D R A F T

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

April 6, 2023

Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

1. ## 6:30 PM Work Session

2. ## 7:00 PM Regular Meeting

0. **PUBLIC HEARING/ Puff Love Smoke Shop (SUP-22-01039)**. Public hearing, discussion, and consider action on a request to rezone suite 120, approximately 1,250 sq ft. in size, currently zoned Planned Development with a Light Commercial Base through Ordinance #1539, in order to amend and existing Specific Use Permit, (Ordinance #1703) in order to amend the square footage of the smoking establishment for the purposes of on premises retail sales only.
    - Staff Report/ Applicant Presentation
    - Open Public Hearing
    - Receive Public Comment
    - Close Public Hearing
    - Discussion and Recommendation

3. ## Roll Call

4. ## Consent Agenda

0. Discuss and take action regarding the approval of the March 16, 2023 Regular Planning and Zoning Commission Meeting Minutes

0. FINAL PLAT / Spiritas Ranch Phase 1 - North (FP-23-00782). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 22.703 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
    - Presentation
    - Discussion

- Recommendation

0. FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 102.904 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.
    - Presentation
    - Discussion
    - Recommendation

0. REPLAT/ North Texas Collegiate Academy (FP-23-00833). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 4.219 acres, situated in D. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to combine multiple lots into one commercial lot, and establishing easements necessary for development.

0. REPLAT/ Alta 380 Addition, Lot 6, Block A (RP-23-00837). Presentation, discussion, and consideration on a request for a replat of residential Lot 6, Block A, approximately .895 acres, situated in Marcella Jones Survey, Abstract No. 662, within Little Elm Town Limits.
    - Presentation
    - Discussion
    - Recommendation

0. FINAL PLAT/ Union Park 6C (FP-23-01043). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 32.280 acres, situated in William Lumpkin Survey, Abstract No. 730, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development and reflect Right-of-way abandonment done by separate instrument.
    - Presentation
    - Discussion
    - Recommendation

0. **REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597)**. Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
    - Presentation
    - Discussion
    - Consideration

0. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
    - Presentation
    - Discussion
    - Recommendation

0. **PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402)**. Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
    - Presentation
    - Discussion
    - Consideration

0. **PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403)**. Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary fo development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.
    - Presentation
    - Discussion
    - Consideration

5. ## Discussion of future agenda items, update on Council action, and requests for new business considerations

6. ## Adjourn

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on September 11th, 2020, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

_____

Salena Tittle - Planner

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	PUBLIC HEARING/ Puff Love Smoke Shop (SUP-22-01039)
P&Z Hearing	04/06/2023
Council Hearing	April 18, 2023
Size	1,479 square feet
Current Zoning	Planned Development (Light Commercial Base) with SUP
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail/Commercial
Applicant	Srinivas Chaluvadi
Owner	Srinivas Chaluvadi
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Puff Love Smoke Shop (SUP-22-01039). Public hearing, discussion, and consider action on a request to rezone suite 120, approximately 1,250 sq ft. in size, currently zoned Planned Development with a Light Commercial Base through Ordinance #1539, in order to amend and existing Specific Use Permit, (Ordinance #1703) in order to amend the square footage of the smoking establishment for the purposes of on premises retail sales only.

- Staff Report/ Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Location

Generally located on the northeast corner of the intersection of FM423 and Smotherman Road, within Little Elm's Town limits.

Planning Analysis

Background.
Subject property is zoned Planned Development through Ordnance #1539, with a Light Commercial base and currently houses a total of two newly constructed, single-story commercial buildings. The two buildings are currently vacant but are primarily intended for retail purposes.

The original Specific Use Permit (Ordinance #1703) was approved by the Town Council on the March 7th, however, that Ordinance was only for an SUP area of 1,250 square feet. After Council approval, the applicant notified Staff that the suite size was changed to 1,479 square feet. Such a change is viewed as an expansion of the use and requires an SUP Amendment to increase the total SUP area of the proposed smoking establishment, for retail purposes only.

Recommended Action

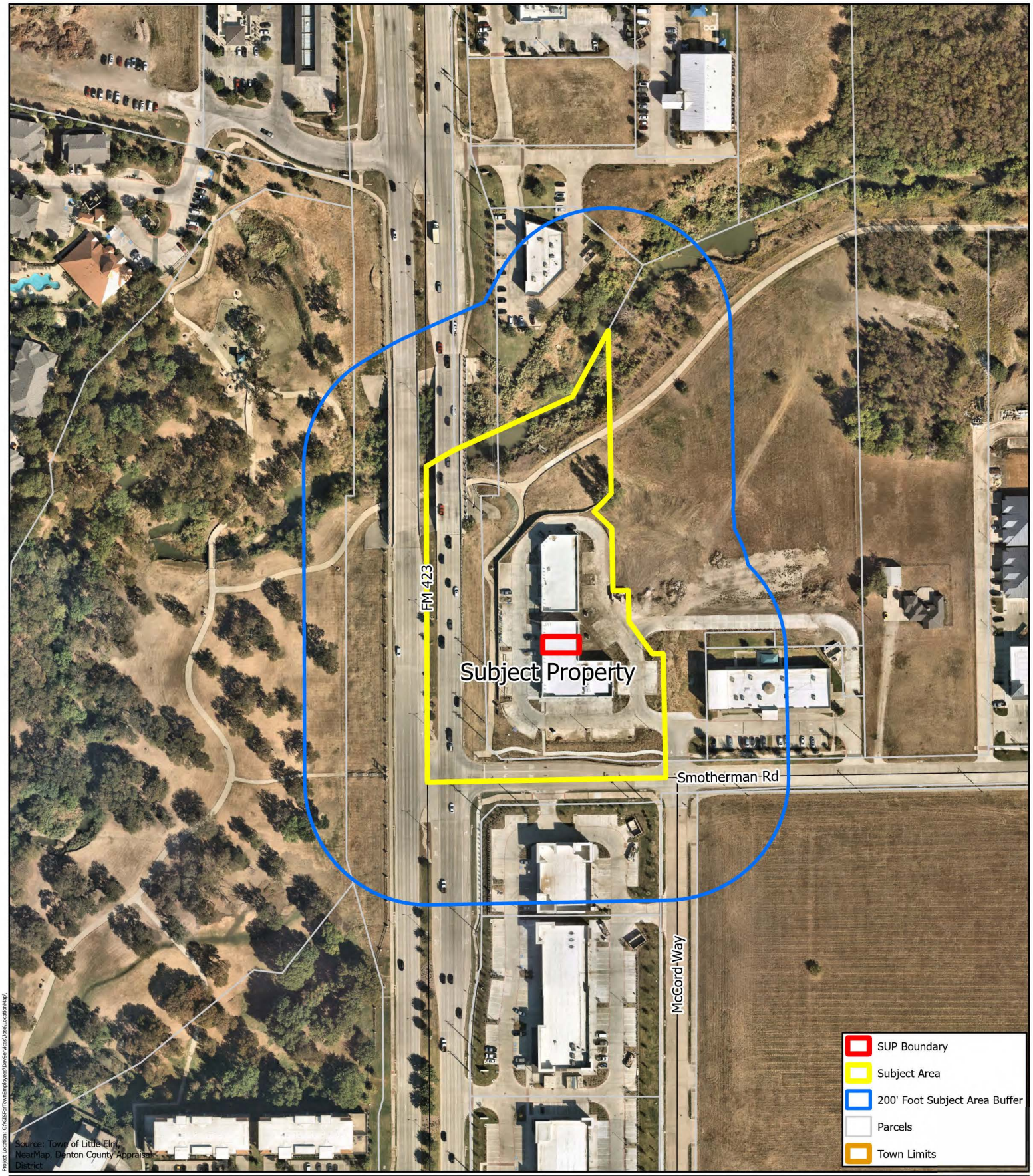
Staff recommends approval of the SUP Amendment, maintaining the previously approved conditions on the proposed use, but revising the total SUP area:

1. The Specific Use Permit granted herein specifically for a smoking establishment, with retail only, on-premise smoking prohibited, shall be limited to that particular area designated on the approved site plan, as Suite 120, within Building 1, encompassing a total area not to exceed 1,479 square feet.
2. All windows shall remain clear, especially from shelving and product display, and maintain and active storefront.
3. Hours of Operation shall not exceed 11pm on any given day.

Attachments

Location Map

SUP Exhibits



LITTLE ELM

Specific Use Permit: 22-04014
25691 Smotherman Rd,
Suite 120, Frisco, TX, 75068

N

0 50 100 200
US Feet

Town of Little Elm
Denton County, Tx
Date: 1/6/2023

This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

FARM TO MARKET ROAD 423
(VARIABLE WIDTH RIGHT-OF-WAY)

LIMITED COMMON ELEMENT EXCULSIVE TO UNIT 200

1/2" CIRF

N43°58'38"E 40.33'

S46°01'22"E 40.37'

1/2" CIRF

FIRE LANE

SIDEWALK

44.54'

22.00'

BUILDING 2

UNIT 200

125.00'

109.46'

RISER ROOM

SIDEWALK

SIDEWALK

60.00'

EXCLUSIVE OWNERSHIP OPEN SPACE AREA

10.00'

5'

59.70'

UNIT 110

24.01'

59.70'

UNIT 120

BUILDING 1

24.77'

59.70'

59.70'

UNIT 130

23.02'

0.84'

16.00'

7.02'

9.42'

57.76'

12.00'

UNIT 140

27.02'

46.76

UNIT 150

25.86'

46.76'

UNIT 160

52.88'

59.90'

21.42'

UNIT 170

52.56'

52.56'

20.42'

UNIT 180

59.90'

26.26'

RISER ROOM

8.48'

11.74'

8.68'

0.20'

26.46'

0.98'

407.79'

N00°23'59"W

101.52'

S01°03'43"E

N88°58'38"E 25.01'

1/2" CIRF

1/2" CIRF

50.28'

S01°01'22"E

1/2" CIRF

S36°03'19"E 64.77'

N89°58'58"E 17.85'

1/2" CIRF

1/2" CIRF

175.27'

S01°02'52"E

SUITE 120
1479 SF

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS INST.# 2019-36045, D.R.D.C.T., DOC# 2019-36048 D.R.D.C.T.

LOTUS COMMERCIAL VENTURES LLC INST.# 2019-43554 D.R.D.C.T.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS INST.# 2019-36045, D.R.D.C.T., DOC# 2019-36048 D.R.D.C.T.

WISDOM SCHOOL PROPERTIES, LLC DOC# 2017-152697 D.R.D.C.T., DOC# 2019-36048 D.R.D.C.T.

X IN CONC

N45°41'10"W 35.18'

5/8" CIRF

S89°01'40"W 115.19'

5/8" CIRF

N87°01'28"W 15.43'

5/8" CIRF

N83°04'26"W 101.41'

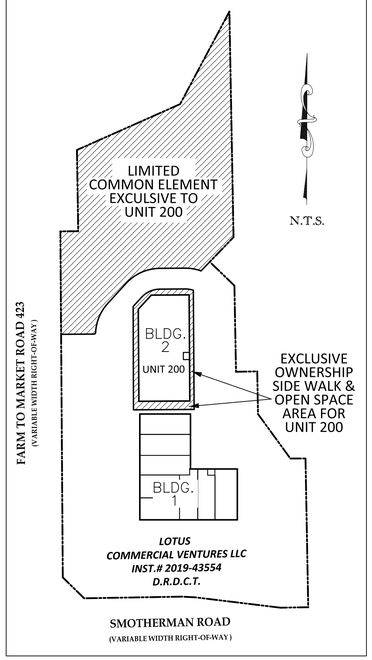
5/8" CIRF

S89°02'20"W 32.70'

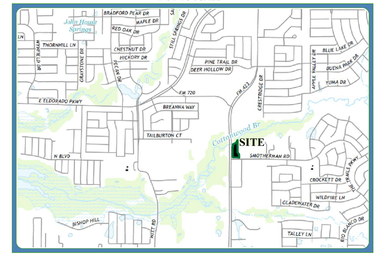
X IN CONC

SMOTHERMAN ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

BUILDING 1, BUILDING 2/EXCLUSIVE SPACES, & OVERALL PROPERTY MAP



VICINITY MAP
NOT TO SCALE



BUILDING 1 AREA STATEMENT

8 UNITS:
ALL SQUARE FOOTAGE STATED BELOW INCLUDES UNIT AREA, AND WALL THICKNESS

- UNIT 110 = 1,433 S.F.
- UNIT 120 = 1,479 S.F.
- UNIT 130 = 1,368 S.F.
- UNIT 140 = 1,263 S.F.
- UNIT 150 = 1,209 S.F.
- UNIT 160 = 1,198 S.F.
- UNIT 170 = 1,159 S.F.
- UNIT 180 = 1,574 S.F.

- RISER ROOM = 62 S.F.

TOTAL= 10,745 S.F.
FFE=558.00'

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

BUILDING 2 AREA STATEMENT

- UNIT 200 = 7,334 S.F.

- EXCULSIVE OWNERSHIP/SIDE WALK & OPEN SPACE AREA = 2,522 S.F.
- LIMITED COMMON ELEMENT EXCULSIVE AREA = 40,384 S.F.

TOTAL= 42,906 S.F.
FFE=557.00'

NOTES:

Subject property shown hereon being a called 3.080 acres tract of land as described to Lotus Commercial Ventures LLC, recorded under Document No. 2019-43554, Deed Records, Denton County, Texas (DRDCT), is subject to the following developmental rights:
(a) The right to add additional property to the condominium;
(b) The right to create units, Common Elements and Limited Common Elements in addition to such matters as are enunciated or depicted in the Declaration for this Site Plan;
(c) The right to subdivide Units or convert Units to Common Elements;
(d) The right to withdraw any portion of the Property from the Condominium; and
(e) The right to increase or decrease the perimeter and/or boundary of one or more Units.

LEGAL DESCRIPTION:

Being a called 3.080 acres tract of land as described to Lotus Commercial Ventures LLC, recorded under Document No. 2019-43554, Deed Records, Denton County, Texas (DRDCT),

STATE OF TEXAS
REGISTERED
PHILIP B. WOLTERS
5894
PROFESSIONAL
LAND SURVEYOR

I, Philip B. Wolters, of Neel-Schaffer Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby certify that the diminsions shown hereon were obtained from an actual on the ground survey of Building 1 on 11/11/2022 and Floor Plan, sheet number A2-2, by Design Associates & Consultants signed by AQM M. Rahman dated 11-22-2020 for Building 2.

Philip B Wolters 1/19/2023
Philip B. Wolters, RPLS No. 5894

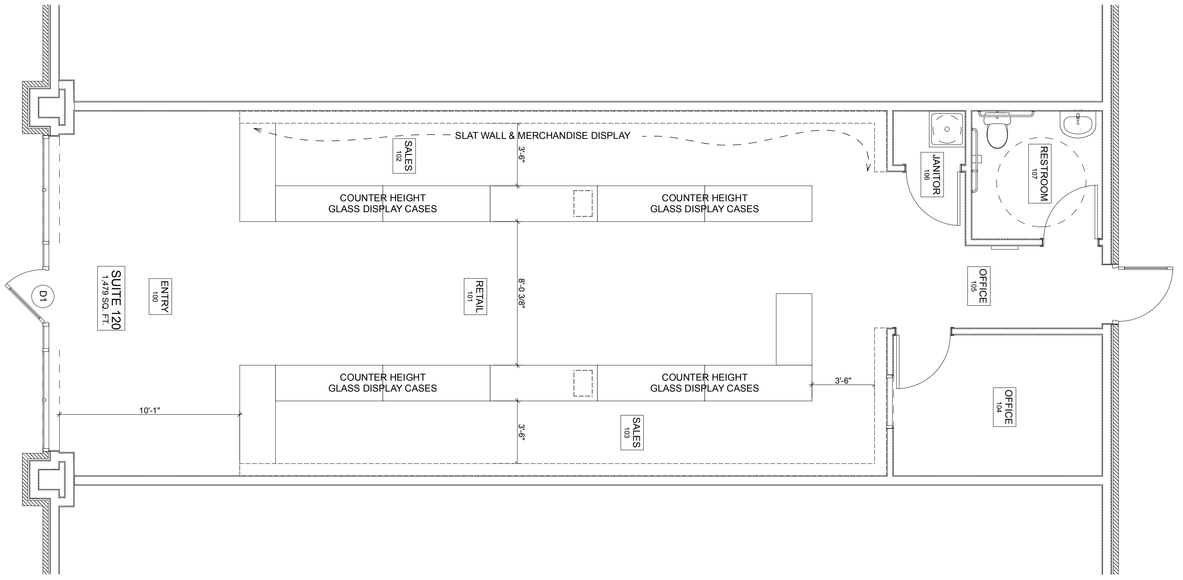
CONDOMINIUM EXHIBIT
OF
3.080 ACRES
TRACT OF LAND DESCRIBED IN DEED TO
LOTUS COMMERCIAL VENTURES LLC
AS RECORDED IN
DOCUMENT NUMBER 2019-43554
OFFICIAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

NOVEMBER 2022

NEEL-SCHAFFER
Solutions you can build upon
NEEL-SCHAFFER, INC
2501 Avenue J, Suite 120, Arlington, Texas 76006
CONTACT: Philip B. Wolters, RPLS No. 5894
PHONE: 817-548-0696
EMAIL: phil.wolters@neel-schaffer.com
TBPLS FIRM REGISTRATION NO. 10021800

1 FLOOR PLAN

SCALE: 1/4" = 1'-0"



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

Sheet Number: A-101

Job: 22-188-001

Drawn: JB

Scale: REF. PLAN

ISSUE DATE:

FLOOR PLAN

REVISIONS

PECK ARCHITECTS
WILLIAM PECK & ASSOC., INC. DBA
105 W. MAIN ST
LEWISVILLE, TEXAS 75057
WWW.PECKARCHITECTS.COM
972.221.1424

PUFF LOVE

25691 Smotherman Road
Frisco, Texas

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction.
THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED

25691-100

OG

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	Adoption of the March 16, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the March 16, 2023 Regular Planning and Zoning Commission Meeting Minutes

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes March 16, 2023

D R A F T

Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, MARCH 16, 2023 - 7:00 pm

Present: Michael Bell, Chairperson; Ron Trees, Vice-Chair; Tom Ocelli, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Robert Martin, Commissioner

Absent: Jack Skinner, Commissioner; Chip Norman, Alternate Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning
Rachel Mendoza, Development Manager
Brian Salvesen, Planner

1. ## 5:50 PM Work Session

2. ## 6:00 PM Regular Meeting

Chairperson Bell opened the meeting at 6pm.

3. ## Roll Call

4. ## Consent Agenda

Motion: Approve Consent Agenda as presented.

Motion by Commissioner Robert Martin, seconded by Vice-Chair Ron Trees

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Robert Martin

6 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the March 2, 2023 Regular Planning and Zoning Commission Meeting Minutes.

Agenda item approved in consent agenda motion.

2. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
    - Presentation
    - Discussion
    - Recommendation

    Extension request approved under consent agenda motion.

3. **PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402)**. Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
    - Presentation
    - Discussion
    - Consideration

    Extension request approved under consent agenda motion.

4. **PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary fo development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.
    - Presentation
    - Discussion
    - Consideration

    Extension request approved under consent agenda motion.

5. **REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597**). Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
    - Presentation
    - Discussion
    - Consideration

    Extension request approved under consent agenda motion.

5. ## Discussion of future agenda items, update on Council action, and requests for new business considerations

6. ## Adjourn

Meeting adjourned at 6:07pm.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	FINAL PLAT / Spiritas Ranch Phase 1 - North (FP-23-00782)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 22.703 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Matt Clark
Owner	MM Little Elm 548, LLC
Strategic Goal	

Agenda Item

FINAL PLAT / Spiritas Ranch Phase 1 - North (FP-23-00782). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 22.703 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Approximately located 1,500 feet east of FM 720 and Remington Drive, within Little Elm's Town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The purpose of this plat is to split the remainder of the previously approved Phase 1, into North and South phases. This will establish the lots and easements necessary for development, and allow for earlier

completion of the homes in the South phase.

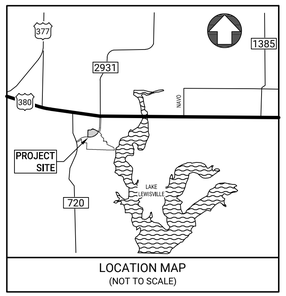
Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be in compliance with relevant Town requirements.

Recommended Action

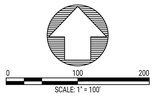
Staff recommends approval for the requested Final Plat document as presented.

Attachments

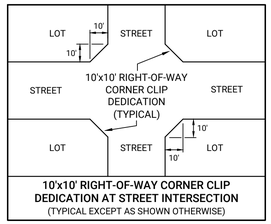
Plat Document



LOCATION MAP
(NOT TO SCALE)

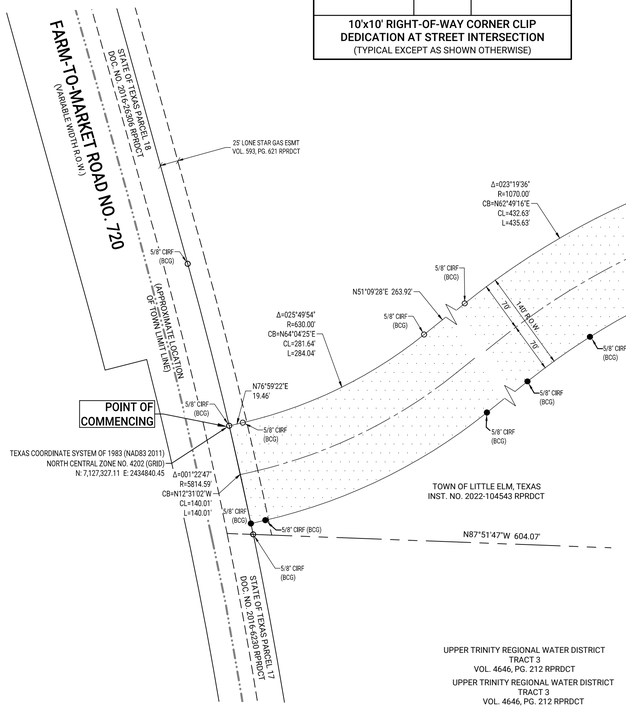


LEGEND	
CIRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS



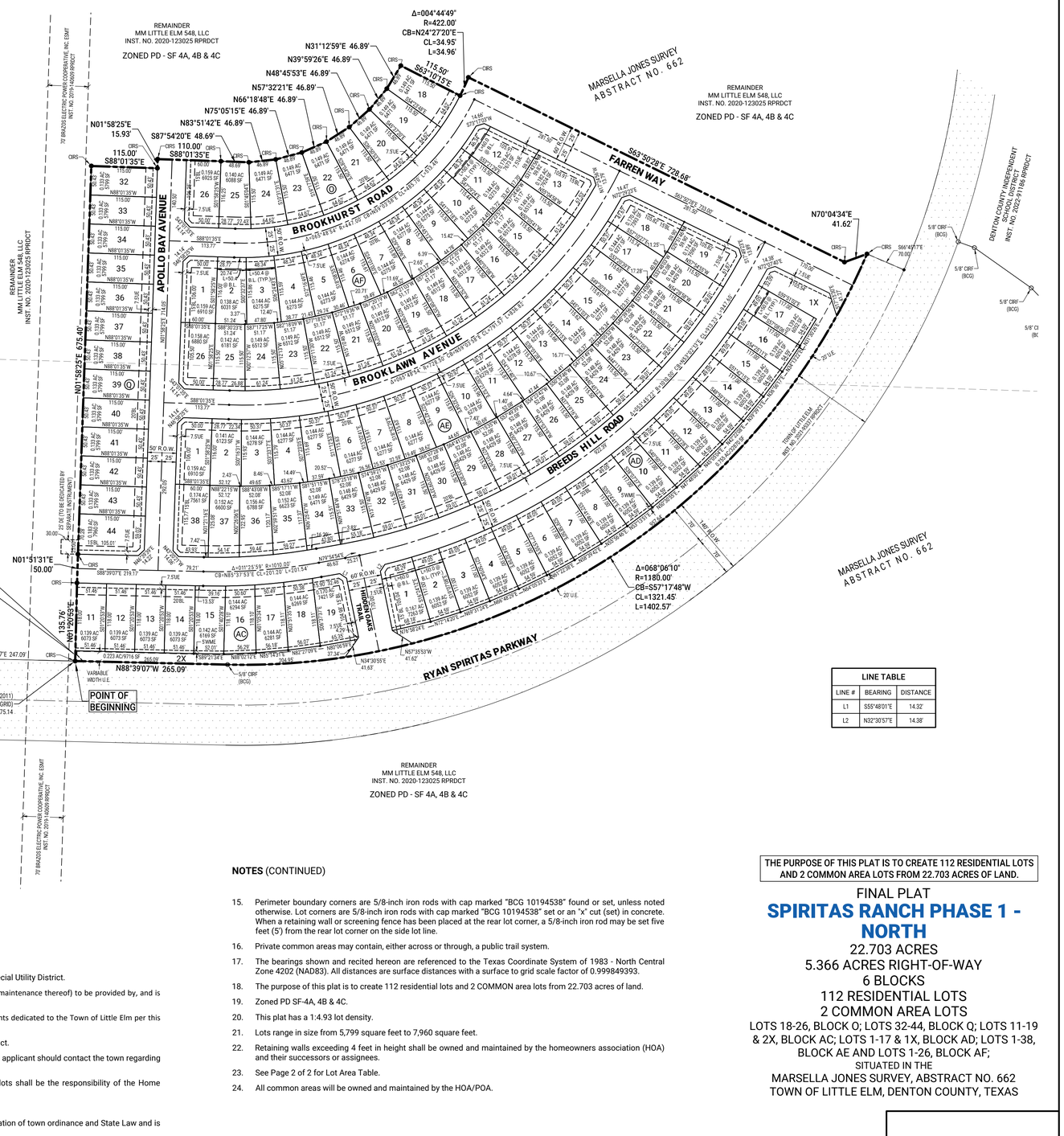
10'x10' RIGHT-OF-WAY CORNER CLIP
DEDICATION AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

DETAIL "A"



TOWN OF LITTLE ELM, TEXAS
INST. NO. 2022-104543 RPRDCT

UPPER TRINITY REGIONAL WATER DISTRICT
TRACT 3
VOL. 4646, PG. 212 RPRDCT
UPPER TRINITY REGIONAL WATER DISTRICT
TRACT 3
VOL. 4646, PG. 212 RPRDCT



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S55°48'01"E	14.32'
L2	N32°30'57"E	14.38'

NOTES:

1. Water service to be provided by the Mustang Special Utility District.
2. Utility providers:
3. Electric & gas service: COSERV, 7701 South Stemmons, Corinth, Texas 75065, Phone 1-800-274-4014
   Telephone service: AT&T, 2301 Ridgeview Drive, Plano, Texas 75025, Phone (972) 569-3084
4. Sanitary sewer to be handled by facilities approved by the Mustang Special Utility District.
5. Water and sanitary sewer infrastructure improvements and services (and maintenance thereof) to be provided by, and is the responsibility of, Mustang Special Utility District.
6. The maintenance of public paving and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
7. All lots comply with the minimum size requirements of the zoning district.
8. This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
9. Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
10. All common areas will be owned and maintained by the HOA/POA.
11. Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
12. This plat does not alter or remove existing deed restrictions, if any, on this property.
13. Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.
14. Subject property lies within Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 8121C0405G, Revision Date April 18, 2011.

(CONTINUED)

NOTES (CONTINUED)

15. Perimeter boundary corners are 5/8-inch iron rods with cap marked "BCG 10194538" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set or an "x" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
16. Private common areas may contain, either across or through, a public trail system.
17. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
18. The purpose of this plat is to create 112 residential lots and 2 COMMON area lots from 22.703 acres of land.
19. Zoned PD SF-4A, 4B & 4C.
20. This plat has a 1:4.93 lot density.
21. Lots range in size from 5,799 square feet to 7,960 square feet.
22. Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
23. See Page 2 of 2 for Lot Area Table.
24. All common areas will be owned and maintained by the HOA/POA.

THE PURPOSE OF THIS PLAT IS TO CREATE 112 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS FROM 22.703 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 - NORTH

22.703 ACRES
5.366 ACRES RIGHT-OF-WAY
6 BLOCKS
112 RESIDENTIAL LOTS
2 COMMON AREA LOTS
LOTS 18-26, BLOCK O; LOTS 32-44, BLOCK Q; LOTS 11-19 & 2X, BLOCK AC; LOTS 1-17 & 1X, BLOCK AD; LOTS 1-38, BLOCK AE AND LOTS 1-26, BLOCK AF;
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com
PHONE: (214) 484-7055

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: March 28, 2023
TECH=BAS
SCALE 1"=100'

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OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod stamped "BCG 10194538" found in the east right-of-way line of Farm-to-Market Road No. 720 (a variable-width right-of-way), said point being the northeast corner of that certain called 13.492 tract of land described in Dedication deed to the Town of Little Elm recorded in Instrument No. 2021-95337, RPRDCT;

THENCE departing said Farm-to-Market Road No. 720, and with the northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

North 76°59'22" East, a distance of 19.46 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 25°49'54", a radius of 630.00 feet, a chord that bears North 64°04'25" East, a chord distance of 281.64 feet, and an arc distance of 284.04 feet;

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Northeasterly with said curve which has a central angle of 23°19'36", a radius of 1,070.00 feet, a chord that bears North 62°49'16" East, a chord distance of 432.63 feet, and an arc distance of 435.63 feet;

North 74°29'04" East, a distance of 104.96 feet to the beginning of a tangent curve to the right;

Easterly with said curve which has a central angle of 16°51'49", a radius of 770.00 feet, a chord that bears North 82°54'58" East, a chord distance of 225.81 feet, and an arc distance of 226.63 feet;

South 88°39'07" East, a distance of 247.08 feet, said point being the **POINT OF BEGINNING**;

THENCE departing said northerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner unless otherwise noted:

North 01°20'53" East, a distance of 135.76 feet;

North 01°51'31" East, a distance of 50.00 feet;

North 01°58'25" East, a distance of 675.40 feet;

South 88°01'35" East, a distance of 115.00 feet;

North 01°58'25" East, a distance of 15.93 feet;

South 88°01'35" East, a distance of 110.00 feet;

South 87°54'20" East, a distance of 48.69 feet;

North 83°51'42" East, a distance of 46.89 feet;

North 75°05'15" East, a distance of 46.89 feet;

North 66°18'48" East, a distance of 46.89 feet;

North 57°32'21" East, a distance of 46.89 feet;

North 48°45'53" East, a distance of 46.89 feet;

North 39°59'26" East, a distance of 46.89 feet;

North 31°12'59" East, a distance of 46.89 feet;

South 63°10'15" East, a distance of 115.50 feet to the beginning of a non-tangent curve to the left;

Northeasterly with said curve which has a central angle of 04°44'49", a radius of 422.00 feet, a chord that bears North 24°27'20" East, a chord distance of 34.95 feet, and an arc distance of 34.96 feet;

South 63°50'28" East, a distance of 728.68 feet;

North 70°04'34" East, a distance of 41.62 feet, said point being the beginning of a non-tangent curve to the right and in the northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway);

THENCE in a southwesterly direction with northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), and said non-tangent curve to the right, which has a central angle of 68°06'10", a radius of 1,180.00 feet, and a chord that bears South 57°17'48" West for 1,321.45, and for an arc distance of 1,402.57 feet to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner;

THENCE North 88°39'07" West, with northerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), a distance of 265.09 feet to the **POINT OF BEGINNING**, and containing 22.703 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as SPIRITAS RANCH PHASE 1- NORTH, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ___ day of _____, 2023.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MEHRDAD MOAYEDI, Manager of MM Little Elm 548, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ___ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

Block - O - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
18	0.149	6,471	50	4B
19	0.149	6,471	50	4B
20	0.149	6,471	50	4B
21	0.149	6,471	50	4B
22	0.149	6,471	50	4B
23	0.149	6,471	50	4B
24	0.149	6,471	50	4B
25	0.140	6,088	50	4B
26	0.159	6,925	50	4B

Block	Area (AC)	Area (SF)
SUM	1.339	58,309

Block - Q - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
32	0.133	5,799	50	4B
33	0.133	5,799	50	4B
34	0.133	5,799	50	4B
35	0.133	5,799	50	4B
36	0.133	5,799	50	4B
37	0.133	5,799	50	4B
38	0.133	5,799	50	4B
39	0.133	5,799	50	4B
40	0.133	5,799	50	4B
41	0.133	5,799	50	4B
42	0.133	5,799	50	4B
43	0.133	5,799	50	4B
44	0.183	7,960	50	4B

Block	Area (AC)	Area (SF)
SUM	1.780	77,548

Block - AC - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
11	0.139	6,073	50	4B
12	0.139	6,073	50	4B
13	0.139	6,073	50	4B
14	0.139	6,073	50	4B
15	0.142	6,169	50	4B
16	0.144	6,294	50	4B
17	0.144	6,281	50	4B
18	0.144	6,269	50	4B
19	0.170	7,421	50	4B
1X	0.223	9,716	50	4B

Block	Area (AC)	Area (SF)
SUM	1.525	66,441

Block - AD - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.167	7,263	50	4B
2	0.139	6,052	50	4B
3	0.139	6,052	50	4B
4	0.139	6,052	50	4B
5	0.139	6,052	50	4B
6	0.139	6,052	50	4B
7	0.139	6,052	50	4B
8	0.139	6,052	50	4B
9	0.139	6,052	50	4B
10	0.139	6,052	50	4B
11	0.139	6,052	50	4B
12	0.139	6,052	50	4B
13	0.139	6,052	50	4B
14	0.139	6,052	50	4B
15	0.139	6,052	50	4B
16	0.139	6,052	50	4B
17	0.139	6,052	50	4B
1X	0.755	32,870	50	4B

Block	Area (AC)	Area (SF)
SUM	3.144	136,961

Block - AE - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.159	6,910	50	4B
2	0.141	6,123	50	4B
3	0.144	6,278	50	4B
4	0.144	6,277	50	4B
5	0.144	6,277	50	4B
6	0.144	6,277	50	4B
7	0.144	6,277	50	4B
8	0.144	6,277	50	4B
9	0.144	6,277	50	4B
10	0.144	6,278	50	4B
11	0.144	6,279	50	4B
12	0.144	6,278	50	4B
13	0.144	6,277	50	4B
14	0.144	6,277	50	4B
15	0.144	6,277	50	4B
16	0.144	6,277	50	4B
17	0.144	6,277	50	4B
18	0.170	7,393	50	4B
19	0.174	7,590	50	4B
20	0.148	6,429	50	4B
21	0.148	6,429	50	4B
22	0.148	6,429	50	4B
23	0.148	6,429	50	4B
24	0.148	6,429	50	4B
25	0.148	6,429	50	4B
26	0.148	6,429	50	4B
27	0.148	6,429	50	4B
28	0.148	6,429	50	4B
29	0.148	6,429	50	4B
30	0.148	6,429	50	4B
31	0.148	6,429	50	4B
32	0.148	6,429	50	4B
33	0.148	6,429	50	4B
34	0.149	6,471	50	4B
35	0.152	6,623	50	4B
36	0.156	6,788	50	4B
37	0.152	6,600	50	4B
38	0.174	7,561	50	4B

Block	Area (AC)	Area (SF)
SUM	5.653	246,226

Block - AF - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.159	6,910	50	4B
2	0.138	6,031	50	4B
3	0.144	6,275	50	4B
4	0.144	6,273	50	4B
5	0.144	6,273	50	4B
6	0.144	6,274	50	4B
7	0.144	6,275	50	4B
8	0.144	6,277	50	4B
9	0.144	6,275	50	4B
10	0.144	6,273	50	4B
11	0.144	6,273	50	4B
12	0.176	7,673	50	4B
13	0.182	7,924	50	4B
14	0.149	6,512	50	4B
15	0.149	6,512	50	4B
16	0.149	6,512	50	4B
17	0.149	6,512	50	4B
18	0.149	6,512	50	4B
19	0.149	6,512	50	4B
20	0.149	6,512	50	4B
21	0.149	6,512	50	4B
22	0.149	6,512	50	4B
23	0.149	6,512	50	4B
24	0.149	6,512	50	4B
25	0.142	6,181	50	4B
26	0.158	6,880	50	4B

Block	Area (AC)	Area (SF)
SUM	3.896	169,699

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ___ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Spiritas Ranch Phase 1-North, Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____.

_____ _____
Town Secretary
Town of Little Elm, Texas

NOTES:
1. Zoned PD SF 4A, 4B & 4C.

THE PURPOSE OF THIS PLAT IS TO CREATE 112 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS FROM 22.703 ACRES OF LAND.

FINAL PLAT
SPIRITAS RANCH PHASE 1 - NORTH
22.703 ACRES
5.366 ACRES RIGHT-OF-WAY
6 BLOCKS
112 RESIDENTIAL LOTS
2 COMMON AREA LOTS
LOTS 18-26, BLOCK O; LOTS 32-44, BLOCK Q; LOTS 11-19 & 2X, BLOCK AC; LOTS 1-17 & 1X, BLOCK AD; LOTS 1-38, BLOCK AE AND LOTS 1-26, BLOCK AF;
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com
PHONE: (214) 484-7055

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2019017-01
DATE: March 28, 2023
TECH=BAS

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TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 102.904 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Matt Clark
Owner	MM Little Elm 548, LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ Spiritas Ranch Phase 1 South (FP-22-00830). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 102.904 acres, situated in Marsella Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Located approximately 1,500 feet east of the intersection of FM 720 and Remington Drive.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The purpose of this plat is to split the remainder of the previously approved Phase 1, into North and South phases. This will establish the lots and easements necessary for development, and allow for earlier

completion of the homes in the South phase.

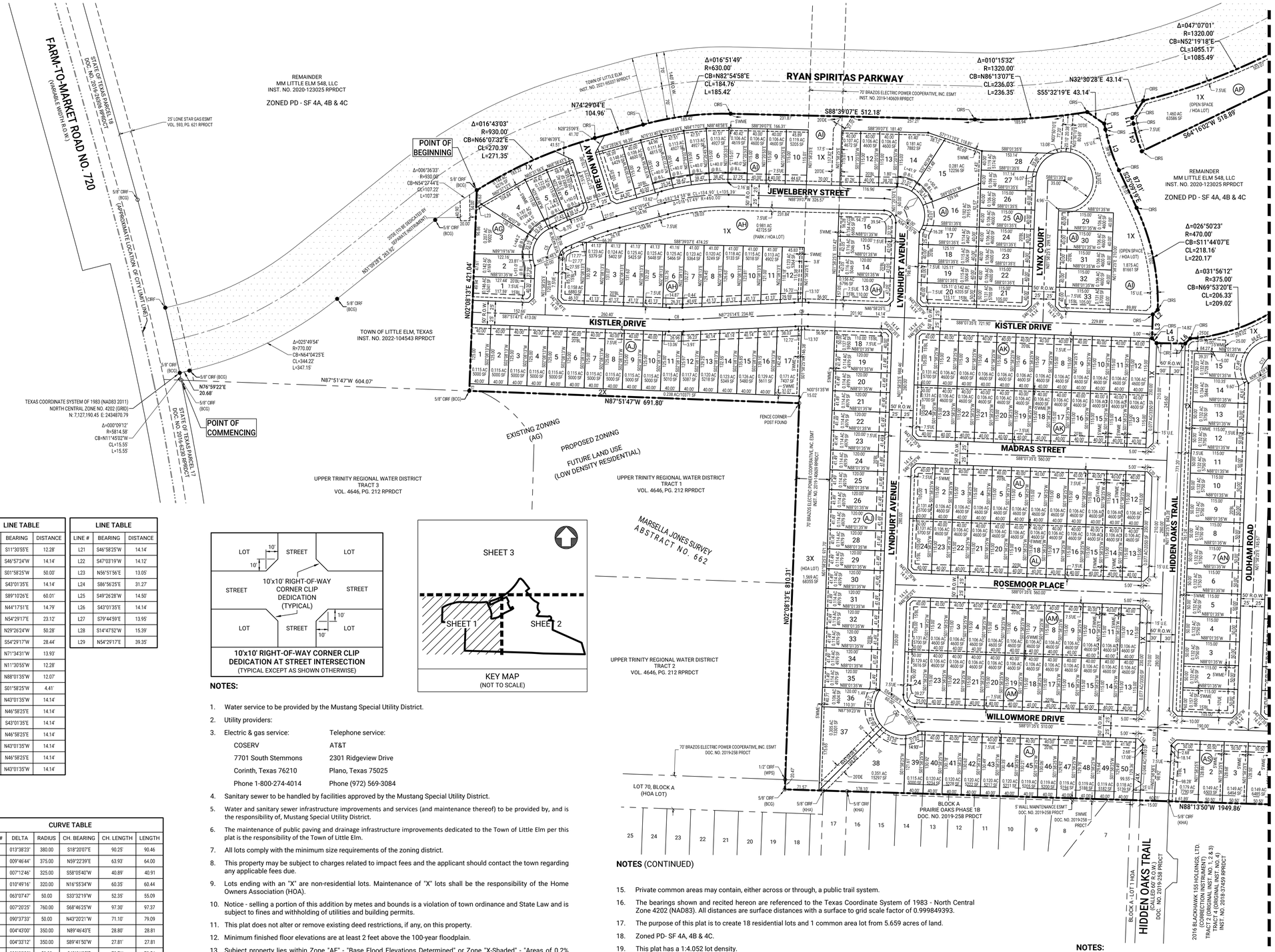
Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be in compliance with relevant Town requirements.

Recommended Action

Staff recommends approval of the Final Plat document as presented.

Attachments

Plat Document



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S11°30'55"E	12.28'
L2	S46°57'24"W	14.14'
L3	S01°58'25"W	50.00'
L4	S43°01'35"E	14.14'
L5	S89°10'26"E	60.01'
L6	N44°17'51"E	14.79'
L7	N54°29'17"E	23.12'
L8	N29°26'24"W	50.28'
L9	S54°29'17"W	28.44'
L10	N71°34'31"W	13.93'
L11	N11°30'55"W	12.28'
L12	N88°01'35"W	12.07'
L13	S01°58'25"W	4.41'
L14	N43°01'35"W	14.14'
L15	N46°58'25"E	14.14'
L16	S43°01'35"E	14.14'
L17	N46°58'25"E	14.14'
L18	N43°01'35"W	14.14'
L19	N46°58'25"E	14.14'
L20	N43°01'35"W	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S46°58'25"W	14.14'
L22	S47°03'19"W	14.12'
L23	N56°51'56"E	13.05'
L24	S86°56'25"E	31.27'
L25	S49°26'28"W	14.50'
L26	S43°01'35"E	14.14'
L27	S79°44'59"E	13.95'
L28	S14°47'52"W	15.39'
L29	N54°29'17"E	39.35'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	013°38'23"	380.00	S18°20'07"E	90.25'	90.46
C2	009°46'44"	375.00	N59°22'39"E	63.93'	64.00
C3	007°12'46"	325.00	S58°05'40"W	40.89'	40.91
C4	010°49'16"	320.00	N16°55'34"W	60.35'	60.44
C5	063°07'47"	50.00	S33°32'19"W	52.35'	55.09
C6	007°20'25"	760.00	S68°46'25"W	97.30'	97.37
C7	090°37'33"	50.00	N43°20'21"W	71.10'	79.09
C8	004°43'00"	350.00	N89°46'43"E	28.80'	28.81
C9	004°33'12"	350.00	S89°41'50"W	27.81'	27.81
C10	090°00'00"	50.00	S43°01'35"E	70.71'	78.54
C11	001°00'33"	1000.00	N02°28'42"E	17.61'	17.61
C12	062°17'36"	50.00	S33°07'14"W	51.72'	54.36
C13	001°05'10"	350.00	N87°29'00"W	6.63'	6.63
C14	015°49'11"	580.00	S10°58'11"W	159.63'	160.14
C15	090°00'00"	50.00	N37°18'33"W	70.71'	78.54
C16	005°43'02"	295.00	S04°49'56"W	29.42'	29.44
C17	003°00'27"	350.00	S89°31'48"E	18.37'	18.37
C18	003°00'27"	350.00	N89°31'48"W	18.37'	18.37

NOTES:

1. Water service to be provided by the Mustang Special Utility District.
2. Utility providers:
3. Electric & gas service: Telephone service:
   COSERV AT&T
   7701 South Stemmons 2301 Ridgeview Drive
   Corinth, Texas 76210 Plano, Texas 75025
   Phone 1-800-274-4014 Phone (972) 569-3084
4. Sanitary sewer to be handled by facilities approved by the Mustang Special Utility District.
5. Water and sanitary sewer infrastructure improvements and services (and maintenance thereof) to be provided by, and is the responsibility of, Mustang Special Utility District.
6. The maintenance of public paving and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
7. All lots comply with the minimum size requirements of the zoning district.
8. This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
9. Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
10. Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
11. This plat does not alter or remove existing deed restrictions, if any, on this property.
12. Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.
13. Subject property lies within Zone "AE" - "Base Flood Elevations Determined" or Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 8121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map.
14. Perimeter boundary corners are 5/8-inch iron rods with cap marked "BCG 10194538" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set or an "x" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.

(CONTINUED)

NOTES (CONTINUED)

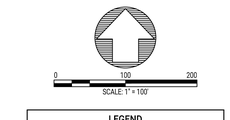
15. Private common areas may contain, either across or through, a public trail system.
16. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
17. The purpose of this plat is to create 18 residential lots and 1 common area lot from 5.659 acres of land.
18. Zoned PD- SF 4A, 4B & 4C.
19. This plat has a 1:4.052 lot density.
20. Lots range in size from 5,750 square feet to 17,897 square feet.
21. Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
22. See Pages 3 and 5 of 5 for Lot Area Tables.
23. All common areas will be owned and maintained by the HOA/POA.

NOTES:

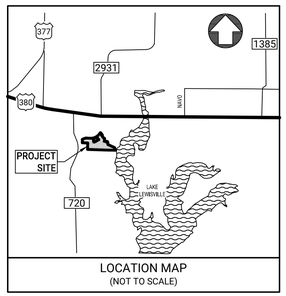
1. Zoned PD- SF 4A, 4B & 4C.

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



LEGEND	
CIRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
USCOE	UNITED STATE CORPS OF ENGINEERS
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS



THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 - SOUTH

102.904 ACRES
23.462 ACRES RIGHT-OF-WAY
20 BLOCKS
417 RESIDENTIAL LOTS
17 COMMON AREA LOTS & 1 LIFT-STATION LOT

LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: March 28, 2023

TECH=BAS
SCALE 1"=100'

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MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S11°30'55"E	12.28'
L2	S46°57'24"W	14.14'
L3	S01°58'25"W	50.00'
L4	S43°01'35"E	14.14'
L5	S89°10'26"E	60.01'
L6	N44°17'51"E	14.79'
L7	N54°29'17"E	23.12'
L8	N29°26'24"W	50.28'
L9	S54°29'17"W	28.44'
L10	N71°34'31"W	13.93'
L11	N11°30'55"W	12.28'
L12	N88°01'35"W	12.07'
L13	S01°58'25"W	4.41'
L14	N43°01'35"W	14.14'
L15	N46°58'25"E	14.14'
L16	S43°01'35"E	14.14'
L17	N46°58'25"E	14.14'
L18	N43°01'35"W	14.14'
L19	N46°58'25"E	14.14'
L20	N43°01'35"W	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S46°58'25"W	14.14'
L22	S47°03'19"W	14.12'
L23	N56°51'56"E	13.05'
L24	S86°56'25"E	31.27'
L25	S49°26'28"W	14.50'
L26	S43°01'35"E	14.14'
L27	S79°44'59"E	13.95'
L28	S14°47'52"W	15.39'
L29	N54°29'17"E	39.35'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	013°38'23"	380.00	S18°20'07"E	90.25'	90.46
C2	009°46'44"	375.00	N59°22'39"E	63.93'	64.00
C3	007°12'46"	325.00	S58°05'40"W	40.89'	40.91
C4	010°49'16"	320.00	N16°55'34"W	60.35'	60.44
C5	063°07'47"	50.00	S33°32'19"W	52.35'	55.09
C6	007°20'25"	760.00	S68°46'25"W	97.30'	97.37
C7	090°37'33"	50.00	N43°20'21"W	71.10'	79.09
C8	004°43'00"	350.00	N89°46'43"E	28.80'	28.81
C9	004°33'12"	350.00	S89°41'50"W	27.81'	27.81
C10	090°00'00"	50.00	S43°01'35"E	70.71'	78.54
C11	001°00'33"	1000.00	N02°28'42"E	17.61'	17.61
C12	062°17'36"	50.00	S33°07'14"W	51.72'	54.36
C13	001°05'10"	350.00	N87°29'00"W	6.63'	6.63
C14	015°49'11"	580.00	S10°58'11"W	159.63'	160.14
C15	090°00'00"	50.00	N37°18'33"W	70.71'	78.54
C16	005°43'02"	295.00	S04°49'56"W	29.42'	29.44
C17	003°00'27"	350.00	S89°31'48"E	18.37'	18.37
C18	003°00'27"	350.00	N89°31'48"W	18.37'	18.37

0 100 200
SCALE: 1" = 100'

LEGEND	
CIRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
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WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
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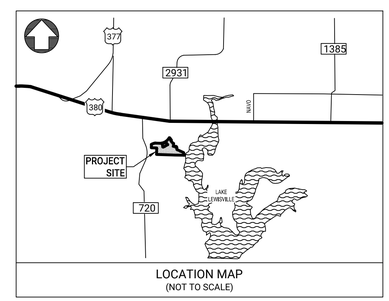

LOCATION MAP
(NOT TO SCALE)

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 - SOUTH

102.904 ACRES
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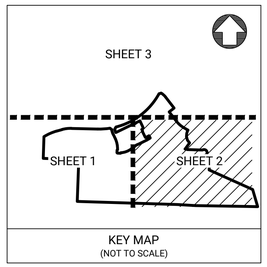
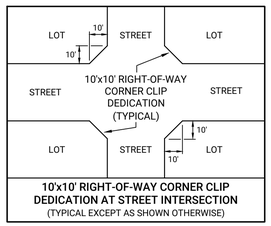
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS



KEY MAP
(NOT TO SCALE)



10'x10' RIGHT-OF-WAY CORNER CLIP DEDICATION AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

NOTES:

1. Zoned PD-SF 4A, 4B & 4C.

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
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LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

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TELEPHONE - (214)-484-7055

PROJECT NO. 2019017-01
DATE: March 28, 2023

TECH=BAS
SCALE 1"=100'

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Block -AG- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.146	6,341	40	4A
2	0.142	6,169	40	4A
3	0.207	9,002	40	4A
4	0.187	8,156	40	4A
5	0.122	5,336	40	4A
6	0.140	6,083	40	4A
1X	0.144	6,276		

Block	Area (AC)	Area (SF)
SUM	1.087	47,362

Block -AH- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.158	6,880	40	4A
2	0.123	5,379	40	4A
3	0.124	5,402	40	4A
4	0.125	5,425	40	4A
5	0.125	5,448	40	4A
6	0.125	5,466	40	4A
7	0.123	5,364	40	4A
8	0.120	5,249	40	4A
9	0.118	5,133	40	4A
10	0.115	5,018	40	4A
11	0.113	4,902	40	4A
12	0.123	5,364	40	4A
13	0.156	6,796	40	4A
14	0.116	5,046	40	4A
15	0.116	5,046	40	4A
16	0.154	6,695	40	4A
1X	0.981	42,725		

Block	Area (AC)	Area (SF)

Block - AI - Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.148	6,429	40	4A
2	0.106	4,600	40	4A
3	0.111	4,815	40	4A
4	0.113	4,927	40	4A
5	0.113	4,927	40	4A
6	0.113	4,927	40	4A
7	0.106	4,619	40	4A
8	0.106	4,600	40	4A
9	0.106	4,600	40	4A
10	0.119	5,205	40	4A
11	0.107	4,672	40	4A
12	0.106	4,600	40	4A
13	0.106	4,600	40	4A
14	0.181	7,882	40	4A
15	0.281	12,256	40	4A
16	0.182	7,915	40	4A
17	0.114	4,947	40	4A
18	0.115	5,004	40	4A
19	0.115	5,004	40	4A
20	0.142	6,205	40	4A
21	0.131	5,700	40	4A
22	0.106	4,600	40	4A
23	0.106	4,600	40	4A
24	0.106	4,600	40	4A
25	0.106	4,600	40	4A
26	0.106	4,600	40	4A
27	0.106	4,611	40	4A
28	0.119	5,174	40	4A
29	0.106	4,600	40	4A
30	0.106	4,600	40	4A
31	0.106	4,600	40	4A
32	0.106	4,600	40	4A
33	0.131	5,700	40	4A
1X	1.875	81,661		

Block	Area (AC)	Area (SF)
SUM	5.900	256,982

Block -AJ- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.115	5,000	40	4A
2	0.115	5,000	40	4A
3	0.115	5,000	40	4A
4	0.115	5,000	40	4A
5	0.115	5,000	40	4A
6	0.115	5,000	40	4A
7	0.115	5,000	40	4A
8	0.115	5,000	40	4A
9	0.115	5,000	40	4A
10	0.115	5,000	40	4A
11	0.115	5,009	40	4A
12	0.117	5,104	40	4A
13	0.120	5,236	40	4A
14	0.123	5,368	40	4A
15	0.126	5,500	40	4A
16	0.129	5,632	40	4A
17	0.169	7,343	40	4A
18	0.137	5,950	40	4A
19	0.114	4,979	40	4A
20	0.114	4,979	40	4A
21	0.114	4,979	40	4A
22	0.114	4,979	40	4A
23	0.114	4,979	40	4A
24	0.114	4,979	40	4A
25	0.114	4,979	40	4A
26	0.114	4,979	40	4A
27	0.114	4,979	40	4A
28	0.114	4,979	40	4A
29	0.114	4,979	40	4A
30	0.114	4,979	40	4A
31	0.114	4,979	40	4A
32	0.114	4,979	40	4A
33	0.114	4,979	40	4A
34	0.114	4,979	40	4A
35	0.114	4,979	40	4A
36	0.106	4,604	40	4A
37	0.305	13,301	40	4A
38	0.345	15,021	40	4A
39	0.117	5,094	40	4A
40	0.120	5,234	40	4A
41	0.120	5,228	40	4A
42	0.120	5,223	40	4A
43	0.120	5,217	40	4A
44	0.120	5,211	40	4A
45	0.119	5,205	40	4A
46	0.119	5,200	40	4A
47	0.119	5,194	40	4A
48	0.119	5,188	40	4A
49	0.119	5,183	40	4A
50	0.122	5,300	40	4A
2X	0.238	10,371		
3X	1.569	68,355		
4X	0.044	1,910		

Block	Area (AC)	Area (SF)
SUM	8.169	355,820

Block -AK- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.131	5,700	40	4A
2	0.106	4,600	40	4A
3	0.106	4,600	40	4A
4	0.106	4,600	40	4A
5	0.106	4,600	40	4A
6	0.106	4,600	40	4A
7	0.106	4,600	40	4A
8	0.106	4,600	40	4A
9	0.106	4,600	40	4A
10	0.106	4,600	40	4A
11	0.106	4,600	40	4A
12	0.106	4,600	40	4A
13	0.106	4,600	40	4A
14	0.106	4,600	40	4A
15	0.106	4,600	40	4A
16	0.106	4,600	40	4A
17	0.106	4,600	40	4A
18	0.106	4,600	40	4A
19	0.106	4,600	40	4A
20	0.106	4,600	40	4A
21	0.106	4,600	40	4A
22	0.106	4,600	40	4A
23	0.106	4,600	40	4A
24	0.131	5,700	40	4A
1X	0.077	3,350		

Block	Area (AC)	Area (SF)
SUM	2.662	115,950

Block -AL- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.131	5,700	40	4A
2	0.106	4,600	40	4A
3	0.106	4,600	40	4A
4	0.106	4,600	40	4A
5	0.106	4,600	40	4A
6	0.106	4,600	40	4A
7	0.106	4,600	40	4A
8	0.106	4,600	40	4A
9	0.106	4,600	40	4A
10	0.106	4,600	40	4A
11	0.106	4,600	40	4A
12	0.106	4,600	40	4A
13	0.106	4,600	40	4A
14	0.106	4,600	40	4A
15	0.106	4,600	40	4A
16	0.106	4,600	40	4A
17	0.106	4,600	40	4A
18	0.106	4,600	40	4A
19	0.106	4,600	40	4A
20	0.106	4,600	40	4A
21	0.106	4,600	40	4A
22	0.106	4,600	40	4A
23	0.106	4,600	40	4A
24	0.131	5,700	40	4A
1X	0.077	3,350		

Block	Area (AC)	Area (SF)
SUM	2.662	115,950

Block -AM- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.131	5,700	40	4A
2	0.106	4,600	40	4A
3	0.106	4,600	40	4A
4	0.106	4,600	40	4A
5	0.106	4,600	40	4A
6	0.106	4,600	40	4A
7	0.106	4,600	40	4A
8	0.106	4,600	40	4A
9	0.106	4,600	40	4A
10	0.106	4,600	40	4A
11	0.106	4,600	40	4A
12	0.106	4,600	40	4A
13	0.106	4,600	40	4A
14	0.106	4,600	40	4A
15	0.106	4,600	40	4A
16	0.106	4,600	40	4A
17	0.106	4,600	40	4A
18	0.106	4,600	40	4A
19	0.106	4,600	40	4A
20	0.106	4,600	40	4A
21	0.106	4,600	40	4A
22	0.106	4,600	40	4A
23	0.106	4,600	40	4A
24	0.129	5,616	40	4A
1X	0.077	3,350		

Block	Area (AC)	Area (SF)
SUM	2.660	115,866

Block -AN- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.132	5,750	50	4B
3	0.132	5,750	50	4B
4	0.132	5,750	50	4B
5	0.132	5,750	50	4B
6	0.132	5,750	50	4B
7	0.132	5,750	50	4B
8	0.132	5,750	50	4B
9	0.132	5,750	50	4B
10	0.132	5,750	50	4B
11	0.132	5,750	50	4B
12	0.132	5,750	50	4B
13	0.132	5,750	50	4B
14	0.134	5,844	50	4B
15	0.132	5,728	50	4B
1X	2.210	96,288		

Block	Area (AC)	Area (SF)
SUM	4.217	183,710

Block -AO- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.132	5,750	50	4B
3	0.132	5,750	50	4B
4	0.132	5,750	50	4B
5	0.132	5,750	50	4B
6	0.132	5,750	50	4B
7	0.132	5,750	50	4B
8	0.132	5,750	50	4B
9	0.132	5,750	50	4B
10	0.132	5,750	50	4B
11	0.132	5,750	50	4B
12	0.132	5,750	50	4B
13	0.132	5,750	50	4B
14	0.132	5,750	50	4B
15	0.265	11,562	50	4B
16	0.132	5,750	50	4B
17	0.132	5,750	50	4B
18	0.132	5,750	50	4B
19	0.132	5,750	50	4B
20	0.132	5,750	50	4B
21	0.132	5,750	50	4B
22	0.132	5,750	50	4B
23	0.132	5,750	50	4B
24	0.132	5,750	50	4B
25	0.132	5,750	50	4B
26	0.132	5,750	50	4B
27	0.132	5,750	50	4B
28	0.132	5,750	50	4B
29	0.157	6,850	50	4B
1X	0.147	6,387		

Block	Area (AC)	Area (SF)
SUM	4.159	181,149

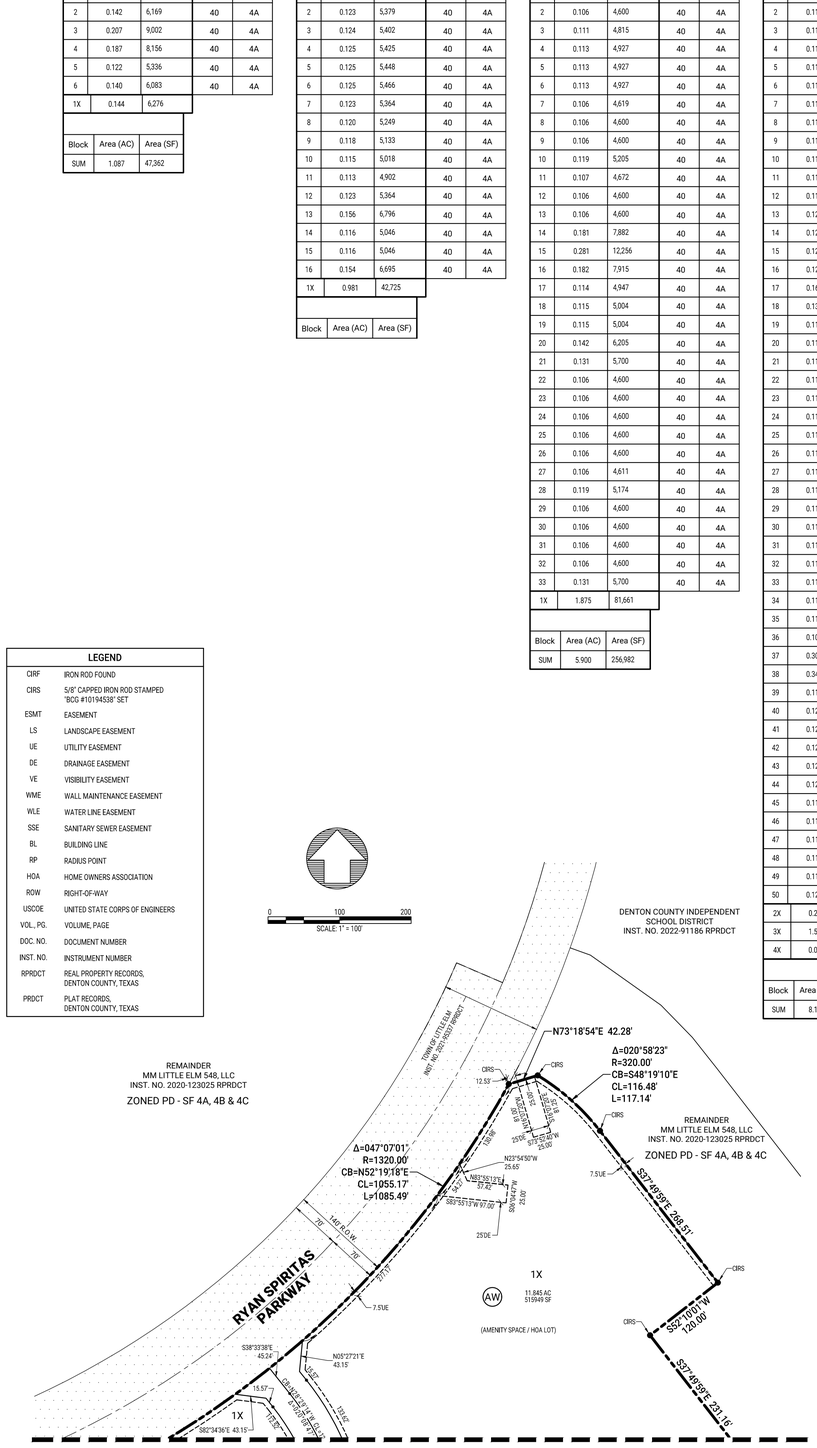
Block -AP- Area Table

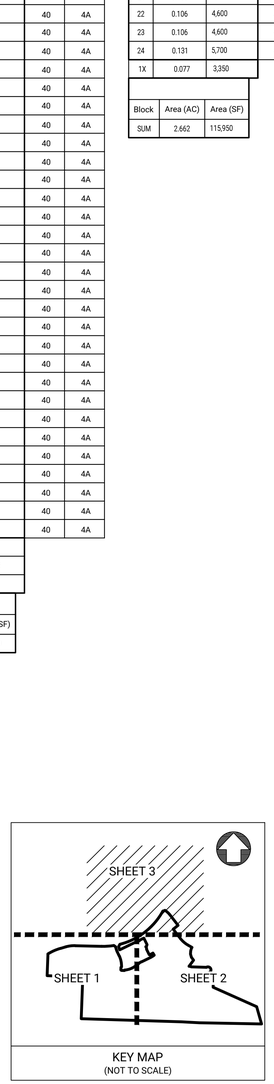
Lot	Area (AC)	Area (SF)
1X	1.460	63,586
2X	0.332	14,466

Block	Area (AC)	Area (SF)
SUM	4.142	180,430

LEGEND

CIRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
USCOE	UNITED STATE CORPS OF ENGINEERS
VOL., PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS





KEY MAP
(NOT TO SCALE)

LINE TABLE

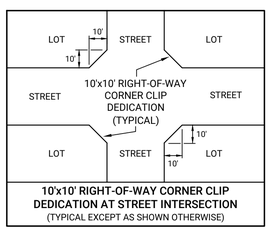
LINE #	BEARING	DISTANCE
L1	S11°30'55"E	12.28'
L2	S46°57'24"W	14.14'
L3	S01°58'25"W	50.00'
L4	S43°01'35"E	14.14'
L5	S89°10'26"E	60.01'
L6	N44°17'51"E	14.79'
L7	N54°29'17"E	23.12'
L8	N29°26'24"W	50.28'
L9	S54°29'17"W	28.44'
L10	N71°34'31"W	13.93'
L11	N11°30'55"W	12.28'
L12	N88°01'35"W	12.07'
L13	S01°58'25"W	4.41'
L14	N43°01'35"W	14.14'
L15	N46°58'25"E	14.14'
L16	S43°01'35"E	14.14'
L17	N46°58'25"E	14.14'
L18	N43°01'35"W	14.14'
L19	N46°58'25"E	14.14'
L20	N43°01'35"W	14.14'

LINE TABLE

LINE #	BEARING	DISTANCE
L21	S46°58'25"W	14.14'
L22	S47°03'19"W	14.12'
L23	N56°51'56"E	13.05'
L24	S86°56'25"E	31.27'
L25	S49°26'28"W	14.50'
L26	S43°01'35"E	14.14'
L27	S79°44'59"E	13.95'
L28	S14°47'52"W	15.39'
L29	N54°29'17"E	39.35'

CURVE TABLE

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	013°38'23"	380.00	S18°20'07"E	90.25'	90.46
C2	009°46'44"	375.00	N59°22'39"E	63.93'	64.00
C3	007°12'46"	325.00	S58°05'40"W	40.89'	40.91
C4	010°49'16"	320.00	N16°55'34"W	60.35'	60.44
C5	063°07'47"	50.00	S33°32'19"W	52.35'	55.09
C6	007°20'25"	760.00	S68°46'25"W	97.30'	97.37
C7	090°37'33"	50.00	N43°20'21"W	71.10'	79.09
C8	004°43'00"	350.00	N89°46'43"E	28.80'	28.81
C9	004°33'12"	350.00	S89°41'50"W	27.81'	27.81
C10	090°00'00"	50.00	S43°01'35"E	70.71'	78.54
C11	001°00'33"	1000.00	N02°28'42"E	17.61'	17.61
C12	062°17'36"	50.00	S33°07'14"W	51.72'	54.36
C13	001°05'10"	350.00	N87°29'00"W	6.63'	6.63
C14	015°49'11"	580.00	S10°58'11"W	159.63'	160.14
C15	090°00'00"	50.00	N37°18'33"W	70.71'	78.54
C16	005°43'02"	295.00	S04°49'56"W	29.42'	29.44
C17	003°00'27"	350.00	S89°31'48"E	18.37'	18.37
C18	003°00'27"	350.00	N89°31'48"W	18.37'	18.37



10'x10' RIGHT-OF-WAY CORNER CLIP DEDICATION AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)

NOTES:

1. Zoned PD-SF 4A, 4B & 4C.

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 - SOUTH

102.904 ACRES
23.462 ACRES RIGHT-OF-WAY
20 BLOCKS
417 RESIDENTIAL LOTS
17 COMMON AREA LOTS & 1 LIFT-STATION LOT

LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055

PROJECT NO. 2019017-01
DATE: March 28, 2023

TECH=BAS
SCALE 1"=100'

S:\2019\2019017-01\SURVEY\Plat_01-01-FP-SOUTH.dwg 3/28/2023 6:15 PM — S:\2019\2019017-01\SURVEY\Plat_01-01-FP-SOUTH.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod stamped "BCG 10194538" found in the east right-of-way line of Farm to Market Road 720 (a variable-width right-of-way), said point being in the west line of said MM Little Elm 548, LLC tract, said point also being the beginning of a curve to the left;

THENCE Northwesterly with said curve to the left, which has a central angle of 00°09'12", a radius of 5,814.58 feet, a chord that bears North 11°45'25" West for 15.55 feet, and for an arc distance of 15.55 feet to a 5/8" capped iron rod stamped "BCG #10194538" found for corner, Said point being the southeast corner of that certain called 13.492 tract of land (aka Ryan Spiritas Parkway), described in Dedication deed to the Town of Little Elm recorded in Instrument No. 2021-95337, RPRDCT,

THENCE Departing the east right-of-way line of Farm to Marked Road 720, and with the southerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

North 76°59'22" East, a distance of 20.68 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 25°49'54", a radius of 770.00 feet, a chord that bears North 64°04'25" East, a chord distance of 344.22 feet, and an arc distance of 347.15 feet;

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Northeasterly direction with said tangent curve to the right, which has a central angle of 06°36'33", a radius of 930.00 feet, and a chord that bears North 54°27'44" East for 107.22 feet, and for an arc distance of 107.28 feet to the **POINT OF BEGINNING** of the hereon tract described;

THENCE with the southerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner unless otherwise noted:

Northeasterly direction with said non-tangent curve to the right, which has a central angle of 16°43'03", a radius of 930.00 feet, and a chord that bears North 66°07'32" East for 270.39 feet, and for an arc distance of 271.35 feet;

North 74°29'04" East, a distance of 104.96 feet, said point being the beginning of a tangent curve to the right;

Easterly direction with said tangent curve to the right, which has a central angle of 16°51'49", a radius of 630.00 feet, and a chord that bears North 82°54'58" East for 184.76 feet, and for an arc distance of 185.42 feet;

South 88°39'07" East, a distance of 512.18 feet, said point being the beginning of a tangent curve to the left;

Easterly direction with said tangent curve to the left, which has a central angle of 10°15'32", a radius of 1,320.00 feet, and a chord that bears North 86°13'07" East for 236.03 feet, and for an arc distance of 236.35 feet;

THENCE departing said southerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner unless otherwise noted:

South 55°32'19" East, a distance of 43.14 feet;

South 11°30'55" East, a distance of 12.28 feet, said point being the beginning of a tangent curve to the left;

Southerly direction with said tangent curve to the left, which has a central angle of 13°38'23", a radius of 380.00 feet, and a chord that bears South 18°20'07" East for 90.25 feet, and for an arc distance of 90.46 feet to a point;

South 25°09'19" East, a distance of 87.01 feet, said point being the beginning of a tangent curve to the right;

Southerly direction with said tangent curve to the right, which has a central angle of 26°50'23", a radius of 470.00 feet, and a chord that bears South 11°44'07" East for 218.16 feet, and for an arc distance of 220.17 feet;

South 46°57'24" West, a distance of 14.14 feet;

South 01°58'25" West, a distance of 50.00 feet;

South 43°01'35" East, a distance of 14.14 feet;

South 89°10'26" East, a distance of 60.01 feet;

North 44°17'51" East, a distance of 14.79 feet, said point being the beginning of a non-tangent curve to the left;

Easterly direction with said non-tangent curve to the left, which has a central angle of 31°56'12", a radius of 375.00 feet, and a chord that bears North 69°53'20" East for 206.33 feet, and for an arc distance of 209.02 feet;

North 53°55'14" East, a distance of 97.46 feet, said point being the beginning of a tangent curve to the right;

Northeasterly direction with said tangent curve to the right, which has a central angle of 10°20'47", a radius of 325.00 feet, and a chord that bears North 59°05'38" East for 58.61 feet, and for an arc distance of 58.69 feet;

North 64°16'02" East, a distance of 188.58 feet, said point being the beginning of a tangent curve to the left;

Northeasterly direction with said tangent curve to the left, which has a central angle of 09°46'44", a radius of 375.00 feet, and a chord that bears North 59°22'39" East for 63.93 feet, and for an arc distance of 64.00 feet;

North 54°29'17" East, a distance of 23.12 feet;

North 29°26'24" West, a distance of 50.28 feet;

South 54°29'17" West, a distance of 28.44 feet, said point being the beginning of a tangent curve to the right;

Southwesterly direction with said tangent curve to the right, which has a central angle of 07°12'46", a radius of 325.00 feet, and a chord that bears South 58°05'40" West for 40.89 feet, and for an arc distance of 40.91 feet;

North 71°34'31" West, a distance of 13.93 feet;

North 25°43'58" West, a distance of 116.80 feet, said point being the beginning of a non-tangent curve to the left;

Northerly direction with said non-tangent curve to the left, which has a central angle of 50°22'08", a radius of 60.00 feet, and a chord that bears North 17°21'36" West for 51.06 feet, and for an arc distance of 52.75 feet;

North 47°27'20" East, a distance of 19.79 feet;

North 17°41'24" East, a distance of 27.56 feet;

North 25°43'58" West, a distance of 141.91 feet;

South 64°16'02" West, a distance of 518.89 feet, said point being the beginning of a non-tangent curve to the right;

Northerly direction with said non-tangent curve to the right, which has a central angle of 10°49'16", a radius of 320.00 feet, and a chord that bears North 16°55'34" West for 60.35 feet, and for an arc distance of 60.44 feet;

North 11°30'55" West, a distance of 12.28 feet;

North 32°30'28" East, a distance of 43.14 feet to a point in the southerly line of said Ryan Spiritas Parkway, said point being the beginning of a non-tangent curve to the left;

THENCE Northeasterly direction with the southerly line of said Ryan Spiritas Parkway, and with said non-tangent curve to the left, which has a central angle of 47°07'01", a radius of 1,320.00 feet, and a chord that bears North 52°19'18" East for 1,055.17 feet, and for an arc distance of 1,085.49 feet to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner;

THENCE departing said northerly line of 13.492 acre tract (aka Ryan Spiritas Parkway), and over and across said MM Little Elm 548, LLC tract, the following courses, all to a 5/8" capped iron rod Stamped "BCG #10194538" set for corner for corner unless otherwise noted:

North 73°18'54" East, a distance of 42.28 feet, said point being the beginning of a non-tangent curve to the right;

Southeasterly direction with said non-tangent curve to the right, which has a central angle of 20°58'23", a radius of 320.00 feet, and a chord that bears South 48°19'10" East for 116.48 feet, and for an arc distance of 117.14 feet;

South 37°49'59" East, a distance of 268.51 feet;

South 52°10'01" West, a distance of 120.00 feet;

South 37°49'59" East, a distance of 231.16 feet, said point being the beginning of a tangent curve to the left;

Southeasterly direction with said tangent curve to the left, which has a central angle of 21°58'43", a radius of 500.00 feet, and a chord that bears South 48°49'20" East for 190.63 feet, and for an arc distance of 191.80 feet;

South 59°48'42" East, a distance of 93.50 feet;

South 37°24'22" West, a distance of 18.63 feet;

South 15°27'20" West, a distance of 53.66 feet;

South 04°54'18" West, a distance of 60.80 feet;

South 15°44'38" East, a distance of 68.22 feet;

South 37°35'39" East, a distance of 68.23 feet;

South 36°08'23" West, a distance of 146.90 feet, said point being the beginning of a non-tangent curve to the right;

Easterly direction with said non-tangent curve to the right, which has a central angle of 43°18'21", a radius of 60.00 feet, and a chord that bears South 76°05'27" East for 44.28 feet, and for an arc distance of 45.35 feet;

South 88°01'34" East, a distance of 293.61 feet, said point being the beginning of a non-tangent curve to the right;

Southerly direction with said non-tangent curve to the right, which has a central angle of 211°36'55", a radius point which bears South 31°36'55" East, a distance of 60.00 feet, and a chord that bears South 15°48'27" East for 115.46 feet, and for an arc distance of 221.60 feet;

North 88°01'35" West, a distance of 12.07 feet;

South 01°58'25" West, a distance of 4.41 feet;

South 88°01'35" East, a distance of 120.00 feet;

South 01°58'25" West, a distance of 268.25 feet to a capped iron rod stamped " BCG #10194538" found in the "take" line of Lake Lewisville;

THENCE with said "take" line of Lake Lewisville, the following courses and distances:

South 65°55'09" East, a distance of 924.94 feet to capped iron rod found for corner;

South 16°04'51" East, a distance of 348.96 feet to an Army Corps of Engineers Monument found for corner;

THENCE North 88°34'10" West, a distance of 224.10 feet to an Army Corps of Engineers Monument found for corner, said point being in the south line of said MM Little Elm 548, LLC tract and the northeast corner of that certain tract of land described in deed to 2016 Blackhawk 155 Holdings, LTD., recorded in Instrument No. 2018-37459, RPRDCT;

THENCE with said north line of 2016 Blackhawk 155 Holdings, LTD. tract, the following courses and distances, all to a 5/8" capped iron rod stamped "BCG #10194538" set for corner unless otherwise noted:

North 88°59'00" West, a distance of 981.60 feet to fence corner post found for corner;

North 86°40'28" West, a distance of 346.35 feet to a 5/8" capped iron rod stamped "KHA" found for corner;

North 88°13'50" West, a distance of 1,949.86 feet to a 5/8" capped iron rod stamped "KHA" found for corner in the East line of Lot 70 (HOA Lot), Block A, Prairie Oaks Phase 1B, an addition to the Town of Little elm according to the plat recorded in Document No. 2019-258, PRDCT, said point also being in the south line of that certain tract of land described in affidavit as "Tract I" recorded in Instrument No. 2016-136619, RPRDCT;

THENCE North 02°08'13" East with said east line, a distance of 810.31 feet to a fence corner post found for corner in the northeast corner of that certain tract of land described as "Tract 1" in deed to Upper Trinity Regional Water District, recorded in Volume 4646, Page 212, RPRDCT;

THENCE North 87°51'47" West with the north line of said Upper Trinity Regional Water District Tract, a distance of 691.80 feet to a 5/8" capped iron rod stamped "BCG #10194538" set for corner in the north line of that certain tract of land described as "Tract 3" in deed to Upper Trinity Regional Water District, recorded in Volume 4646, Page 212, RPRDCT;

THENCE North 02°08'13" East, a distance of 421.04 feet to the **POINT OF BEGINNING**, and containing 102.904 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas Ranch Phase 1 - South, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ___ day of _____, 2023.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MEHRDAD MOAYEDI, Manager of MM Little Elm 548, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Spiritas Ranch Phase 1- South, Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____.

_____ _____
Town Secretary
Town of Little Elm, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT
SPIRITAS RANCH PHASE 1 - SOUTH
102.904 ACRES
23.462 ACRES RIGHT-OF-WAY
20 BLOCKS
417 RESIDENTIAL LOTS
17 COMMON AREA LOTS & 1 LIFT-STATION LOT
LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: March 28, 2023

TECH=BAS

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Block -AR- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.132	5,750	50	4B
3	0.132	5,750	50	4B
4	0.132	5,750	50	4B
5	0.132	5,750	50	4B
6	0.132	5,750	50	4B
7	0.132	5,750	50	4B
8	0.132	5,750	50	4B
9	0.132	5,750	50	4B
10	0.132	5,750	50	4B
11	0.132	5,750	50	4B
12	0.132	5,750	50	4B
13	0.132	5,750	50	4B
14	0.132	5,750	50	4B
15	0.132	5,750	50	4B
16	0.157	6,850	50	4B
17	0.157	6,848	50	4B
18	0.132	5,750	50	4B
19	0.132	5,750	50	4B
20	0.132	5,750	50	4B
21	0.132	5,750	50	4B
22	0.132	5,750	50	4B
23	0.132	5,750	50	4B
24	0.132	5,750	50	4B
25	0.132	5,750	50	4B
26	0.132	5,750	50	4B
27	0.132	5,750	50	4B
28	0.132	5,750	50	4B
29	0.132	5,750	50	4B
30	0.132	5,750	50	4B
31	0.132	5,750	50	4B
32	0.157	6,850	50	4B

Block	Area (AC)	Area (SF)
SUM	4.325	188,399

Block -AS- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.179	7,790	50	4B
2	0.149	6,503	50	4B
3	0.149	6,494	50	4B
4	0.149	6,485	50	4B
5	0.149	6,476	50	4B
6	0.148	6,467	50	4B
7	0.148	6,458	50	4B
8	0.148	6,448	50	4B
9	0.148	6,439	50	4B
10	0.148	6,430	50	4B
11	0.147	6,421	50	4B
12	0.147	6,412	50	4B
13	0.147	6,403	50	4B
14	0.147	6,394	50	4B
15	0.147	6,385	50	4B
16	0.146	6,376	50	4B
17	0.146	6,367	50	4B
18	0.172	7,502	50	4B

Block	Area (AC)	Area (SF)
SUM	2.715	118,249

Block -AT- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.157	6,850	50	4B
2	0.135	5,878	50	4B
3	0.135	5,878	50	4B
4	0.135	5,878	50	4B
5	0.135	5,878	50	4B
6	0.135	5,878	50	4B
7	0.135	5,878	50	4B
8	0.135	5,878	50	4B
9	0.135	5,878	50	4B
10	0.135	5,878	50	4B
11	0.145	6,328	50	4B
12	0.161	6,996	50	4B
13	0.173	7,548	60	4C
14	0.173	7,539	60	4C
15	0.168	7,305	60	4C
16	0.168	7,305	60	4C
17	0.168	7,305	60	4C
18	0.168	7,305	60	4C
19	0.168	7,305	60	4C
20	0.168	7,305	60	4C
21	0.168	7,305	60	4C
22	0.192	8,350	60	4C
1X	0.116	5,075		

Block	Area (AC)	Area (SF)
SUM	3.506	152,728

Block -AU- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.170	7,425	50	4B
2	0.149	6,476	50	4B
3	0.149	6,476	50	4B
4	0.170	7,425	50	4B
5	0.139	6,066	50	4B
6	0.139	6,066	50	4B
7	0.139	6,066	50	4B
8	0.139	6,066	50	4B
9	0.139	6,066	50	4B
10	0.139	6,066	50	4B
11	0.139	6,066	50	4B
12	0.139	6,066	50	4B
13	0.166	7,229	50	4B
14	0.166	7,229	50	4B
15	0.139	6,066	50	4B
16	0.139	6,066	50	4B
17	0.139	6,066	50	4B
18	0.139	6,066	50	4B
19	0.139	6,066	50	4B
20	0.139	6,066	50	4B
21	0.139	6,066	50	4B
22	0.139	6,066	50	4B

Block	Area (AC)	Area (SF)
SUM	3.198	139,311

Block -AV- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.188	8,175	60	4C
2	0.174	7,572	60	4C
3	0.174	7,572	60	4C
4	0.174	7,572	60	4C
5	0.174	7,572	60	4C
6	0.174	7,572	60	4C
7	0.172	7,494	60	4C
8	0.198	8,645	60	4C
9	0.161	7,000	50	4B
10	0.138	6,022	50	4B
11	0.138	6,022	50	4B
12	0.138	6,022	50	4B
13	0.138	6,022	50	4B
14	0.138	6,022	50	4B
15	0.138	6,022	50	4B
16	0.138	6,022	50	4B
17	0.138	6,022	50	4B
18	0.161	7,000	50	4B

Block	Area (AC)	Area (SF)
SUM	2.855	124,350

Block -AW- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.192	8,350	60	4C
2	0.165	7,200	60	4C
3	0.165	7,200	60	4C
4	0.165	7,200	60	4C
5	0.198	8,604	60	4C
6	0.193	8,400	60	4C
7	0.165	7,200	60	4C
8	0.192	8,350	60	4C
1X	11.845	515,949		

Block	Area (AC)	Area (SF)
SUM	13.279	578,453

Block -AX- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.192	8,350	60	4C
2	0.165	7,200	60	4C
3	0.165	7,200	60	4C
4	0.165	7,200	60	4C
5	0.202	8,820	60	4C
6	0.202	8,820	60	4C
7	0.165	7,200	60	4C
8	0.165	7,200	60	4C
9	0.165	7,200	60	4C
10	0.192	8,350	60	4C

Block	Area (AC)	Area (SF)
SUM	1.780	77,541

Block -AY- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.193	8,400	60	4C
2	0.165	7,200	60	4C
3	0.165	7,200	60	4C
4	0.165	7,200	60	4C
5	0.165	7,200	60	4C
6	0.165	7,200	60	4C
7	0.207	9,013	60	4C
8	0.166	7,250	60	4C
9	0.166	7,250	60	4C
10	0.186	8,093	60	4C
11	0.187	8,143	60	4C
12	0.187	8,140	60	4C
13	0.187	8,140	60	4C
14	0.187	8,140	60	4C
15	0.187	8,140	60	4C
16	0.271	11,823	60	4C
17	0.309	13,446	60	4C
18	0.207	9,000	60	4C
19	0.207	9,000	60	4C
20	0.233	10,169	60	4C
1X	2.035	88,641		
2X	0.130	5,674		

Block	Area (AC)	Area (SF)
SUM	6.072	264,501

Block -BA- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.166	7,223	50	4B
2	0.143	6,234	50	4B
3	0.143	6,226	50	4B
4	0.143	6,217	50	4B
5	0.143	6,209	50	4B
6	0.142	6,201	50	4B
7	0.142	6,192	50	4B
8	0.142	6,184	50	4B
9	0.137	5,988	50	4B
10	0.140	6,119	50	4B
11	0.143	6,247	50	4B
12	0.144	6,286	50	4B
13	0.144	6,278	50	4B
14	0.144	6,270	50	4B
15	0.144	6,261	50	4B
16	0.166	7,234	50	4B
1X	1.107	48,230		

Block	Area (AC)	Area (SF)
SUM	3.434	149,600

Block -BB- Area Table

Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.172	7,479	50	4B
2	0.148	6,452	50	4B
3	0.148	6,443	50	4B
4	0.148	6,466	50	4B
5	0.150	6,529	50	4B
6	0.151	6,591	50	4B
7	0.153	6,654	50	4B
8	0.154	6,716	50	4B
9	0.156	6,779	50	4B
10	0.157	6,839	50	4B
11	0.157	6,826	50	4B
12	0.151	6,585	50	4B
13	0.155	6,741	50	4B
14	0.156	6,785	50	4B
15	0.158	6,880	50	4B
16	0.160	6,975	50	4B
17	0.162	7,070	50	4B
18	0.164	7,148	50	4B
19	0.164	7,123	50	4B
20	0.163	7,079	50	4B
21	0.161	7,034	50	4B
22	0.160	6,990	50	4B
23	0.159	6,946	50	4B
24	0.158	6,902	50	4B
25	0.157	6,857	50	4B
26	0.187	8,131	60	4C
27	0.185	8,067	60	4C
28	0.184	8,004	60	4C
29	0.182	7,949	60	4C
30	0.227	9,897	60	4C

Block	Area (AC)	Area (SF)
SUM	4.888	212,937

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS AND 18 COMMON AREA LOTS FROM 102.904 ACRES OF LAND.

FINAL PLAT

SPIRITAS RANCH PHASE 1 - SOUTH

102.904 ACRES
23.462 ACRES RIGHT-OF-WAY
20 BLOCKS
417 RESIDENTIAL LOTS
17 COMMON AREA LOTS & 1 LIFT-STATION LOT

LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X (PARK), BLOCK AH; LOTS 1-33 & 1X (OPEN SPACE), BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ; LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL; LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X (OPEN SPACE), BLOCK AN; LOTS 1-29 & 1X, BLOCK AO; 1X (OPEN SPACE), 2X (PARK), BLOCK AP; LOTS 1-32 BLOCK AR; LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT; LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV; LOTS 1-8 & 1X (AMENITY SPACE), BLOCK AW; LOTS 1-10, BLOCK AX; LOTS 1-20 & 1X (OPEN SPACE) & 2X (LIFT-STATION), BLOCK AY; LOTS 1-16 & 1X (PARK) BLOCK BA; AND LOTS 1-30, BLOCK BB

SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: March 28, 2023

TECH+BAS

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.

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TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	REPLAT/ North Texas Collegiate Academy (FP-23-00833)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 4.219 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Public Charter School
Existing Use	Public Charter School
Future Land Use Plan Designation	Retail/Commercial
Applicant	Dr. Lisa Stanley, North Texas Collegiate Academy
Owner	Dr. Lisa Stanley, North Texas Collegiate Academy
Strategic Goal	

Agenda Item

REPLAT/ North Texas Collegiate Academy (FP-23-00833). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 4.219 acres, situated in D. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to combine multiple lots into one commercial lot, and establishing easements necessary for development.

Location

Generally located at the intersection of Crestwood Place and FM 720, within Little Elm's Town Limits.

Planning Analysis

The purpose of a replat is to make changes to a recorded final plat. This replat will combine several lots into one in conjunction with abandonment of the Town Right-of-way that bisects the property, done by separate instrument.

The applicant has requested an extension to the April 20, 2023 Regular Planning and Zoning Commission Meeting.

Recommended Action

Staff recommends approval of the applicant's extension request, extending the submittal to the April 20, 2023 meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	REPLAT/ Alta 380 Addition, Lot 6, Block A (RP-23-00837)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately .895 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Landon Brack
Owner	Bret Elliott
Strategic Goal	

Agenda Item

REPLAT/ Alta 380 Addition, Lot 6, Block A (RP-23-00837). Presentation, discussion, and consideration on a request for a replat of residential Lot 6, Block A, approximately .895 acres, situated in Marcella Jones Survey, Abstract No. 662, within Little Elm Town Limits.

- Presentation
- Discussion
- Recommendation

Location

Approximately located 1,200 feet west of the intersection of US HWY 380 and FM 2931, within Little Elm's Town Limits.

Planning Analysis

The purpose of this replat is to dedicate easements fire lanes and fire hydrants.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be in compliance with relevant Town requirements.

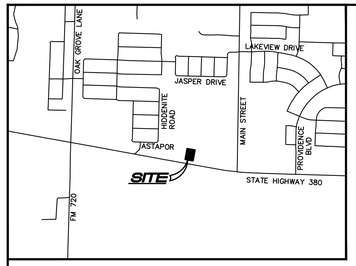
Recommended Action

Staff recommends approval of the requested Replat subject to the following conditions to be addressed prior to recording the document:

- Confirm all easements and setbacks shown in the SDV package are represented in Replat, i.e. building setback, electric setback, landscape setback, etc. Comment remains.
- Ensure that plat reflects Block A throughout.
- All water and sewer are owned and maintained by MSUD.
- Appears that the leader is pointing to wrong line. Confirm and update accordingly.

Attachments

Plat Document



LOCATION MAP
NOT TO SCALE

N

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND / ABBREVIATIONS

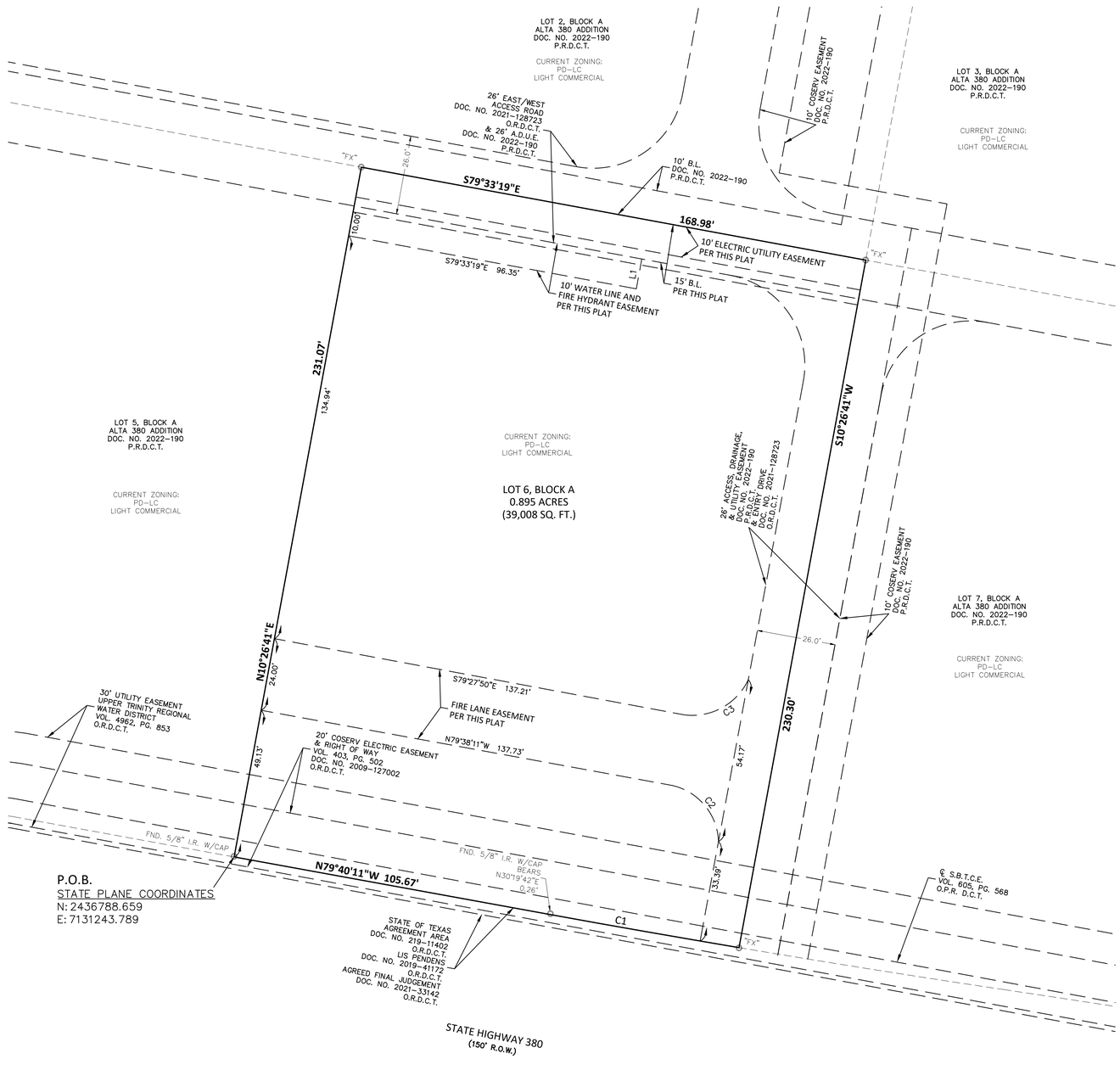
B.L.	BUILDING LINE
DOC. NO.	DOCUMENT NUMBER
FND.	FOUND
I.R.	IRON ROD (5/8" ROD)
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
R.O.W.	RIGHT OF WAY
F.X.	FOUND "X" IN CONCRETE
A.D.U.E.	ACCESS, DRAINAGE & UTILITY EASEMENT
S.B.T.C.E.	SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT
PROPERTY MARKER	O

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	63.31'	4,643.33	0°46'52"	N 80°03'37" W	63.31'
C3	25.88'	20.36	72°49'56"	N 61°23'10" E	24.17'
C2	25.63'	19.62	74°52'31"	S 39°29'14" E	23.85'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N 10°26'41" E	10.00'

GENERAL NOTES

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
3. All common areas will be owned and maintained by the HOA/POA.
4. Notice – selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
7. The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0405G dated April 18, 2011 of the National Flood Insurance rate Maps for Denton County, Texas.
8. The bearings and coordinates shown hereon are Texas North Central Zone No. 4202 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 1.00098106.



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
Clemente Turrubiartes Jr.
Texas Registration No. 6657
Core Land Surveying
10210 Grogans Mill Road, Suite 120
The Woodlands, TX 77380
PH: 224-828-1208

_____
Date

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the ALTA 380 ADDITION, LOT 6, BLOCK A Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____ 2023, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS by hand this _____ day of _____, 2023.

_____
Town Secretary
Town of Little Elm, Texas

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS PLAZA STREET FUND 275, LLC, is the sole owner of the following described tract of land:

BEING a tract of land situated in the Marsella Jones Survey, Abstract 662, Denton County, Texas, and being all of Lot 6, Block A of the Final Plat Alta 380 Addition Lots 1–11, as recorded under Document Number 2022–190 Plat Records of Denton County, Texas (P.R.D.C.T.), as described in a deed to Plaza Street 275, LLC, as recorded in Instrument Number 2022–158771 of the Official Records of Denton County, Texas (O.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap in the northeast right–of–way (R.O.W.) of U.S. Highway 380, 150' R.O.W., marking the southeast corner of Lot 5 of said Alta 380 Addition and the southwest corner of said Lot 6 and the herein described tract;

THENCE North 10°26'41" East, along the common line of said Lots 5 and 6, a distance of 231.07 feet to a found "X" in concrete in the south line of Lot 2 of said Alta 380 Addition, marking the northeast corner of said Lot 5, also being the northwest corner of said Lot 6 and the herein described tract;

THENCE South 79°33'19" East, along the said south line of said Lot 2, a distance of 168.98 feet to a found "X" in concrete, marking the common corner of Lots 2 and 7 of said Alta 380 Addition, also being the northeast corner of said Lot 6 and the herein described tract;

THENCE South 10°26'41" West, along the common line of said Lots 6 and 7, a distance of 230.30 feet to a found "X" in concrete in the said northeast R.O.W. line of said U.S. Highway 38, marking the southwest corner of said Lot 7, also being the southeast corner of said Lot 6 and the herein described tract;

THENCE along said northeast R.O.W. line and a curve to the right, having an arc distance of 63.31 feet, a radius of 4643.33 feet, a central angle of 00° 46' 52", and whose long chord bears North 80°03'37" West, a distance of 63.31 feet to a point of tangency of said Lot 6 and the herein described tract, from which a found 5/8 inch iron rod with cap, bears North 30°19'42" East, a distance of 0.26 feet;

THENCE North 79°40'11" West, continuing along said northeast R.O.W. line, a distance of 105.67 feet to the POINT OF BEGINNING and containing a computed 0.895 acres (39,008 square feet) of land.

and designated herein as the ALTA 380 ADDITION, LOT 6R, BLOCK B Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand this _____ day of _____, 2023.

PLAZA STREET FUND 275, LLC

BY: _____
Bret Elliott, President

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared Bret Elliott, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is President, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

PURPOSE OF THIS REPLAT IS TO DEDICATE EASEMENTS TO THE TOWN FOR THE FIRE LANE AND FIRE HYDRANT.

REPLAT
ALTA 380 ADDITION
LOT 6, BLOCK A
0.895 ACRES (39,008 SQ. FT.)
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
RP-23-00837
MARCH 27, 2023

SURVEYOR:
CORE
LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
EM: clemente.turrubiartes@corelandsurveying.com
corelandsurveying.com

ENGINEER:
WT Group
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
T: 224.293.6391
EM: cstarke@wtgroup.com
wtengineering.com

OWNER:
PLAZA STREET FUND 275, LLC
2400 W 75TH STREET, SUITE 220
PRAIRIE VILLAGE, KS 66208
T: 816-514-0126
EM: lbrack@plazastreetpartners.com

X:\2022\D22-00096\DWG\D22-00096 FREDDYS LITTLE ELM_PLAT_v1.dwg

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	FINAL PLAT/ Union Park 6C (FP-23-01043)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 32.280 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Christian Mendez
Owner	Elaine Ford
Strategic Goal	

Agenda Item

FINAL PLAT/ Union Park 6C (FP-23-01043). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 32.280 acres, situated in William Lumpkin Survey, Abstract No. 730, within Little Elm's Town Limits, in order to establish residential lots, easements, and Right-of-way necessary for development and reflect Right-of-way abandonment done by separate instrument.

- Presentation
- Discussion
- Recommendation

Location

Generally located northwest of the intersection of Navo Road and Sappling Street, within Little Elm's Town Limits.

Planning Analysis

This plat was previously approved in February 2022, however since then the Town has abandoned a portion of Right-of-way within the plat and the applicant has opted to redraw the plat for approval with the abandonment called out. The previously approved Final Plat was never filed, which is why this plat is a Final Plat and not a Replat.

The purpose of this plat is to establish residential and open space lots, establish right-of-way, establish easements, and depict abandoned right-of-way by separate instrument.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be in compliance with relevant Town requirements.

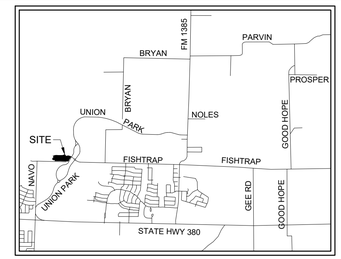
Recommended Action

Staff recommends approval of the requested revised Final Plat with the following condition to be addressed prior to recording the plat document:

- Provide instrument number for "20' MUSTANG SPECIAL UTILITY DISTRICT EASEMENT INST. NO. 2017-135952, O.R.D.C.T." that is being abandoned by a separate instrument
- Any proposed easements established by this plat, such as for example "15' MUSTANG SUD SANITARY SEWER EASEMENT" must be labeled with "by this plat"

Attachments

Plat Document



VICINITY MAP
N.T.S.

NOTES:

1. Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.
2. According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within

   Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

   Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

   Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" Zone "AE", which is a special flood hazard area.

   For portions of 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. Only Zone "AE" is shown hereon.
3. All common areas will be owned and maintained by the HOA/POA or the MMD.
4. All dedicated public roads will be maintained by the Town of Little Elm.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
7. Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
8. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
9. This plat does not alter or remove existing deed restrictions, if any, on this property.
10. Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen walls exceeding 4 feet in height.
11. Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Highway 380 Municipal Management District No. 1.
12. Refer to Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document Nos. 2005-53753, 2017-127001 and 2017-127002 for protection criteria.

Lots: 34 (PD-65)
Acreage: 32.162
Density: 1.06 D.U/AC

FINAL PLAT
UNION PARK PHASE 6C

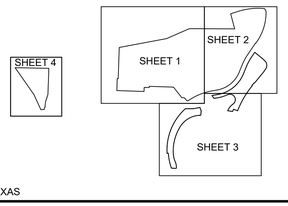
30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31

AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X

BEING 32.280 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
HOA = HOMEOWNERS' ASSOCIATION
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = DRAINAGE EASEMENT
S.W.E. = SIDEWALK EASEMENT
P.W.M.E. = PRIVATE WALL MAINTENANCE EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.= OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS



LAND USE TABLE:

LAND USE	ACREAGE	LOTS
RESIDENTIAL	4.992	30 LOTS
HOA/OPEN SPACE	18.619	BLOCK A LOT 1X
HOA/OPEN SPACE	2.584	BLOCK A LOT 24X
HOA/OPEN SPACE	1.673	BLOCK U LOT 8X
HOA/OPEN SPACE	2.855	BLOCK U LOT 9X
R.O.W.	1.557	
TOTAL	32.280	34 LOTS

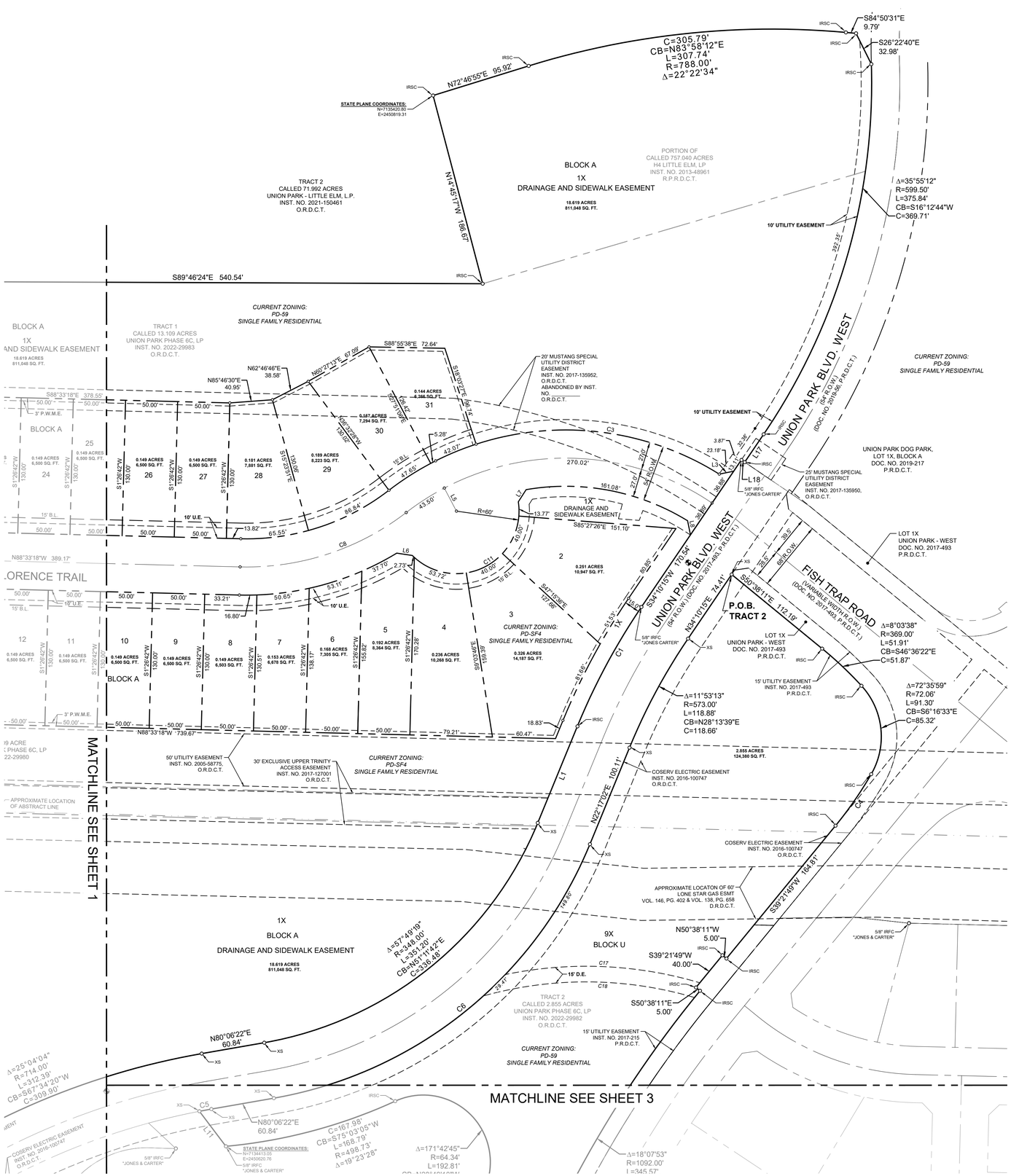
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	3/28/2023	063230000	1 OF 6

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.

DWG NAME: K:\FRI_SURVEY\063230000-UNION PARK - HILLWOOD\DWG\063230000 UP PH 3C-3 (6C)_FP.DWG PLOTTED BY: MARX, MICHAEL 3/28/2023 5:26 AM LAST SAVED: 3/28/2023 4:03 PM


STATE PLANE COORDINATES:
N=7135420.80
E=2450819.31
N72°46'55"E 95.92'
C=305.79'
CB=N83°58'12"E
L=307.74'
R=788.00'
Δ=22°22'34"
S84°50'31"E
9.79'
S26°22'40"E
32.98'
N14°45'17"W 186.67'
S89°46'24"E 540.54'
TRACT 2
CALLED 71.992 ACRES
UNION PARK - LITTLE ELM, L.P.
INST. NO. 2021-150461
O.R.D.C.T.
BLOCK A
1X
DRAINAGE AND SIDEWALK EASEMENT
18.619 ACRES
811,048 SQ. FT.
PORTION OF
CALLED 757.040 ACRES
H4 LITTLE ELM, LP
INST. NO. 2013-48961
R.P.R.D.C.T.
10' UTILITY EASEMENT
Δ=35°55'12"
R=599.50'
L=375.84'
CB=S16°12'44"W
C=369.71'
392.28'
CURRENT ZONING:
PD-59
SINGLE FAMILY RESIDENTIAL
TRACT 1
CALLED 13.109 ACRES
UNION PARK PHASE 6C, LP
INST. NO. 2022-29983
O.R.D.C.T.
BLOCK A
1X
AND SIDEWALK EASEMENT
18.619 ACRES
811,048 SQ. FT.
S88°33'18"E 378.55'
3' P.W.M.E.
N85°46'30"E 40.95'
N62°46'46"E 38.58'
N60°27'13"E 67.09'
S88°55'38"E 72.64'
S11°03'27"E 298.74'
20' MUSTANG SPECIAL UTILITY DISTRICT EASEMENT INST. NO. 2017-135952, O.R.D.C.T. ABANDONED BY INST. NO. O.R.D.C.T.
0.144 ACRES
6,266 SQ. FT.
0.687 ACRES
7,284 SQ. FT.
0.189 ACRES
8,223 SQ. FT.
0.161 ACRES
7,081 SQ. FT.
0.149 ACRES
6,500 SQ. FT.
S30°51'03"E 146.42'
N59°22'28"W 130.00'
S15°23'53"E 130.06'
S1°26'42"W 130.00'
15' B.L.
10' U.E.
50.00'
5.28'
42.07'
15.81'
47.65'
86.84'
13.82'
65.55'
270.02'
161.08'
43.50'
R=60'
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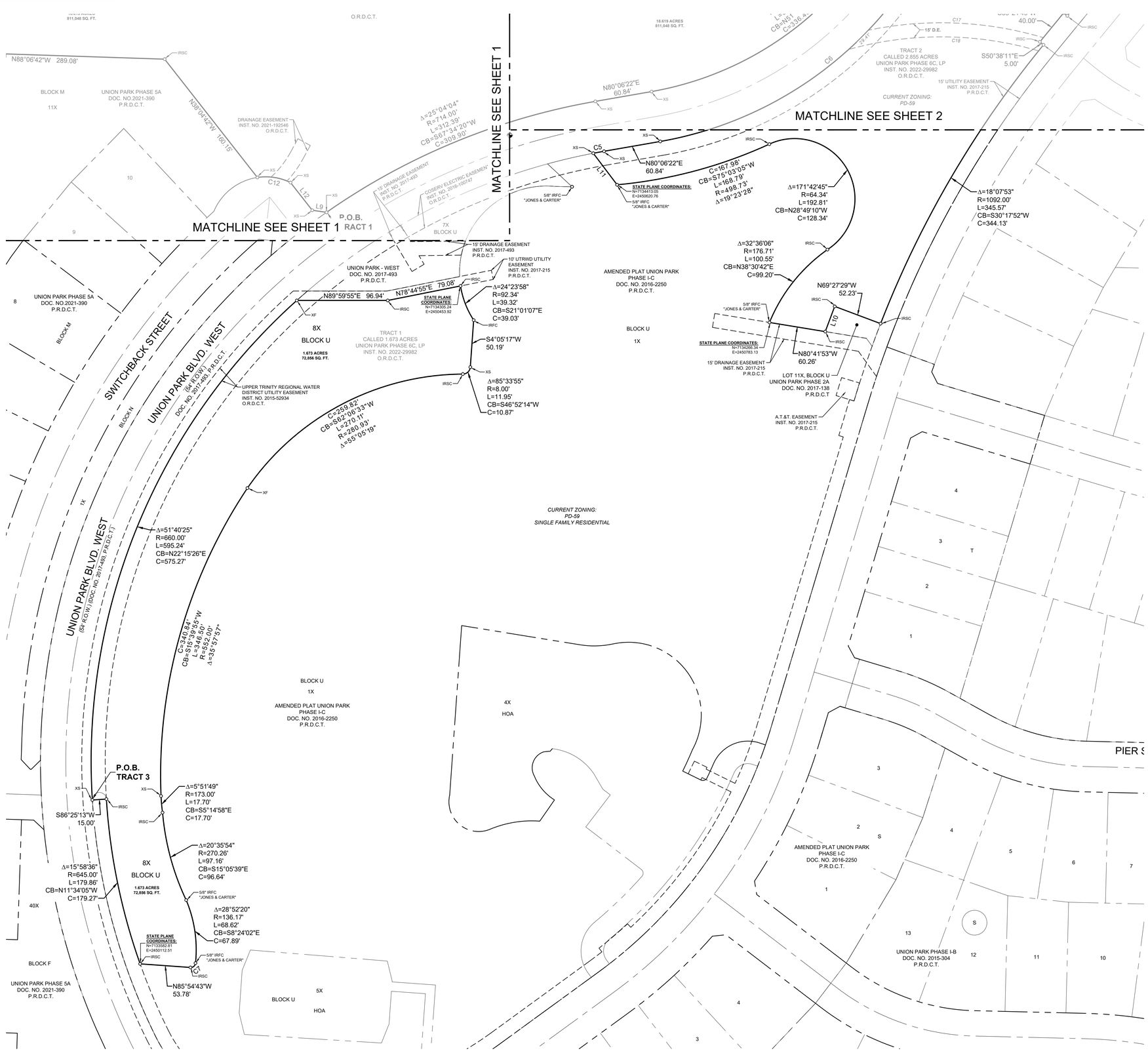
MATCHLINE SEE SHEET 1
MATCHLINE SEE SHEET 2
P.O.B. TRACT 1
P.O.B. TRACT 3
N88°06'42"W 289.08'
N08°04'42"W 160.15'
Δ=25°04'04"
R=714.00'
L=312.39'
CB=S67°34'20"W
C=309.90'
N80°06'22"E
60.84'
C=167.98'
CB=S75°03'05"W
L=168.79'
R=498.73'
Δ=19°23'28"
Δ=171°42'45"
R=64.34'
L=192.81'
CB=N28°49'10"W
C=128.34'
Δ=18°07'53"
R=1092.00'
L=345.57'
CB=S30°17'52"W
C=344.13'
N89°59'55"E 96.94'
N78°44'55"E 79.08'
Δ=24°23'58"
R=92.34'
L=39.32'
CB=S21°01'07"E
C=39.03'
S4°05'17"W
50.19'
Δ=85°33'55"
R=8.00'
L=11.95'
CB=S46°52'14"W
C=10.87'
Δ=32°36'06"
R=176.71'
L=100.55'
CB=N38°30'42"E
C=99.20'
N69°27'29"W
52.23'
N80°41'53"W
60.26'
S50°38'11"E
5.00'
Δ=51°40'25"
R=660.00'
L=595.24'
CB=N22°15'26"E
C=575.27'
C=259.82'
CB=S62°36'33"W
L=270.11'
R=280.93'
Δ=55°05'19"
C=340.84'
CB=S15°36'35"W
L=346.50'
R=552.00'
Δ=35°57'57"
S86°25'13"W
15.00'
Δ=5°51'49"
R=173.00'
L=17.70'
CB=S5°14'58"E
C=17.70'
Δ=20°35'54"
R=270.26'
L=97.16'
CB=S15°05'39"E
C=96.64'
Δ=15°58'36"
R=645.00'
L=179.86'
CB=N11°34'05"W
C=179.27'
Δ=28°52'20"
R=136.17'
L=68.62'
CB=S8°24'02"E
C=67.89'
N85°54'43"W
53.78'
C5
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TOTAL	32.280	34 LOTS

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
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IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
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D.E. = DRAINAGE EASEMENT
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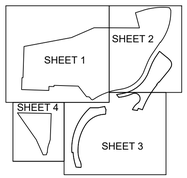
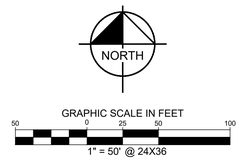
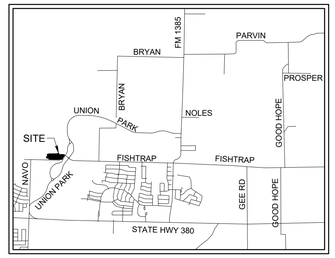


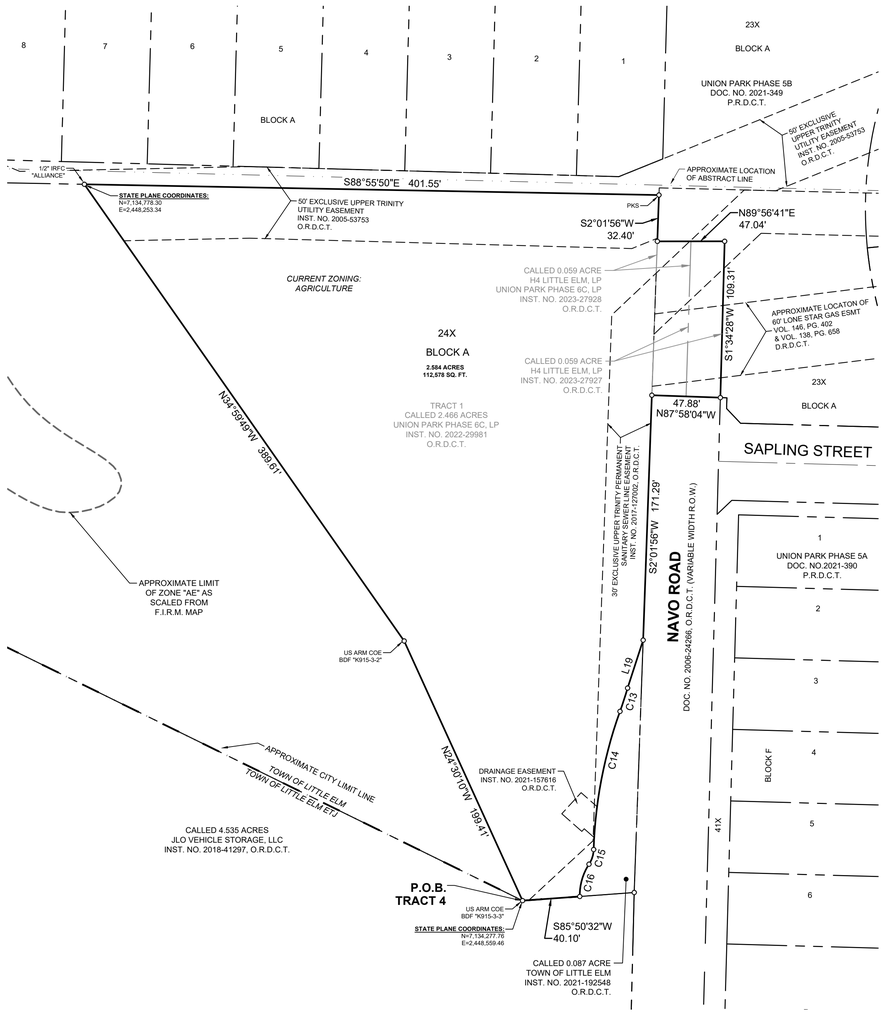




VICINITY MAP
N.T.S.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S22°17'02"W	100.11'	L26	S76°35'03"E	6.46'
L2	S38°12'09"W	13.60'			
L3	N78°39'10"E	14.10'			
L4	N12°24'27"W	33.00'			
L5	S27°44'22"E	25.00'			
L6	S81°22'58"E	15.09'			
L7	N32°48'27"E	13.85'			
L8	S11°28'06"E	13.82'			
L9	S81°48'24"E	15.37'			
L10	S20°32'31"W	28.67'			
L11	N37°03'56"W	42.14'			
L12	S38°05'16"E	37.52'			
L13	N01°53'18"E	14.63'			
L14	S88°06'42"E	60.00'			
L15	N01°53'18"E	48.37'			
L16	N88°06'42"W	11.77'			
L17	S34°10'20"W	32.36'			
L18	S55°49'45"E	3.87'			
L19	S18°01'01"W	35.20'			
L20	N45°26'23"W	72.00'			
L21	S89°59'52"W	24.58'			
L22	N00°01'09"E	20.00'			
L23	N89°59'52"E	25.64'			
L24	S45°26'23"E	73.00'			
L25	S11°51'41"E	18.58'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	11°53'13"	627.00'	130.08'	S28°13'39"W	129.85'
C2	229°27'44"	60.00'	240.29'	N70°10'15"W	108.99'
C3	50°09'37"	277.00'	242.50'	S82°58'38"E	234.83'
C4	9°20'23"	369.00'	60.15'	S34°41'37"W	60.08'
C5	1°00'40"	660.00'	11.65'	N79°36'02"E	11.65'
C6	57°49'20"	402.00'	405.69'	N51°11'42"E	388.69'
C7	89°58'56"	5.00'	7.85'	S49°05'49"W	7.07'
C8	39°09'11"	250.00'	170.84'	N71°52'06"E	167.53'
C9	13°51'09"	500.00'	120.89'	S84°31'07"W	120.59'
C10	33°01'56"	60.00'	34.59'	S61°04'35"W	34.11'
C11	143°26'37"	60.00'	150.21'	N63°07'02"E	113.95'
C12	34°41'06"	60.00'	36.32'	N81°16'20"W	35.77'
C13	3°27'47"	284.00'	17.17'	S18°01'01"W	17.16'
C14	17°53'26"	316.00'	98.67'	S10°48'11"W	98.27'
C15	31°09'44"	20.00'	10.88'	S17°26'20"W	10.74'
C16	34°06'19"	40.00'	23.81'	S15°58'03"W	23.46'
C17	28°13'59"	382.50'	188.48'	N87°33'43"W	186.58'
C18	31°57'54"	367.50'	205.03'	N89°33'38"W	202.38'



NOTES:

1. Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.
2. According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within

   Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

   Zone X (shaded) defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"

   Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" Zone "AE", which is a special flood hazard area.

   For portions of 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. Only Zone "AE" is shown hereon.
3. All common areas will be owned and maintained by the HOA/POA or the MMD.
4. All dedicated public roads will be maintained by the Town of Little Elm.
5. All lots comply with the minimum size requirements of the zoning district.
6. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
7. Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
8. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
9. This plat does not alter or remove existing deed restrictions, if any, on this property.
10. Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen walls exceeding 4 feet in height.
11. Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Highway 380 Municipal Management District No. 1.
12. Refer to Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document Nos. 2005-53753, 2017-127001 and 2017-127002 for protection criteria.

Lots: 34 (PD-65)
Acreage: 32.162
Density: 1.06 D.U/AC

FINAL PLAT
UNION PARK PHASE 6C

30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31

AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X

BEING 32.280 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	3/28/2023	063230000	4 OF 6

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Reneé Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.

DWG NAME: K:\FRI_SURVEY\063230000-UNION PARK - HILLWOOD\DWG\063230000 UP PH 6C-3 (RC)_FP.DWG PLOTTED BY: MARX, MICHAEL 3/28/2023 5:26 AM LAST SAVED: 3/28/2023 4:03 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS H4 LITTLE ELM, LP, UPH4 WEST, LP, UNION PARK PHASE I, LP, UNION PARK PHASE 5, LP AND UNION PARK PHASE 6C, LP, are the sole owners of a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being more particularly described as follows;

TRACT 1

BEING a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being all of a called 13.109 acre tract of land described as Tract 1 and all of a called 7.488 acre tract of land described as Tract 2 in a Limited Warranty Deed to Union Park Phase 6C, LP, as recorded in Instrument No. 2022-29983 of the Official Records of Denton County, Texas, all of a called 2.249 acre tract of land described in a Limited Warranty Deed to Union Park Phase 6C, LP, as recorded in Instrument No. 2022-29979 of the Official Records of Denton County, Texas, all of a called 0.709 acre tract of land described in a Limited Warranty Deed to Union Park Phase 6C, LP, as recorded in Instrument No. 2022-29980 of the Official Records of Denton County, Texas, all of a called 0.003 acre tract of land described as Tract 2 in a Limited Warranty Deed to Union Park Phase 6C, LP, as recorded in Instrument No. 2022-29981 of the Official Records of Denton County, Texas, , and being a portion of a called 757.040 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2013-48961 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the southeast corner of said 7.488 acre tract, common to the easternmost northeast corner of Union Park Phase 5A, according to the Final Plat thereof recorded in Document No. 2021-390 of the Plat Records of Denton County, Texas, same being on the westerly right-of-way line of Union Park Blvd. West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park-West recorded in Document No. 2017-493 of the Plat Records of Denton County, Texas;

THENCE departing the westerly right-of-way line of said Union Park Blvd. West, along the southerly line of said 7.488 acre tract and the northerly line of said Union Park Phase 5A, the following courses and distances:

North 81°48'24" West, a distance of 15.37 feet to an "X" cut in concrete set for corner;

North 38°05'16" West, a distance of 37.52 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left having a central angle of 34°41'06", a radius of 60.00 feet, a chord bearing and distance of North 81°16'20" West, 35.77 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 36.32 feet to an "X" cut in concrete set for corner;

North 38°04'42" West, a distance of 160.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°06'42" West, a distance of 289.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 0.003 acre tract;

THENCE South 1°53'18" West, departing the southerly line of said 7.488 acre tract, continuing along the northerly line of said Union Park Phase 5A and along the easterly line of said 0.003 acre tract, a distance of 14.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 0.003 acre tract;

THENCE North 88°06'42" West, continuing along the northerly line of said Union Park Phase 5A and along the southerly line of said 0.003 acre tract and along the southerly line of said 7.488 acre tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 1°53'18" West, continuing along the northerly line of said Union Park Phase 5A and the southerly line of said 7.488 acre tract, a distance of 48.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°06'42" West, continuing along the northerly line of said Union Park Phase 5A and the northerly line of said 33.188 acre tract, a distance of 324.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 7.488 acre tract, common to an ell corner of said Union Park Phase 5A;

THENCE North 1°53'18" East, continuing along the northerly line of said Union Park Phase 5A and the westerly line of said 7.488 acre tract, a distance of 142.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of said Union Park Phase 5A, common to the southerly northwest corner of said 7.488 acre tract, being on the southerly line of Union Park Phase 5B, according to the Final Plat thereof recorded in Document No. 2021-349 of the Plat Records of Denton County, Texas;

THENCE South 88°06'42" East, along the southerly line of said Union Park Phase 5B and continuing along the westerly line of said 7.488 acre tract, a distance of 11.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Union Park Phase 5B, common to an ell corner of said 7.488 acre tract;

THENCE North 1°53'18" East, along the easterly line of said Union Park Phase 5B, the westerly line of said 7.488 acre tract, and the westerly line of said 2.249 acre tract, a distance of 372.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said 2.249 acre tract, common to the northeast corner of said Union Park Phase 5B, the southeast corner of a called 8.93 acre tract of land described in a deed to United States of America, as recorded in Volume 2530, Page 376 of the Deed Records of Denton County, Texas, the south corner of a called 5.000 acre tract of land described in a deed to Doug Peach, as recorded in Instrument No. 2017-148257 of the Official Records of Denton County, Texas, and the southwest corner of a called 11.304 acre tract of land described as Tract 3 in a deed to Union Park - Little Elm, L.P., as recorded in Instrument No. 2021-150461 of the Official Records of Denton County, Texas;

THENCE North 79°24'30" East, along the northerly line of said 2.249 acre tract, the northerly line of said 13.109 acre tract, the southerly line of said Tract 3 and the southerly line of a called 71.992 acre tract of land described as Tract 3 in said deed to Union Park - Little Elm, L.P., a distance of 574.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 66°25'58" East, continuing along the northerly line of said 13.109 acre tract and the southerly line of said Tract 2, a distance of 293.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°46'24" East, continuing along the northerly line of said 13.109 acre tract and the southerly line of said Tract 2, a distance of 540.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Tract 2;

THENCE departing the northerly line of said 13.109 acre tract and continuing along the southerly line of said Tract 2, the following:

North 14°45'17" West, a distance of 186.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 72°46'55" East, a distance of 95.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 788.00 feet, a central angle of 22°22'34", and a chord bearing and distance of North 83°58'12" East, 305.79 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 307.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°50'31" East, a distance of 9.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 26°22'40" East, a distance of 32.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly most southeast corner of said Tract 2, same being on the westerly right-of-way line of aforesaid Union Park Blvd., West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park Boulevard and Lot 1X, Block A of Union Park Phase 2, recorded in Document No. 2019-56 of the Plat Records of Denton County, Texas and at the beginning of a non-tangent curve to the right with a radius of 599.50 feet, a central angle of 35°55'12", and a chord bearing and distance of South 16°12'44" West, 369.71 feet;

THENCE along the westerly right-of-way line of said Union Park Blvd., West as recorded in Document Nos. 2019-56 and 2017-493 of the Plat Records of Denton County, Texas, the easterly line of said 13.109 acre tract, the easterly line of aforesaid 0.709 acre tract, and the easterly line of aforesaid 7.488 acre tract, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 375.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°10'20" West, a distance of 32.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°49'45" West, a distance of 3.87 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found for corner;

South 34°10'15" West, a distance of 170.54 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a tangent curve to the left having a central angle of 11°53'13", a radius of 627.00 feet, a chord bearing and distance of South 28°13'39" West, 129.85 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 130.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°17'02" West, a distance of 100.11 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 57°49'20", a radius of 348.00 feet, a chord bearing and distance of South 51°11'42" West, 336.48 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 351.20 feet to an "X" cut in concrete set for corner;

South 80°06'22" West, a distance of 60.84 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 25°04'04", a radius of 714.00 feet, a chord bearing and distance of South 67°34'20" West, 309.90 feet;

In a southwesterly direction with said curve to the left, an arc distance of 312.39 feet to the **POINT OF BEGINNING** and containing 25.168 acres (1,096,334 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being a portion of a called 8.600 acre tract of land described in a Special Warranty Deed to Union Park Phase 2BCD, LP, as recorded in Instrument No. 2016-140572 of the Official Records of Denton County, Texas, and being a portion of a called 97.474 acre tract of land described in a deed to Union Park Phase 2BCD, LP, as recorded in Instrument No. 2016-140573 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the westernmost northwest corner of Lot 1X, Block U of Union Park - West, according to the Final Plat thereof recorded in Document No. 2017-493 of the Plat Records of Denton County, Texas, same being on the easterly right-of-way line of Union Park Blvd. West, a 54 foot wide right-of-way, as created in said Final Plat of Union Park - West;

THENCE departing the easterly right-of-way line of said Union Park Blvd. West and along the westerly line of said Lot 1X, Block U of Amended Plat Union Park Phase I-C, according to the Amended Plat thereof recorded in Document No. 2016-2250 of the Plat Records of Denton County, Texas, the following:

South 50°38'11" East, a distance of 112.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 08°03'38", a radius of 369.00 feet, a chord bearing and distance of South 46°36'22" East, 51.87 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 51.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 72°35'59", a radius of 72.06 feet, a chord bearing and distance of South 6°16'33" East, 85.32 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 91.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 09°20'23", a radius of 369.00 feet, a chord bearing and distance of South 34°41'37" West, 60.08 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 60.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°21'49" West, a distance of 164.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°38'11" West, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°21'49" West, a distance of 40.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°38'11" East, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 18°07'53", a radius of 1092.00 feet, a chord bearing and distance of South 30°17'52" West, 344.13 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 345.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of Lot 11X, Block U of Union Park Phase 2A, according to the Final Plat thereof recorded in Document No. 2017-138 of the Plat Records of Denton County, Texas;

THENCE North 69°27'29" West, departing the westerly line of said Lot 1X, Block U and along the northerly line of said Lot 11X, Block U, a distance of 52.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 11X, Block U;

THENCE South 20°32'31" West, along the westerly line of said Lot 11X, Block U, a distance of 28.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Lot 11X, Block U, being on the northerly line of said Lot 1X, Block U;

THENCE along the northerly line of said Lot 1X, Block U, the following:

North 80°41'53" West, a distance of 60.26 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 32°36'06", a radius of 176.71 feet, a chord bearing and distance of North 38°30'42" East, 99.20 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 100.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 171°42'45", a radius of 64.34 feet, a chord bearing and distance of North 28°49'10" West, 128.34 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 192.81 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 having a central angle of 19°23'28", a radius of 498.73 feet, a chord bearing and distance of South 75°03'05" West, 167.98 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 168.79 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found for corner;

North 37°03'56" West, a distance of 42.14 feet to a "X" cut in concrete set on the easterly right-of-way line of aforesaid Union Park Blvd. West, and at the beginning of a non-tangent curve to the right having a central angle of 1°00'40", a radius of 660.00 feet, a chord bearing and distance of North 79°36'02" East, 11.65 feet;

THENCE along the easterly right-of-way line of said Union Park Blvd. West, the following:

In a northeasterly direction, with said curve to the right, an arc distance of 11.65 feet to a "X" cut in concrete set for corner;

North 80°06'22" East, a distance of 60.84 feet to a "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 57°49'20", a radius of 402.00 feet, a chord bearing and distance of North 51°11'42" East, 388.69 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 405.69 feet to a "X" cut in concrete set for corner;

North 22°17'02" East, a distance of 100.11 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 11°53'13", a radius of 573.00 feet, a chord bearing and distance of North 28°13'39" East, 118.66 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 118.88 feet to a "X" cut in concrete set for corner;

North 34°10'15" East, a distance of 74.41 feet to the **POINT OF BEGINNING** and containing 2.855 acres (124,380 square feet) of land, more or less.

TRACT 3

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Denton County, Texas, and being a portion of a called 8.600 acre tract of land described in a Special Warranty Deed to Union Park Phase 2BCD, as recorded in Instrument No. 2016-140572 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for a northwesterly corner of Lot 1X, Block U of Amended Plat Union Park Phase I-C, according to the plat thereof recorded in Document No. 2016-2250 of the Plat Records of Denton County, Texas, common to an ell corner of said 8.600 acre tract, being on the easterly right-of-way line of Union Park Boulevard West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park-West, as recorded in Document Number 2017-493, of the Plat Records of Denton County, Texas, and at the beginning of a curve to the right having a central angle of 51°40'25", a radius of 660.00 feet, a chord bearing and distance of North 22°15'26" East, 575.27 feet;

THENCE in a northeasterly direction with said curve to the right, along the easterly right-of-way line of said Union Park Boulevard West and crossing said 8.600 acre tract, an arc distance of 595.24 feet to an "X" cut in concrete found for a westerly corner of said Lot 1X, Block U, common to an ell corner of said 8.600 acre tract;

THENCE departing the easterly right-of-way line of said Union Park Boulevard West, along the common lines of said 8.600 acre tract and said Lot 1X, Block U, the following:

North 89°59'55" East, a distance of 96.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°44'55" East, a distance of 79.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 24°23'58", a radius of 92.34 feet, a chord bearing and distance of South 21°01'07" East, 39.03 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 39.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°05'17" West, a distance of 50.19 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 85°33'55", a radius of 8.00 feet, a chord bearing and distance of South 46°52'14" West, 10.87 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 11.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 55°05'19", a radius of 280.93 feet, a chord bearing and distance of South 62°06'33" West, 259.82 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 270.10 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 35°57'57", a radius of 552.00 feet, a chord bearing and distance of South 15°39'55" West, 340.84 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 346.50 feet to an X" cut in concrete set at the beginning of a compound curve to the left having a central angle of 05°51'49", a radius of 173.00 feet, a chord bearing and distance of South 05°14'58" East, 17.70 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 17.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 20°35'54", a radius of 270.26 feet, a chord bearing and distance of South 15°05'39" East, 96.64 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 97.16 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 28°52'20", a radius of 136.17 feet, a chord bearing and distance of South 08°24'02" East, 67.89 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 68.62 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 89°58'56", a radius of 5.00 feet, a chord bearing and distance of South 49°05'49" West, 7.07 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 7.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°54'43" West, a distance of 53.78 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 having a central angle of 15°58'36", a radius of 645.00 feet, a chord bearing and distance of North 11°34'05" West, 179.27 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 179.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°25'13" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1.673 acres (72,858 square feet) of land, more or less.

TRACT 4

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Denton County Texas, and being a portion of a called 2.466 acre tract of land described in a Limited Warranty Deed to Union Park Phase 6C, LP, as recorded in Instrument No. 2022-29981 of the Official Records of Denton County, Texas, and all of a called 0.059 acre tract of land described in a Quitclaim Deed to H4 Little Elm, LP and Union Park Phase 6C, LP, as recorded in Instrument No. 2023-27928 of the Official Records of Denton County, Texas, same also being all of a called 0.059 acre tract of land described in a Quitclaim Deed to H4 Little Elm, LP, as recorded in Instrument No. 2023-27927 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Disk stamped "K915-3-3" found for the southwest corner of said 2.466 acre tract, common to an ell corner of a called 4.535 acre tract of land described in a deed to Deed to JLO Vehicle Storage, LLC, as recorded in Instrument No. 2018-41297 of the Official Records of Denton County, Texas, and on the easterly line of Lake Lewisville;

THENCE North 24°30'10" West, departing the northerly line of said 4.535 acre tract and along the westerly line of said 2.466 acre tract and the easterly line of said Lake Lewisville, a distance of 199.41 feet to a Brass Disk stamped "K915-3-2" found for corner;

THENCE North 34°59'49" West, continuing along the westerly line of said 2.466 acre tract and the easterly line of said Lake Lewisville, a distance of 389.61 feet to a 1/2 inch iron rod stamped "ALLIANCE" found for the northwest corner of said 2.466 acre tract, being on the southerly line Union Park Phase 5B, according to the Final Plat thereof recorded in Document No. 2021-349 of the Plat Records of Denton County, Texas;

THENCE South 88°55'50" East, departing the easterly line of said Lake Lewisville, and along the northerly line of said 2.466 acre tract and the southerly line of said Union Park Phase 5B, a distance of 401.55 feet to a PK nail set for the northeast corner of said 2.466 acre tract;

THENCE South 02°01'56" West, continuing along the southerly line of said Union Park Phase 5B and along the easterly line of said 2.466 acre tract, a distance of 32.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 1.168 acre tract of land described in a deed to Denton County, Texas, as recorded in Document No. 2006-24266 of the Official Records of Denton County, Texas, common to the northwest corner of the western called 0.059 acre tract of land described in a deed to H4 Little Elm, LP and Union Park Phase 6C, LP, as recorded in Instrument No. 2023-27928 of the Official Records of Denton County, Texas, same being the northwest corner of the abandoned portion of Navo Road, a variable width right-of-way;

THENCE North 89°56'41" East, departing the easterly line of said 2.466 acre tract, along the northerly line of said 1.168 acre tract, the northerly line of said western 0.059 acre tract and the northerly line of the eastern called 0.059 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2023-27927 of the Official Records of Denton County, Texas, the northerly line of the abandoned portion of Navo Road, and continuing along the southerly line of said Union Park Phase 5B, a distance of 47.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said eastern 0.059 acre tract, common to the northeast corner of the abandoned portion of Navo Road;

THENCE South 01°34'28" West, continuing along the southerly line of said Union Park Phase 5B and along the easterly line of said 1.168 acre tract, the easterly line of said eastern 0.059 acre tract and the easterly line of the abandoned portion of Navo Road, a distance of 109.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said eastern 0.059 acre tract, common to the southeast corner of the abandoned portion of Navo Road;

THENCE North 87°58'04" West, departing the southerly line of said Union Park Phase 5B and the easterly line of said 1.168 acre tract, and along the southerly line of said eastern 0.059 acre tract and the southerly line of said western 0.059 acre tract and along the current northerly terminus of said Navo Road, a distance of 47.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said western 0.059 acre tract, common to the west end of the current northerly terminus of said Navo Road, same being on the westerly line of said 1.168 acre tract and the easterly line of said 2.466 acre tract;

THENCE South 02°01'56" West, along the easterly line of said 2.466 acre tract, the westerly line of said 1.168 acre tract and the westerly right of way line of said Navo Road, a distance of 171.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north corner of a called 0.087 acre tract of land described in a deed to Town of Little Elm, as recorded in Instrument No. 2021-192548 of the Official Records of Denton County, Texas;

THENCE departing the easterly line of said 1.168 acre tract, and continuing along the westerly right of way line of said Navo Road and along the easterly line of said 2.466 acre tract and the westerly line of said 0.087 acre tract, the following:

South 18°01'01" West, a distance of 35.20 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 284.00 feet, a central angle of 03°27'47", and a chord bearing and distance of South 18°01'01" West, 17.16 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 17.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 316.00 feet, a central angle of 17°53'26", and a chord bearing and distance of South 10°48'11" West, 98.27 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 98.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 20.00 feet, a central angle of 31°09'44", and a chord bearing and distance of South 17°26'20" West, 10.74 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 10.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 40.00 feet, a central angle of 34°06'19", and a chord bearing and distance of South 15°58'03" West, 23.46 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 23.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 2.466 acre tract, common to the southwest corner of said 0.087 acre tract, same being on the northerly line of aforesaid 4.535 acre tract;

THENCE South 85°50'32" West, departing the westerly right of way line of said Navo Road, along the southerly line of said 2.466 acre tract and the northerly line of said 4.535 acre tract, a distance of 40.10 feet to the **POINT OF BEGINNING** and containing 2.584 acres (112,578 square feet) of land, more or less.

FINAL PLAT
UNION PARK PHASE 6C

30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31

AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X

BEING 32.280 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	3/28/2023	063230000	5 OF 6

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.

DWG NAME: K:\FRI_SURVEY\063230000-UNION PARK - HILLWOOD\DWG\063230000 UP PH 3C-3 (6C)_FP.DWG PLOTTED BY: MARX, MICHAEL 3/28/2023 5:28 AM LAST SAVED: 3/28/2023 4:03 PM

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **H4 LITTLE ELM, LP, UPH4 WEST, LP, UNION PARK PHASE I, LP, AND UNION PARK PHASE 5, LP,** ("Owner") do hereby adopt this plat designating the hereinabove property as **UNION PARK PHASE 6C**, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the _____ day of _____, 20__.

H4 LITTLE ELM, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

_____
Notary Public, State of Texas

Witness, my hand this the _____ day of _____, 20__.

UPH4 WEST, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

_____
Notary Public, State of Texas

Witness, my hand this the _____ day of _____, 20__.

UNION PARK PHASE I, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

_____
Notary Public, State of Texas

Witness, my hand this the _____ day of _____, 20__.

UNION PARK PHASE 5, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

_____
Notary Public, State of Texas

Witness, my hand this the _____ day of _____, 20__.

UNION PARK PHASE 6C, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

_____
Notary Public, State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

_____ _____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Gazebo Street Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 20__, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 20__.

_____
Town Secretary
Town of Little Elm, Texas

FINAL PLAT
UNION PARK PHASE 6C

30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31

AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X

BEING 32.280 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	3/28/2023	063230000	6 OF 6

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.

DWG NAME: K:\FRI_SURVEY\063230000-UNION PARK - HILLWOOD\DWG\063230000 UP PH 3C-3 (6C)_FP.DWG PLOTTED BY MARK, MICHAEL 3/28/2023 5:28 AM LAST SAVED 3/28/2023 4:03 PM

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 1.697 acres
Current Zoning	Planned Development
Proposed Use	Communications Tower
Existing Use	Communications Tower
Future Land Use Plan Designation	Low Density Residential
Applicant	Sarah Scott, Kimely-Horn and Associates
Owner	Alta 3Eighty LLC
Strategic Goal	

Agenda Item

REPLAT/ Alta 380 Addition, Lots 1R and X, Block A (RP-23-00597). Presentation, discussion, and consideration on a request of a replat consisting of 1.697 acres, being a replat of lot 1, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Consideration

Location

Generally located 1,500 feet west of the intersection of FM 2931 and US Highway 380, within Little Elm's town limits.

Planning Analysis

The purpose of this replat submittal is to replat currently platted and recorded property into two (2) separate lots in order to separate an existing communications tower from the rest of the lot.
Engineering staff has reviewed the plat document and determined that the request does not comply with the requirements of the Zoning Ordinance and the Sbudivison ordinance.

Recommended Action

The applicant has requested an extension to the April 20, 2023, Regular Planning and Zoning Commission Meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 2.241 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail and Commercial Use
Applicant	Cole Krauss
Owner	Magnolia Stampede Ltd.
Strategic Goal	

Agenda Item

FINAL PLAT/ Magnolia Stampede Addition (FP-23-00596). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.241 acres, situated in the J. Gonzales Survey, Abstract No. 447, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

Location

Located on the northwest corner of US Highway 380 and Elm Ridge Road, within Little Elm's town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The property currently consists of an unplatted tract of land, considered as abstracts through Denton County. In order for the property owner to obtain any building permits, inclusive of Certificates of Occupancy, the property needs to be platted per the Town's Subdivision Ordinance, and meet all

the requirements including the Zoning Ordinance. The property was annexed into the town in 2007 while the property was already being developed.

The applicant is currently requesting an extension to the April 6th meeting in order to allow for enough time to bring the plat into the compliance with the Town's Subdivision ordinance.

Recommended Action

Staff recommends approval of the extension request to the April 20, 2023 Regular Planning and Zoning Commission meeting.

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 13.166 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Community Facility (CF)
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Seth Kelly, RLK Engineering, Inc.
Owner	Brandon Boyter, Denton ISD
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402). Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Consideration

Location

Generally located on the southeast corner of Ryan Spiritas Parkway and Baxley Street, within Little Elm's town limits.

Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

This property was designated for a school in the Spiritas Ranch Planned Development through Ordinance #1641.

Recommended Action

Staff recommends approval of the preliminary plat with the condition that the attached engineering comments be corrected.

Attachments

Engineer Review Comments

Plat Document with Comments

ENGINEERING DEPARTMENT 214-975-0470
100 W. Eldorado Parkway | Little Elm, TX 75068 Second Floor Town Hall

February 17, 2023

RLK Engineering, Inc.
111 West Main
Allen, TX 75013

Re: DISD Spiritas Elementary School - No. 27 Prelim Plat Review #1

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plat for compliance with Town of Little Elm requirements.

Development:	DISD Spiritas Elementary School - No. 27	Plat Review:	1st Submittal
		Plat Received:	February 1, 2023
Town Project #:	PP-23-00402	Plat Date:	January 31, 2023

This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Little Elm, Denton County, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

CobbFendley has summarized our review comments along with any comments from the Town of Little Elm staff on the following pages. The submitting engineer / developer should address the following comments prior to plat approval.

I look forward to working with you on receiving approval for this development. If you have any questions, feel free to call at 972.335.3214 or email at pmistry@cobbfendley.com.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

Priya Mistry, P.E.
Municipal Infrastructure

Cc: Town of Little Elm Engineering Department

CobbFendley

Town of Little Elm

Summary of Review Comments

Date: February 17, 2023
Plan Review #: 1
Received: February 1, 2023
Plan Date: January 31, 2023
Development: DISD Spiritas Elementary School - No. 27

Town Project #: PP-23-00402

Prepared by: PM

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form may NOT be all inclusive of comments made directly on the Plan Review Set.

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.		
TIA	Review comments on the TIA will be provided by a different reviewer.		
1	A full review of the Civil plans was not performed as it will be completed at the time of SDV permitting. Note that preliminary comments are provided as part of the review of the preliminary plat and are to be addressed as part of the preliminary plat resubmittal. Additional comments may be provided at the time of SDV permitting.		
1	On the Universal Application, mark only the preliminary plat since this is not a SDV package. The SDV package will be its own separate permit to be submitted to the Town.		
1	Provide a written statement of intent. [PP Checklist]		
1	Provide a Legend for any symbols or acronyms used within the plat. [PP Checklist]		
1	Ensure the location, materials, and size of all monuments found and set are shown on the plat and the associated symbols or acronyms used are included in a Legend. [PP Checklist]		
1	Include filing information for all existing and proposed easements and ROWs within and abutting the subject property. [PP Checklist]		
1	Provide ownership information of adjacent properties; include PRDCT or DRDCT with recording information. [PP Checklist]		
1	Include the name of the owner, engineer, and surveyor [PP Checklist]		
1	Ensure preliminary plans are updated to reflect recommendations of TIA.		
1	Provide site plan.		
1	Tree survey not reviewed as part of engineering review. Comments to be provided by a different reviewer.		
1	Label properties		
1	Include zoning of the subject property and adjacent lots. [PP Checklist]		
1	Are the easements for the subject lot established per this plat? Clarify in call outs.		
1	Acreage does not match the tax certificate provided. Review and confirm.		
1	Account for fire truck radius at driveway entrances; note that it is 30' per Fire Marshall's Guide.		
2	Note that this is a Preliminary Plat.		
2	Typo.		
2	Provide scale factor for conversion to grid.		
2	Capitalize words. [PP Checklist]		
3	Review contours; ensure up to date contours are utilized in the grading of site and tie in with adjacent properties.		
3	Missing proposed contours/grading in view.		
3	Show additional flow arrows throughout site.		
3	Appears there is a mix batch of existing contours shown. Provide clarity.		
3	Add grade break lines at HPs		
3	Provide slope of swales at swale locations.		

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
4	The Spiritas DISD SDV plans don't have the site drainage areas aligned in the same way. Coordinate with Barraza Consulting to ensure the school site's drainage area delineations align with the delineations for the surrounding roadway plans to ensure the receiving systems along Baxley St and Bristle Pine Ave have capacity for the school's intended runoff.		
4 to 5	Frequency factors (Cf) should be utilized when computing 25-year and 100-year flow rates. Comment applies to all runoff computations.		
4 to 5	Ensure the utilized intensities align with those used in the overall Spiritas plans. Comment applies to all runoff computations.		
5	Ensure flow arrows align with proposed contours in future submissions		
5	Coordinate with Barraza Consulting to ensure the school site's drainage area delineations align with the delineations for the surrounding roadway plans to ensure the receiving systems along Baxley St and Bristle Pine Ave have capacity for the school's intended runoff.		
5	Is this existing contour accurate?		
5	The Ryan Spiritas Parkway plans do not show this area contributing to the roadway drainage system. Runoff from this area should be collected into the DISD storms sewer and routed to Bristle Pine Ave or Baxley Street to align with the roadway plans, or it should be otherwise demonstrated that the Ryan Spiritas Pkwy has capacity to accept the additional flows.		
5	Ensure that the inlets and storm sewer along Baxley St are sized appropriately to convey the flows from OS1 and OS2, otherwise collect and route flows to the wye inlet at the corner of Baxley and Bristle Pine Ave		
5	Ensure that the inlets and storm sewer along Baxley St are sized appropriately to accomodate flow from OS4, otherwise collect and convey flow to the wye inlet in area A4.		
5	Consider displaying proposed storm sewer on the DAM in future submittals for clarity.		
6	Check labels; update missing information.		
6	Will this inlet be relocated? Driveway will need to be moved and/or this inlet will need to be relocated. Consider potential impacts to the Ryan Spiritas Pkwy drainage system.		
6	When plans are submitted for SDV permitting, ensure inlet calcs, pipe calcs, storm profiles, etc. are included in the package for review.		
6	HP (not HDPE) pipe is acceptable in unpaved or paved private areas. Note that storm in ROW or under fire lane access easements is to be RCP. Make appropriate updates to plan.		
6	Review pipe radius for constructibility; consider straight segments.		
6	Indicate storm as private.		
7	Check if there is an existing valve at the stub site is connecting to.		
7	Provide callout.		
7	Ensure WTR and SS lines are designed in accordance with MSUD design criteria.		
8	Will this inlet be relocated? Driveway/construction entrance will need to be moved and/or this inlet will need to be relocated. Consider potential impacts to the Ryan Spiritas Pkwy drainage system.		
8	Provide inlet protection on the adjacent curb inlets along the streets bordering the project site.		
8	Provide concrete washout.		
9	Include details for curb inlet protection and concrete washout.		

Notes:
1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.
2. This form must be completed and returned with future submittals.
3. **Failure to submit Completed Summary of Review Comments form will result in a delay of future plan sets being reviewed.**
4. **Send all plan submittals directly to the Town of Little Elm**

Town of Little Elm
Engineering & Planning Review

1st Review

Comments by: Priya Mistry, P.E.
Cobb, Fendley & Associates, Inc.

Date of Review: February 17, 2023

Baxley Street

Classic Ave.

Colette Road

Ryan Parkway

Spiritas

Bristle Pine Avenue

Carlyle Park Lane

Farren Way

Dim Farren Way

Point of Beginning

N46°51'55"E 42.45'

S88°13'57"E 496.98'

N89°12'30"E 105.48'

S45°47'30"E 34.90'

15' Water Easement

107.00'

22.07'

25.14'

N0°47'30"W 27.47'

N89°12'30"E 277.69'

26' Fire Lane, Access, & Utility Easement

277.69'

N01°46'03"E 21.11'

41.22'

21.11'

110.60'

Capped Iron Fnd. "BCC" Ref Mon.

A=24°30'44"
R=320.00'
T=69.51'
L=136.90'
CB=S75°56'45"E
135.86'

S63°41'36"E 245.34'

126.77'

127.98'

N24°37'10"E

30' Bldg. Line

S18°35'16"E 13.90'

Capped Iron Fnd. "BCC" Ref. Monument N=7129044.68 E=2438776.51

N01°45'42"E 185.81'

70'

70'

20' Bldg. Line

ORS "4613"

39.74'

S0°47'30"E 35.49'

35.49'

10'x10' Water Easement

26' Fire Lane, Access, & Utility Easement

10'x10' Water Easement

S85°45'04"E 39.69'

65.83'

Crv. 3

Crv. 4

Crv. 5

Crv. 6

N89°12'30"E 86.62'

39.69'

329.96'

86.62'

68.46'

N89°12'30"E Water Easement

122.48'

S0°47'30"E 15' Water Easement

115.84'

75.99'

15.55'

S84°22'59"E 121.97'

46.62'

Account for fire truck radius at driveway entrances; note that it is 30' per Fire Marshall's Guide.

A=17°55'01"
R=1320.00'
T=208.09'
L=412.78'
CB=N10°42'56"E
411.10'

Crv. 10

Crv. 9

10'

10' Water Esmt.

37'

10'x40' Water Easement

1. Include zoning of the subject property and adjacent lots. [PP Checklist]
2. Are the easements for the subject lot established per this plat? Clarify in call outs.

Lot 1, Block A
573,513 Sq. Ft.
13.166 Acres

A=11°44'29"
R=2170.00'
T=223.12'
L=444.69'
CB=S33°13'34"W
443.91'

322.22'

226.54'

S0°47'30"E 15' Water Easement

N89°12'30"E 143.89'

15' Water Easement

138.95'

N54°19'47"W 15.07'

84.41'

20' Bldg. Line

122.26'

26' Fire Lane, Access, & Utility Easement

201.96'

S0°47'30"E

203.49'

176.88'

176.88'

203.49'

203.49'

156.59'

15' Water Esmt.

40'

10'

10'x10' Water Easement

14'

Crv. 11

10' Water Esmt.

N89°12'30"E 180.70'

15' Water Easement

179.20'

26' Fire Lane, Access, & Utility Easement

N89°12'30"E 205.81'

Crv. 7

Crv. 8

60.81'

18.62'

15'

15' Water Easement

34'

105'

74'

S0°47'30"E 100'

27.51'

44.08'

27.62'

S50°54'40"E 44.05'

Capped Iron Fnd. "BCC" Ref Mon.

S46°33'53"W 29.93'

35' Bldg. Line

70'

70'

N54°41'08"W 121.01'

N44°18'59"W 62.79'

N38°05'18"W 55.09'

A=13°04'13"
R=320.00'
T=36.66'
L=73.00'
CB=S45°37'05"W
72.84'

S39°05'55"W 343.51'

N31°55'28"W 210.02'

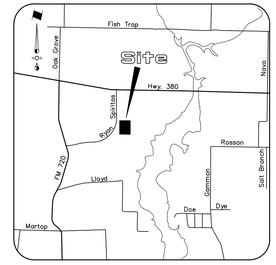
S52°06'55"W 152.33'

Capped Iron Fnd. "BCC" Ref. Monument N=7128262.27 E=2438144.35

Label properties

0 50 100

GRAPHIC SCALE
1"=50'



VICINITY MAP
NTS

Curve Data Chart

	Inner	Outer		Inner	Outer		Inner	Outer
1	A=87°26'27" R=30.00' T=28.69' L=45.78'	A=87°26'27" R=56.00' T=53.55' L=85.46'	6	A=64°35'29" R=30.00' T=18.96' L=33.82'	A=64°35'29" R=56.00' T=35.40' L=63.13'	11	A=180°00'00" R=20.00' T= L=62.83'	A=180°00'00" R=46.00' T= L=144.51'
2	A=90°00'00" R=20.00' T=20.00' L=31.42'	A=90°00'00" R=46.00' T=46.00' L=72.26'	7	A=39°52'42" R=80.00' T=18.14' L=34.80'	A=39°52'42" R=76.00' T=27.57' L=52.90'			
3	A=95°36'36" R=20.00' T=22.06' L=33.37'	A=95°36'36" R=46.00' T=50.74' L=76.76'	8	A=90°00'00" R=40.00' T=40.00' L=62.83'				
4	A=10°39'02" R=880.00' T=82.03' L=163.58'	A=10°39'02" R=906.00' T=84.45' L=168.41'	9	A=180°00'00" R=20.00' T= L=62.83'	A=83°35'29" R=46.00' T=41.12' L=67.11'			
5	A=05°02'26" R=1200.00' T=52.82' L=105.57'	A=05°02'26" R=1226.00' T=53.96' L=107.86'	10	A=83°35'29" R=30.00' T=26.82' L=43.77'				

SHEET 1 OF 2

PRELIMINARY PLAT

ELEMENTARY SCHOOL No. 27

Lot 1, Block A

Acreage does not match the tax certificate provided. Review and confirm.

13.166 Acres Situated In The
M. JONES SURVEY ~ ABST. 662
LITTLE ELM, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369-0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2022-208

January 31, 2023

1. A full review of the Civil plans was not performed as it will be completed at the time of SDV permitting. Note that preliminary comments are provided as part of the review of the preliminary plat and are to be addressed as part of the preliminary plat resubmittal. Additional comments may be provided at the time of SDV permitting.
2. On the Universal Application, mark only the preliminary plat since this is not a SDV package. The SDV package will be its own separate permit to be submitted to the Town.
3. Provide a written statement of intent. [PP Checklist]
4. Provide a Legend for any symbols or acronyms used within the plat. [PP Checklist]
5. Ensure the location, materials, and size of all monuments found and set are shown on the plat and the associated symbols or acronyms used are included in a Legend. [PP Checklist]
6. Include filing information for all existing and proposed easements and ROWs within and abutting the subject property. [PP Checklist]
7. Provide ownership information of adjacent properties; include PRDCT or DRDCT with recording information. [PP Checklist]
8. Include the name of the owner, engineer, and surveyor [PP Checklist]
9. Review comments on the TIA will be provided by a different reviewer.
10. Ensure preliminary plans are updated to reflect recommendations of TIA.
11. Provide site plan.
12. Tree survey not reviewed as part of engineering review. Comments to be provided by a different reviewer.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Denton Independent School District is the owner of a a tract of land situated in the M. Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas, being all of a called 13.166 acre tract of land conveyed to the Denton Independent School District as recorded in County Clerk No. 2022–91186 of the Official Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "4613" set for the westernmost southwest corner of the called 13.166 acre tract of land at the beginning of a non–tangent curve to the left and said the left and said iron rod being in the east line of a called 13.492 acre tract of land conveyed to the Town of Little Elm for future public Right–of–Way as recorded in County Clerk No. 2021–95337 of the Official Records of Denton County, Texas;

THENCE with the east line of the called 13.492 acre tract of land, the west line of the called 13.166 acres tract of land, and with said non–tangent curve to the left, with an arc length of 412.78 feet, a a radius of 1320.00 feet, and a chord bearing N10°42'56"E, 411.10 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N01°45'42"E, continuing along the mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land, a distance of 185.81 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE departing the said mutual line of the called 13.492 acre tract of land and the called 13.166 acre tract of land and continuing with the next thirteen (13) calls along the mutual line of the called 13.166 acre tract of land and the remainder of a called 523.172 acre tract of land conveyed to MM Little Elm 548, LLC as recorded in County Clerk No. 2020–123025 of the Official Records of Denton County, Texas, from which the called 13.166 acres tract of land was originally a part of;

THENCE N46°51'55"E, a distance of 42.45 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the corner;

THENCE S88°13'57"E, a distance of 496.98 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 136.90 feet, a radius of 320.00 feet, and a chord bearing S75°56'45"E, 136.86 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S63°41'36"E, a distance of 245.34 feet to a capped iron rod with plastic cap stamped "BCG" found for the northern most north–east corner of the called 13.166 acre tract of land;

THENCE S18°35'16"E, a distance of 13.90 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a non–tangent curve to the right;

THENCE with said non–tangent curve to the right, with an arc length of 444.69 feet, a radius of 2170.00', and a chord bearing S33°13'34"W, 443.91 feet a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S39°05'55"W, a distance of 343.51 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 73.00 feet, a radius of 320.77 feet, and a chord bearing S45°37'05"W, 72.84 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE S52°06'55"W, a distance of 152.33 feet to a capped iron rod with plastic cap stamped "BCG" found for corner at the southern–most southeast corner of the called 13.166 acre tract of land;

THENCE N37°55'28"W, a distance of 210.02 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N38°05'18"W, a distance of 55.09 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N44°18'58"W, a distance of 62.79 to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N54°41'08"W, a distance of 121.01 feet to a capped iron rod with plastic cap stamped "BCG" found for corner;

THENCE N70°22'10"W, a distance of 29.93 feet to the POINT OF BEGINNING and CONTAINING 573,513 square feet or 13.166 acres of land.

BASIS OF BEARINGS:

The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Coordinates shown are not grid coordinates.

Provide scale factor for conversion to grid.

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Denton Independent School District, owner of the land shown on this plat and designated herein as Lot 1, Block A, of Elementary School No. 27 Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicates to the public use forever, by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

_____
Denton Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is _____ and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for
the State of Texas

NOTES:

All lots comply with the minimum size requirements of the zoning district.

This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.

Capitalize words. [PP Checklist]

Notice–selling a portion of this addition by metes and bounds is a violation of Town ordinance and state law and is subject to fines and withholding of utilities and building permits.

This plat does not alter or remove existing deed restrictions, if any, on this property.

Typo.

The subject property does no lie within a 100 year flood plain according to Community Panel No. 48121C0405G, dated 4/18/2011, of the National Flood Insurance Rate Maps for Denton County, Texas.

Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

Note that this is a Preliminary Plat.

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Lot 1, Block A, Elementary School No. 27 Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____day of_____, 2023, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructures as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this____day of_____, 2023.

_____
Town Secretary
Town of Little Elm, Texas

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David J. Surdukan, 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 considerations therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for
the State of Texas

PRELIMINARY PLAT

ELEMENTARY SCHOOL No. 27

Lot 1, Block A

13.166 Acres Situated In The
M. JONES SURVEY ~ ABST. 662
LITTLE ELM, DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369–0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359–1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924–8200
Job No. 2022–208
January 31, 2023

CAUTION EXISTING UTILITIES !!!!
All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

1. Add grade break lines at HPs
2. Provide slope of swales at swale locations.

Review contours; ensure up to date contours are utilized in the grading of site and tie in with adjacent properties.

Missing proposed contours/grading in view.

Appears there is a mix batch of existing contours shown. Provide clarity.

Show additional flow arrows throughout site.

RYAN SPIRITAS PARKWAY

BAXLEY STREET

COLETTE ROAD

BRISTLE PINE AVENUE

FARREN WAY

BRISTLE PIN

MATCH LINE

N 01°45'42" E 185.81'

S 89°41'06" W 121.01'

N 87°58'28" W 210.02'

S 89°08'55" W 152.32'

S 39°05'55" W 343.51'

S 65°44'39" E 346.34'

Fin. Flr. 581.0

Top 78.7

Top 78.0

Top 65.6

Throat 65.5

Throat 65.8

LEGEND

- 41.0 — Proposed Spot Elevation
- 46.61 X — Existing Spot Elevation
- 46 — Proposed Contour
- 746 — Existing Contour
- Direction Of Flow

0 40 80

ENG22-____

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SETH KELLY, P.E. NO. 91858 ON JANUARY 31, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

GRADING PLAN

ELEMENTARY #27
LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 GRAD.dwg	1" = 40'	CG1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK- 22070	

Jan 31, 2023 - 5:22pm User: rob

The Spiritas DISD SDV plans don't have the site drainage areas aligned in the same way. Coordinate with Barraza Consulting to ensure the school site's drainage area delineations align with the delineations for the surrounding roadway plans to ensure the receiving systems along Baxley St and Bristle Pine Ave have capacity for the school's intended runoff.

Frequency factors (C_f) should be utilized when computing 25-year and 100-year flow rates. Comment applies to all runoff computations.

Ensure the utilized intensities align with those used in the overall Spiritas plans. Comment applies to all runoff computations.

PRE-DEVELOPMENT DRAINAGE AREA CHART

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
EX1	7.13	0.7	10	7.55	9.20	37.7	45.9
EX2	5.56	0.7	10	7.55	9.20	29.4	35.8
EX3	0.47	0.7	10	7.55	9.20	2.5	3.0
Total Area	13.16				Total Flow	69.6	84.8

PRE-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology:
Rational Method

$Q = C\ I\ A$

$C = 0.70$

$I_{100} = 9.20$ in./hr

$tc = 10$ min.

X.XX — Area In Acres
X.X — Q_{100} In cfs

PRE-DEVELOPMENT LEGEND

746 — Existing Contour

Existing Drainage Divide

Flow Arrow

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

0 50 100
Scale: 1"=50'

BREEDS HILL ROAD
FARREN WAY
RYAN SPIRITAS PARKWAY
BAXLEY STREET
COLETTE ROAD
FARREN WAY
BRISTLE PINE AVENUE
BRISTLE PINE AVENUE
BAXLEY

EX1 7.13 / 9.0
EX2 5.56 / 9.0
EX3 0.47 / 9.0

S 89°05'05" E 348.51

ENG22-____

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SETH KELLY, P.E. NO. 91858 ON JANUARY 31, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRE-DEVELOPMENT DRAINAGE AREA MAP

ELEMENTARY #27

LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 DAMAP PRE.dwg	1" = 40'	CD1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK: 22070	

Jan 31, 2023 - 5:23pm User: rob

Frequency factors (C_f) should be utilized when computing 25-year and 100-year flow rates. Comment applies to all runoff computations.

Ensure the utilized intensities align with those used in the overall Spiritas plans. Comment applies to all runoff computations.

POST-DEVLOPMENT DRAINAGE AREA CHART

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
A1	1.04	0.7	10	7.55	9.20	5.5	6.7
A2	0.48	0.7	10	7.55	9.20	2.5	3.1
A3	0.42	0.7	10	7.55	9.20	2.2	2.7
A4	3.24	0.7	10	7.55	9.20	17.1	20.9
Total Area	5.18				Total Flow	27.4	33.4

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
B1	1.16	0.7	10	7.55	9.20	6.1	7.5
B2	0.41	0.7	10	7.55	9.20	2.2	2.6
Total Area	1.57				Total Flow	8.3	10.1

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
C1	0.29	0.7	10	7.55	9.20	1.5	1.9
C2	0.54	0.7	10	7.55	9.20	2.9	3.5
C3	0.25	0.7	10	7.55	9.20	1.3	1.6
Total Area	1.08				Total Flow	5.7	7.0

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
E1	0.18	0.7	10	7.55	9.20	1.0	1.2
Total Area	0.18				Total Flow	1.0	1.2

Coordinate with Barraza Consulting to ensure the school site's drainage area delineations align with the delineations for the surrounding roadway plans to ensure the receiving systems along Baxley St and Bristle Pine Ave have capacity for the school's intended runoff.

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
D1	0.03	0.7	10	7.55	9.20	0.2	0.2
D2	0.11	0.7	10	7.55	9.20	0.6	0.7
D3	0.35	0.7	10	7.55	9.20	1.8	2.3
D4	0.55	0.7	10	7.55	9.20	2.9	3.5
D5	0.08	0.7	10	7.55	9.20	0.4	0.5
D6	0.32	0.7	10	7.55	9.20	1.7	2.1
D7	0.33	0.7	10	7.55	9.20	1.7	2.1
D8	0.11	0.7	10	7.55	9.20	0.6	0.7
D9	0.08	0.7	10	7.55	9.20	0.4	0.5
D10	0.12	0.7	10	7.55	9.20	0.6	0.8
D11	0.32	0.7	10	7.55	9.20	1.7	2.1
Total Area	2.40				Total Flow	12.7	15.5

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
R1	1.69	0.7	10	7.55	9.20	8.9	10.9
Total Area	1.69				Total Flow	8.9	10.9

Drainage Area No.	Drainage Area	C	tc	I25	I100	Q25	Q100
	(Acres)		(min)	(in/hr)	(in/hr)	(cfs)	(cfs)
OS1	0.48	0.7	10	7.55	9.20	2.5	3.1
OS2	0.20	0.7	10	7.55	9.20	1.1	1.3
OS3	0.35	0.7	10	7.55	9.20	1.8	2.3
OS4	0.09	0.7	10	7.55	9.20	0.5	0.6
Total Area	0.44				Total Flow	2.3	2.8

Consider displaying proposed storm sewer on the DAM in future submittals for clarity.

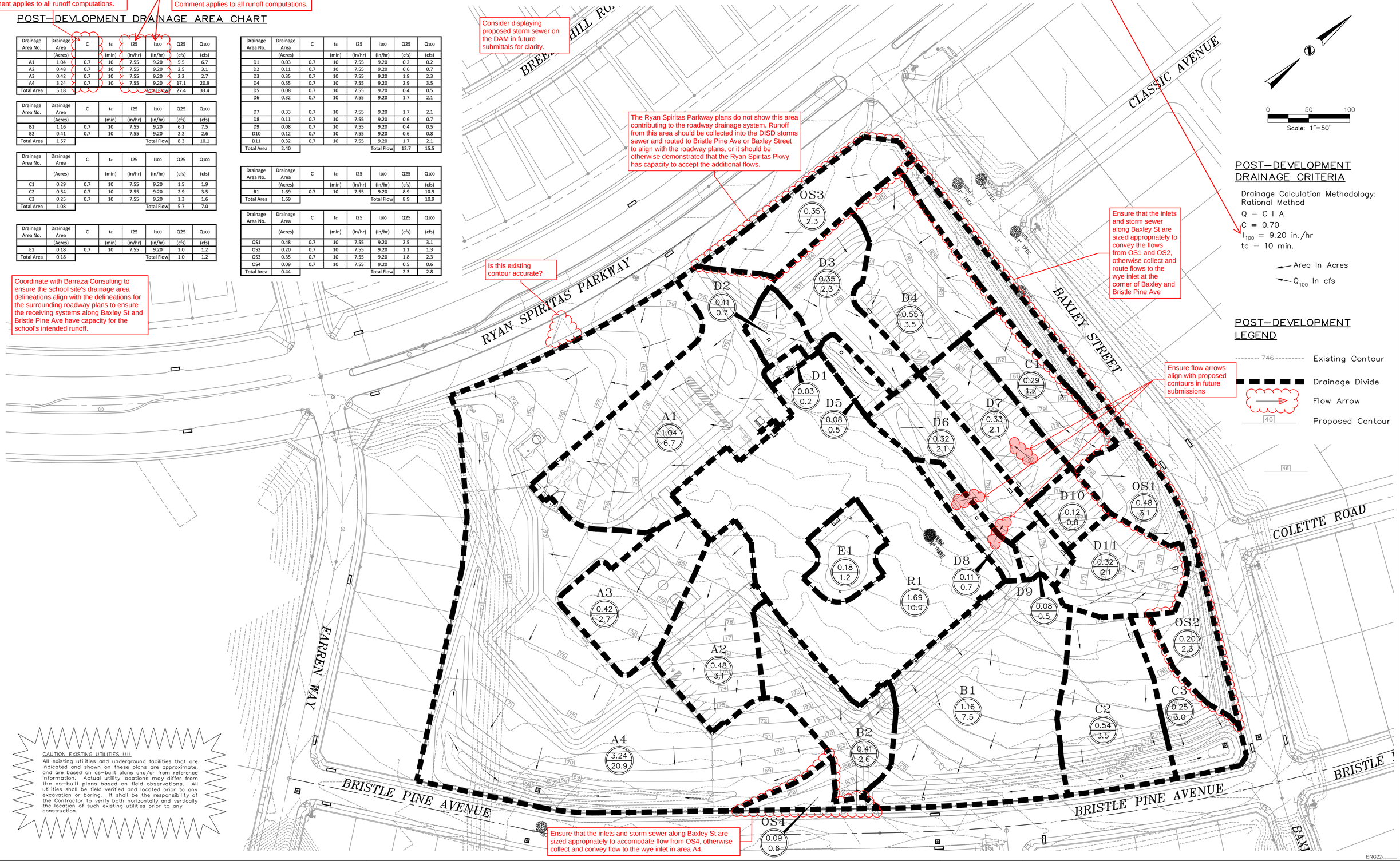
The Ryan Spiritas Parkway plans do not show this area contributing to the roadway drainage system. Runoff from this area should be collected into the DISD storms sewer and routed to Bristle Pine Ave or Baxley Street to align with the roadway plans, or it should be otherwise demonstrated that the Ryan Spiritas Pkwy has capacity to accept the additional flows.

Is this existing contour accurate?

Ensure that the inlets and storm sewer along Baxley St are sized appropriately to convey the flows from OS1 and OS2, otherwise collect and route flows to the wye inlet at the corner of Baxley and Bristle Pine Ave

Ensure flow arrows align with proposed contours in future submissions

Ensure that the inlets and storm sewer along Baxley St are sized appropriately to accomodate flow from OS4, otherwise collect and convey flow to the wye inlet in area A4.



0 50 100
Scale: 1"=50'

POST-DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology:
Rational Method

$Q = C\ I\ A$

$C = 0.70$

$I_{100} = 9.20$ in./hr

$tc = 10$ min.

Area In Acres

Q_{100} In cfs

POST-DEVELOPMENT LEGEND

- Existing Contour
- Drainage Divide
- Flow Arrow
- Proposed Contour

CAUTION EXISTING UTILITIES !!!!

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ENG22-____

MISC. INFORMATION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

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POST-DEVELOPMENT DRAINAGE AREA MAP

ELEMENTARY #27
LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 DAMAP POST.dwg	1" = 40'	CD2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK 22070	

Jan 31, 2023 - 5:23pm User: rob

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Will this inlet be relocated? Driveway will need to be moved and/or this inlet will need to be relocated. Consider potential impacts to the Ryan Spiritas Pkwy drainage system.

1. When plans are submitted for SDV permitting, ensure inlet calcs, pipe calcs, storm profiles, etc. are included in the package for review.
2. HP (not HDPE) pipe is acceptable in unpaved or paved private areas. Note that storm in ROW or under fire lane access easements is to be RCP. Make appropriate updates to plan.
3. Review pipe radius for constructibility; consider straight segments.
4. Indicate storm as private.

RYAN SPIRITAS PARKWAY
BAXLEY STREET
COLETTE ROAD
BRISTLE PINE AVENUE
FARREN WAY

N 01°45'42" E 185.81'
S 88°14'18" E 220.36'
N 54°41'08" W 121.10'
N 27°53'28" W 210.02'
S 52°06'55" W 152.33'
S 30°05'55" W 343.51'
S 65°41'36" E 245.34'

C1 C2 C3 C4

Line A 24" RCP
Line B 21" RCP
Line C 18" RCP
Line D 24" RCP
Line D 21" RCP
Line D 15" RCP
Line E 18" RCP
Lot A1 18" RCP

5+96 Line A
Const. 5' Std. Curb Inlet
Top 576.4
FL 572.4

4+70 Line A
End 21"
Begin 18"

4+67 Line A
21"x12" 60" Wye

3+76 Line A
21"x12" 60" Wye

3+23 Line A=
0+00 Line E
Const. 4'x4' Manhole

2+02 Line A=
0+00 Lot A1
24"x18" 60" Wye

1+74 Line A
6" Connection

1+13 Lot A1
Const. 5' Std. Curb Inlet
Top 572.3
FL 568.3

0+00 Line A
0+00 Line B
Connect To Exist. "Y" Inlet
FL xx" 558.7
FL xx" 558.7

0+70 Line E
10" Connection

0+81 Line E
10" Connection

6+62 Line D
15"x12" 60" Wye

6+65 Line A
End 15"
Begin 12"

5+56 Line D=
0+00 Lot D1
21"x18" 60" Wye

5+59 Line A
End 21"
Begin 15"

0+18 Lot D1
Const. 5' Std. Curb Inlet
Top 578.7
FL 574.7

0+31 Lot D2
Const. 5' Std. Curb Inlet
Top 578.7
FL 574.7

5+41 Line D=
0+00 Lot D2
21"x18" 60" Wye

5+26 Line D
21"x12" 60" Wye

2+82 Line A
End 24"
Begin 21"

2+79 Line D=
0+00 Lot D3
xx"x18" 60" Wye

2+87 Line D=
0+00 Lot B1
xx"x18" 60" Wye

1+84 Line D
xx"x18" 60" Wye

1+80 Line D=
0+00 Lot D5
xx"x18" 60" Wye

1+62 Line D=
0+00 Lot D6
xx"x18" 60" Wye

1+60 Line C=
0+00 Line D
Const. 4'x4' Manhole

2+71 Line D=
0+00 Lot D4
xx"x18" 60" Wye

2+07 Line C=
0+00 Lot C1
xx"x18" 60" Wye

0+09 Lot B3
Const. 5' Std. Curb Inlet
Top 578.0
FL 574.0

0+24 Lot D4
Const. 5' Std. Curb Inlet
Top 578.0
FL 574.0

0+09 Lot D5
Const. 5' Std. Curb Inlet
Top 578.0
FL 574.0

0+32 Lot D6
Const. 5' Std. Curb Inlet
Top 576.9
FL 572.9

0+19 Lot C1
Const. 5' Std. Curb Inlet
Top 572.9
FL 568.9

3+90 Line B
Const. 5' Std. Curb Inlet
Top 576.1
FL 571.1

0+09 Lot B1
Const. 5' Std. Curb Inlet
Top 567.0
FL 563.0

3+94 Line B=
0+00 Lot B1
21"x18" 60" Wye

4+68 Line B
Const No. 36 Catch Basin
Top 565.0
FL 561.0

Const No. 24 Catch Basin
Top 565.8
FL 563.8

0+00 Line C
Connect To Exist. "Y" Inlet
FL xx" 562.2

Fin. Flr. 581.0
Reference Water Sewer Plans For Water & Sewer Lines

Existing Water, Sewer, Storm and Any other Utilities Located Under Proposed Building Additions Shall be Removed, Replaced and/or Relocated per MEP.

Check labels; update missing information.

See Courtyard Drainage Enlargement Detail On CD2

Note: MEP Plans for Storm Sewer Under Building

Lot 1 Block A 4.46 ac

Lot 2 Block A 1.24 ac

Lot 3 Block A 1.24 ac

Lot 4 Block A 1.24 ac

Lot 5 Block A 1.24 ac

Lot 6 Block A 1.24 ac

Lot 7 Block A 1.24 ac

Lot

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Ensure WTR and SS lines are designed in accordance with MSUD design criteria.

Check if there is an existing valve at the stub site is connecting to.

RYAN SPIRITAS PARKWAY

BAXLEY STREET

AGFORD DRIVE

COLETTE ROAD

BRISTLE PINE AVENUE

FARREN WAY

Ex. 16" Water

Ex. 8" SS

Ex. 12" Water

0+00 Line W1
Remove Plug & Connect To Exist. 12" Water.
Install:
1–12"x8" Reducer

15' Water Easement

N 01°45'42" E 185.81'

Install:
8" Water

Sta 0+91 & 1+20 Line W1
Install:
2–8" 45° Bends

2+66 Line W1
8+15 Line W2
Install:
1–8"x8" Tee
3–8" Valves

4+62 Line W1
Install:
1–8"x3" Tee
1–3" Valve
1–3" Meter (Domestic) & Vault w/Backflow Preventer.
Meter Shall Be Badger Smart Meter per Owner/SUD Direction. Extend 1" Conduit from Smart Meter to Building. Coordinate w/MEP.

4+14 Line W1
Install:
1–8"x8" Tee
1–6" Valve
1–Fire Hyd.
1–8" Valve

7+20 Line W2
Install:
1–8"x6" Tee
1–6" Valve
1–Fire Hyd.

10'x10' Water Easement

26' Fire Lane, Access, & Utility Easement

0+00 Line SS1
Connect To Existing Sanitary Sewer (Per City Standards)
Rim Elev=575.22
Ex. 8" FL=561.43

1+44.3 Line SS1
Construct Std. 4' Dia. Manhole

4+68 Line W1
Install:
1–8"x6" Tee
1–6" Valve
1–8" Valve

10' Water Easement

FDC

<6" SS Private

4"SS 2-Way CO FL 575.50 (5.5'BFF)

Grease Trap Ref. MEP For Size & Location

6" Sewer Service On 1% Slope Min. 12% Max. (Private)

4"SS 2-Way CO FL 575.50 (5.5'BFF)

4"SS 2-Way CO FL 575.50 (5.5'BFF)

3" Domestic Wtr. (Private)

6" Fire (Private)

10'x40' Water Easement

Fin. Flr. 581.0

Water Well for Irrigation (Minimum 120 GPM with 5,000 Gal. Round Galvanized, Corrugated Metal Storage Tank, Max Outside ø 11') and All Associated Appurtenances.

3" Irr.

2" Irr.

Provide callout

Install:
1–2" Service (Irrigation)
2–2" Meters w/Backflow Preventer. Meters Shall Be Badger Smart Meters per Owner/SUD Direction. Extend 1" Conduit from Smart Meter to Building. Coordinate w/MEP. Extend 3" Irrigation and Connect to Irrigation Storage Tank. Provide Air Gap at Connection per TCEQ Requirements.

6+14 Line W1
Install:
1–8"x8" Tee
1–8" Valve
1–8"x6" Reducer
1–6" Valve
1–6" 90° Bend
1–Fire Hydrant

2+46.3 Line SS1
Construct Std. 4' Dia. Manhole

Install:
8" Water

4"SS 2-Way CO FL 575.50 (6.0'BFF)

4"SS 2-Way CO FL 575.50 (6.0'BFF)

6" Sewer Service On 1% Slope Min. 12% Max. (Private)

Fire Sprinkler Supply & Fire Department Connections To Be Sized, Designed, Routed, And Installed By State Licensed Fire Sprinkler Contractor. Size Shown Is For Estimating Purposes Only.

Backflow Prevention For Fire Service Shall Be Located Inside The Bldg. Reference MEP.

Fire Lane, Access, & Utility Easement

Sta 9+31 W1
Install:
1–8"x6" Tee
1–6" Valve
1–Fire Hyd.

15' Water Easement

6+08 Line SS1
Construct Std. 4' Dia. Manhole

4"SS 2-Way CO FL 574.00 (7.0'BFF)

Sta 10+25 & 10+39 Line W1
Install:
2–8" 45° Bends

1+59 Line W2
11+35 Line W1
Install:
1–8"x8" Tee
3–8" Valves

Install:
8" Water

0+00 Line W2
Remove Plug & Connect To Exist. 12" Water.
Install:
1–12"x8" Reducer
1–8" 45° Bend

4+73 Line W2
Install:
1–8"x6" Tee
1–6" Valve
1–Fire Hyd.
1–8" Valve

3+90 & 4+04
Line W2
Install:
2–8" 45° Bends

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companies
48 Hrs. Prior To Any Construction

S 52°06'55" W 152.33'

N 37°53'28" W 210.02'

S 39°05'55" W 343.51'

S 49°54'29" E 345.34'

0 40 80

ENG22-

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

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WATER & SEWER PLAN
ELEMENTARY #27
LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 WS.dwg	1" = 40'	CWS1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK: 22070	

Jan 31, 2023 - 5:24pm User: rob

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Provide inlet protection on the adjacent curb inlets along the streets bordering the project site.

Will this inlet be relocated? Driveway/construction entrance will need to be moved and/or this inlet will need to be relocated. Consider potential impacts to the Ryan Spiritas Pkwy drainage system.

Provide concrete washout.

RYAN SPIRITAS PARKWAY

BAXLEY STREET

COLETTE ROAD

BRISTLE PINE AVENUE

FARREN WAY

Silt Fence Protection

Construction Entrance

Drop Inlet Protection

Curb Inlet Protection

Fin. Flr. 581.0

LEGEND

- Proposed Erosion Control Device
- 13 — Proposed Contour
- 513 — Existing Contour
- Direction of Flow
- Stabilized Construction Entrance

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice of Termination).

LEGEND

- Proposed Spot Elevation
- 46.61 × — Existing Spot Elevation
- 46 — Proposed Contour
- 746 — Existing Contour
- Direction Of Flow

ENG22-

Jan 31, 2023 - 5:24pm User: rob

MISC. INFORMATION

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REVISION	DATE	DESCRIPTION

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(972) 359-1733 Off
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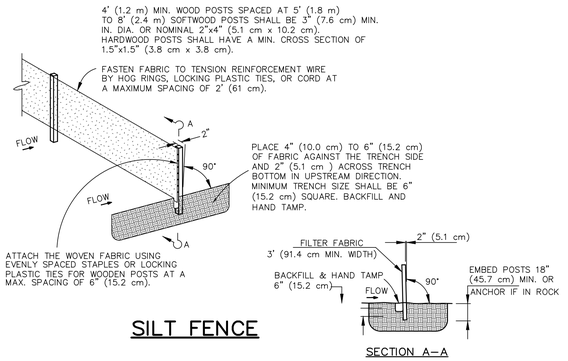
STORM WATER MANAGEMENT PLAN (SWMP)

ELEMENTARY #27

LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 ERO.dwg	1" = 40'	CE1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK: 22070	



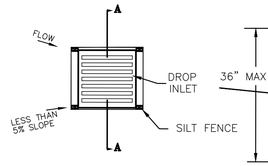
SECTION A–A

SILT FENCE

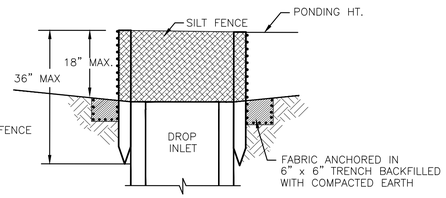
SILT FENCE

1. WOOD 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 1 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 (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW 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 WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: CONCENTRATED DITCH FLOW COMING FROM ONE OR MORE SIDES TOWARD THE TYPE Y INLET MAY REQUIRE A STONE OVERFLOW STRUCTURE TO BE CONSTRUCTED ON ONE SIDE OF THE TYPE Y INLET.



PLAN VIEW



SECTION A–A

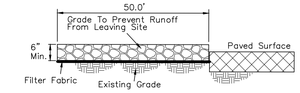
DROP INLET PROTECTION

N.T.S.

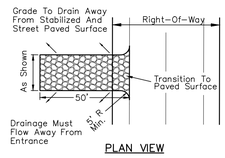
Include details for curb inlet protection and concrete washout.

NOTES

1. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
2. 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.
3. The entrance shall 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.
4. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
5. Exact location of stabilized construction entrance shall be determined by contractor at time of construction.



PROFILE VIEW



PLAN VIEW

STABILIZED CONSTRUCTION ENTRANCE

ENG22-____

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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EROSION CONTROL DETAILS

ELEMENTARY #27
LOCATION
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22070 ERO DETAILS.dwg	1" = 40'	CE2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	1-31-23	RLK: 22070	

Jan 31, 2023 - 5:25pm User: rob

TOWN OF LITTLE ELM
PLANNING & ZONING COMMISSION

04/06/2023

OVERVIEW

Project	PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403)
P&Z Hearing	04/06/2023
Council Hearing	N/A
Size	Approximately 16.054 acres
Current Zoning	ETJ
Proposed Use	Community Facility (CF)
Existing Use	Vacant
Future Land Use Plan Designation	ETJ
Applicant	Seth Kelly, RLK Engineering, Inc.
Owner	Brandon Boyter, Denton ISD
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary fo development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.

- Presentation
- Discussion
- Consideration

Location

Located west of Havana Avenue and Vattier Street, within Little Elm's Extraterritorial Jurisdiction

Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

This property was not originally designated for a school in the Linden Hills Development Agreement through Ordinance #1641. The applicant and the Town are still working on the necessary changes to the Development Agreement to include a school.

Recommended Action

Staff recommends approval of the preliminary plat with the condition that the attached engineering comments be corrected.

Attachments

Engineer Review Comments

Plat Document with Comments

ENGINEERING DEPARTMENT 214-975-0470
100 W. Eldorado Parkway | Little Elm, TX 75068 Second Floor Town Hall

March 28, 2023

RLK Engineering, Inc.
111 West Main
Allen, TX 75013

Re: DISD Linden Hills Elementary School - No. 28 Prelim Plat Review #2

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plan for compliance with Town of Little Elm requirements.

Development:	DISD Linden Hills Elementary School-No. 28	Plat Review:	2nd Submittal
		Plat Received:	March 23, 2023
Town Project #:	PP-23-00403	Plat Date:	March 21, 2023

CobbFendley recommends the Town grant **conditional approval** for the proposed civil site development. CobbFendley has reviewed the civil plan set and determined that the attached remaining comments are minor and can be addressed prior to submittal for plan stamping.

This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Little Elm, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

Please make the appropriate plan revisions per the attached comments prior to final approval.

If you have any questions, feel free to call at 972.335.3214 or email at pmistry@cobbfendley.com.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

Priya Mistry, P.E.
Municipal Infrastructure

CobbFendley

Cc: Town of Little Elm Engineering Department

CobbFendley

Town of Little Elm

Summary of Review Comments

Date: March 28, 2023
Plan Review #: 2
Received: March 23, 2023
Plan Date: March 21, 2023
Development: DISD Linden Hills Elementary School - No. 28

Town Project #: PP-23-00403

Prepared by: PM

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form may NOT be all inclusive of comments made directly on the Plan Review Set.

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.		
1	Approval or conditional approval of the preliminary plat does not indicate that the civil plans have been reviewed fully. Preliminary/Additional comments/notes notated in RED on plans are identified as approval conditions that are to be addressed prior to submitting plans for SDV permitting. A full review of the Civil plans was not performed as it will be completed at the time of SDV permitting. Additional comments may be provided at the time of SDV permitting.		
1	Comments notated in BLUE are to be addressed prior to approval of preliminary plat.		
1	Add "BY THIS PLAT" to easements that are to be granted by the development of site.		
1	For existing easements that overlap proposed easements (highlighted in blue), is the intent to keep the existing, abut new against existing, or abandon existing when the FLAUE is platted? If abutting or abandoning, ensure plat is updated to reflect accordingly. Ensure plat reflects encompassing the original stubs as intended.		
1	DA is pending amendment; continue coordination with Town on timing of preliminary plat and amended DA. Comment remains.		
1	Ensure civil plans are updated to reflected recommendations of TIA. Reminder that review comments on TIA will be provided by a different reviewer.		
3 to 5	Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.		
3	Ensure Site Plan is updated to reflect preliminary/additional comments/notes on civil plans as appropriate.		
3	Comments may be provided by others as part of preliminary plat review.		
4	Ensure these notes do not conflict with ToLE notes.		
5	Ensure fire lanes and sidewalks within ROW are in accordance with Fire and Town standards.		
5	Provide geotech report for reference when plans are submitted for SDV permitting review.		
6	Does this grade break / HP continue?		
6	What elev does this line represent? Is it a swale?		
6	Is this is elev 58, how does the runoff drain to the inlets shown in the courtyard which show the top to be 58.35 and 58.2 (above elev 58).		
6	Include grade breaks at HPs in Legend; consider making darker to differentiate more easily from contours.		
7	How was tc of 10 minutes determined for the pre-developed site? Provide tc calculations for reference. Comment remains.		
7	I100 does not match computation table.		

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
8	Provide weighted "c" value for each DA based on it's individual land use and impervious cover. Comment remains. What if an area is primarily pavement (i.e. DA A22)? Would it's runoff coefficient be closer to 1.0 and resulting runoff be higher? Does the inlet collecting runoff within the respective DA have the capacity associated with a higher runoff coefficient?		
8	It appears DA boundaries were adjusted and 5 DAs were added. Is each DA contributing to a single inlet or are there instances where multiple DAs are contributing to a single inlet? Provide clarity when plans are submitting for SDV permitting review.		
8	Check direction of flow arrows, typ.		
9	This inlet appears to be for DA A4. Consider labeling inlets on this sheet for clarity between drainage area map, drainage plan, calcs, etc.		
9	HP (not HDPE) pipe is acceptable in unpaved or paved private areas. Note that storm in ROW or under fire lane access easements is to be RCP. Make appropriate updates to plan. Comment remains. Discuss with Town on use of HDPE.		
10 to 11	Pipe calcs were not reviewed as part of preliminary plat review. Comment from 1st review indicated to show pipe calcs on profiles when plans are submitted for SDV permitting review.		
12	Calcs were not reviewed as part of preliminary plat review. Comment from 1st review indicated to ensure inlet calcs, pipe calcs, storm profiles, etc. are included in the package when plans are submitted for SDV permitting review.		
13	Where is the note added for water and sewer lines designed to MSUD design criteria?		
13	Note that at the time of SDV permitting, the SDV package will require MSUD review and approval, including MSUD signature on the cover sheet once approved by MSUD.		
14	TCEQ requirements is 0.335% which rounds to 0.34%. Adjust as needed.		
14	Ensure SS lines are designed in accordance with MSUD design criteria.		
16	Appears there are 2 different drop inlet protection details provided. Which is to be used?		
16	Curb inlet protection detail shows concrete blocks for protection; ensure protection provided for curb inlets on public streets do not pose an obstruction for vehicles.		
18	Town ordinance requires parking spaces to be 20' x 10'. Ensure meets Town ordinance or DA.		
18 to 20	Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.		
18 to 20	For details that are associated with fire lanes and public infrastructure, ensure meets Town requirements and standard details.		

Notes:
1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.
2. This form must be completed and returned with future submittals.
3. **Failure to submit Completed Summary of Review Comments form will result in a delay of future plan sets being reviewed.**
4. **Send all plan submittals directly to the Town of Little Elm**

Town of Little Elm
Engineering Review
Conditional Approval

Review by: Priya Mistry, P.E.
Cobb, Fendley & Associates, Inc.
Date: March 28, 2023

See letter/comments for conditions of approval.

The responsibility for the accuracy, completeness, and safety of these plans lies solely with the engineer preparing and sealing the plans. By approving the plans, neither the review engineer nor CobbFendley assumes any liability.

1. Approval or conditional approval of the preliminary plat does not indicate that the civil plans have been reviewed fully. Preliminary/Additional comments/notes notated in RED on plans are identified as approval conditions that are to be addressed prior to submitting plans for SDV permitting. A full review of the Civil plans was not performed as it will be completed at the time of SDV permitting. Additional comments may be provided at the time of SDV permitting.

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3. Add "BY THIS PLAT" to easements that are to be granted by the development of site.

4. For existing easements that overlap proposed easements (highlighted in blue), is the intent to keep the existing, abut new against existing, or abandon existing when the FLAUE is platted? If abutting or abandoning, ensure plat is updated to reflect accordingly. Ensure plat reflects encompassing the original stubs as intended.

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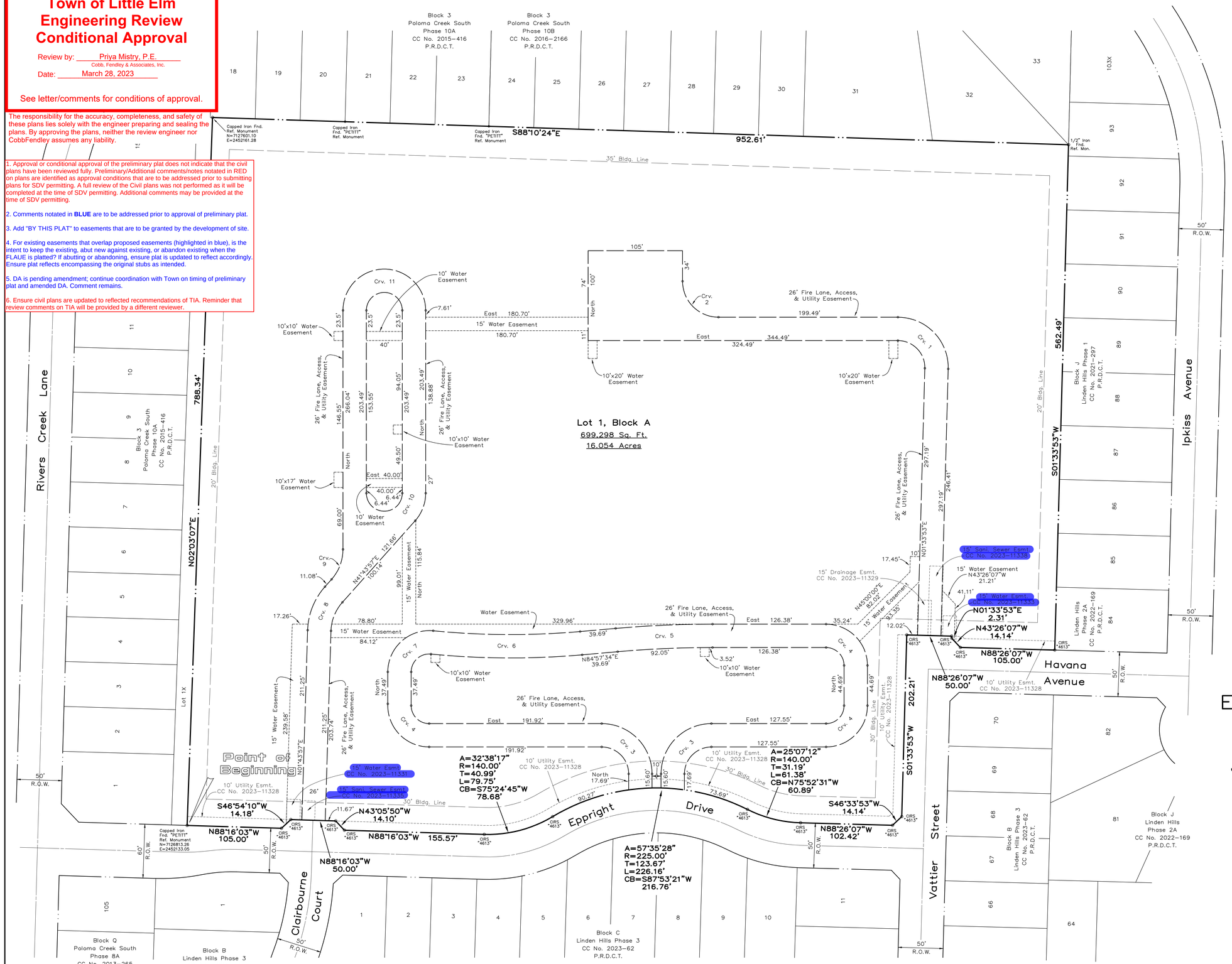

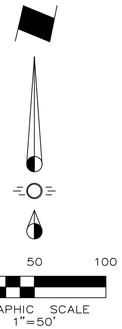

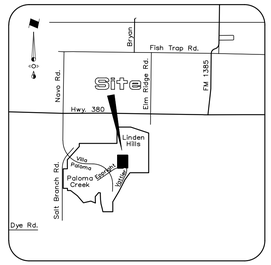

VICINITY MAP
NTS

Curve Data Chart

	Inner	Outer		Inner	Outer
1	A=91°33'53" R=30.00' T=30.83' L=47.94'	A=91°33'53" R=56.00' T=57.55' L=89.49'	7	A=95°36'36" R=20.00' T=22.06' L=33.37'	A=95°36'36" R=46.00' T=50.74' L=76.76'
2	A=90°00'00" R=40.00' T=40.00' L=62.83'		8	A=40°00'00" R=50.00' T=18.20' L=34.91'	A=40°00'00" R=76.00' T=27.66' L=53.06'
3	A=90°00'00" R=30.00' T=30.00' L=47.12'	A=90°00'00" R=56.00' T=56.00' L=87.96'	9	A=41°43'57" R=50.00' T=19.06' L=36.42'	
4	A=90°00'00" R=20.00' T=20.00' L=31.42'	A=90°00'00" R=46.00' T=46.00' L=72.26'	10	A=180°00'00" R=20.00' T= L=62.83'	A=41°43'57" R=46.00' T=17.53' L=33.50'
5	A=05°02'26" R=1200.00' T=52.82' L=105.57'	A=05°02'26" R=1226.00' T=53.96' L=107.86'	11	A=180°00'00" R=20.00' T= L=62.83'	A=180°00'00" R=46.00' T= L=144.51'
6	A=10°39'02" R=880.00' T=82.03' L=163.58'	A=10°39'02" R=906.00' T=84.45' L=168.41'			

LEGEND

CIRS "4613" ..... Capped Iron Rod Set Stamped "4613"
Ref. Mon. ..... Reference Monument
P.R.D.C.T. ..... Plat Records Denton County, Texas
Crv. ..... Curve

SHEET 1 OF 2

PRELIMINARY PLAT

LINDEN HILLS ELEMENTARY SCHOOL

Lot 1, Block A

16.054 Acres Situated In The
J. GONZALEZ SURVEY ~ ABST. 447
TOWN OF LITTLE ELM ETJ
DENTON COUNTY, TEXAS

Owner
Denton Independent School District
Attn: Brandon Boyter
1307 North Locust Street
Denton, TX 76201
Telephone 940 369-0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
Attn: David Surdukan
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2022-202
March 21, 2023

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, the Denton Independent School District is the owner of a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, Denton County, Texas, being part of a called 20.089 acre tract of land conveyed to Lennar Homes of Texas Land Construction, Ltd. as recorded in County Clerk No. 2022–40238 of the Official Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING in the north line of Eppright Drive at a 5/8" iron rod with plastic cap stamped "PETITT" found for the western most southwest corner of the called 20.089 acre tract of land, and said iron rod being the southeast corner of both a 15' Temporary Drainage and Utility Easement and the southeast corner of Paloma Creek South Phase 10A as shown on plat recorded County Clerk No. 2015–416 of the Plat Records of Denton County, Texas;

THENCE N02°03'07"E, with the east line of said Paloma Creek South Phase 10A, a distance of 788.34 feet to a 5/8" iron rod with plastic cap with unreadable stamp found for the northwest corner of the called 20.089 acre tract of land;

THENCE S88°10'24"E, with the south line of said Paloma Creek South Phase 10A, and passing a 5/8" iron rod with plastic cap stamped "PETITT" found for the easternmost southeast corner of said Poloma Creek South Phase 10A, a distance of 307.54 feet, said iron rod being the westernmost southwest corner of Paloma Creek South Phase 10B as shown on the plat recorded County Clerk No. 2016–2166, of the Plat Records of Denton County, Texas, and continuing with the south line of said Paloma Creek South Phase 10B, a total distance of 952.61 feet to a 1/2" iron rod found for the northeast corner of the called 20.089 acre tract of land, said iron rod being the south–east corner of said Paloma Creek South Phase 10B, said iron rod also being in the west line of Lot 93, Block J of Linden Hills Phase 1 as shown on the plat recorded County Clerk No. 2021–297 of the Plat Records of Denton County, Texas;

THENCE S01°33'53"W, with the west line of said Block J of Linden Hills Phase 1, a distance of 562.49 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the north ROW line of Havana Avenue for the easternmost southeast corner of the called 20.089 acre tract of land;

THENCE N88°26'07"W, a distance of 105.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N43°26'07"W, a distance of 14.14 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N01°33'53"E, a distance of 2.31 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N01°33'53"E, a distance of 2.31 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N88°26'07"W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S01°33'53"W, a distance of 202.21 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner of a corner clip;

THENCE S46°33'53"W, a distance of 14.14 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of Eppright Drive;

THENCE with the north line of Eppright Drive the following nine calls:

THENCE N88°26'07"W, a distance of 102.42 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right, with an arc length of 61.38 feet, a radius of 140.00', and a chord bearing N75°52'31"W, 60.89 feet, to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left, with an arc length of 226.16 feet, a radius of 225.00 feet, and a chord bearing S87°53'21"W, 216.76 feet to a 1/2" iron rod with plastic cap stamped "4613" set set for corner at the beginning of a reverse curve to the right;

THENCE with said reverse curve to the right, with an arc length of 79.75 feet, a radius of 140.00 feet, and a chord bearing S75°24'45"W, 78.68 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N88°16'03"W, a distance of 155.57 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N43°05'50"W, a distance of 14.10 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N88°16'03"W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S46°54'10"W, a distance of 14.18 feet to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N88°16'03"W, a distance of 105.00 feet to the POINT OF BEGINNING and CONTAINING 699,298 square feet or 16.054 acres of land.

BASIS OF BEARINGS:

The basis of bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0. Coordinates shown are grid coordinates. Scale factor is 1.000185304.

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, the Denton Independent School District, owner of the land shown on this plat and designated herein as Lot 1, Block A, of Linden Hills Elementary School Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicates to the public use forever, by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

FIRE LANE EASEMENT

The undersigned covenants and agrees that he shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

_____
Denton Independent School District
By:
Title:

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is _____ and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for
the State of Texas

NOTES:

All lots comply with the minimum size requirements of the zoning district.

This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.

Notice–selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits.

This plat does not alter or remove existing deed restrictions, if any, on this property.

The subject property does not lie within a 100 year flood plain acc–ording to Community Panel No. 48121C0410, dated 4/18/2011, of the National Flood Insurance Rate Maps for Denton County, Texas.

Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

Approved

_____ _____
Town Official Date
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Lot 1, Block A, Linden Hills Elementary School Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____day of_____, 2023, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructures as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the accept–ance thereof by signing his/her name as hereinabove subscribed.

Witness my hand this ____day of _____, 2023.

_____
Town Secretary
Town of Little Elm, Texas

SURVEYOR'S CERTIFICATE

I, the undersigned, a Registered Professional Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared David J. Surdukan, known to me to be the person whose name is sub–scribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2023.

_____
Notary Public in and for
the State of Texas

PRELIMINARY PLAT

LINDEN HILLS ELEMENTARY SCHOOL

Lot 1, Block A

16.054 Acres Situated In The
J. GONZALEZ SURVEY ~ ABST. 447
TOWN OF LITTLE ELM ETJ
DENTON COUNTY, TEXAS

Owner
Denton Independent School District
Attn: Brandon Boyter
1307 North Locust Street
Denton, TX 76201
Telephone 940 369–0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
Attn: Seth Kelly
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359–1733

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Job No. 2022–202
March 21, 2023

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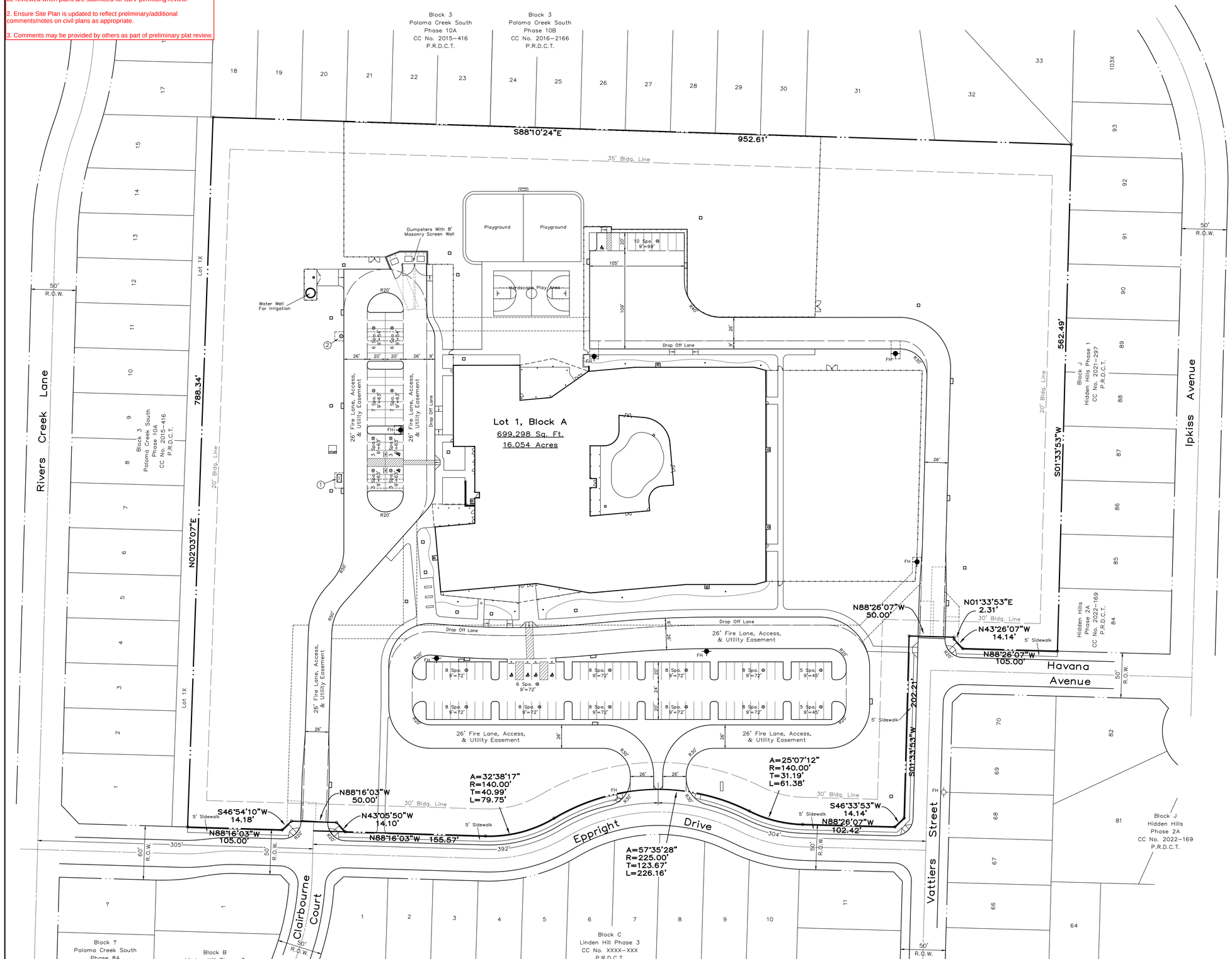
2. Ensure Site Plan is updated to reflect preliminary/additional comments/notes on civil plans as appropriate.

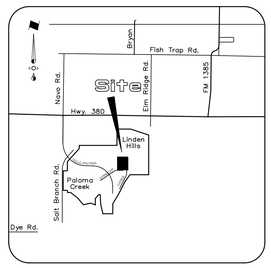
3. Comments may be provided by others as part of preliminary plat review.



Water Meter Schedule				
I.D.	Type	Size	No.	Sewer
①	Domestic	3"	1	6"
②	Irrigation	2"	1	—

0 50 100

GRAPHIC SCALE
1"=50'



VICINITY MAP
NTS

SITE DATA SUMMARY CHART
(by phase and in total) to include the following items:

Site Data Summary		Existing	Proposed
Existing Zoning		None	None
	Front Setback		30'
	Side Setback		20'
	Rear Setback		35'
Land Use Designation			School
Gross Acreage			16.054
Net Acreage			16.054
Number of Proposed Lots			1
Percentage of Site Coverage			10.5
Area of Impervious Coverage			248,400 sf
Percentage of Impervious Coverage			35.5
Proposed Building Area (square footage footprint)			73,365 sf
Number of Single-Story Buildings			0
Number of Two-Story Buildings			1
Maximum Building Height			34'-4"
Proposed Floor Area			114,620 sf
Proposed Floor Area by Use (school)			114,620 sf
Required Parking			136
Provided Parking			136
	Standard		129
	Handicap		7
	Total		136
Inventory Parking			NA
Electric Vehicle Charging Infrastructure			NA
Bicycle Racks			3
Required Loading Spaces			3

SITE PLAN

LINDEN HILLS ELEMENTARY SCHOOL

Lot 1, Block A

16.054 Acres Situated In The
J. GONZALEZ SURVEY ~ ABST. 447
DENTON COUNTY, TEXAS

Owner
Denton Independent School District
1307 North Locust Street
Denton, TX 76201
Telephone 940 369-0000
bboyter@dentonisd.org

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Seth@rlkengineering.com
Telephone 972 359-1733

March 21, 2023

1. Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.

2. Ensure these notes do not conflict with ToLE notes.

PAVING NOTES

1. All materials and construction shall conform to the Town of Little Elm Standards and Specifications.
2. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project. All manholes, cleanouts, valve boxes, fire hydrants, etc. must be adjusted to proper line and grade by the Contractor prior to and after the placing of permanent paving. Utilities must be maintained to proper line and grade during construction of this project.
3. The Contractor shall be responsible for coordinating with all the appropriate utility companies for the location of all utilities within the construction area.
4. The Paving Contractor shall not place permanent pavement until all sleeving for irrigation, electric, gas, telephone, cable TV, site lighting, etc. has been installed. It shall be the Paving Contractor's responsibility to insure that all sleeving is in place prior to placing permanent paving.
5. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Exploration Report.
6. All dimensions are to face of curb unless otherwise noted.
7. Refer to Architectural Plans for exact building and related sidewalk dimensions.
8. Stripe all parking spaces, accessible parking symbols, walk aisles, crosswalks, directional arrows, fire lanes and drop–off lanes. Fire lanes shall be striped in accordance with the Town of Little Elm requirements.
9. Construct barrier free ramps at all driveway and street intersections, per Town standards.
10. Third party inspection is required for all fire lanes. Prior to final acceptance, a letter shall be provided by the design engineer or the testing laboratory that certifies the fire lane has been constructed in accordance with Town of Little Elm design standards and the construction plans. The letter The letter shall be specific to depth, strength and rebar placement.
11. All materials furnished and installed shall either 1) be amongst those listed on Town's Project Material Submittal Checklists (in which case, Applicant need not provide Material submittals; or 2) be OR–EQUAL materials conforming to the specifications on that Checklist (in which case Applicant shall provide corresponding material submittals to Public Works Inspections Department of Town review and approval prior to construction.

GRADING NOTES

1. All construction shall be in accordance with these plans and Town of Little Elm standards and specifications.
2. 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.
3. In the event an item is not covered in the City's specs., the City Engineer's decision shall apply.
4. Contractor shall meet O.S.H.A requirements for trench safety.
5. Barricading, traffic control, and project signs shall conform To Texas Department of Transportation.
6. The Contractor shall verify the suitability of all existing and proposed site conditions, including grades and dimensions before commencement of any construction. In the event of any conflict, and prior to commencement of any construction, immediately notify Engineer. Minor adjustments of finish grade to accomplish spot drainage are acceptable if necessary, upon prior approval of Engineer. All paving installed shall "flush out" at any juncture with jexisting paving.
7. The locations of underground utilities shown on this plan are based on field surveys and local utility company records. It shall be the Contractor's full responsibility to contact the various utility companies to locate their utilities prior to starting construction. Any damage to existing utilities is to be repaired at Contractor's expense.
8. Proposed spot elevations are top of pavement elevations.
9. Prior to placing fill, the subgrade shall be scarified to a depth of twelve inches and recompacted to a minimum 95% of Standard Proctor density, at or above its optimum moisture content as determined by ASTM D–698. Fill material shall be placed in six to nine inch lifts and comp–acted in a similar manner.
10. All subgrade preparation shall be as directed in accordance with the Geotechnical Report.
11. All proposed grades indicated are finished grade elevations. Earthwork contractor shall grade to allow for sodding, pavement, playground surfacing and infill placement.
12. Any damage to adjoining property during construction shall be repaired to pre construction conditions or better at the expense of the Contractor.
13. Erosion control shall be in place prior to the disturbance of any existing surface.
14. All sidewalk slopes, including cross walks, shall not exceed the following ADA requirements:
    1:20 longitudinal (along the walk)
    1:50 transverse (across the walk)
15. All handicap parking and adjacent walk isle slopes shall not exceed 2.0% in any direction. It shall be the Contractor's responsibility to remove excess earthwork material from the site at no additional cost to the owner.
16. If additional earthwork material is required to achieve the grades indicated, it shall be imported by the Contractor at no additional cost to the owner.
17. Earthen slopes shall not exceed 4:1 (horizontal to vertical).

STORM DRAINAGE NOTES

1. All materials and construction shall conform to the Town of Little Elm Standards and Specifications, except as noted herein and approved by the Town.
2. All storm sewer pipe 18" and larger shall be Class III RCP. All storm sewer pipe 15" and smaller shall be HDPE drainage pipe or approved equal, except where noted otherwise.
3. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
4. Concrete for inlets and drainage structures shall be 4200 psi at 28 days.
5. Construction shall begin at downstream end of project and continue upstream with pipe grooves facing upstream.
6. Contractor shall protect all public utilities in the construction of this project.
7. The location of all utilities indicated on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
8. If rock is encountered in the trench, rock spoil shall not be used in the upper 1.5 feet of the trench. The upper 1.5 feet of the trench is to be backfilled only with quality topsoil.
9. All trench backfill for storm sewer shall be compacted as required by Town.
10. Use 4' joints with beveled ends if radius of storm sewer is less than 100 feet.
11. All HDPE storm pipe shall be installed per the manufacturer's specifications and recommendations.

WATER & SANITARY SEWER NOTES

1. All materials and construction shall conform to the Town of Little Elm Standard Construction Details and Specifications and in accordance with MSUD design criteria.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with Town Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. Any utility installed outside of an easement shall be installed by a plumber and inspected by Code Enforcement.
6. All water taps on mains by Town of Little Elm Staff at contractors expense.
7. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
8. All sewer lines shall be PVC SDR–35.
9. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
10. All water pipe 4" and larger shall be Class 200 PVC DR 14 water pipe. All pipe over 12" shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards.
11. See MEP Plans for FDC connection at Building.
12. Taps made to existing water lines or relocations of fire hydrants shall be done by the Town of Little Elm at the expense of the Contractor. Contact the Water Department.
13. Taps made to existing sewer lines shall be done by the Town of Little Elm at the Contractor's expense. Contact the Wastewater Department.
14. All materials furnished and installed shall either:

    A.) Be amongst those listed on the Town's Project Material Submittal Checklists (in which case Applicant need not provide material submittals).

    B.) Be "or–equal" materials, conforming to the specifications on the Town's Project Material Submittal Checklist (in which case Applicant shall provide corresponding material submittals to Public Works Inspections Department for Town's review and approval prior to construction).
15. Concrete pads shall be provided at all sewer cleanouts in landscape areas. Pads Shall be 3000 psi concrete, 2'x2' square, 4" thick, Reinforced with #3 bars each side of cleanout (4 total). Top of pad and cleanout shall be flush with finished grade.

EROSION CONTROL 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 Town of Little Elm.
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. Off–site soil borrow and spoil areas are considered as part of the project site, and must also comply with the erosion control requirements for this project. This includes the install–ation of BMPs to control offsite sedimentation and the estab–lishment of permanent ground cover on disturbed areas prior to final approval of the project.
5. 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 wash down operation shall not be allowed to drain directly off site without first lowing 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.
6. Contractor shall be responsible for submittal of N.O.I., N.O.T. and any additional information required by the E.P.A. Contractor shall comply with all E.P.A. storm water pollution prevention requirements.
7. Contractor shall control mud accumulation on all streets surrounding the project. No mud accumulation will be allowed in public streets.
8. No steel posts allowed in right of way.

Mar 21, 2023 - 11:00am User: rob

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
Robert B. Morse
98295
LICENSED
PROFESSIONAL ENGINEER
3-21-23

GENERAL NOTES

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

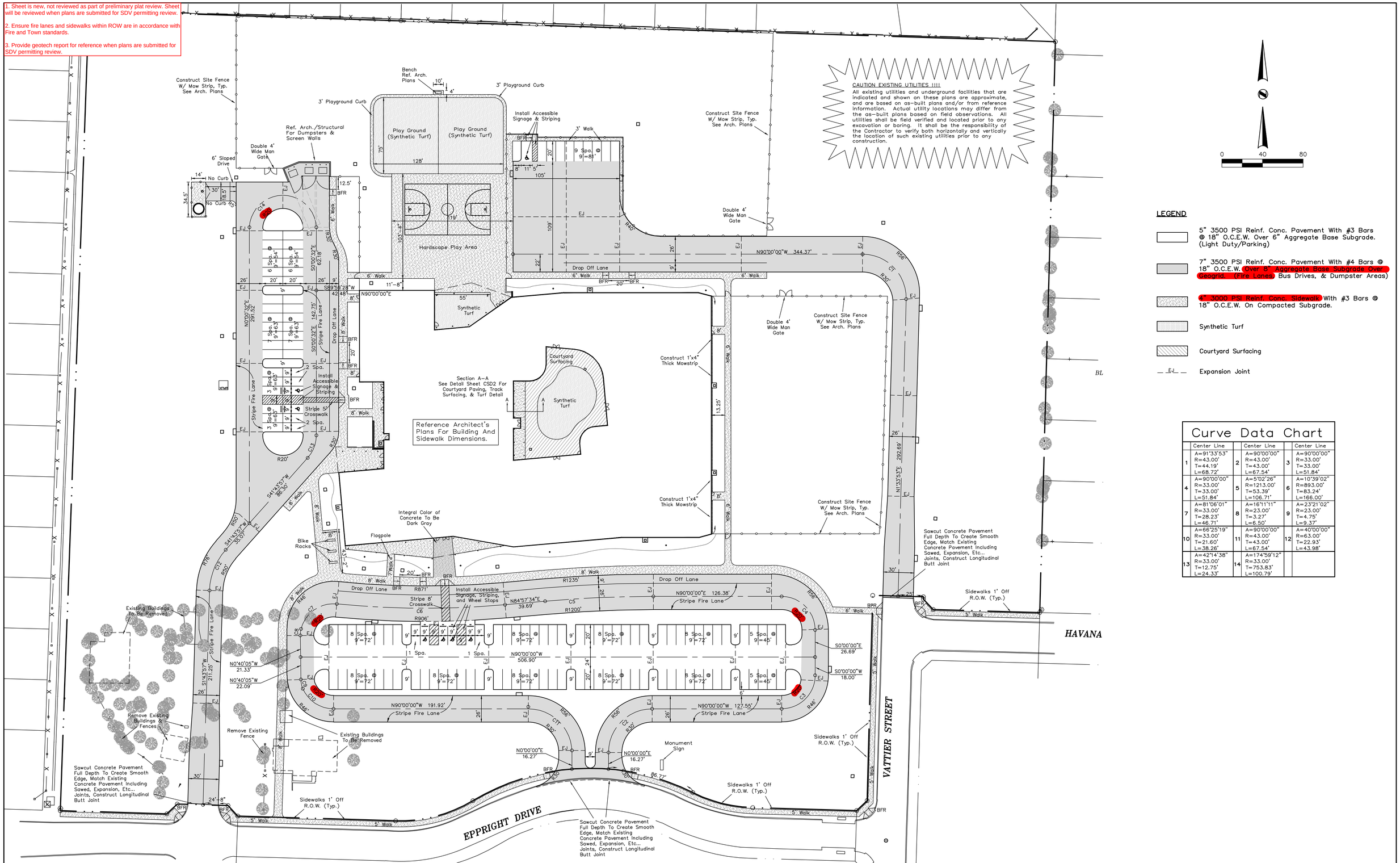
DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 GENERAL NOTES.dwg	1" = 40'	CGN1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Xref .\22070 TBLK.dwg

1. Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.

2. Ensure fire lanes and sidewalks within ROW are in accordance with Fire and Town standards.

3. Provide geotech report for reference when plans are submitted for SDV permitting review.



LEGEND

- 5" 3500 PSI Reinf. Conc. Pavement With #3 Bars @ 18" O.C.E.W. Over 6" Aggregate Base Subgrade. (Light Duty/Parking)
- 7" 3500 PSI Reinf. Conc. Pavement With #4 Bars @ 18" O.C.E.W. (Over 8" Aggregate Base Subgrade Over Geogrid. (Fire Lanes) Bus Drives, & Dumpster Areas)
- 4" 3000 PSI Reinf. Conc. Sidewalk With #3 Bars @ 18" O.C.E.W. On Compacted Subgrade.
- Synthetic Turf
- Courtyard Surfacing
- Expansion Joint

Curve Data Chart

	Center Line		Center Line		Center Line
1	A=91°33'53" R=43.00' T=44.19' L=68.72'	2	A=90°00'00" R=43.00' T=43.00' L=67.54'	3	A=90°00'00" R=33.00' T=33.00' L=51.84'
4	A=90°00'00" R=33.00' T=33.00' L=51.84'	5	A=5°02'26" R=1213.00' T=53.39' L=106.71'	6	A=10°39'02" R=893.00' T=83.24' L=166.00'
7	A=81°06'01" R=33.00' T=28.23' L=46.71'	8	A=16°11'11" R=23.00' T=3.27' L=6.50'	9	A=23°21'02" R=23.00' T=4.75' L=9.37'
10	A=66°25'19" R=33.00' T=21.60' L=38.26'	11	A=90°00'00" R=43.00' T=43.00' L=67.54'	12	A=40°00'00" R=63.00' T=22.93' L=43.98'
13	A=42°14'38" R=33.00' T=12.75' L=24.33'	14	A=174°59'12" R=33.00' T=753.83' L=100.79'		

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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STATE OF TEXAS
98295
Robert B. Morse
LICENSED PROFESSIONAL ENGINEER
5-1-23

PAVING PLAN
NEW DENTON ISD ELEMENTARY SCHOOL
EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 PAV.dwg	1" = 40'	CP1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:00am User: rob

S 88°10'24" E 952.61'

N 02°03'07" E 788.34

N 88°16'03" W 105.00'

N 88°16'03" W 150.57'

N 88°26'07" W 102.47'

N 88°26'07" W 105.00'

S 01°33'53" W 562.49'

S 01°33'53" W 202.21'

Fin. Flr. 559.0

Does this grade break / HP continue?

See Courtyard Grading Enlargement For Details

EPPRIGHT DRIVE

VATTIER STREET

HAVANA

HIDDEN HILL

HIDDE C.C.

LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 T 1

LOT 93 LOT 92 LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85

ROCK WALL W/ WOOD FENCE

WOOD FENCE

CONCRETE DRAINAGE FLUME

Ex. 8" Water Line

Ex. 8" San. Sew.

Ex. 8" San. Sew.

Ex. 8" San. Sew.

Ex. 8" San. Sew.

Ex. 8" Water Line

Ex. 18" RCP

Ex. 8" San. Sew.

TOP=559.99'
FL=548.79'
TOPPIPE=549.53'

TOP=558.93'
FL=547.17'
TOPPIPE=547.83'

TOP=554.74'

TOP=552.20'
FL=538.8'
TOPPIPE=539.48'

TOP=551.22'
FL=539.72'
TOPPIPE=540.48'

SITE BENCHMARK:
□ SQUARE CUT ON TOP OF CURB, LOCATED ON THE SOUTH CURB LINE AT THE NORTHEAST CURB RETURN OF HAVANA AVE. AND A STREET NOT NAMED AT THIS TIME.
ELEVATION = 553.03'

0 40 80

Include grade breaks at HPs in Legend; consider making darker to differentiate more easily from contours.

LEGEND

- 41.0 — Proposed Spot Elevation
- 46.61 × — Existing Spot Elevation
- 46 — Proposed Contour
- 746 — Existing Contour
- → Direction Of Flow

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

Is this is elev 58, how does the runoff drain to the inlets shown in the courtyard which show the top to be 58.35 and 58.2 (above elev 58).

What elev does this line represent? Is it a swale?

Courtyard Grading Enlargement
Scale 1"=20'

MISC. INFORMATION

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Texas Registration No. 579

STATE OF TEXAS
Robbert B. Morse
98295
LICENSED PROFESSIONAL ENGINEER
5-1-23

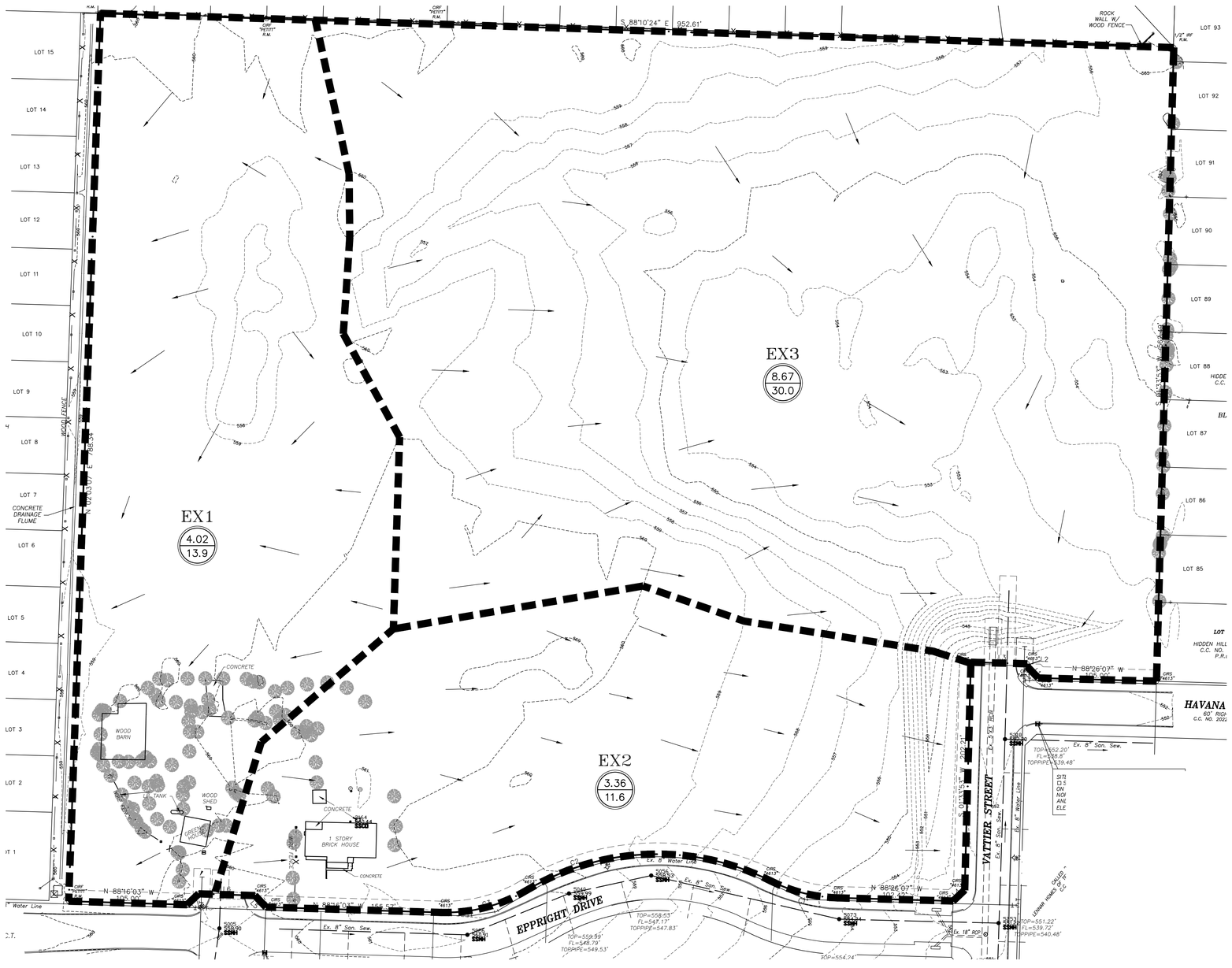
GRADING PLAN

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 GRAD.dwg	1" = 40'	CG1
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 3-21-23	PROJECT NUMBER: RLK: 22071	

Mar 21, 2023 - 11:00am User: rob



0 50 100

Scale: 1"=50'

PRE–DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology:
Rational Method

$Q = C\ I\ A$

$C = 0.30$

$I_{100} = 9.20$ in./hr

$t_c = 10$ min.

100 does not match computation table.

X.XX — Area In Acres

X.X — Q_{100} In cfs

PRE–DEVELOPMENT LEGEND

746 — Existing Contour

Existing Drainage Divide

Flow Arrow

CAUTION EXISTING UTILITIES !!!!

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PRE–DEVLOPMENT DRAINAGE AREA CHART

Drainage Area No.	Drainage Area	C	tc	25 Year Event Cf	25 Year Event I25	25 Year Event Q25	100 Year Event Cf	100 Year Event I100	100 Year Event Q100
	(Acres)		(min)		(in/hr)	(cfs)		(in/hr)	(cfs)
EX1	4.02	0.3	10	1.1	7.55	10.0	1.25	9.24	13.9
EX2	3.36	0.3	10	1.1	7.55	8.4	1.25	9.24	11.6
EX3	8.67	0.3	10	1.1	7.55	21.6	1.25	9.24	30.0
					Total Flow	40.0		Total Flow	55.6

How was tc of 10 minutes determined for the pre-developed site? Provide tc calculations for reference. Comment remains.

MISC. INFORMATION

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(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS — Robert B. Morse — 98295 — LICENSED PROFESSIONAL ENGINEER

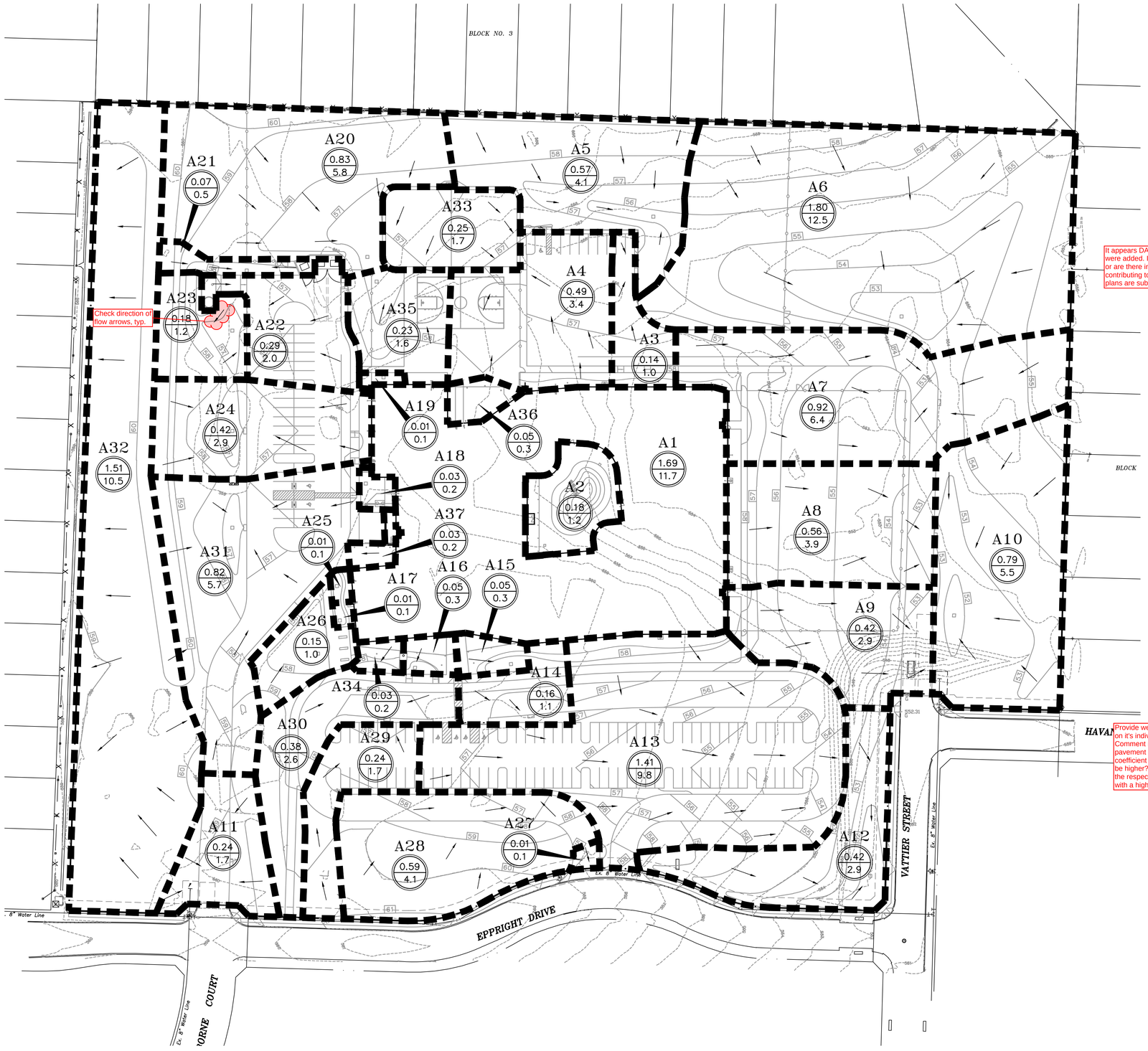
PRE-DEVELOPMENT DRAINAGE AREA MAP

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DAMAP PRE.dwg	1" = 50'	CD1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:00am User: rob



CAUTION EXISTING UTILITIES !!!!

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0 50 100

Scale: 1"=50'

It appears DA boundaries were adjusted and 5 DAs were added. Is each DA contributing to a single inlet or are there instances where multiple DAs are contributing to a single inlet? Provide clarity when plans are submitting for SDV permitting review.

POST-DEVLOPMENT DRAINAGE AREA CHART

Drainage Area No.	Drainage Area	C	t_c	25 Year Event Cf	25 Year Event I_{25}	25 Year Event Q_{25}	100 Year Event Cf	100 Year Event I_{100}	100 Year Event Q_{100}
	(Acres)		(min)		(in/hr)	(cfs)		(in/hr)	(cfs)
A1	1.69	0.6	10	1.1	7.55	8.4	1.25	9.24	11.7
A2	0.18	0.6	10	1.1	7.55	0.9	1.25	9.24	1.2
A3	0.14	0.6	10	1.1	7.55	0.7	1.25	9.24	1.0
A4	0.49	0.6	10	1.1	7.55	2.4	1.25	9.24	3.4
A5	0.59	0.6	10	1.1	7.55	2.9	1.25	9.24	4.1
A6	1.80	0.6	10	1.1	7.55	9.0	1.25	9.24	12.5
A7	0.92	0.6	10	1.1	7.55	4.6	1.25	9.24	6.4
A8	0.56	0.6	10	1.1	7.55	2.8	1.25	9.24	3.9
A9	0.42	0.6	10	1.1	7.55	2.1	1.25	9.24	2.9
A10	0.79	0.6	10	1.1	7.55	3.9	1.25	9.24	5.5
A11	0.24	0.6	10	1.1	7.55	1.2	1.25	9.24	1.7
A12	0.42	0.6	10	1.1	7.55	2.1	1.25	9.24	2.9
A13	1.41	0.6	10	1.1	7.55	7.0	1.25	9.24	9.8
A14	0.16	0.6	10	1.1	7.55	0.8	1.25	9.24	1.1
A15	0.05	0.6	10	1.1	7.55	0.2	1.25	9.24	0.3
A16	0.05	0.6	10	1.1	7.55	0.2	1.25	9.24	0.3
A17	0.01	0.6	10	1.1	7.55	0.0	1.25	9.24	0.1
A18	0.03	0.6	10	1.1	7.55	0.1	1.25	9.24	0.2
A19	0.01	0.6	10	1.1	7.55	0.0	1.25	9.24	0.1
A20	0.83	0.6	10	1.1	7.55	4.1	1.25	9.24	5.8
A21	0.07	0.6	10	1.1	7.55	0.3	1.25	9.24	0.5
A22	0.29	0.6	10	1.1	7.55	1.4	1.25	9.24	2.0
A23	0.18	0.6	10	1.1	7.55	0.9	1.25	9.24	1.2
A24	0.42	0.6	10	1.1	7.55	2.1	1.25	9.24	2.9
A25	0.01	0.6	10	1.1	7.55	0.0	1.25	9.24	0.1
A26	0.15	0.6	10	1.1	7.55	0.7	1.25	9.24	1.0
A27	0.01	0.6	10	1.1	7.55	0.0	1.25	9.24	0.1
A28	0.59	0.6	10	1.1	7.55	2.9	1.25	9.24	4.1
A29	0.24	0.6	10	1.1	7.55	1.2	1.25	9.24	1.7
A30	0.38	0.6	10	1.1	7.55	1.9	1.25	9.24	2.6
A31	0.82	0.6	10	1.1	7.55	4.1	1.25	9.24	5.7
A32	1.51	0.6	10	1.1	7.55	7.5	1.25	9.24	10.5
A33	0.25	0.6	10	1.1	7.55	1.2	1.25	9.24	1.7
A34	0.03	0.6	10	1.1	7.55	0.1	1.25	9.24	0.2
A35	0.23	0.6	10	1.1	7.55	1.1	1.25	9.24	1.6
A36	0.05	0.6	10	1.1	7.55	0.2	1.25	9.24	0.3
A37	0.03	0.6	10	1.1	7.55	0.1	1.25	9.24	0.2
Total Area	16.05				Total Flow	80.0		Total Flow	111.2

Provide weighted "c" value for each DA based on it's individual land use and impervious cover. Comment remains. What if an area is primarily pavement (i.e. DA A22)? Would it's runoff coefficient be closer to 1.0 and resulting runoff be higher? Does the inlet collecting runoff within the respective DA have the capacity associated with a higher runoff coefficient?

POST DEVELOPMENT WEIGHTED "C" CALCULATIONS

Total Area = 16.05 Acres
Impervious Area (C=1.0, Roof, Pavement) = 2.15 + .33 = 5.80 Acres
Pervious Area (C=0.30, Open Area) = 10.25 Acres

Weighted "C" = (5.80*1.0 + 10.25*0.30)/16.05
Weighted "C" = 0.55
For Site Design – Use C = 0.60

POST DEVELOPMENT DRAINAGE CRITERIA

Drainage Calculation Methodology:
Rational Method
Q = C I A
C = 0.60
I_{100} = 9.24 in./hr.
tc = 10 min.

POST DEVELOPMENT DRAINAGE LEGEND

- 746 — Existing Contour
- 46 — Proposed Contour
- Proposed Drainage Divide
- Flow Arrow
- X.XX — Area In Acres
- X.X — Q_{100} In cfs

MISC. INFORMATION

NOTE:

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STATE OF TEXAS
Robert B. Morse
98295
LICENSED
PROFESSIONAL ENGINEER
3-21-23

POST-DEVELOPMENT DRAINAGE AREA MAP

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH. REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DAMAP POST.dwg	1" = 50'	CD2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:00am User: rob

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companys
48 Hrs. Prior To Any Construction

HP (not HDPE) pipe is acceptable in unpaved or paved private areas. Note that storm in ROW or under fire lane access easements is to be RCP. Make appropriate updates to plan. Comment remains. Discuss with Town on use of HDPE.

This inlet appears to be for DA A4. Consider labeling inlets on this sheet for clarity between drainage area map, drainage plan, calcs, etc.

CAUTION EXISTING UTILITIES !!!!
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0 40 80

NOTES BY SYMBOL " ◯ "

1. Const. No. 12 Catch Basin W/ ADA Grate Top 557.3 FL 556.3
2. 4" Perf. HPDE French Drain @ 0.50% Min. (See Arch Plans For Playground Details)
3. Const. No. 12 Catch Basin W/ ADA Grate Top 557.0 FL 556.0
4. Const. No. 12 Catch Basin Top 558.0 FL 557.0
5. Const. No. 12 Catch Basin W/ ADA Grate Top 557.5 FL 556.5
6. Construct No. 12 Catch Basin w/5'x5' Concrete Apron per Detail. Top=558.5 FL=557.5
7. Const. Canopy Downspout Connection, Typ. See Detail Sheet CSD2
8. Const. No. 24 Catch Basin Top 556.5 FL 554.5
9. Const. No. 24 Catch Basin Top 551.5 FL 549.5
10. Const. No. 24 Catch Basin W/ ADA Grate Top 558.2 FL 554.2
11. Const. No. 24 Catch Basin Top 558.35 FL 554.35
12. Install 6" Can Inlet W/ Atrium Dome Grate

Curve Data Chart

	Center Line		Center Line		Center Line
1	A=90°00'00" R=65.00' T=65.00' L=102.10'	2	A=60°00'00" R=65.00' T=37.53 L=68.07'	3	A=40°25'47" R=65.00' T=23.93' L=45.87'
4	A=40°25'47" R=65.00' T=23.93' L=45.87'	5	A=49°16'45" R=63.75' T=29.24' L=54.83'	6	A=30°00'00" R=65.00' T=17.42' L=34.03'
7	A=54°03'36" R=36.00' T=33.16' L=61.33'				

Courtyard Drainage Enlargement
Scale 1"=20'

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

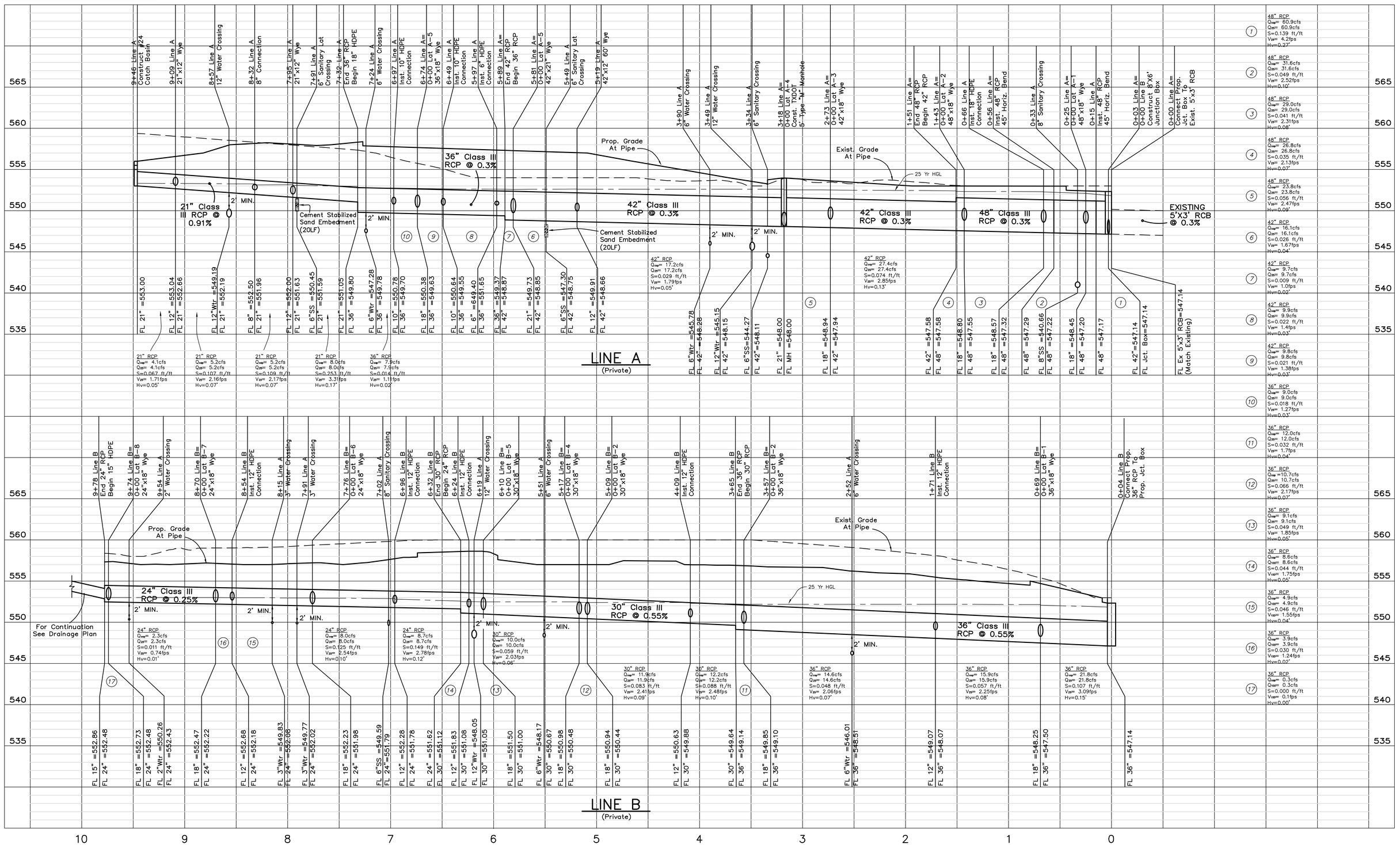
STATE OF TEXAS
Robert B. Morse
98295
LICENSED
PROFESSIONAL ENGINEER
5-21-23

DRAINAGE PLAN
NEW DENTON ISD ELEMENTARY SCHOOL
EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DRG.dwg	1" = 40'	CD3
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK 22071	

Mar 21, 2023 - 11:00am User: rob

Pipe calcs were not reviewed as part of preliminary plat review. Comment from 1st review indicated to show pipe calcs on profiles when plans are submitted for SDV permitting review.



MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
5-1-23

DRAINAGE PROFILES

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DRG PROF.dwg		CD4
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:00am User: rob

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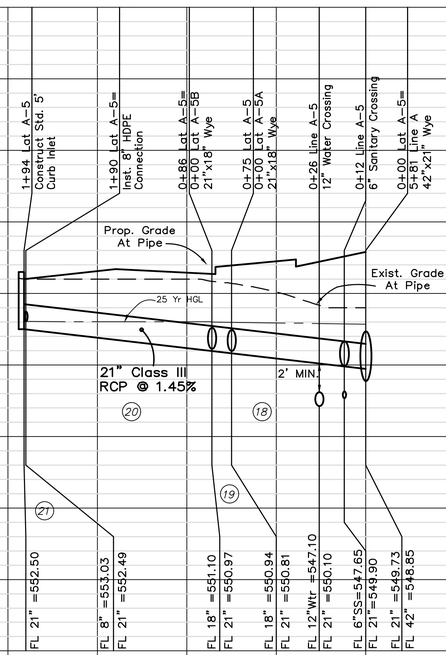
1 0



LAT A-5
(Private)

(18) 21" RCP
$Q_{req'd}$= 6.9cfs
$Q_{cap'd}$= 6.9cfs
S=0.189 ft/ft
V_{100}= 2.86fps
Hv=0.13'

(19) 21" RCP
$Q_{req'd}$= 4.2cfs
$Q_{cap'd}$= 4.2cfs
S=0.070 ft/ft
V_{100}= 1.74fps
Hv=0.05'

(20) 21" RCP
$Q_{req'd}$= 3.7cfs
$Q_{cap'd}$= 3.7cfs
S=0.054 ft/ft
V_{100}= 1.53fps
Hv=0.04'

(21) 21" RCP
$Q_{req'd}$= 1.2cfs
$Q_{cap'd}$= 1.2cfs
S=0.006 ft/ft
V_{100}= 0.52fps
Hv=0.00'

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

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5-21-23

DRAINAGE PROFILES
NEW DENTON ISD ELEMENTARY SCHOOL
EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	*RLK*	22071 DRG PROF.dwg	*1" = 40'H, 1"=5'V*	CD5
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	*RLK*	*5-21-23*	*RLK: 22071*	

Mar 21, 2023 - 11:00am User: rob

Calcs were not reviewed as part of preliminary plat review. Comment from 1st review indicated to ensure inlet calcs, pipe calcs, storm profiles, etc. are included in the package when plans are submitted for SDV permitting review.

25 Year Hydraulic Calculations For Storm Lines

From	To	Pipe Length	Drainage Area Incremental No.	Drainage Area Incremental Area	Drainage Area Total Area	Runoff 'C'	Cf	Incr. CA	Total CA	Time of Concentration Inlet Time	Time of Concentration Travel Time	Time of Concentration Total	25-Year Intensity "I"	25-Year Runoff "Q"	Inlet Carry Over	Inlet Carry Over "q"	Q Pipe	Pipe Size Diamet	Box Size Width	Box Size Height	n	Sf	HGL D/S	HGL U/S	Head Loss Calculations V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	Kj\V1^2/2g	Hk	Design HGL	Comments
sta	sta	ft		acres	acres					min	min	min	in/hr	cfs	cfs	cfs	cfs	in	ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	
Storm Line A																																	
921	946	25	A20	0.83	0.83	0.6	1.10	0.55	0.55	10.00	0.00	10.00	7.55	4.1	0	0	4.1	21	-	-	0.013	0.068%	553.30	553.32	0.00	1.72	0.00	0.05	1.25	0.00	0.06	553.37	
909	921	12	45° Bend	0.00	0.83	0.6	1.10	0.00	0.55	10.00	0.24	10.24	7.49	4.1	0	0	4.1	21	-	-	0.013	0.067%	553.29	553.29	1.72	1.71	0.05	0.05	0.10	0.00	0.00	553.30	
832	909	77	A35	0.23	1.06	0.6	1.10	0.15	0.70	10.24	0.24	10.48	7.42	5.2	0	0	5.2	21	-	-	0.013	0.107%	553.16	553.24	1.71	2.16	0.05	0.07	0.60	0.03	0.05	553.29	
795	832	37	A19	0.01	1.07	0.6	1.10	0.01	0.71	10.48	0.12	10.60	7.39	5.2	0	0	5.2	21	-	-	0.013	0.109%	553.09	553.13	2.16	2.17	0.07	0.07	0.60	0.04	0.03	553.16	
732	795	63	Roof Drain	0.58	1.65	0.6	1.10	0.38	1.09	10.60	0.28	10.89	7.32	8.0	0	0	8.0	21	-	-	0.013	0.253%	552.80	552.96	2.17	3.31	0.07	0.17	0.60	0.04	0.13	553.09	
697	732	35	Size Change	0.00	1.65	0.6	1.10	0.00	1.09	10.89	0.32	11.20	7.24	7.9	0	0	7.9	36	-	-	0.013	0.014%	552.80	552.80	3.31	1.11	0.17	0.02	0.10	0.02	0.00	552.80	
674	697	23	Roof Drain	0.27	1.92	0.6	1.10	0.18	1.27	11.20	0.52	11.73	7.11	9.0	0	0	9.0	36	-	-	0.013	0.018%	552.78	552.78	1.11	1.27	0.02	0.03	0.60	0.01	0.01	552.80	
649	674	25	A2	0.18	2.10	0.6	1.10	0.12	1.39	11.73	0.30	12.03	7.04	9.8	0	0	9.8	36	-	-	0.013	0.021%	552.76	552.76	1.27	1.38	0.03	0.03	0.60	0.02	0.01	552.78	
589	649	60	A36	0.05	2.15	0.6	1.10	0.03	1.42	12.03	0.30	12.33	6.97	9.9	0	0	9.9	36	-	-	0.013	0.022%	552.73	552.74	1.38	1.40	0.03	0.03	0.60	0.02	0.01	552.76	
581	589	8	Size Change	0.00	2.15	0.6	1.10	0.00	1.42	12.33	0.72	13.04	6.81	9.7	0	0	9.7	42	-	-	0.013	0.009%	552.73	552.73	1.40	1.00	0.03	0.02	0.10	0.00	0.00	552.73	
519	581	62	Lat A-4	1.45	3.60	0.6	1.10	0.96	2.38	13.04	0.13	13.18	6.78	16.1	0	0	16.1	42	-	-	0.013	0.026%	552.68	552.70	1.00	1.67	0.02	0.04	0.60	0.01	0.03	552.73	
318	519	201	Roof Drain	0.33	3.93	0.6	1.10	0.21	2.59	13.18	0.62	13.79	6.65	17.2	0	0	17.2	42	-	-	0.013	0.029%	552.60	552.66	1.67	1.79	0.04	0.05	0.60	0.03	0.02	552.68	
283	318	35	Jct Box - A6	1.80	5.73	0.6	1.10	1.19	3.78	13.79	1.87	15.67	6.29	23.8	0	0	23.8	42	-	-	0.013	0.056%	552.50	552.51	1.79	2.47	0.05	0.09	0.25	0.01	0.08	552.60	
151	283	132	A7	0.92	6.65	0.6	1.10	0.61	4.39	15.67	0.24	15.90	6.24	27.4	0	0	27.4	42	-	-	0.013	0.074%	552.33	552.43	2.47	2.85	0.09	0.13	0.60	0.06	0.07	552.50	
143	151	8	Size Change	0.00	6.65	0.6	1.10	0.00	4.39	15.90	0.77	16.68	6.11	26.8	0	0	26.8	48	-	-	0.013	0.035%	552.32	552.32	2.85	2.13	0.13	0.07	0.10	0.01	0.01	552.33	
66	143	77	A8	0.56	7.21	0.6	1.10	0.37	4.76	16.68	0.06	16.74	6.10	29.0	0	0	29.0	48	-	-	0.013	0.041%	552.25	552.28	2.13	2.31	0.07	0.08	0.60	0.04	0.04	552.32	
56	66	10	A10	0.79	8.00	0.6	1.10	0.52	5.28	16.74	0.06	16.80	6.09	32.1	0	0	32.1	48	-	-	0.013	0.050%	552.19	552.20	2.31	2.56	0.08	0.10	0.60	0.05	0.05	552.25	
25	56	31	45° Bend	0.00	8.00	0.6	1.10	0.00	5.28	16.80	0.56	17.36	6.00	31.6	0	0	31.6	48	-	-	0.013	0.049%	552.14	552.16	2.56	2.52	0.10	0.10	0.35	0.04	0.03	552.19	
15	25	10	A9	0.42	8.42	0.6	1.10	0.28	5.55	17.36	0.07	17.42	5.98	33.2	0	0	33.2	48	-	-	0.013	0.054%	552.09	552.09	2.52	2.65	0.10	0.11	0.60	0.06	0.05	552.14	
3	15	12	45° Bend	0.00	8.42	0.6	1.10	0.00	5.55	17.42	0.06	17.48	5.97	33.2	0	0	33.2	48	-	-	0.013	0.053%	552.04	552.05	2.65	2.64	0.11	0.11	0.35	0.04	0.04	552.09	
0	3	3	Junction Box - Line B	7.07	15.49	0.6	1.10	4.67	10.22	17.48	0.08	17.56	5.96	60.9	0	0	60.9	-	5	3	0.013	0.139%	551.79	551.79	2.64	4.20	0.11	0.27	0.25	0.03	0.25	552.04	551.79 - 25 Year HGL From Downstream HGL Calc Table
Storm Lat A-4																																	
190	194	4	A33	0.25	0.25	0.6	1.10	0.17	0.17	10.00	0.00	10.00	7.55	1.2	0	0	1.2	21	-	-	0.013	0.006%	553.06	553.06	0.00	0.52	0.00	0.00	1.25	0.00	0.01	553.06	
86	190	104	A4	0.49	0.74	0.6	1.10	0.32	0.49	10.00	0.13	10.13	7.52	3.7	0	0	3.7	21	-	-	0.013	0.054%	552.97	553.02	0.52	1.53	0.00	0.04	0.60	0.00	0.03	553.06	
75	86	11	A3	0.14	0.88	0.6	1.10	0.09	0.58	10.13	1.14	11.26	7.22	4.2	0	0	4.2	21	-	-	0.013	0.070%	552.94	552.94	1.53	1.74	0.04	0.05	0.60	0.02	0.03	552.97	
0	75	75	A5	0.57	1.45	0.6	1.10	0.38	0.96	11.26	0.11	11.37	7.20	6.9	0	0	6.9	21	-	-	0.013	0.189%	552.70	552.84	1.74	2.86	0.05	0.13	0.60	0.03	0.10	552.94	
Storm Line B																																	
978	1038	60	A21	0.07	0.07	0.6	1.10	0.05	0.05	10.00	0.00	10.00	7.55	0.3	0	0	0.3	15	-	-	0.013	0.003%	553.01	553.02	0.00	0.28	0.00	0.00	1.25	0.00	0.00	553.02	
974	978	4	Size Change	0.00	0.66	0.6	1.10	0.00	0.05	10.00	3.52	13.52	6.71	0.3	0	0	0.3	24	-	-	0.013	0.000%	553.01	553.01	0.28	0.10	0.00	0.00	0.10	0.00	0.00	553.01	
870	974	104	A22,A23	0.47	1.13	0.6	1.10	0.31	0.36	13.52	0.68	14.19	6.57	2.3	0	0	2.3	24	-	-	0.013	0.011%	552.99	553.00	0.10	0.74	0.00	0.01	0.60	0.00	0.01	553.01	
854	870	16	A24	0.42	1.55	0.6	1.10	0.28	0.63	14.19	2.33	16.52	6.14	3.9	0	0	3.9	24	-	-	0.013	0.030%	552.97	552.98	0.74	1.24	0.01	0.02	0.60	0.01	0.02	552.99	
776	854	78	A18, A37, DS	0.25	1.80	0.6	1.10	0.17	0.80	16.52	0.22	16.74	6.10	4.9	0	0	4.9	24	-	-	0.013	0.046%	552.91	552.95	1.24	1.55	0.02	0.04	0.60	0.01	0.02	552.97	
696	776	80	A31	0.82	2.62	0.6	1.10	0.54	1.34	16.74	0.84	17.57	5.96	8.0	0	0	8.0	24	-	-	0.013	0.125%	552.73	552.83	1.55	2.54	0.04	0.10	0.60	0.02	0.08	552.91	
632	696	64	A17,A25,Roof Drain	0.22	2.84	0.6	1.10	0.15	1.49	17.57	0.52	18.10	5.88	8.7	0	0	8.7	24	-	-	0.013	0.149%	552.58	552.67	2.54	2.78	0.10	0.12	0.60	0.06	0.06	552.73	
624	632	8	Size Change	0.00	2.84	0.6	1.10	0.00	1.49	18.10	0.52	18.62	5.86	8.6	0	0	8.6	30	-	-	0.013	0.044%	552.57	552.57	2.78	1.75	0.12	0.05	0.10	0.01	0.00	552.58	
610	624	14	A26	0.15	2.99	0.6	1.10	0.10	1.58	18.62	0.38	19.01	5.74	9.1	0	0	9.1	30	-	-	0.013	0.049%	552.54	552.55	1.75	1.85	0.05	0.05	0.60	0.03	0.02	552.57	
517	610	93	A11	0.24	3.23	0.6	1.10	0.16	1.74	19.01	0.13	19.13	5.72	10.0	0	0	10.0	30	-	-	0.013	0.059%	552.45	552.51	1.85	2.03	0.05	0.06	0.60	0.03	0.03	552.54	
509	517	8	A29	0.24	3.47	0.6	1.10	0.16	1.90	19.13	0.76	19.90	5.61	10.7	0	0	10.7	30	-	-	0.013	0.068%	552.41	552.42	2.03	2.17	0.06	0.07	0.60	0.04	0.03	552.45	
409	509	100	A30	0.38	3.85	0.6	1.10	0.25	2.15	19.90	0.76	20.66	5.51	11.9	0	0	11.9	30	-	-	0.013	0.083%	552.28	552.37	2.17	2.41	0.07	0.09	0.60	0.04	0.05	552.41	
365	409	44	A15, A16	0.10	3.95	0.6	1.10	0.07	2.22	20.66	0.06	20.72	5.50	12.2	0	0	12.2	30	-	-	0.013	0.088%	552.20	552.24	2.41	2.48	0.09	0.10	0.60	0.05	0.04	552.28	
357	365	8	Size Change	0.00	3.95	0.6	1.10	0.00	2.22	20.72	0.69	21.41	5.41	12.0	0	0	12.0	36	-	-	0.013	0.032%	552.19	552.20	2.48	1.70	0.10	0.04	0.10	0.01	0.00	552.20	
171	357	186	A14,A28	0.75	4.70	0.6	1.10	0.50	2.71	21.41	0.52	21.71	5.37	14.6	0	0	14.6	36	-	-	0.013	0.048%	552.07	552.15	1.70	2.06	0.04	0.07	0.60	0.03	0.04	552.19	
69	171	102	Roof Drain	0.54	5.24	0.6	1.10	0.36	3.07	21.71	1.50	23.21	5.19	15.9	0	0	15.9	36	-	-	0.013	0.057%	551.97	552.03	2.06	2.25	0.07	0.08	0.60	0.04	0.04	552.07	
0	69	69	A12,A13	1.83	7.07	0.6	1.10	1.21	4.28	23.21	0.75	23.96	5.10	21.8	0	0	21.8	36	-	-	0.013	0.107%	551.79	551.87	2.25	3.09	0.08	0.15	0.60	0.05	0.10	551.97	

100 Year Hydraulic Calculations For Storm Lines

From	To	Pipe Length	Drainage Area Incremental No.	Drainage Area Incremental Area	Drainage Area Total Area	Runoff 'C'	Cf	Incr. CA	Total CA	Time of Concentration Inlet Time	Time of Concentration Travel Time	Time of Concentration Total	100-Year Intensity "I"	100-Year Runoff "Q"	Inlet Carry Over	Inlet Carry Over "q"	Q Pipe	Pipe Size Diamet	Box Size Width	Box Size Height	n	Sf	HGL D/S	HGL U/S	Head Loss Calculations V1 (in)	V2 (out)	V1^2/2g	V2^2/2g	Kj	Kj\V1^2/2g	Hk	Design HGL	Comments
sta	sta	ft		acres	acres					min	min	min	in/hr	cfs	cfs	cfs	cfs	in	ft	ft		ft/ft	ft	ft	ft/s	ft/s	ft	ft		ft	ft	ft	
Storm Line A																																	
921	946	25	A20	0.83	0.83	0.6	1.25	0.62	0.62	10.00	0.00	10.00	9.24	5.8	0	0	5.8	21	-	-	0.013	0.132%	554.90	554.94	0.00	2.39	0.00	0.09	1.25	0.00	0.11	555.05	
909	921	12	45° Bend	0.00	0.83	0.6	1.25	0.00	0.62	10.00	0.17	10.17	9.18	5.7	0	0	5.7	21	-	-	0.013	0.130%	554.88	554.89	2.39	2.38	0.09	0.09	0.10	0.01	0.01	554.90	
832	909	77	A35	0.23	1.06	0.6	1.25	0.17	0.80	10.17	0.17	10.35	9.13	7.3	0	0	7.3	21	-	-	0.013	0.210%	554.63	554.79	2.38	3.02	0.09	0.14	0.60	0.05	0.09	554.88	
795	832	37	A19	0.01	1.07	0.6	1.25	0.01	0.80	10.35	0.08	10.43	9.10	7.3	0	0	7.3	21	-	-	0.013	0.213%	554.49	554.57	3.02	3.04	0.14	0.14	0.60	0.08	0.06	554.63	
732	795	63	Roof Drain	0.58	1.65	0.6	1.25	0.44	1.24	10.43	0.20	10.64	9.04	11.2	0	0	11.2	21	-	-	0.013	0.499%	553.93	554.24	3.04	4.65	0.14	0.34	0.60	0.09	0.25	554.49	
697	732	35	Size Change	0.00	1.65	0.6	1.25	0.00	1.24	10.64	0.23	10.86	8.97	11.1	0	0	11.1	36	-	-	0.013	0.028%	553.91	553.92	4.65	1.57	0.34	0.04	0.10	0.03	0.00	553.93	
674	697	23	Roof Drain	0.27	1.92	0.6	1.25	0.20	1.44	10.86	0.37	11.23	8.86	12.8	0	0	12.8	36	-	-	0.013	0.037%	553.88	553.89	1.57	1.81	0.04	0.05	0.60	0.02	0.03	553.91	
649	674	25	A2	0.18	2.10	0.6	1.25	0.14	1.58	11.23	0.21	11.45	8.80	13.9	0	0	13.9	36	-	-	0.013	0.043%	553.84	553.85	1.81	1.96	0.05	0.06	0.60	0.03	0.03	553.88	
589	649	60	A36	0.05	2.15	0.6	1.25	0.04	1.61	11.45	0.21	11.66	8.74	14.1	0	0	14.1	36	-	-	0.013	0.045%	553.78	553.81	1.96	1.99	0.06	0.06	0.60	0.04	0.03	553.84	
581	589	8	Size Change	0.00	2.15	0.6	1.25	0.00	1.61	11.66	0.50	12.16	8.61	13.9	0	0	13.9	42	-	-	0.013	0.019%	553.78	553.78	1.99	1.44	0.06	0.03	0.10	0.01	0.00	553.78	
519	581	62	Lat A-4	1.45	3.60	0.6	1.25	1.09	2.70	12.16	0.09	12.25	8.58	23.2	0	0	23.2	42	-	-	0.013	0.053%	553.68	553.71	1.44	2.41	0.03	0.09	0.60	0.02	0.07	553.78	
318	519	201	Roof Drain	0.33	3.93	0.6	1.25	0.24	2.94	12.25	0.43	12.68	8.47	24.9	0	0	24.9	42	-	-	0.013	0.061%	553.50	553.63	2.41	2.59	0.09	0.10	0.60	0.05	0.05	553.68	
283	318	35	Jct Box - A6	1.80	5.73	0.6	1.25	1.35	4.29	12.68	1.29	13.97	8.15	35.0	0	0	35.0	42	-	-	0.013	0.121%	553.28	553.32	2.59	3.64	0.10	0.21	0.25	0.03	0.18	553.50	
151	283	132	A7	0.92	6.65	0.6	1.25	0.69	4.98	13.97	0.16	14.13	8.11	40.4	0	0	40.4	42	-	-	0.013	0.161%	552.92	553.13	3.64	4.20	0.21	0.27	0.60	0.12	0.15	553.28	
143	151	8	Size Change	0.00	6.65	0.6	1.25	0.00	4.98	14.13	0.52	14.66	7.99	39.8	0	0	39.8	48	-	-	0.013	0.077%	552.90	552.90	4.20	3.17	0.27	0.16	0.10	0.03	0.02	552.92	
66	143	77	A8	0.56	7.21	0.6	1.25	0.42	5.40	14.66	0.04	14.70	7.98	43.1	0	0	43.1	48	-	-	0.013	0.090%	552.74	552.81	3.17	3.43	0.16	0.18	0.60	0.09	0.09	552.90	
56	66	10	A10	0.79	8.00	0.6	1.25	0.59	6.00	14.70	0.04	14.74	7.97	47.8	0	0	47.8	48	-	-	0.013	0.111%	552.61	552.62	3.43	3.80	0.18	0.22	0.60	0.11	0.11	552.74	
25	56	31	45° Bend	0.00	8.00	0.6	1.25	0.00	6.00	14.74	0.37	15.12	7.89	47.3	0	0	47.3	48	-	-	0.013	0.108%	552.50	552.53	3.80	3.76	0.22	0.22	0.35	0.08	0.08	552.61	
15	25	10	A9	0.42	8.42	0.6	1.25	0.32	6.31	15.12	0.04	15.16	7.88	49.7	0	0	49.7	48	-	-	0.013	0.120%	553.87	553.88	3.76	3.96	0.22	0.24	0.60	0.13	0.11	554.00	HGL Reset To Top of Curb At Inlet (552.5)
3	15	12	45° Bend	0.00	8.42	0.6	1.25	0.00	6.31	15.16	0.04	15.20	7.87	49.7	0	0	49.7	48	-	-	0.013	0.119%	553.77	553.79	3.96	3.95	0.24	0.24	0.35	0.09	0.08	553.87	
0	3	3	Junction Box - Line B	7.07	15.49	0.6	1.25	5.30	11.61	15.20	0.05	15.25	7.86	91.2	0	0	91.2	-	5	3	0.013	0.311%	553.21	553.22	3.95	6.29	0.24	0.61	0.25	0.06	0.55	553.77	553.21 - HGL From Downstream HGL Calcs
Storm Lat A-4																																	
190	194	4	A33	0.25	0.25	0.6	1.25	0.19	0.19	10.00	0.00	10.00	9.24	1.7	0	0	1.7	21	-	-	0.013	0.012%	554.43	554.43	0.00	0.72	0.00	0.01	1.25	0.00	0.01	554.44	
86	190	104	A4	0.49	0.74	0.6	1.25	0.37	0.56	10.00	0.09	10.09	9.21	5.1	0	0	5.1	21	-	-	0.013	0.104%	554.26	554.36	0.72	2.12	0.01	0.07	0.60	0.00	0.07	554.43	
75	86	11	A3	0.14	0.88	0.6	1.25	0.11	0.66	10.09	0.82	10.91	8.96	5.9	0	0	5.9	21	-	-	0.013	0.139%	554.19	554.20	2.12	2.46	0.07	0.09	0.60	0.04	0.05	554.26	
0	75	75	A5	0.57	1.45	0.6	1.25	0.43	1.09	10.91	0.07	10.98	8.94	9.7	0	0	9.7	21	-	-	0.013	0.376%	553.71	553.99	2.46	4.04	0.09	0.25	0.60	0.06	0.20	554.19	
Storm Line B																																	
978	1038	60	A21	0.07	0.07	0.6	1.25	0.05	0.05	10.00	0.00	10.00	9.24	0.5	0	0	0.5	15	-	-	0.013	0.008%	556.06	556.07	0.00	0.40	0.00	0.00	1.25	0.00	0.00	556.07	
974	978	4	Size Change	0.00	0.66	0.6	1.25	0.00	0.05	10.00	2.53	12.53	8.51	0.4	0	0	0.4	24	-	-	0.013	0.000%	556.06	556.06	0.40	0.14	0.00	0.00	0.10	0.00	0.00	556.06	
870	974	104	A22,A23	0.47	1.13	0.6	1.25	0.35	0.41	12.53	0.47	13.00	8.39	3.4	0	0	3.4	24	-	-	0.013	0.023%	556.02	556.05	0.14	1.08	0.00	0.02	0.60	0.00	0.02	556.06	
854	870	16	A24	0.42	1.55	0.6	1.25	0.32	0.72	13.00	1.60	14.60	8.00	5.8	0	0	5.8	24	-	-	0.013	0.065%	555.97	555.98	1.08	1.83	0.02	0.05	0.60	0.01	0.04	556.02	
776	854	78	A18, A37, DS	0.25	1.80	0.6	1.25	0.19	0.91	14.60	0.15	14.75	7.97	7.2	0	0	7.2	24	-	-	0.013	0.102%	555.84	555.92	1.83	2.30	0.05	0.08	0.60	0.03	0.05	555.97	
696	776	80	A31	0.82	2.62	0.6	1.25	0.62	1.52	14.75	0.56	15.31	7.84	11.9	0	0	11.9	24	-	-	0.013	0.279%	555.44	555.67	2.30	3.80	0.08	0.22	0.60	0.05	0.17	555.84	
632	696	64	A17,A25,Roof Drain	0.22	2.84	0.6	1.25	0.17	1.69	15.31	0.35	15.66	7.77	13.1	0	0	13.1	24	-	-	0.013	0.336%	555.09	555.31	3.80	4.17	0.22	0.27	0.60	0.13	0.14	555.44	
624	632	8	Size Change	0.00	2.84	0.6	1.25	0.00	1.69	15.66	0.35	16.01	7.69	13.0	0	0	13.0	30	-	-	0.013	0.100%	555.07	555.08	4.17	2.65	0.27	0.11	0.10	0.03	0.01	555.09	
610	624	14	A26	0.15	2.99	0.6	1.25	0.11	1.80	16.01	0.26	16.27	7.64	13.8	0	0	13.8	30	-	-	0.013	0.112%	555.00	555.02	2.65	2.80	0.11	0.12	0.60	0.07	0.06	555.07	
517	610	93	A11	0.24	3.23	0.6	1.25	0.18	1.98	16.27	0.08	16.35	7.62	15.1	0	0	15.1	30	-	-	0.013	0.135%	554.80	554.93	2.80	3.08	0.12	0.15	0.60	0.07	0.07	555.00	
509	517	8	A29	0.24	3.47	0.6	1.25	0.18	2.16	16.35	0.50	16.86	7.52	16.3	0	0	16.3	30	-	-	0.013	0.157%	554.71	554.72	3.08	3.31	0.15	0.17	0.60	0.09	0.08	554.80	
409	509	100	A30	0.38	3.85	0.6	1.25	0.29	2.45	16.86	0.50	17.36	7.43	18.2	0	0	18.2	30	-	-	0.013	0.196%	554.40	554.60	3.31	3.70	0.17	0.21	0.60	0.10	0.11	554.71	
365	409	44	A15, A16	0.10	3.95	0.6	1.25	0.08	2.52	17.36	0.04	17.40	7.42	18.7	0	0	18.7	30	-	-	0.013	0.208%	554.21	554.30	3.70	3.81	0.21	0.23	0.60	0.13	0.10	554.40	
357	365	8	Size Change	0.00	3.95	0.6	1.25	0.00	2.52	17.40	0.45	17.85	7.33	18.5	0	0	18.5	36	-	-	0.013	0.077%	554.19	554.20	3.81	2.61	0.23	0.11	0.10	0.02	0.01	554.21	
171	357

1. Where is the note added for water and sewer lines designed to MSUD design criteria?

2. Note that at the time of SDV permitting, the SDV package will require MSUD review and approval, including MSUD signature on the cover sheet once approved by MSUD.

S 88°10'24" E 952.61'

Water Well for Irrigation (Minimum 120 GPM with 5,000 Gal. Round Galvanized, Corrugated Metal Storage Tank, Max Outside ø 11') and All Associated Appurtenances. Run conduits to building per Electrical and Technology Site Plans (2 conduits for power, 2 conduits for data, & 2 spare conduits)

9+07 & 9+14 Line W1 Install: 2–12" 45° Bends

10'x10' Water Easement

9+22 Line W1 Install: 1–2" Service (Irrigation) 1–2" Meter w/Backflow Preventer. (City) 1–2" Meter (Owner–Downstream of Backflow) (Shall Be Badger Smart Meter per Owner Direction. Extend 1" Conduit from Smart Meter to Building. Coordinate w/MEP.) Extend 3" Irrigation and Connect to Irrigation Storage Tank. Provide Air Gap at Connection per TCEQ Requirements.

10' Water Easement

3" Irr.

2" Irr.

10+26 Line W1 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve

7.5'

10+56 Line W1 Install: 1–12"x6" Tee 1–6" Valve 1–12" Valve

FDC

10'x10' Water Easement

10+86 Line W1 Install: 1–12"x3" Tee 1–3" Valve 1–3" Meter (Domestic City) & Vault w/Backflow Preventer. 1–3" Meter (Owner) & Vault (Meter Shall Be Badger Smart Meter per Owner Direction. Extend 1" Conduit from Smart Meter to Building. Coordinate w/MEP.)

10'x17' Water Easement

10' Water Easement

6"Fire

2"Dom.

26' Fire Lane Access & Utility Easement

15' Water Easement

7+28 SS1 Const. Std 4' Dia. Manhole

7+08 Line W1 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve

Install 12" Water Line

Contractor to field verify exact depth and location of existing sanitary sewer prior to construction and immediately notify engineer of any discrepancies.

Contractor to field verify exact depth and location of existing water line prior to construction and immediately notify engineer of any discrepancies.

3+73 Line W1 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve

3+24 & 3+52 Line W1 Install: 2–12" 45° Bends

7.5'

6" San. Swr.–> Private

26' Fire Lane Access & Utility Easement

FL 6"SS =547.30
FL 42" =549.26

4"SS 2–Way CO FL 553.5 (5.5'BFF)

6"SS 2–Way CO FL 553.0 (6.0'BFF)

Cement Stabilized Sand Embedment (20LF)

10'x20' Water Easement

FL 6"SS =550.45
FL 21" =551.95

6" Sewer Service On 1% Slope Min. 12% Max. (Private)

4"SS 2–Way CO FL 552.0 (7.0'BFF)

2+71 SS1 Const. Std 4' Dia. Manhole

15.5'

20'

5'

Install 12" Water Line

Fin. Flr. 559.0

Ref. MEP Plans For Exact Size, Location, And Elevations Of Utilities At Building.

Fire Sprinkler Lines & Fire Department Connections Shall Be Sized, Designed, Routed And Installed By State Licensed Fire Sprinkler Contractor. Size And Routing Shown Is For Estimating Purposes Only.

Backflow Prevention For Domestic and Fire Services Shall Be Located Inside The Building. Reference MEP.

FL6"SS 552.55
FL12" 554.55

6"Fire (Private)

4"SS 2–Way CO (6' BFF)

3"Dom.Wtr. (Private)

4"SS 2–Way CO

Grease Trap Ref. MEP For Size & Location

6" Sewer Service On 1% Slope Min. 12% Max. (Private)

FL6"SS 551.03
FL12" 553.03

4"SS 2–Way CO FL 553.5 (5.5'BFF)

6" Sewer Service On 1% Slope Min. 12% Max. (Private)

3+28 SS2 Const. Std 4' Dia. Manhole

<–8" San. Swr. Private

0+80 Line W1 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd.

0+63 Line W1 9+32 Line W2 Install: 1–12"x12" Tee 2–12" Valves 12" 45° Bend

0+00 SS1 Const. Std 4' Dia. Manhole Connect To Ex. 8" San. Swr.

0+08 & 0+50 Line W1 Install: 2–12" 45° Bends

0+00 Line W1 Remove Plug & Connect To Exist. 8" Water. Install: 1–12" Valve

2+22 SS2 Const. Std 4' Dia. Manhole

1+90 & 1+97 Line W2 Install: 2–12" 45° Bends

10'±

19'±

Water Easement

Install 12" Water Line

0+00 Line W2 Remove Plug & Connect To Exist. 8" Water. Install: 1–12" Valve

<–8" San. Swr. Private

26' Fire Lane Access & Utility Easement

0+00 SS2 Const. Std 4' Dia. Manhole Connect To Ex. 8" San. Swr.

16.5'

26' Fire Lane Access & Utility Easement

10' Water Easement

10'x10' Water Easement

12+51 Line W1 3+15 Line W2 Install: 1–12"x12" Tee 2–12" Valves

3+44 Line W2 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve

Install 12" Water Line

6+44 Line W2 Install: 1–12"x6" Tee 1–6" Valve 1–Fire Hyd. 1–12" Valve

8+17 Line W2 Install: 1–12" 45° Bend

26' Fire Lane Access & Utility Easement

26' Fire Lane Access & Utility Easement

S 01°33'53" W 562.49'

S 01°33'53" W 202.21'

L1 L2 L3 L4 L5 L6

N 88°26'07" W 105.00'

N 88°26'07" W 102.42'

N 88°16'03" W 105.00'

N 88°16'03" W 155.57'

Ex. 8" Water Line

Ex. 8" San. Sew.

Ex. 18" RCP

C1 C2 C3

EPPRIGHT DRIVE

VATTIER STREET

HAVANA

Ex. 8" San. Swr.

Ex. 8" Water Line

Ex. 6" San. Swr. Private

Ex. 6"x3" Reducer

SITE BENCHMARK:
□ SQUARE CUT ON TOP OF CURB, LOCATED ON THE SOUTH CURB LINE AT THE NORTHEAST CURB RETURN OF HAVANA AVE. AND A STREET NOT NAMED AT THIS TIME.
ELEVATION = 553.03'

0 40 80

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as–built plans and/or from reference information. Actual utility locations may differ from the as–built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companies
48 Hrs. Prior To Any Construction

Mar 21, 2023 - 11:00am User: rob

MISC. INFORMATION

NOTE:

Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
Robert B. Morse
98295
LICENSED PROFESSIONAL ENGINEER

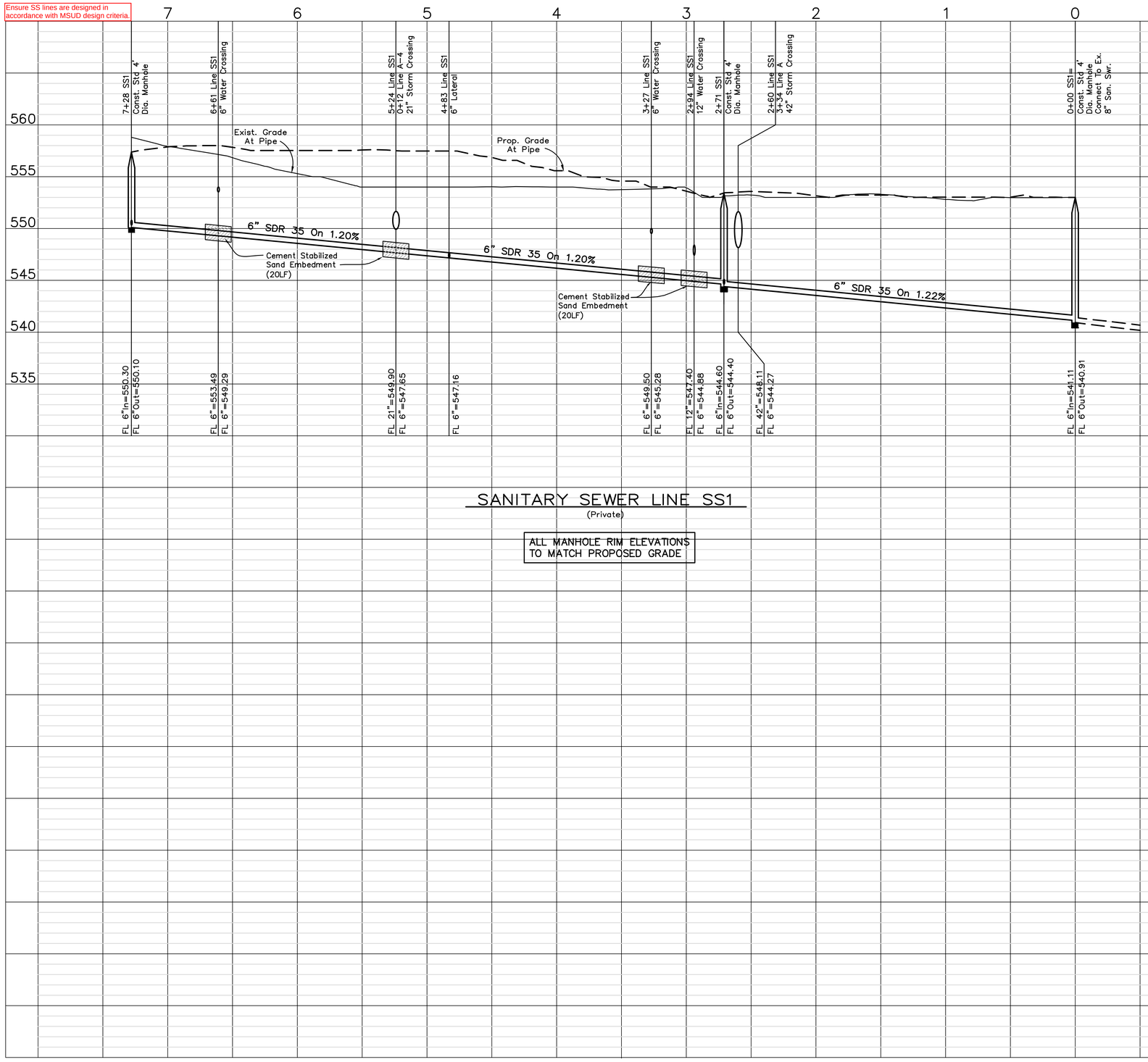
WATER & SANITARY SEWER PLAN

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 WS.dwg	1" = 40'	CWS1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

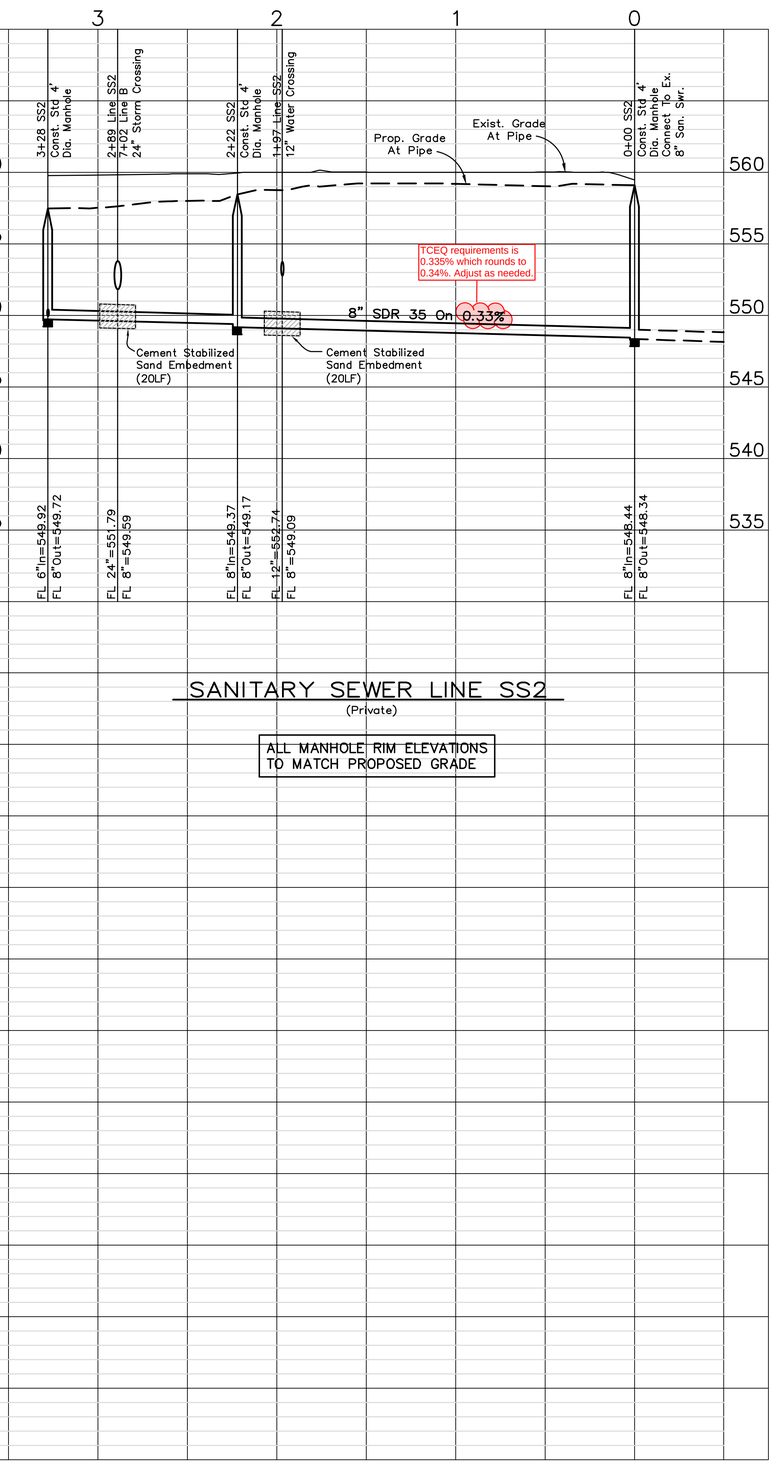
Ensure SS lines are designed in accordance with MSUD design criteria.



SANITARY SEWER LINE SS1

(Private)

ALL MANHOLE RIM ELEVATIONS TO MATCH PROPOSED GRADE



SANITARY SEWER LINE SS2

(Private)

ALL MANHOLE RIM ELEVATIONS TO MATCH PROPOSED GRADE

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
111 West Main
Allen, Texas 75013
(972) 359-1733 Off
(972) 359-1833 Fax
Texas Registration No. 579

STATE OF TEXAS
Robert B. Morse
98295
LICENSED PROFESSIONAL ENGINEER
5-21-23

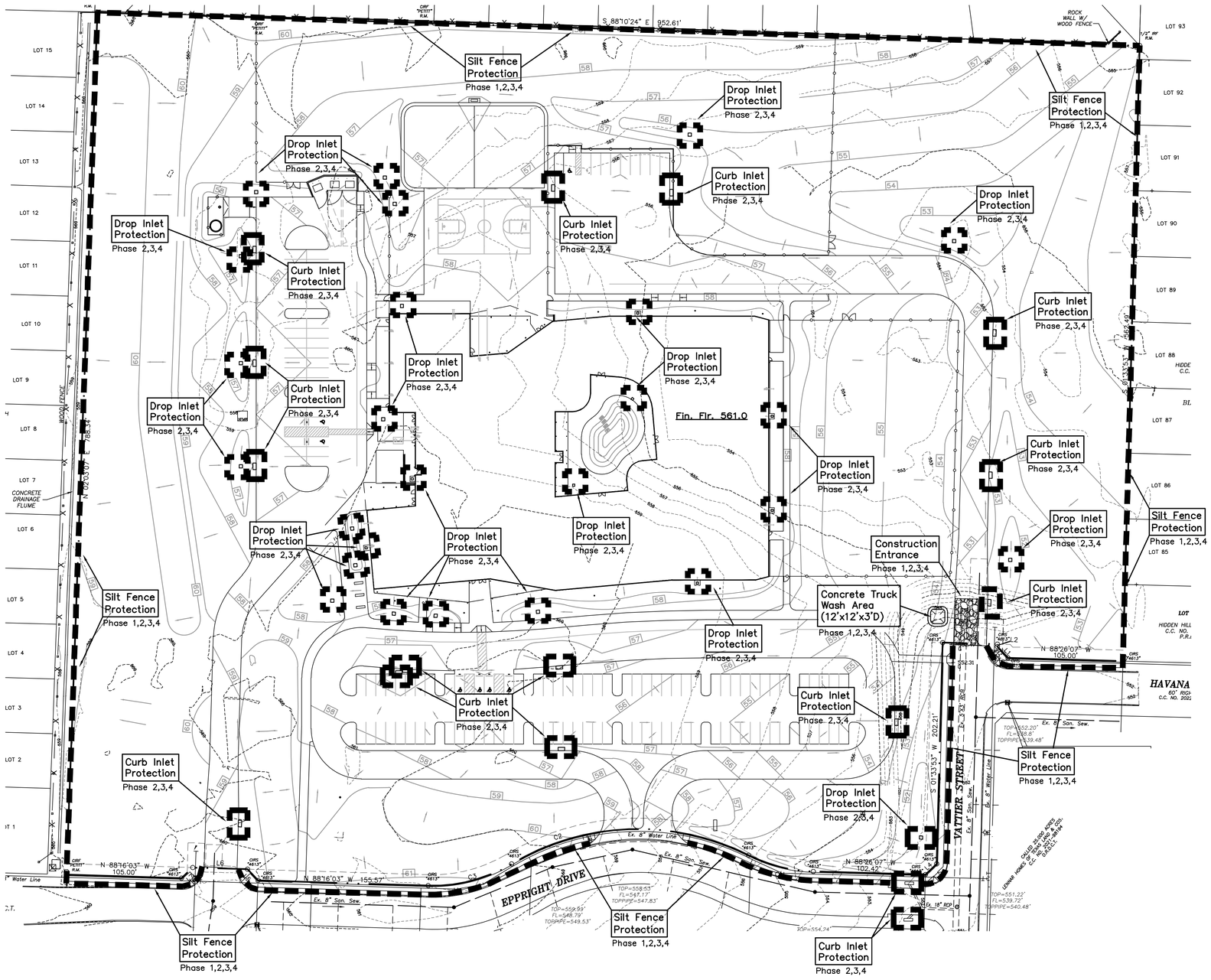
SANITARY SEWER PROFILES

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 SAN PROF.dwg	1" = 40'H, 1"=5'V	CWS2
DRAWN BY: RLK Engineering	PEER REVIEW: RLK	DRAWING DATE: 5-21-23	PROJECT NUMBER: RLK: 22071	

Mar 21, 2023 - 11:00am User: rob



0 50 100

Scale: 1"=50'

CONSTRUCTION SCHEDULE AND PHASING

PHASE 1	Grading
PHASE 2	Utility Installation
PHASE 3	Paving/Building
PHASE 4	Soil Stabilization/Landscaping

LEGEND

- Proposed Erosion Control Device
- 13 — Proposed Contour
- 513 — Existing Contour
- Direction of Flow
- Stabilized Construction Entrance

!!! CAUTION !!!
Existing Utility Lines In Area
Contractor To Verify Existing Utility Locations
Contact Appropriate Utility Companys
48 Hrs. Prior To Any Construction

CAUTION EXISTING UTILITIES !!!!

All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any construction.

NOTE:
Owner and Contractor to be responsible for submitting N.O.I. (Notice Of Intent) prior to beginning any construction. Owner and Contractor also to submit N.O.T. (Notice of Termination).

MISC. INFORMATION

NOTE:
Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.

REVISION	DATE	DESCRIPTION

RLK ENGINEERING, INC.
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Robert B. Morse
98295
LICENSED
PROFESSIONAL ENGINEER
5-21-23

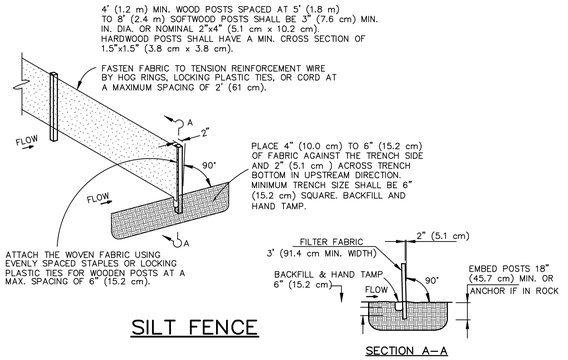
STORM WATER MANAGEMENT PLAN (SWMP)

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 ERO.dwg	1" = 50'	CE1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK 22071	

Mar 21, 2023 - 11:01am User: rob



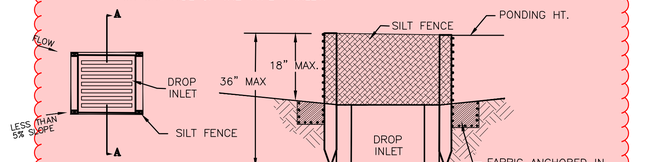
SILT FENCE

SECTION A–A

SILT FENCE

1. WOOD 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 1 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 (e.g PAVEMENT), WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW 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 WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE WOOD FENCE POST. THERE SHALL BE A 6 INCH DOUBLE OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: CONCENTRATED DITCH FLOW COMING FROM ONE OR MORE SIDES TOWARD THE TYPE Y INLET MAY REQUIRE A STONE OVERFLOW STRUCTURE TO BE CONSTRUCTED ON ONE SIDE OF THE TYPE Y INLET.

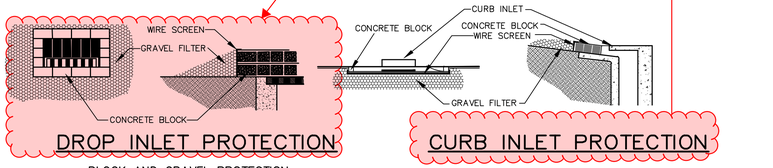


DROP INLET PROTECTION

N.T.S.

Appears there are 2 different drop inlet protection details provided. Which is to be used?

Curb inlet protection detail shows concrete blocks for protection; ensure protection provided for curb inlets on public streets do not pose an obstruction for vehicles.



DROP INLET PROTECTION

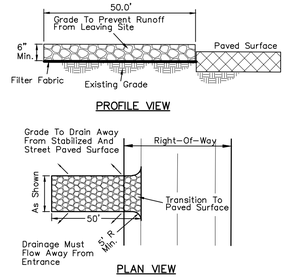
CURB INLET PROTECTION

BLOCK AND GRAVEL PROTECTION

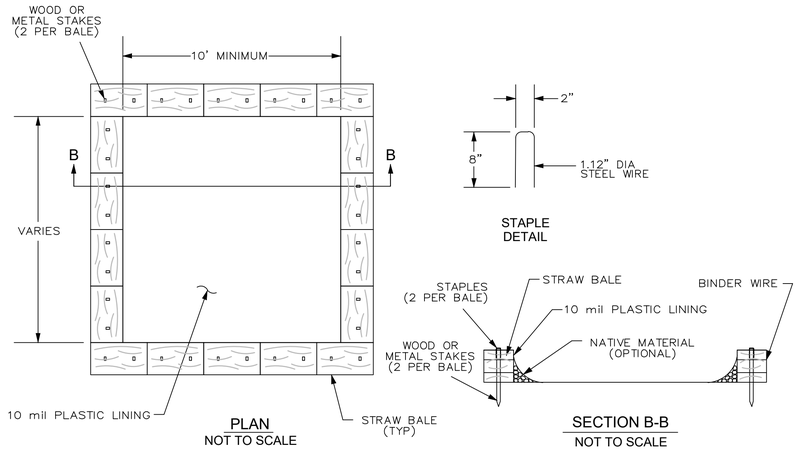
Concrete blocks are to be placed on their sides in a single row around the perimeter of the inlet, with ends abutting. Opening in the blocks should face outward, not upward. Wire mesh shall then be placed over the outside face of the blocks covering the holes. Filter stone shall then be piled against the wire mesh to the top of the blocks with the base of the stone being a minimum of 18 inches from the blocks. Periodically, when the stone filter becomes clogged, the stone must be removed and cleaned in a proper manner or replaced with new stone and piled back against the wire mesh.

NOTES

1. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
2. 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.
3. The entrance shall 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.
4. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.
5. Exact location of stabilized construction entrance shall be determined by contractor at time of construction.



STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WASHOUT PIT

N.T.S.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
NOTE: Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.			

RLK ENGINEERING, INC.
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STATE OF TEXAS · Robert B. Morse · 98295 · LICENSED PROFESSIONAL ENGINEER · 3-21-23

EROSION CONTROL DETAILS

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 ERO DETAILS.dwg	1" = 40'	CE2
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Mar 21, 2023 - 11:01am User: rob

SANDBLASTING WASTE MANAGEMENT

DESCRIPTION

The objective of the management program is to minimize the potential of storm water quality degradation from sandblasting activities at construction sites. The key issues in this program are prudent handling and storage of sandblast media, dust suppression, and proper collection and disposal of spent media. It is not the intent of this program to outline all of the worker safety issues pertinent to this practice. Safety issues should be addressed by construction safety programs as well as local, state, and and federal regulations utilized at sites in which Sandblasting waste is present.

INSTALLATION/APPLICATION CRITERIA

Since the media consists of fine abrasive granules, it can be easily transported by running water. Sandblasting activities typically create a significant dust problem which must be contained and collected to prevent off-site migration problem which must be contained and collected to to prevent off-site migration or fines.

Operational Procedures

Use only inert, non-degradable sandblast media.
Use appropriate equipment for the job, do not over-blast.
Wherever possible, blast in a downward direction.
Install a wind sock or other wind direction instrument.
Cease blasting activities in high winds or if wind direction could transport grit to drainage facilities.
Install dust shielding around sandblasting areas.
Collect and dispose of all spent sandblast grit, use dust containment fabrics and dust collection hoppers and barrels.
Non-hazardous sandblast grit may be disposed in permitted construction debris landfills or permitted sanitary landfills.
If sandblast media cannot be fully contained, construct sediment traps downstream from blasting area where appropriate.
Use sand fencing where appropriate in areas where blast media cannot be fully contained.
If necessary, install misting equipment to remove sandblast grit from the air – prevent runoff from misting operations from entering drainage systems.
Use vacuum grit collection systems where possible.
Keep records of sandblasting materials, procedures, and weather conditions on a daily basis.
Take all reasonable precautions to ensure that sandblasting grit is contained and kept away from drainage structures.

Educational Issues

Educate all on-site employees of potential dangers to humans and the environment from sandblast grit.
Instruct all on-site employees of the potential hazardous nature of sandblast grit and possible symptoms of overexposure to sandblast grit.
Instruct operators of sandblasting equipment on safety procedures and personal protection equipment.
Instruct operators on proper procedures regarding storage, handling, and containment of sandblast grit.
Instruct operators to recognize unfavorable weather conditions regarding sandblasting activities.
Instruct operators and supervisors on current local, state, and federal regulations regarding fugitive dust and hazardous waste from sandblast grit.
Have weekly meetings with operators to discuss and reinforce proper operational procedures.
Establish a continuing education program to indoctrinate new employees.

Material Handling Recommendations

Sandblast media should always be stored under cover away from drainage structures.
Ensure that stored media or grit is not subject to transport by wind.
Ensure that all sandblasting equipment as well as storage containers comply with local, state, and federal regulations.
Refer to Hazardous Waste BMP fact sheet if sandblast grit is known or or suspected to contain hazardous components.
Capture and treat runoff which comes into contact with sandblasting material or waste.
Foreman and/or construction supervisor should monitor all sandblasting activities and safety procedures.

Quality Assurance

Educate, and if necessary, discipline workers who violate procedures.
Take all reasonable precautions to ensure that sandblast grit is not transported off-site or into drainage facilities.

Requirements

Education and awareness program for all employees regarding control of sandblasting and potential dangers to humans and the environment.
Operator and supervisor education program for those directly involved in sandblasting activities – instructions on material handling, proper equipment operation, personal protective equipment, fugitive dust control, record keeping and reporting.
Proper sandblast equipment for the job.
Site-specific fugitive dust control and containment equipment.
Site-specific fugitive dust control procedure.
Compliance by supervisors and workers.

Costs

Minimal cost for training and monitoring.
Potential for significant cost for containment procedures on large jobs.
Potential for significant costs associated with cleanup, correction and remediation if containment occurs.

LIMITATIONS

Site specific solutions to sandblasting problems may be required.
Sandblasting operations on structures known to contain hazardous materials require special procedures not specifically outlined above including professional hazardous waste specialists.
Where hazardous materials are known or suspected, a site assessment and remediation plan may be necessary.

HAZARDOUS WASTE MANAGEMENT

DESCRIPTION

The hazardous waste management BMP addresses the problem of storm water polluted with hazardous waste through spills or other forms of contact. The objective of the Management Program is to minimize the potential of storm water contamination from common construction site hazardous wastes through appropriate recognition, handling, storage, and disposal practices.

It is not the intent of this Management Program to supersede or replace normal site assessment and remediation procedures. Significant spills and/or contamination warrant immediate response by trained professionals.
Suspected job-site contamination should be immediately reported to regulatory authorities and protective actions taken. The General Permit requires reporting of significant spills to the National Response Center (NRC) at (800)424-8802.

PRIMARY USE

These management practices along with applicable OSHA and EPA guidelines should be incorporated at all construction sites which use or generate hazardous wastes. Many wastes such as fuel, oil, grease, fertilizer, and pesticide are present at most construction sites.

INSTALLATION, APPLICATION AND DISPOSAL CRITERIA

The hazardous waste management techniques presented here are based on proper recognition, handling, and disposal practices by construction workers and supervisors. Key elements of the management program are education, proper disposal practices, as well as provisions for safe storage and disposal. Following are lists describing the targeted materials and recommended procedures:

Targeted Hazardous Waste Materials

Paints
Solvents
Stains
Wood preservatives
Cutting oils
Greases
Roofing tar
Pesticides
Fuel and lube oils
Lead based paints (Demolition)

Storage Procedures

Wherever possible, minimize use of hazardous materials.
Minimize generation of hazardous wastes on the job-site.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Designate a foreman or supervisor to oversee hazardous materials handling procedures.
Keep liquid or semi-liquid hazardous waste in appropriate containers (closed drums or similar) and under cover.
Store waste materials away from drainage ditches, swales, and catch basins.
Use containment berms in fueling and maintenance areas and where the potential for spills is high.
Ensure that adequate hazardous waste storage volume is available.
Ensure that hazardous waste collection containers are conveniently located.
Do not allow potentially hazardous waste materials to accumulate on the ground.
Enforce hazardous waste handling and storage procedures.
Clearly mark on all hazardous waste containers which materials are acceptable for the container.

Disposal Procedures

Regularly schedule hazardous waste removal to minimize on-site storage.
Use only reputable, licensed hazardous waste haulers.

Education

Instruct workers in identification of hazardous waste.
Educate workers of potential dangers to humans and the environment from hazardous wastes.
Instruct workers on safety procedures for common construction site hazardous wastes.
Educate all workers on hazardous waste storage and disposal procedures.
Have regular meetings to discuss and reinforce identification, handling and disposal procedures (incorporate in regular safety seminars).
Establish a continuing education program to indoctrinate new employees.

Quality Assurance

Foreman and/or construction supervisor shall monitor on-site hazardous waste storage and disposal procedures.
Educate, and if necessary, discipline workers who violate procedures.
Ensure that the hazardous waste disposal contractor is reputable and licensed.

Requirements

Job-site waste handling and disposal education and awareness program.
Commitment by management to implement hazardous waste management practices.
Compliance by workers.
Sufficient and appropriate hazardous waste storage containers.
Timely removal of stored hazardous waste materials.

Costs

Possible modest cost impact for additional hazardous storage containers.
Small cost impact for training and monitoring.
Potential cost impact for hazardous waste collection and disposal by licensed hauler – actual cost depends on type of material and volume.

LIMITATIONS

This practice is not intended to address site-assessments and pre-existing contamination.
Major contamination, large spills and other serious hazardous waste incidents require immediate response from specialists.
Demolition activities and potential pre-existing materials, such as asbestos, are not addressed by this program. Site specific information on plans is necessary.
Contaminated soils are not addressed.
One part of a comprehensive construction site waste management program.

SOLID WASTE MANAGEMENT

DESCRIPTION

Large volumes of solid waste are often generated at construction sites including: packaging, pallets, wood waste, concrete waste, soil, electrical wiring, cuttings, and a variety of other materials. The solid waste management practice lists techniques to minimize the potential of storm water contamination from solid waste through appropriate storage and disposal practices.

PRIMARY USE

These practices should be a part of all construction practices. By limiting the trash and debris on site, storm water quality is improved along with reduced clean up requirements at the completion of the project.

APPLICATIONS

The solid waste management practice for construction sites is based on proper storage and disposal practices by construction workers and supervisors. Key elements of the program are education and modification of improper disposal habits. Cooperation and vigilance is required on the part of supervisors and workers to ensure that the recommendations and procedures are followed. Following are lists describing the targeted materials and recommended procedures:

Targeted Solid Waste Materials

Paper and cardboard containers
Plastic packaging
Styrofoam packing and forms
Insulation materials (non-hazardous)
Wood pallets
Wood cuttings
Pipe and electrical cuttings
Concrete, brick, and mortar waste
Shingle cuttings and waste
Roofing tar
Steel (cuttings, nails, rust residue)
Gypsum board cuttings and waste
Sheathing cuttings and waste
Miscellaneous cutting and waste
Food waste
Demolition waste

Storage Procedures

Wherever possible, minimize production of solid waste materials.
Designate a foreman or supervisor to oversee and enforce proper solid waste procedures.
Instruct construction workers in proper solid waste procedures.
Segregate potentially hazardous waste from non-hazardous construction site debris.
Keep solid waste materials under cover in either a closed dumpster or other enclosed trash container that limits contact with rain and runoff.
Store waste materials away from drainage ditches, swales and catch basins.
Do not allow trash containers to overflow.
Do not allow waste materials to accumulate on the ground.
Prohibit littering by workers and visitors.
Police site daily for litter and debris.
Enforce solid waste handling and storage procedures.

Disposal Procedures

If feasible, segregate recyclable wastes from non-recyclable waste materials and dispose of properly.
General construction debris may be hauled to a licensed construction debris landfill (typically less expensive than a sanitary landfill).
Use waste facilities approved by local jurisdiction.
Runoff which comes into contact with unprotected waste shall be directed into structural treatment such as silt fence to remove debris.

Education

Educate all workers on solid waste storage and disposal procedures.
Instruct workers in identification of solid waste and hazardous waste.
Have regular meetings to discuss and reinforce disposal procedures (incorporate in regular safety seminars).
Clearly mark on all solid waste containers which materials are acceptable.

Quality Control

Foreman and/or construction supervisor shall monitor on-site solid waste storage and disposal procedures.
Discipline workers who repeatedly violate procedures.

Requirements

Jobsite waste handling and disposal education and awareness program.
Commitment by management to implement and enforce Solid Waste Management Program.
Compliance by workers.
Sufficient and appropriate waste storage containers.
Timely removal of stored solid waste materials.
Possible modest cost impact for additional waste storage containers.
Small cost impact for training and monitoring.
Minimal overall cost impact.

LIMITATIONS

Only addresses non-hazardous solid waste.
One part of a comprehensive construction site management program.

CONCRETE WASTE MANAGEMENT

DESCRIPTION

Concrete waste at construction sites comes in two forms; 1) excess fresh concrete mix including truck and equipment washing, and 2) concrete dust and concrete debris resulting from demolition and sawing. Both forms have the potential to impact water quality through storm water runoff contact with the waste.

PRIMARY USE

Concrete waste is present at most construction sites. This BMP should be utilized at sites in which concrete waste is present.

APPLICATIONS

A number of water quality parameters can be affected by introduction of concrete – especially fresh concrete. Concrete affects the pH of runoff, causing significant chemical changes in water bodies and harming aquatic life.
Suspended solids in the form of both cement and aggregate dust are also
Generated from both fresh and demolished concrete waste:

Current Unacceptable Waste Concrete Disposal Practices

Dumping in vacant areas on the job-site.
Illicit dumping off-jobsite.
Dumping into ditches or drainage facilities.

Recommended Disposal Practices

Avoid unacceptable dumping practices listed above.
Develop predetermined, safe concrete disposal areas.
Provide a washout area with a minimum of 6 cubic feet of containment area volume for every 10 cubic yards of concrete poured.
Never dump waste concrete illicitly or without property owners knowledge and consent.
Treat runoff from storage area through the use of structural controls as required.

Education

Drivers and equipment operators should be instructed on proper disposal and equipment washing practices (see above).
Supervisors must be made aware of the potential environmental consequences of improperly handling concrete waste.

Enforcement

The construction site manager or foreman must ensure that employees and pre-mix companies follow proper procedures for concrete disposal and equipment washing.
Employees violating disposal or equipment cleaning directives must be reeducated or disciplined if necessary.

Demolition Practices

Monitor weather and wind direction to ensure concrete dust is not entering drainage structures and surface waters.
Where appropriate, construct sediment traps or other types of sediment detention devices downstream of demolition activities.

Requirements

Use predetermined disposal for waste concrete.
Prohibit dumping waste concrete anywhere but predetermined areas.
Assign predetermined truck and equipment washing areas.
Educate drivers and operators on proper disposal and equipment cleaning procedures.

Costs

Minimal cost impact for training and monitoring.
Concrete disposal cost depends on availability and distance to suitable disposal areas.
Additional costs involved in equipment washing could be significant.

LIMITATIONS

This concrete waste management program is one part of a comprehensive construction site management program.

MISC. INFORMATION	REVISION	DATE	DESCRIPTION
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STATE OF TEXAS
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3-21-23

EROSION CONTROL NOTES

NEW DENTON ISD ELEMENTARY SCHOOL

EPPRIGHT DRIVE SITE
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RLK Engineering	RLK	22071 ERO NOTES.dwg	1" = 40'	CE3
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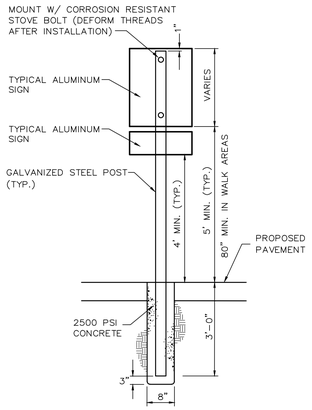
RLK Engineering	RLK	3-21-23	RLK 22071	

Mar 21, 2023 - 11:01am User: rob

1. Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.

2. For details that are associated with fire lanes and public infrastructure, ensure meets Town requirements and standard details.



ACCESSIBLE SIGN MOUNTING DETAIL

N.T.S.

COLORS:

LETTERS AND BORDER – GREEN SYMBOL ON BLUE BACKGROUND SIGN BACKGROUND – WHITE

NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

ACCESSIBLE PARKING SIGN DETAIL

N.T.S.

COLORS:

LETTERS AND BORDER – GREEN SYMBOL ON BLUE BACKGROUND SIGN BACKGROUND – WHITE

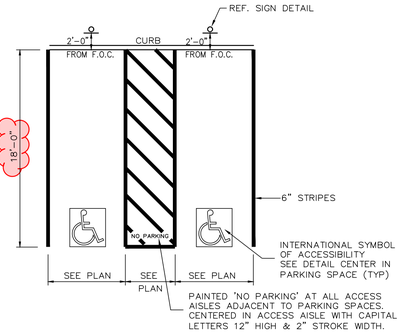
NOTES:

1. SPACING BETWEEN LETTERS, COLORS, AND PROCESSES SHALL CONFORM STANDARD HIGHWAY AND SIGN DESIGNS FOR TEXAS.
2. INSTALL WHERE INDICATED ON PLANS.
3. VAN–ACCESSIBLE SIGNAGE ON VAN SPACES ONLY.

VAN–ACCESSIBLE PARKING SIGN DETAIL

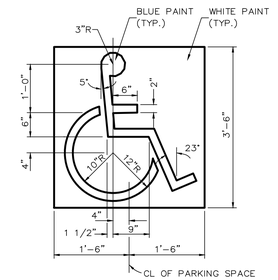
N.T.S.

Town ordinance requires parking spaces to be 20' x 10'. Ensure meets Town ordinance or DA.



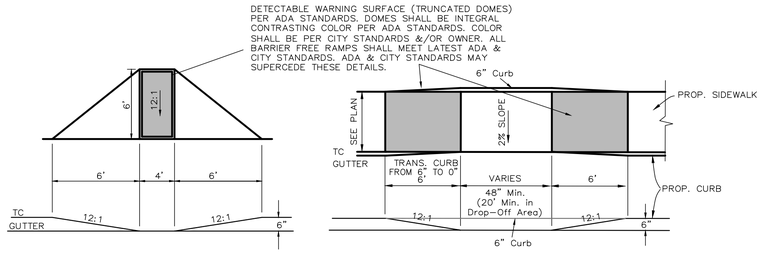
ACCESSIBLE STRIPING DETAIL

N.T.S.



INTERNATIONAL SYMBOL OF ACCESSIBILITY (HANDICAP) DETAIL

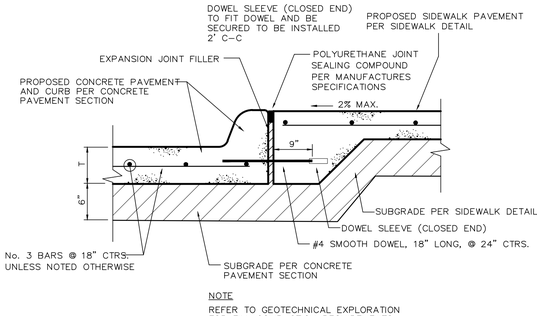
N.T.S.



BARRIER FREE CURB RAMP (ONSITE)

N.T.S.

THIS DETAIL APPLIES TO PRIVATE PROPERTY ONLY.
REF. CITY DETAILS FOR HC RAMPS WITHIN CITY R.O.W.



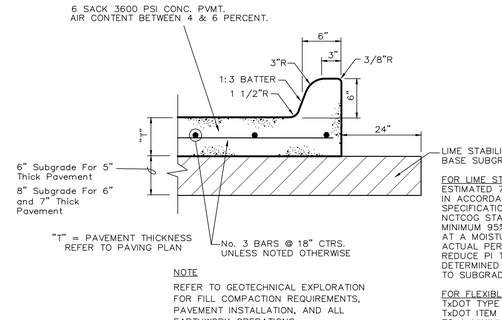
NOTE

REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

PRIVATE CURB/SIDEWALK CONNECTION DETAIL

N.T.S.

ONSITE PAVEMENT ONLY – NOT FOR PAVEMENT IN PUBLIC R.O.W.



NOTE

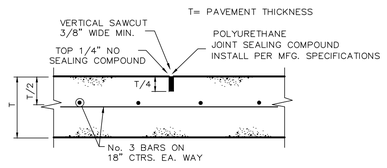
REFER TO GEOTECHNICAL EXPLORATION FOR FILL COMPACTION REQUIREMENTS, PAVEMENT INSTALLATION, AND ALL EARTHWORK OPERATIONS.

FOR LIME STABILIZED SUBGRADE:
ESTIMATED 7% LIME STABILIZED SUBGRADE, IN ACCORDANCE WITH TXDOT STANDARD SPECIFICATION ITEM 260 AND THE LATEST NCTCOG STANDARDS, COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT ABOVE OPTIMUM. ACTUAL PERCENTAGE OF LIME NEEDED TO REDUCE PI TO 15 OR LESS SHALL BE DETERMINED BY LIME SERIES TESTING PRIOR TO SUBGRADE PREPARATION.

FOR FLEXIBLE BASE SUBGRADE:
TxDOT TYPE A OR D AGGREGATE BASE PER TxDOT ITEM 247, GRADE 1–2, COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT SUFFICIENT TO ACHIEVE DENSITY.

CONCRETE PAVEMENT SECTION DETAIL

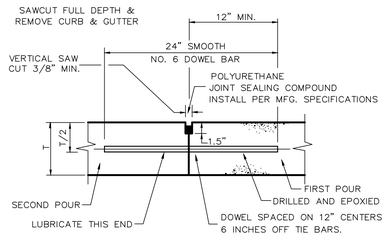
N.T.S.



SAWED DUMMY (CONTROL) JOINT DETAIL

N.T.S.

MAXIMUM SPACING IS 15' CTRS. (TYP.)



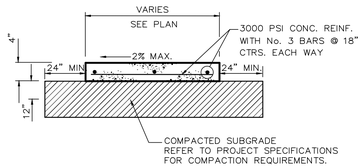
NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

NOTES:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

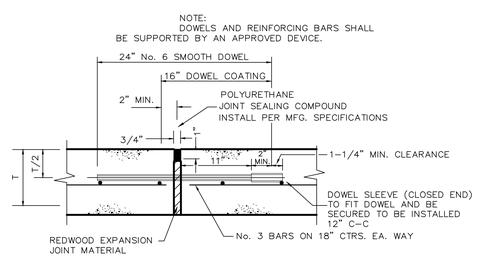
CONSTRUCTION JOINT DETAIL

N.T.S.



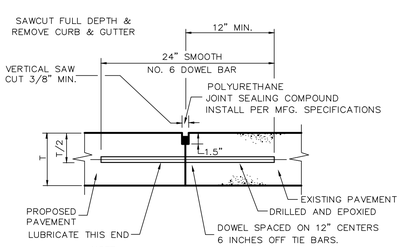
SITE SIDEWALK DETAIL

N.T.S.



EXPANSION JOINT DETAIL

N.T.S.



NOTE:
DOWELS AND REINFORCING BARS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

NOTES:

1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLED BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT DETAIL

N.T.S.

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Texas Registration No. 579

STATE OF TEXAS — Robert B. Morse — 98295 — LICENSED PROFESSIONAL ENGINEER — 3-21-23

SITE DETAILS

NEW DENTON ISD ELEMENTARY SCHOOL

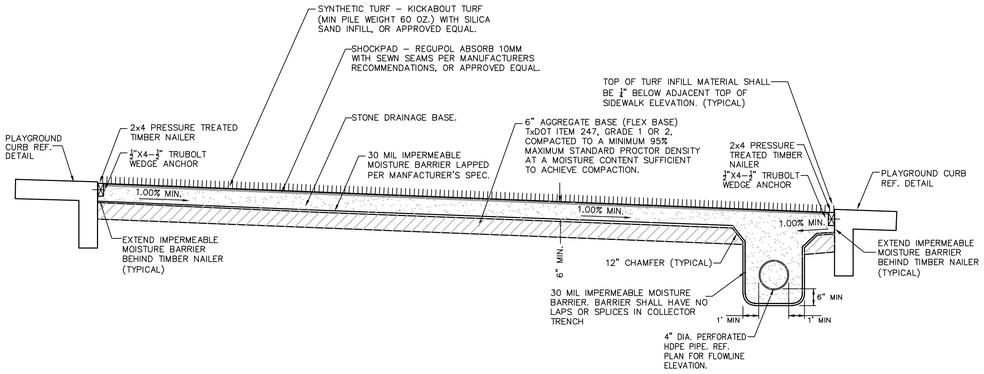
EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DETAILS.dwg	1" = 40'	CSD1
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:06am User: megan

1. Sheet is new, not reviewed as part of preliminary plat review. Sheet will be reviewed when plans are submitted for SDV permitting review.

2. For details that are associated with fire lanes and public infrastructure, ensure meets Town requirements and standard details.



NOTES:

1.) STONE DRAINAGE BASE SHALL CONSIST OF A 2" THICK TOP FINISH COURSE OF ⅜" NOM. DIA. STONE FOLLOWED BY A MINIMUM 4" THICK PERMEABLE CRUSHED STONE COURSE OF ¾" TO 1" NOM. DIA. STONE. TOTAL THICKNESS SHALL BE A MINIMUM 6". PROVIDE POSITIVE DRAINAGE THRU DRAINAGE STONE BY A MINIMUM 1.0% BOTTOM SLOPE TO COLLECTOR DRAINS.

2.) REFERENCE GRADING PLAN FOR FINISHED SURFACE GRADE.

3.) TOP OF TURF INFILL MATERIAL SHALL BE ½" BELOW ADJACENT TOP OF SIDEWALK AND TOP OF CURB ELEVATION. (TYPICAL)

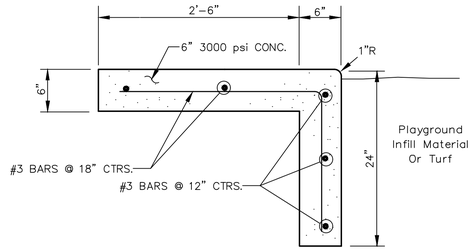
4.) 2X4 PRESSURE TREATED TIMBER NAILER TO BE INSTALLED WHERE TURF ABUTS SIDEWALK, AND CURB.

5.) WEDGE ANCHOR TO BE INSTALLED THREE (3) INCHES FROM THE END OF TIMBER NAILER AND SPACED A MAXIMUM OF 24" ON CENTER.

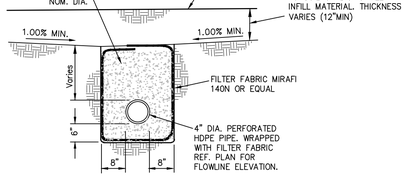
6.) COORDINATE LOCATION OF PLAYGROUND EQUIPMENT TO MINIMIZE PENETRATIONS THROUGH TURF.

SYNTHETIC TURF PLAY AREA DETAIL
NTS

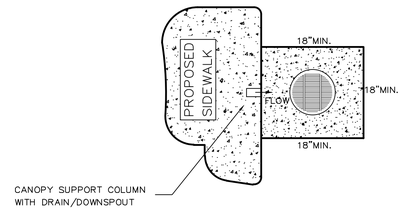
COURTYARD PAVING, TRACK SURFACING, & TURF SECTION A–A
NTS

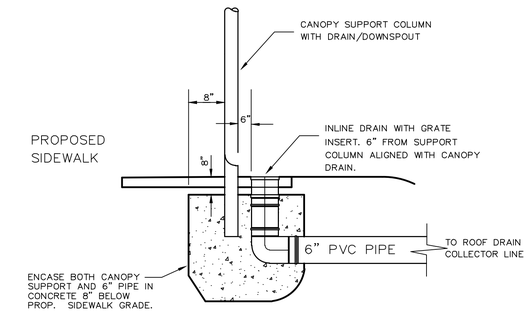


PLAYGROUND CURB DETAIL
N.T.S.



FRENCH DRAIN DETAIL
NTS

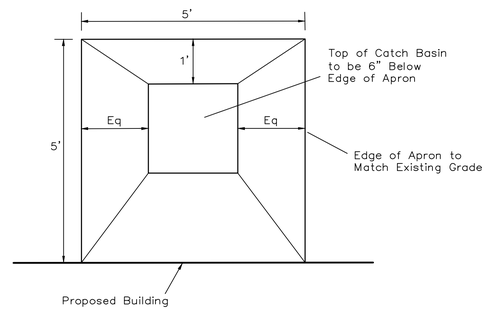




NOTES:

1. AT ALL LOCATIONS OF CANOPY SUPPORTS WITH DOWNSPOUTS, A 6" PVC PIPE IS TO BE INSTALLED TO THE ROOF DRAIN COLLECTOR LINE PER THE DETAIL ABOVE. SEE ARCH. PLAN FOR THE CONNECTION DETAIL.

CANOPY DOWNSPOUT CONNECTION DETAIL
N.T.S.



CATCH BASIN w/APRON
N.T.S.

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SITE DETAILS
NEW DENTON ISD ELEMENTARY SCHOOL
EPPRIGHT DRIVE SITE
LITTLE ELM, TEXAS

DESIGNED BY:	TECH REVIEW:	DRAWING FILE:	DRAWING SCALE:	SHEET:
RLK Engineering	RLK	22071 DETAILS.dwg	N/A= 40'	CSD2
DRAWN BY:	PEER REVIEW:	DRAWING DATE:	PROJECT NUMBER:	
RLK Engineering	RLK	3-21-23	RLK: 22071	

Mar 21, 2023 - 11:01am User: rob

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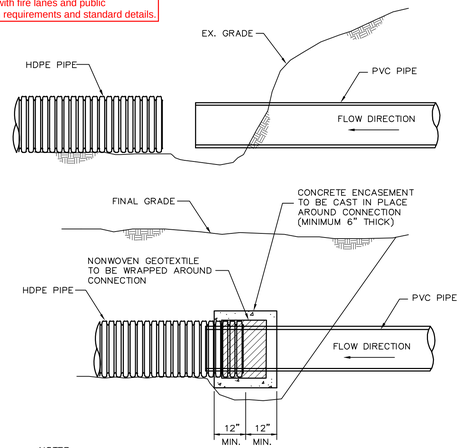
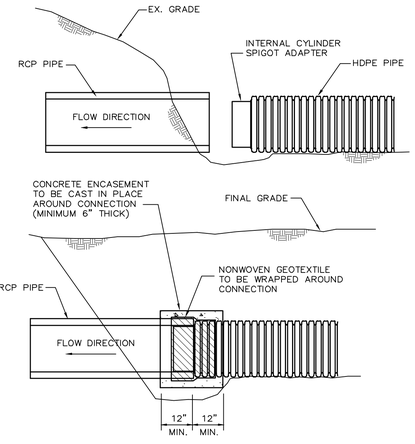


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INSIDE DIAMETER OF HDPE PIPE TO BE INSTALLED OVER OUTSIDE DIAMETER OF PVC PIPE A MINIMUM DISTANCE OF TWO TIMES THE HDPE DIAMETER.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR PVC BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

HDPE/PVC PIPE CONNECTION DETAIL

(PVC PIPE UPSTREAM OF HDPE PIPE)

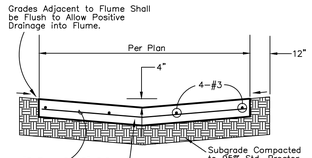


NOTES

1. EXISTING GRADE TO BE EXCAVATED IN SUCH A MANNER TO PROVIDE A SAFE WORK AREA.
2. INTERNAL CYLINDER ADAPTER TO BE WELDED TO ADS N-12, OUTSIDE DIAMETER TO BE INSERTED INTO INSIDE DIAMETER OF CONCRETE PIPE.
3. AREA UNDER CONNECTION MUST BE OVEREXCAVATED TO ALLOW AMPLE WORK AREA TO WRAP NON-WOVEN GEOTEXTILE.
4. NON-WOVEN GEOTEXTILE TO BE WRAPPED AROUND CONNECTION WITH FULL SEAM OVERLAP TO PROVIDE FULL PROTECTION FROM SOIL INTRUSION.
5. CONCRETE ENCASEMENT TO BE CAST IN PLACE AROUND CONNECTION.
6. CONNECTION AND PIPE TO BE BACKFILLED PER ASTM D2321.
7. IN LIEU OF AN INTERNAL CYLINDER, AN ADS WATERTIGHT REPAIR COUPLER CAN BE USED TO CONNECT HDPE PIPE TO RCP.
8. PIPES MUST BE IN A STRAIGHT LINE AT THE CONNECTION. CHANGES IN PIPE DIRECTION SHALL BE MADE WITH PREFABRICATED HDPE OR RCP BENDS EITHER UPSTREAM OR DOWNSTREAM OF THE CONNECTION.

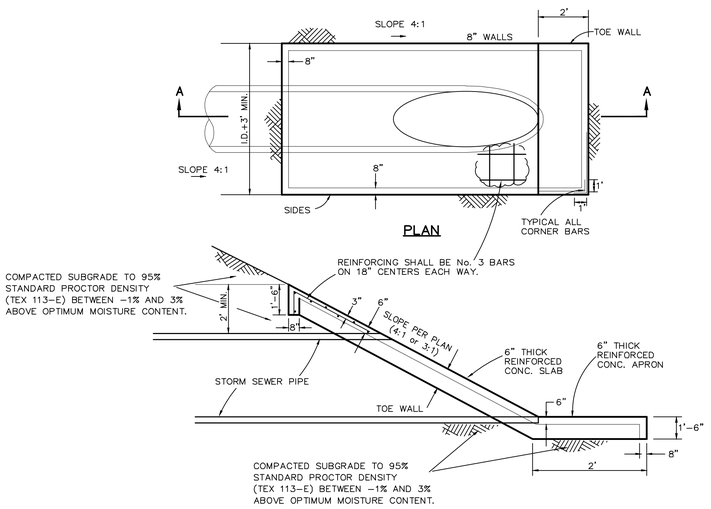
HDPE/RCP PIPE CONNECTION DETAIL

(RCP PIPE DOWNSTREAM OF HDPE PIPE)



LOW-FLOW FLUME DETAIL

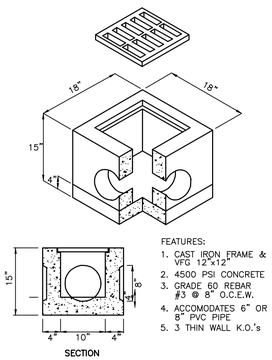
N.T.S.



SECTION A-A

SLOPED END HEADWALL DETAIL

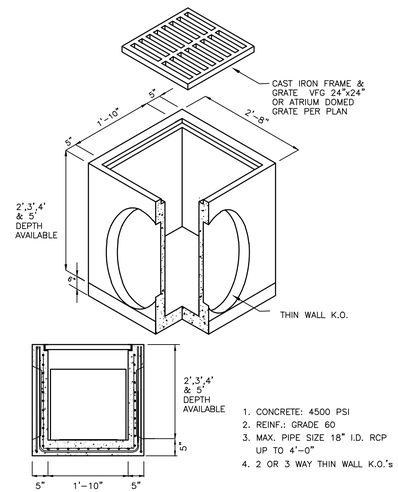
N.T.S.



FEATURES:
1. CAST IRON FRAME & GRATE VFG 12"x12"
2. 4500 PSI CONCRETE
3. GRADE 60 REBAR #3 @ 8" O.C.E.W.
4. ACCOMODATES 6" OR 8" PVC PIPE
5. 3 THIN WALL K.O.'s

NO. 12 CATCH BASIN DETAIL

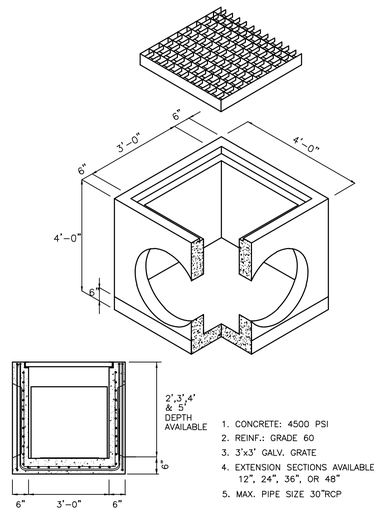
N.T.S.



1. CONCRETE: 4500 PSI
2. REINF.: GRADE 60
3. MAX. PIPE SIZE 18" I.D. RCP UP TO 4'-0"
4. 2 OR 3 WAY THIN WALL K.O.'s

NO. 24 CATCH BASIN DETAIL

N.T.S.



1. CONCRETE: 4500 PSI
2. REINF.: GRADE 60
3. 3'x3' GALV. GRATE
4. EXTENSION SECTIONS AVAILABLE 12", 24", 36", OR 48"
5. MAX. PIPE SIZE 30"RCP

NO. 36 CATCH BASIN

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