acc	0.00	
406-2-3-000-00	Due to Other Funds	368,290.00	
	Total Liability:	**369,105.50**	
Equity			
406-3-1-033-00	Fund Balance	404,676.33	
	Total Beginning Equity:	**404,676.33**	
Total Revenue		-242,291.36	
Total Expense		168,674.26	
Revenues Over/Under Expenses		**-410,965.62**	
	Total Equity and Current Surplus (Deficit):	**-6,289.29**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**362,816.21**

Account	Name	Balance	
Fund: 501 - CAPITAL PROJECTS FUND			
Assets			
501-1-1-000-00	Capital Projects Cash	0.00	
501-1-1-000-55	Vehicle Replacement Fund	1,768,647.69	
501-1-1-000-56	Project 38 Fund	0.00	
501-1-1-000-58	Escrow Cash - AHE	228,875.19	
501-1-1-000-59	Cash - CO 2022 Public Safety	63.06	
501-1-1-000-60	Cash - CO 2023 Ph1 Offsites	0.00	
501-1-1-000-61	Cash - CO 2024 Station 2	74.42	
501-1-1-000-62	ABP LLC Cash Escrow	4,902,476.16	
501-1-1-000-63	HPR Lennar Escrow	501,229.08	
501-1-1-000-64	Cash CO 2025 Govt	40,166,791.47	
501-1-1-000-84	Claim on Cash Capital Projects	-46,210,362.95	
501-1-1-000-90	Investment Account	0.00	
501-1-1-008-38	Cash - Water Bond S16	915.54	
501-1-1-026-00	Cash in LOGIC - 2000 CO	0.00	
501-1-3-000-00	Due from other funds	0.00	
	Total Assets:	**1,358,709.66**	**1,358,709.66**
Liability			
501-2-1-010-00	Accounts Payable Pooled	1,154,638.31	
501-2-1-010-02	Accounts payable	179,563.00	
501-2-1-010-11	Accounts Payable - Capital Pro	41,819.00	
501-2-1-021-60	Unearned Revenue - ABP	4,876,332.19	
501-2-1-021-61	Unearned Revenue - HPR Lennar	758,662.25	
501-2-1-021-65	Unearned Revenue - AHE	228,875.19	
501-2-1-028-36	Bonds Payable Series 2025 Govt	49,607,300.00	
501-2-1-028-37	Bond Premium - Series 2025 Gov	1,038,703.39	
501-2-3-000-00	Due to other funds	0.00	
501-2-3-999-00	Impact Fees - Streets	0.00	
	Total Liability:	**57,885,893.33**	
Equity			
501-3-1-033-03	Restricted FB - Contruction	-38,714,408.47	
501-3-1-033-50	Restricted for Street Impact	0.00	
	Total Beginning Equity:	**-38,714,408.47**	
Total Revenue		4,053,816.14	
Total Expense		21,866,591.34	
Revenues Over/Under Expenses		**-17,812,775.20**	
	Total Equity and Current Surplus (Deficit):	**-56,527,183.67**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**1,358,709.66**

Balance Sheet **As Of 04/30/2026**

Account	Name	Balance	
Fund: 701 - MDD			
Assets			
701-1-1-000-00	MDD Cash	2,670,761.97	
701-1-1-000-84	Claim on Cash MDD	-148,037.52	
701-1-1-000-90	Investment Account	1,740,843.54	
701-1-1-013-37	Sales Tax Receivable	203,710.56	
701-1-1-088-41	EDC cash	0.00	
701-1-2-015-00	Land	1,046,886.75	
701-1-2-015-10	Buildings and improvements	1,517,787.80	
701-1-2-017-00	Accumulated Depreciation	-94,025.00	
	Total Assets:	**6,937,928.10**	**6,937,928.10**
Liability			
701-2-1-010-00	Accounts Payable Pooled	6,498.61	
701-2-1-010-12	Accounts Payable -MDD	0.00	
701-2-1-021-01	Payroll tax liabilities	0.00	
701-2-1-021-02	Payroll Benefits Liability	0.00	
701-2-1-021-08	MDD HSA Bank	0.00	
701-2-1-021-09	Deferred Comp - 457	0.00	
701-2-1-021-10	Accrued Vacation	944.23	
701-2-1-022-10	Wages Payable	0.00	
701-2-1-023-00	MDD Fund TMRS due to state	0.00	
701-2-1-029-10	Bank Note Payable 2025	1,292,607.73	
701-2-3-000-00	Due to other funds	0.00	
	Total Liability:	**1,300,050.57**	
Equity			
701-3-1-040-10	Fund Balance - MDD	5,119,492.62	
	Total Beginning Equity:	**5,119,492.62**	
Total Revenue		841,686.51	
Total Expense		323,301.60	
Revenues Over/Under Expenses		**518,384.91**	
	Total Equity and Current Surplus (Deficit):	**5,637,877.53**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**6,937,928.10**

Balance Sheet **As Of 04/30/2026**

Account	Name	Balance	
Fund: 801 - EMPLOYEE BENEFIT TRUST			
Assets			
801-1-1-000-00	Employee Benefit Trust Cash	917,346.62	
801-1-1-000-84	Claim on Cash EBT	-149,822.59	
801-1-1-021-00	Prepaids	0.00	
	Total Assets:	**767,524.03**	**767,524.03**
Liability			
801-2-1-010-00	Accounts Payable Pooled	0.00	
801-2-1-010-13	Accounts Payable	-122,144.74	
801-2-1-021-02	Payroll Benefits Liability	-1,480.00	
801-2-3-000-00	Due to other funds	50,000.00	
	Total Liability:	**-73,624.74**	
Equity			
801-3-1-033-00	Fund Balance	398,403.36	
	Total Beginning Equity:	**398,403.36**	
Total Revenue		1,286,904.66	
Total Expense		844,159.25	
Revenues Over/Under Expenses		**442,745.41**	
	Total Equity and Current Surplus (Deficit):	**841,148.77**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**767,524.03**

Balance Sheet **As Of 04/30/2026**

Account	Name	Balance	
Fund: 901 - POOLED CASH FUND			
Assets			
901-1-1-000-00	Pooled Cash	2,841,330.90	
901-1-3-101-00	Due from General Fund	692,075.48	
901-1-3-201-00	Due from Water Fund	35,650.35	
901-1-3-202-00	Due from Sewer Fund	26,070.08	
901-1-3-205-00	Due from Solid Waste Fund	230,407.66	
901-1-3-301-00	Due from Debt Service Fund	0.00	
901-1-3-401-00	Due from Special Revenue Fund	3,500.00	
901-1-3-402-00	Due from TIRZ Fund	0.00	
901-1-3-403-00	Due from Impact Fee Fund	0.00	
901-1-3-404-00	Due from Development Fee Fund	0.00	
901-1-3-405-00	Due from Grants	0.00	
901-1-3-406-00	Due from Holding Acct	815.50	
901-1-3-408-00	Due from Victim Advocate Grant	0.00	
901-1-3-501-00	Due from Capital Projects Fund	1,154,638.31	
901-1-3-601-00	Due from NAVO FWSD Fund	0.00	
901-1-3-701-00	Due from MDD	6,498.61	
901-1-3-801-00	Due from EBT	0.00	
	Total Assets:	**4,990,986.89**	**4,990,986.89**
Liability			
901-2-1-010-01	Accounts Payable Control	2,149,655.99	
901-2-1-022-10	Wages Payable	0.00	
901-2-3-000-00	Due to Other Funds	2,841,330.90	
	Total Liability:	**4,990,986.89**	
Equity			
901-3-1-033-00	Fund Balance	0.00	
	Total Beginning Equity:	**0.00**	
	Total Equity and Current Surplus (Deficit):	**0.00**	
		Total Liabilities, Equity and Current Surplus (Deficit):	**4,990,986.89**

City of Aubrey - Municipal Court Report

New Cases Filed	
April - Traffic	118
April - Non Traffic	4

Total Fines Collected	
April - State	$7,926.00
April - City	$13,041.00

Final Disposition	
April - Traffic	111
April - Non Traffic	4

Fiscal YTD Collected	
YTD - State	$ 78,516.00
YTD - City	$126,470.00

Warrants	
Issued	34
Cleared	311
Pending	1029

APRIL 2026 STAFF REPORT
Aubrey Municipal Development District

Christine Gossett – Executive Director



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

Combined commercial land for sale/lease 200+ acres in City and ETJ, with 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





MDD Board and City Council approved staff recommendation for contractor at 204 – 208 S. Main Street. Façade improvements and building repairs should begin in June.



Highest performing FB post was announcing the episode of "American Pickers" that featured the show's visit to Brad Hine's place. The post had 48,998 Views and 3,177 Engagements.

Project and Program Updates:

- 204-208 S. Main Street Building Improvement – Held project meetings and MDD Board and City Council approved Fransen Pittman for the general construction contract for the project.
- Grant Program – Met with 5 businesses requesting Targeted Improvement Building and Sign Grants from MDD.
- On-Going:
  - Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ.

Marketing:

- Marketing and promotion planning – planning for Aubrey sponsor exhibit at State of Denton County Event in May.
- Attended North Texas Commercial Association of Realtors (NTCAR) Women in Development Seminar.
- Social media/Facebook: On-going posts about businesses, activites, events, and business education. April's post on 4/11/2026 with 48,998 Views and 3,177 Engagements.
- Website Statistics: April '26 – 1,775 Visitors; March '26 – 2,130 Visitors; February '26 – 1,968 Visitors
- Commercial Development: Calls and meetings with prospective businesses, developers, local entrepreneurs seeking commercial land and/or space.

Business Activity and Updates

- No New Business Openings or Closings in April.

Sales & Use-Tax Allocation:

- Payment received in April 2026: $93,891.95; ($742.94 gross collections derived from audit payments.)

Monthly Financial Report

April 2026

Overview

Through the first 7 months of Fiscal Year 2026, the City's revenue and expenses remain on budget. General Fund revenues were $13.7 million for the 7 months ended April 30, 2026, and are expected to end the year on budget of $22.4 million. General Fund expenses for the same period were $13.2 million and are also expected to end the year on budget of $22.0 million.

The Water and Sewer Funds are also operating at budgeted levels and are expected to complete the year on budget.

See table below for summaries.

REVENUE AND EXPENSE SUMMARY

		Annual Budget	YTD Activity
General Fund			
Revenue		22,421,377	13,716,718
Expense		21,958,291	13,199,593
	General Fund Surplus	**463,086**	**517,125**
Water/Sewer Fund			
Revenue		8,925,727	3,847,098
Expense		7,864,825	3,984,354
	Water/Sewer Fund Surplus/(Deficit)	**1,060,902**	**(137,256)**

The YTD Water/Sewer deficit results from timing of billings. As we enter the summer months, revenue will increase and begin to offset the deficit.

New Report Formatting

Beginning with the April 2026 financial reports, we have completed the transition to new reporting formats of our recently upgraded financial/accounting system (Incode Pro 10). The Income Statement is now a more concise summarized presentation improving the readability of the report. The balance sheet and the cash analysis report have also been upgraded with improved readability as well.

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Public Safety:
- Police Department - April 2026 Monthly Report
- Fire Department - April 2026 Monthly Report
- Code Enforcement - April 2026 Monthly Report

Staff Contact

Summary
Monthly staff reports for Public Safety

Financial Summary

Staff Recommended Action

Staff Recommended Motion

City of Aubrey - Police Department

April 2026 Statistical Report

Calls for Police Service		%+/-
April 2026	857	20%
April 2025	713	
YTD - 2026	3,180	16%
YTD - 2025	2,751	

Calls for Service - Dispatched		%+/-
April 2026	653	19%
April 2025	548	
YTD - 2026	2,354	15%
YTD - 2025	2,045	

Calls for Service - Officer Initiated		%+/-
April 2026	204	24%
April 2025	165	
YTD - 2026	826	17%
YTD - 2025	705	

Calls for Service By Area

Aubrey		%+/-
April 2026	216	11%
April 2025	194	
YTD - 2026	817	9%
YTD - 2025	751	

Providence Village		%+/-
April 2026	344	24%
April 2025	278	
YTD - 2026	1,135	12%
YTD - 2025	1,015	

Sandbrock		%+/-
April 2026	28	-38%
April 2025	45	
YTD - 2026	202	-3%
YTD - 2025	208	

Silverado		%+/-
April 2026	153	56%
April 2025	98	
YTD - 2026	578	36%
YTD - 2025	424	

Winn Ridge		%+/-
April 2026	90	64%
April 2025	55	
YTD - 2026	348	39%
YTD - 2025	250	

Outside ETJ		%+/-
April 2026	15	0%
April 2025	15	
YTD - 2026	60	9%
YTD - 2025	55	

Criminal Offenses/Arrests

Criminal Offenses		%+/-
April 2026	69	-9%
April 2025	76	
YTD - 2026	258	-5%
YTD - 2025	271	

Arrests		%+/-
April 2026	38	153%
April 2025	15	
YTD - 2026	67	-29%
YTD - 2025	94	

Motor Vehicle Crashes - Aubrey

Non-Injury Crashes		% +/-
April 2026	7	-22%
April 2025	9	
YTD - 2026	35	17%
YTD - 2025	30	

Injury Crashes		% +/-
April 2026	7	133%
April 2025	3	
YTD - 2026	18	29%
YTD - 2025	14	

Motor Vehicle Crashes - Providence Village

Non-Injury Crashes		% +/-
April 2026	2	-75%
April 2025	8	
YTD - 2026	21	-9%
YTD - 2025	23	

Injury Crashes		% +/-
April 2026	5	500%
April 2025	0	
YTD - 2026	9	13%
YTD - 2025	8	

Traffic Stops and Citations

Traffic Stops		% +/-
April 2026	701	1%
April 2025	694	
YTD - 2026	2,955	11%
YTD - 2025	2,663	

Warnings		% +/-
April 2026	658	-9%
April 2025	727	
YTD - 2026	2,727	-3%
YTD - 2025	2,802	

Total Citations		% +/-
April 2026	366	46%
April 2025	251	
YTD - 2026	1,440	13%
YTD - 2025	1,273	

Citations - Aubrey		% +/-
April 2026	180	8%
April 2025	167	
YTD - 2026	714	-5%
YTD - 2025	750	

Citations - Providence Village		% +/-
April 2026	112	87%
April 2025	60	
YTD - 2026	492	23%
YTD - 2025	400	

Citations - JP 5		% +/-
April 2026	74	208%
April 2025	24	
YTD - 2026	234	90%
YTD - 2025	123	

Top 10 Calls

Top 10 Calls			
Type of Call	Providence Village	Aubrey	Total
Disturbance	36	31	67
Welfare Concern	22	42	64
Suspicious Activity	25	36	61
Alarm	22	36	58
Traffic Crash	17	23	40
Motorist Assist	10	28	38
Animal Complaint	15	21	36
911 Hangup	18	16	34
Vehicle Complaint	9	18	27
Reckless Driver	4	20	24

Neighborhood Safety Initiative		% +/-
April 2026	16,725	27%
April 2025	13,167	
YTD - 2026	73,137	50%
YTD - 2025	48,768	

Providence Village Data

Close Patrols - Providence Village		% + / -
April 2026	3,383	-23%
April 2025	4,420	
YTD - 2026	17,539	7%
YTD - 2025	16,417	

Walk Through - Providence Village		% + / -
April 2026	108	8%
April 2025	100	
YTD - 2026	427	5%
YTD - 2025	405	

Total - Providence Village		% + / -
April 2026	3,491	-23%
April 2025	4,520	
YTD - 2026	17,966	7%
YTD - 2025	16,822	

Department Data

Percentage - Crime/Order Maintenance/Service Calls		
Top 10 Calls Total		449
Crime	22	5%
Service Calls	358	80%
Order Maintenance	69	15%
Reported Crime	69	8%

Authorized Strength		% + / -
Sworn - Authorized	37	86%
Sworn - Current	32	
Civilian Authorized	5	100%
Civilian - Current	5	

Criminal Investigations Statistical Data

CID Case Assignment		% + / -
April 2026	69	-9%
April 2025	76	
YTD - 2026	258	-5%
YTD - 2025	271	

Patrol Case Assignment		% + / -
April 2026	38	153%
April 2025	15	
YTD - 2026	67	-29%
YTD - 2025	94	

CID Arrests		% + / -
April 2026	2	-33%
April 2025	3	
YTD - 2026	4	-64%
YTD - 2025	11	

Case Status - Cleared by Arrest		% + / -
April 2026	40	135%
April 2025	17	
YTD - 2026	71	-30%
YTD - 2025	101	

Case Status - Suspended		% + / -
April 2026	21	75%
April 2025	12	
YTD - 2026	143	110%
YTD - 2025	68	

Case Status - Cleared by Exception		% + / -
April 2026	0	0%
April 2025	1	
YTD - 2026	4	-43%
YTD - 2025	7	

Case Status - Unfounded		% + / -
April 2026	0	-1%
April 2025	1	
YTD - 2026	3	-67%
YTD - 2025	9	

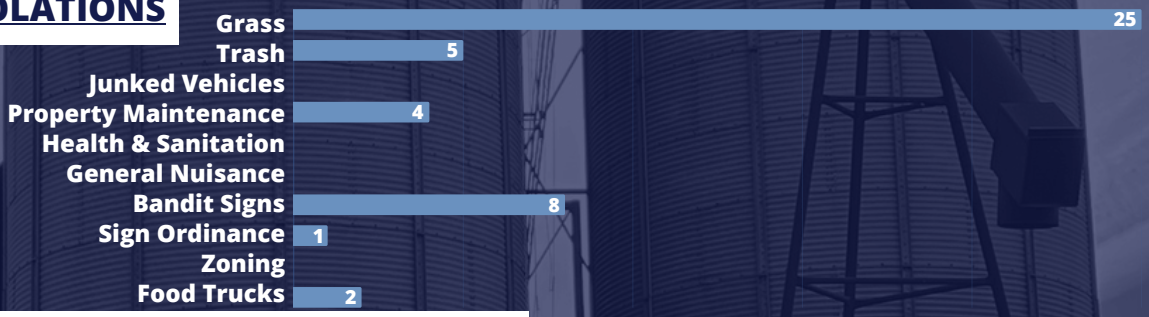
Cases - Open		% + / -
Yearly Total	706	

MUNICIPAL SERVICES REPORT FOR APRIL 2026

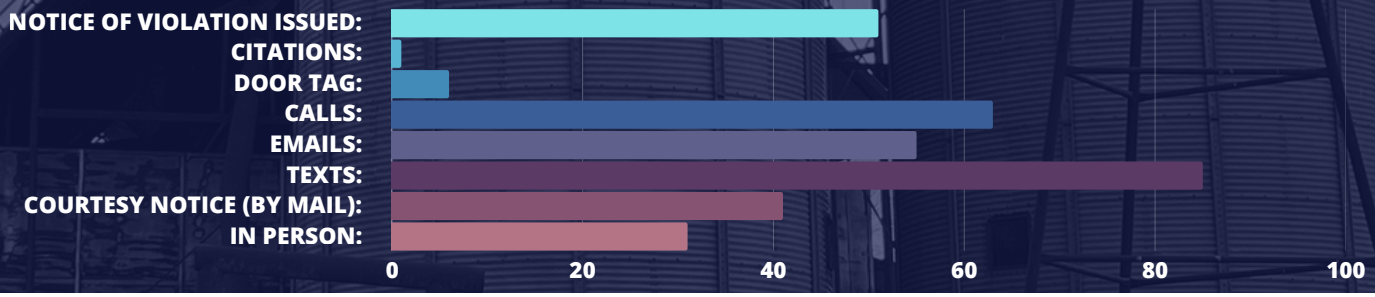
AUBREY VIOLATIONS



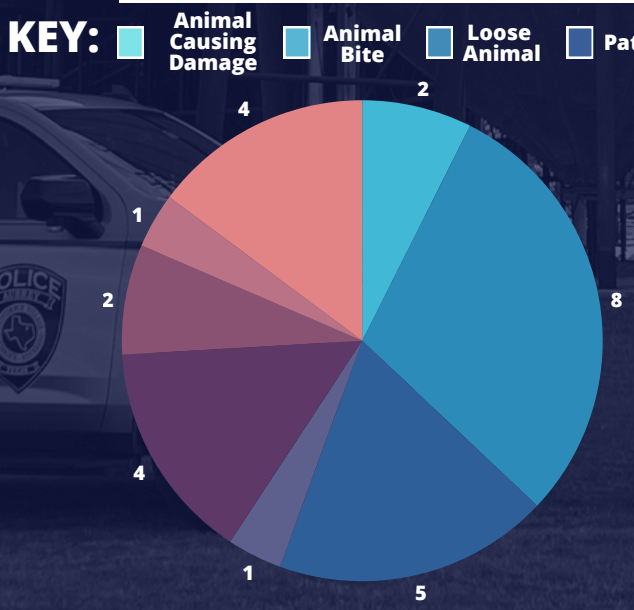
WINN RIDGE VIOLATIONS



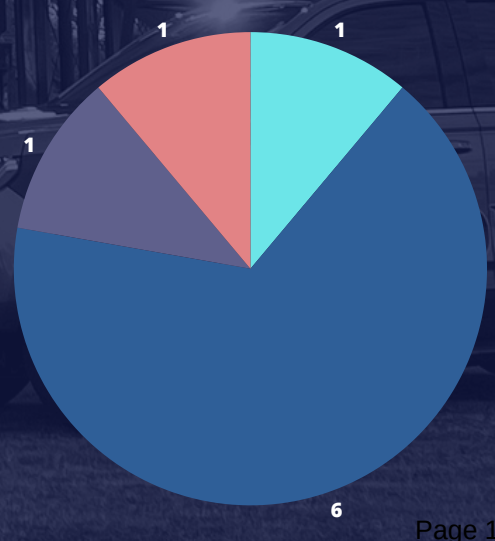
OFFICER COMMUNICATION WITH THE COMMUNITY



ANIMAL SERVICES IN AUBREY



ANIMAL SERVICES IN WINN RIDGE



MUNICIPAL SERVICES REPORT - SUCCESS STORIES FOR APRIL 2026

200 W. NORTH ST – VISIBILITY OBSTRUCTION AT AN INTERSECTION





801 GREENVIEW CT – FENCE IN DISREPAIR.





828 COUNTRYSIDE DR – FENCE IN DISREPAIR.





AUBREY
TEXAS
FIRE DEPARTMENT

SERVING. PROTECTING. OUR COMMUNITY.

MONTHLY CALLS FOR SERVICE
APRIL 2026

911

TOTAL CALLS FOR SERVICE

348

TOTAL UNIT RESPONSES

752



HONOR • INTEGRITY • HUMILITY • FAMILY

City Council Meeting
Staff Report
May 28, 2026

Agenda Item
Operations:
- Public Works
  - April 2026 Monthly Staff Report
    - Wastewater Plant Construction Update
    - Water Supply Update
    - Drainage Improvements Update
- Parks & Recreation Update
- Library - April 2026 Monthly Staff Report
- Development Services - April 2026 Monthly Staff Report

Staff Contact

Summary
Monthly Staff Reports Operations

Financial Summary

Staff Recommended Action
Approve

Staff Recommended Motion

City of Aubrey
Departmental Report
Library

To: City Council Members

From: Brittany McLain, Library Director

RE: Departmental Report - Apr. 2026

Monthly Report		April 2026		Fiscal Year to date
People & Activity	New Cards Issued	107		708
	Number of Patrons	3225		20633
	Patrons per Hour (Average)	19		18
	Volunteer Hours / Persons	16/4		145
	Number of Days Open	21		139
	Number of Hours Open	174		1139
Material Usage	Total Items checked out	10035		67841
	Items per Hour (Average)	58		60
	Adult Material Checked Out	1297		9116
	Juvenile Material Checked Out	6866		46541
	Notary Sessions	69		200
	Digital Materials Checked Out	1872		12184
	Interlibrary shipped	133		1023
	Interlibrary received	96		837
	Reference	203		1437
	Computer Sessions	252		1408
	Computer Usage (hours)	211		1132
Programs	Community Center Event Hrs	3		6.5
	Total Number of Programs	37		241
	Total Program Attendance	606		4117

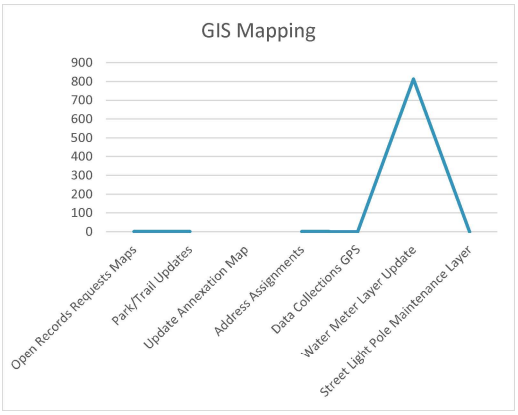
City of Aubrey - Development Services
April 2026 Activity Report

No. Permits Issued

New Single Family	16
Residential Misc	133
Commercial	11
Plat, Re-Plat, Site Plan, or Variance	5
Total	**165**

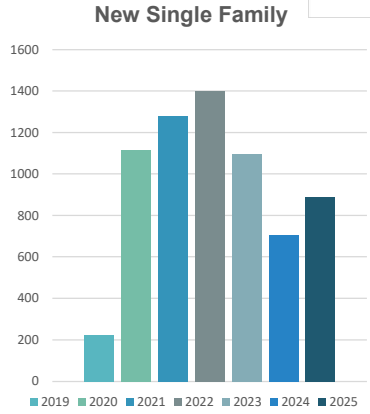
Fees Collected

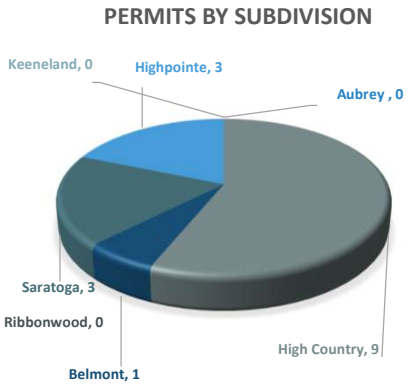
New Single Family	$	47,788.35
Residential Misc	$	18,995.00
Commercial	$	1,310.00
Variance or Zoning	$	9,161.08
Total	**$**	**77,254.43**



Annual New Single Family

2019	556
2020	1,113
2021	1,279
2022	1,400
2023	1,095
2024	706
2025	892
2026 YTD	224
2019 - 2026 Total:	**7,041**









Total House Count



10107

Location	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
Aubrey Proper	1917	1919	1919	1995	1522	1453
Winn Ridge	1746	1746	1746	1746	1746	1746
Silverado & High Country	3779	3811	3818	3861	3981	4004
Aspen Meadows	312	312	312	312	312	312
Keeneland	175	177	183	186	188	189
Sandbrock	1853	1874	1891	1914	1925	1936
Highpointe	292	292	342	365	377	395
Belmont	28	34	45	46	48	48
Saratoga	0	0	0	0	0	24
Ribbonwood	0	0	0	0	0	0

Project Status

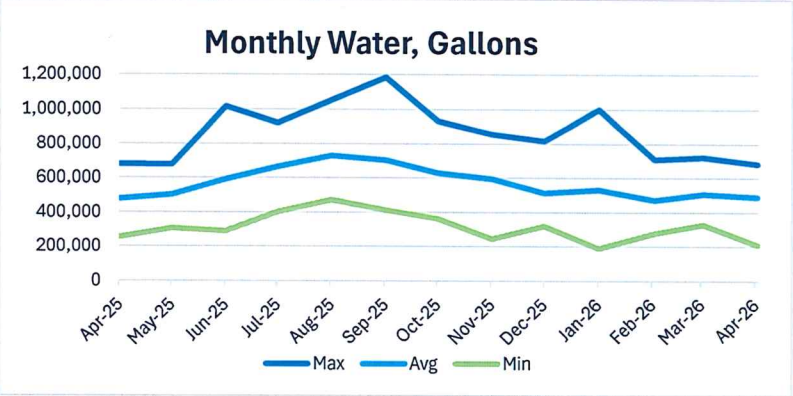
Highpointe Ranch, Ph 3	*Council made a motion to approve the consent agenda items; including item 11.* Approve the final acceptance of Highpointe Ranch, Phase 3, Public Improvements.
Solid Rock Preliminary Plat	*After executive session, Council made a motion to approve the preliminary plat subject to conditions* . 12. Consideration and action on a Preliminary Plat for Solid Rock, consisting of three (3) lots (Lots 1 and 2, Block A, and Lot 1, Block B), being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, generally located west of Silverado Parkway, south of Frontier Parkway, and north of FM 2931 and Liberty Road, within the City of Aubrey ETJ, Denton County, Texas. (Cre8stone DFW LLC)

City of Aubrey - Public Works

April 2026 Activity Report

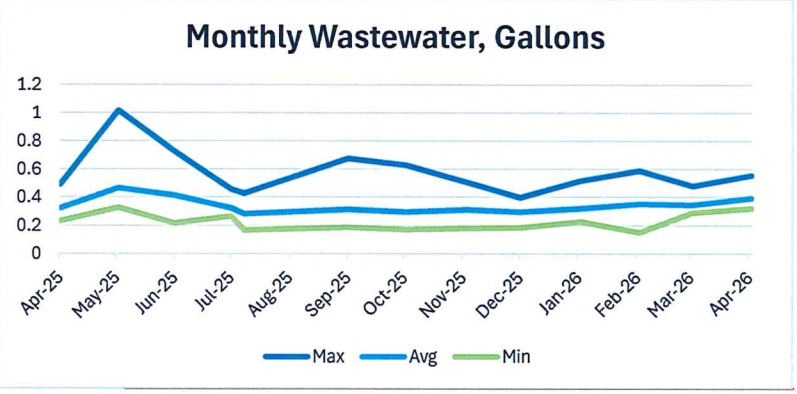
Water Production MG

Apr-26	14,739,400
Mar-26	15,751,800
Feb-26	13,234,600
Daily Average Gal	485,842



Wastewater Treatment MG

Apr-26	11,785,000
Mar-26	10,354,000
Feb-26	9,832,000
Daily Average Gal	355,233



Work Orders

Water & Sewer Maintenance	85
Cut-offs Non Payment	15
Street/Parks	94
Line Locates	113
Billing and Meters	178
Total	485

Fees Collected	Apr-26
Water Impact	$17,460.00
Sewer Impact	$47,558.00
Roadway Impact	$7,353.00
Parks Fee	$31,500.00
Total	$103,871.00

Projects

Highpointe Commercial Area	Grading is complete at Chapparal Center. Utilities will start going in.
Highpointe 3 & 4A	In home building stage.
HighPointe 4B	Grading is complete. Utilities will begin.
HighPointe East Phase 1	Franchise utilities complete. Cleaning & putting everything back to grade.
HighPointe East Phase 2	Grading is complete. Utilities will begin.
Rockhill Well	Pump and motor are installed.
Rockhill Pump Station & GST	Foundation is poured for GST. TNMP has installed electrical.
Veterans Park Phase 2	Marquis signage is scheduled to be installed the week of 5/18.
Sports Complex	Had Pre RFQ CMAR conference, which brought a little over 40 construction managers.
Aubrey Heights	Had dirt hauled in to get detention pond on grade, installed communication boxes.
Palomino	Working on final grade. Back screen wall is complete. Installing sidewalks and ramps.
City Hall/Dane Street	Drainage and paving has been completed.
Blackjack/Dane Water Line	Concrete pads poured around hydrants and valve boxes. Leveled ground and spread seed.
Chaparral Ridge	Finished grade work and waiting on access from neighbor.
W5 & 3.1 Water Line(Blackjack)	Grading, water, sewer have been completed. Waiting on paving repairs.
Aubrey Retail	Installed most of stormdrain pipe/inlets, part of water main. Dug subgrade for building.
Redfearn (Mylar)	Installed water main, meter vaults & sewer main. Working on manholes & drainage flume.
Pecan Creek 18" Force Main	Bore complete, 50% of main installed.