NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, September 6, 2016

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:00 p.m. Tuesday, September 6, 2016, at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. The Items listed below are placed on the agenda for discussion and/or action.

WORK SESSION AGENDA 6:00 PM

A. CALL WORK SESSION TO ORDER –

The pre-meeting work session is designed as an opportunity for the P&Z Commission to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discussion regarding the Town of Argyle Comprehensive Plan.

REGULAR MEETING AGENDA 6:30 PM

(or immediately following the 6:00 pm work session)

B. CALL TO ORDER – Chairman Paul Walker

C. PLEDGE OF ALLEGIANCE – American Flag

D. PLEDGE OF ALLEGIANCE – Texas Flag - "Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible".

E. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of August 2, 2016.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for and ordinance amendment (ORD-16-004) to Section 14.3.42-OR-Office Retail District of the Town of

Argyle Development Standards, regarding changes to the permitted use chart, to allow "Health Club (Indoor)" as a permitted use in the Office Retail District.

2. Consider and take appropriate action on a preliminary plat (PP-16-004) for Harvest Townside Phases 1&2, a proposed subdivision on an approximately 69.59 acre tract of land in the Patrick Rock Survey, Abstract No. 1063, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the west side of IH 35 W, south of Old Justin Road, and west of Argyle's Town Limits

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. Briefing on recent Town Council action on Community Development agenda items.

2. Project updates.

3. APA-Texas Chapter Conference- San Antonio, TX, November 2-4, 2016.

I. ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice was posted on the bulletin board at Argyle Town Hall, 308 Denton Street, Argyle, Texas, at 5:00 p.m. on the 2nd day of September, 2016.

Matthew C. Jones, AICP
Director of Community Development

A quorum of the members of the Argyle Town Council may be in attendance at this meeting. The Town Council will take no action at this time.

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Argyle Town Hall 48 hours in advance, at 940-460-7273, and reasonable accommodations will be made for assistance.

MINUTES OF THE TOWN OF ARGYLE
PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 2, 2016

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, August 2, 2016, at 6:00 p.m. at Argyle Town Hall, located at 308 Denton Street, Argyle, Texas. This was an OPEN MEETING, open to the public, subject to the open meeting laws of the State of Texas and, as required by law, was hereby posted on July 28, 2016 at 5:00 PM, at Argyle Town Hall, giving notice of time, date, place, and agenda thereof.

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Paul Walker, Chairman
Jackie Thomas, Vice-Chair
Paula Mabry
Richard Kravetz
Keith Appleton
Jason Lillard

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Sherry Griffin

STAFF PRESENT:

Matthew Jones, Director of Community Development
Angie Manglaris, Permit Clerk
Matthew Butler, Town Attorney

WORK SESSION AGENDA 6:00 PM

A. CALL WORK SESSION TO ORDER

The pre-meeting work session is designed as an opportunity for the P&Z Commission to discuss pending items. No action will be taken during the work session portion of the meeting.

1. Discussion regarding the Town of Argyle Comprehensive Plan.

The work session was called to order at 6:05 p.m. Mr. Walker briefed the commission on the history of the comprehensive plan. The work session closed at 6:16 p.m.

REGULAR MEETING AGENDA

B. CALL TO ORDER– Chairman Paul Walker

The regular meeting was called to order at 6:30 p.m., noting a quorum was present.

C. PLEDGE OF ALLEGIANCE – American Flag

D. PLEDGE OF ALLEGIANCE – Texas Flag - "Honor the Texas Flag; I pledge allegiance to thee Texas, one state, under God, one and indivisible".

E. MINUTES

1. **Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of June 7, 2016.**

   Mr. Appleton motioned, Mr. Lillard seconded to approve the minutes of June 7, 2016 as presented. The motion carried unanimously by a vote of 5-0.

F. OLD BUSINESS

None.

G. NEW BUSINESS

1. **PUBLIC HEARING: Consider and make a recommendation for a Specific Use Permit (SUP-16-002) to allow for a Contractor's Office/Sales (No Outside Storage including Vehicles), being approximately 2.00 acres; being described as S. Chambers Survey, Tract 20, Town of Argyle, Denton County, Texas; and being located at 409 US 377.**

   Mr. Jones explained the Specific Use Permit request and presented the staff report.

   The public hearing opened at 6:39 p.m. No public input was received. Public hearing was closed at 6:39 p.m.

   Discussion was held and Mr. Appleton motioned to approve the Specific Use Permit with the recommendation of a 12 month expiration date. Mr. Lillard seconded the motion. The motion carried by a vote of 4-1.

2. **PUBLIC HEARING: Consider and make a recommendation for a zoning change request (Z-16-005) from SF-2.5 (Single Family Residential Estate 2.5 District) to PD (Planned Development) for Belmont Ridge, being approximately 61.58 acres; being described as Oak Tree Trails Addition, Lots 1-2, Town of Argyle, Denton County, Texas; and being located on the North side of E. Hickory Hill Road.**

   Mr. Jones explained the application for the zoning change request and presented the staff report.

   A representative of the applicant explained the zoning change request and answered questions from the Commission.

   The public hearing opened at 7:09 p.m. Several individuals spoke against the zoning change request. The public hearing closed at 8:14 p.m.

   Discussion was held and Mrs. Griffin motioned to deny the zoning change request, Mrs. Mabry seconded the motion. The motion carried unanimously by a vote of 4-0.

Mr. Walker called for a 5 minute recess at 8:33 p.m. The meeting reconvened at 8:40 p.m.

3. **Consider and make a recommendation for a Site Plan (SP-16-003) for 609 Walnut Street; regarding alternative regulations and requirements in the OT-2 (Old Town 2 District). Located at 609 Walnut Street, Town of Argyle, Denton County, Texas.**
   Mr. Jones explained the site plan application and presented the staff report.

   A representative of the applicant explained the alternative regulations for the site plan and answered questions from the Commission.

   Mr. Appleton motioned to approve the site plan, Mr. Lillard seconded the motion. The motion carried unanimously by a vote of 5-0.

4. **Consider and make a recommendation for a Site Plan (SP-16-004) for CVS Pharmacy; being an approximately 14,600 SQ FT Pharmacy; described as Schroetke Addition, Block A, Lot 1, Town of Argyle, Denton County, Texas; and being located at 111 FM 407.**

   Mr. Jones explained the site plan application and presented the staff report.

   A representative of the applicant answered questions from the Commission. Discussion was held.

   Mr. Lillard motioned to approve the site plan with the proposed lighting plan. Mr. Appleton seconded the motion. The motion carried unanimously 5-0.

5. **Consider and make a recommendation for a Site Plan (SP-16-006) for The Lakes of Argyle, a proposed subdivision on an approximately 111.36 acre tract of land in the T. White Survey, Abstract No. 1384, Tracts 20 and 21; Vineyard Hills Subdivision, Block 1, Lots 3, 4, and 5; Vineyard Hills Subdivision No. 2, Block A, Lots 2R and 3; and Restless Acres, Block A, Lot 1; and being located on the west side of US Highway 377 and the Union Pacific Railroad, south of Old Justin Road and north of Harpole Road West, located in the Town of Argyle, Denton County, Texas.**

   Mr. Jones explained the site plan application and presented the staff report.

   A representative of the applicant answered questions from the Commission. Discussion was held.

   Mrs. Griffin motioned to approve the site plan, and Mr. Appleton seconded the motion. The motion carried unanimously by a vote of 5-0.

H. FUTURE AGENDA AND ITEMS OF INTEREST

1. **Briefing on recent Town Council action on Community Development agenda items.**

   Mr. Jones provided the Commission with recent updates regarding current Community Development items.

2. **Project Updates.**

Mr. Jones updated the Commission of future projects to be considered.

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 9:18 p.m.

APPROVED THIS THE 6th DAY OF September, 2016. **WITNESS:**

Paul Walker
Chairman

Matthew C. Jones, AICP
Director of Community Development

PLANNING AND ZONING COMMISSION DATA SHEET

Agenda Item:
Consider and make a recommendation for an ordinance amendment (ORD-16-004) to Section 14.3.42-OR- Office Retail District of the Town of Argyle Town Development Standards, regarding changes to the permitted use chart, to allow "Health Club (Indoor)" as a permitted use in the Office Retail District.

Requested by:
Matt Jones, Director of Community Development

Background:
The applicant has requested to bring forward an ordinance amendment to add "Health Club (Indoor)" to the Office Retail District permitted use chart in the Town Development Standards. The definition in the Town development Standards for "Health Club (Indoor)" is the following:

HEALTH CLUB (INDOOR) - Includes, but is not limited to, an establishment which provides facilities and equipment (e.g., gymnasiums, weight rooms, swimming pools/spas, exercise apparatus, instruction/classes, etc.) which are intended to promote health, fitness, weight reduction and/or similar health-related activities. Such facilities may include such accessory uses as food service, sales of sundries and apparel, and child care services, provided that such accessory uses are clearly incidental to the primary use and are for the use of studio patrons only (i.e., not the general public).

Staff Recommendation:
Staff recommends approval of the request.

Requested Action:
Make a recommendation to Town Council for consideration.

Attachments:
"OR" District Permitted Use Chart

Office Retail District

P = Permitted Uses

SUP = May be approved by Specific Use Permit

Accessory Building/Structure (Nonresidential)	P
Antenna (Commercial)	Section 14.3.71-5 [14.3.72]
Antenna (Noncommercial)	P
Antique Shop (No Outside Sales or Storage)	P
Armed Services Recruiting Center	P
Art Dealer/Gallery	P
Art Supply Store	P
Artist Studio	P
Automatic Teller Machines (ATMs)	P
Bakery (Retail)	P
Bank	P
Barber Shop (Non-College)	P
Beauty Shop (Non-College)	P
Book Store	P
Broadcast Towers (Commercial)	Section 14.3.71-5 [14.3.72]
Cellular Communications Tower/CCT	Section 14.3.71-5 [14.3.72]
Child Day Care Center (Business)	SUP
Church/Place of Worship	P
Clinic (Medical)	SUP
Community Center (Public)	P
Computer Sales	P
Confectionery Store (Retail)	P
Contractor's Office/Sales (No Outside Storage including Vehicles)	SUP
Contractor's Temporary On-Site Construction Office	SUP
Convenience Store without Gas sales	P
Country Club (Private)	SUP

Credit Agency	P
Credit Unions	P
Dance/Drama/Music Schools (Performing Arts)	P
Drapery Shop/Blind Shop	P
Earth Satellite Dish (Private, less than 3' in diameter)	P
Electrical Transmission Line	SUP
Exploration and Extraction of Hydrocarbons	SUP
Financial Services (Advice/Invest)	P
Fire Station	P
Florist	P
Franchised Private Utility (Not Listed)	P
Fraternal Organization	P
Furniture Sales (Indoor)	P
Gas Transmission Line (Regulating Station)	SUP
Golf Course (Public/Private)	SUP
Governmental Building (Municipal, State or Federal)	P
Handicraft Shop	P
Insurance Agency Offices	P
Library (Public)	P
Martial Arts School	P
Needlework Shop	P
Offices (Brokerage Services)	P
Offices (Health Services)	P
Offices (Legal Services)	P
Offices (Medical Office)	P
Offices (Professional)	P
Park and/or Playground (Large)	SUP
Park and/or Playground (Small)	P
Pharmacy	P
Philanthropic organization	SUP

Photo Studio	P
Police Station	P
Post Office (Governmental)	P
Public Garage/Parking Structure	SUP
Real Estate Offices	P
Rectory/Parsonage	P
Restaurant (With Drive-Thru)	SUP
Restaurant (Without Drive-Thru)	P
Retail Store (Misc.)	SUP
Savings and Loan	P
School, Defensive Driving	P
School, K through 12 (Private)	P
School, K through 12 (Public)	P
Tailor Shop	P
Temporary Outdoor Retail Sales/Commercial Promotion	SUP
Travel Agency	P
Used Merchandise; Furniture	P
Utility Distribution/Transmission Lines	P
Veterinarian (Indoor Kennels)	SUP
Video Rental/Sales	P
Water Supply Facility (Elevated Water Storage)	SUP
Water Supply Facility (Private)	SUP
Wedding Facility	P
Wind Energy System	SUP
Winery	SUP

PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting Date: September 6, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Preliminary Plat – Harvest Townside Phases 1&2

Purpose:
Consider a preliminary plat (PP-16-004) for Harvest Townside Phases 1&2, a proposed subdivision on an approximately 92.172 acre tract of land in the Patrick Rock Survey, Abstract No. 1063, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Interstate Highway 35W and west of Town Limits of the Town of Argyle.

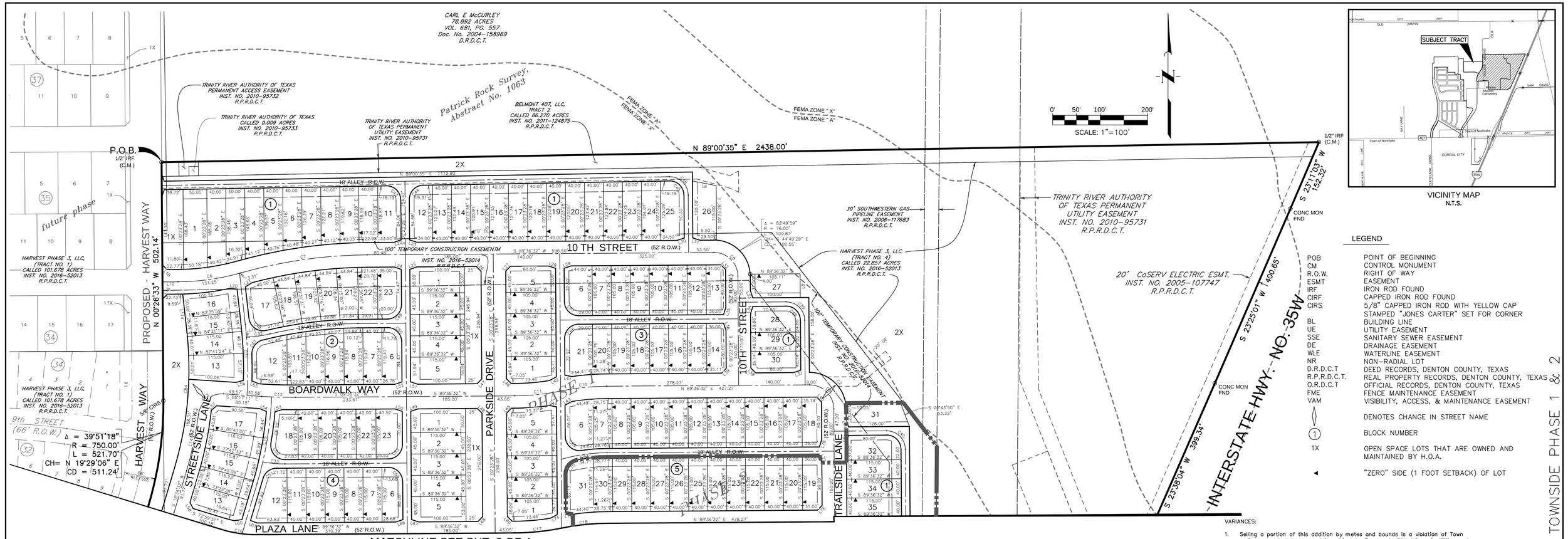
Existing Condition of Property:
The majority of the subject property is open pasture containing sparsely scattered trees throughout the site. A portion of the property is in the floodplain with runs across the northeast portion of the property.

Adjacent Existing Land Uses and Zoning:
North: Town of Argyle ETJ
South: Town of Northlake ETJ
East: I-35 ROW
West: Town of Northlake ETJ

Development Review Analysis:
The applicant is proposing a preliminary plat including 319 single family residential lots on 92.17 acres. The development also includes a total of 35.92 acres of open space to be owned and maintained by the Home Owner's association. The Development Review Committee has reviewed this preliminary plat and has determined that it meets all minimum standards of the Town Development Standards for a preliminary plat. After preliminary plat approval, the applicant must submit a final plat application along with civil construction plans for streets, grading/drainage, water and sanitary sewer compliant with the Town of Argyle Development Standards in order to proceed with the development process.

Staff Recommendation:
Town staff forwards this request for your approval as submitted.

Attachments:
Preliminary Plat



VICINITY MAP
N.T.S.

LEGEND

POB	POINT OF BEGINNING
CM	CONTROL MONUMENT
R.O.W.	RIGHT OF WAY
ESMT	EASEMENT
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD WITH YELLOW CAP STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATERLINE EASEMENT
NR	NON-RADIAL LOT
D.R.D.C.T	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
FME	FENCE MAINTENANCE EASEMENT
VAM	VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
⟩	DENOTES CHANGE IN STREET NAME
(1)	BLOCK NUMBER
1X	OPEN SPACE LOTS THAT ARE OWNED AND MAINTAINED BY H.O.A.
◄	"ZERO" SIDE (1 FOOT SETBACK) OF LOT

VARIANCES:

1. 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.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	76.00'	8.05'	8.04'	N 86°34'31" E	6°04'02"	4.03'
C2	77.00'	120.95'	108.89'	N 45°23'28" W	90°00'00"	77.00'
C3	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C4	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C5	76.00'	15.52'	15.49'	S 49°20'13" W	11°41'52"	7.79'
C6	500.00'	134.56'	134.15'	N 81°53'57" E	15°25'09"	67.69'
C7	1000.00'	269.12'	268.30'	S 81°53'57" W	15°25'09"	135.38'
C8	50.00'	78.54'	70.71'	N 45°23'28" W	90°00'00"	50.00'
C9	51.00'	80.11'	72.12'	N 45°23'28" W	90°00'00"	51.00'
C10	500.00'	97.46'	97.30'	S 84°01'30" W	11°10'05"	48.88'
C11	500.00'	97.46'	97.30'	N 84°01'30" E	11°10'05"	48.88'
C12	1000.00'	71.64'	71.63'	S 88°20'19" E	4°06'17"	35.84'
C13	50.00'	75.41'	68.46'	S 50°30'27" W	86°24'44"	46.96'
C14	749.00'	121.23'	121.10'	N 11°56'18" E	9°16'26"	60.75'
C15	750.00'	184.61'	184.15'	N 09°31'25" E	14°06'13"	92.78'
C16	290.00'	88.07'	87.73'	S 81°41'29" E	17°23'57"	44.37'
C17	500.00'	97.46'	97.30'	N 84°01'30" E	11°10'05"	48.88'
C18	500.00'	97.46'	97.30'	S 84°01'30" W	11°10'05"	48.88'
C19	500.00'	27.45'	27.45'	S 88°02'09" W	3°08'45"	13.73'
C20	500.00'	66.89'	66.84'	N 85°46'34" E	7°39'56"	33.50'
C21	290.00'	260.94'	252.23'	S 63°49'52" W	51°33'19"	140.05'
C22	290.00'	194.59'	190.96'	S 18°49'52" W	38°26'41"	101.12'
C23	50.00'	78.54'	70.71'	N 44°36'32" E	90°00'00"	50.00'
C24	50.00'	79.53'	71.41'	S 44°49'28" E	91°08'01"	51.00'
C25	594.00'	400.90'	393.33'	N 20°04'39" E	38°40'12"	208.42'
C26	806.00'	321.26'	319.13'	N 27°59'38" E	22°50'13"	162.79'
C27	100.00'	157.08'	141.42'	S 44°36'32" W	90°00'00"	100.00'
C28	750.00'	81.91'	81.87'	N 86°28'49" E	6°15'26"	40.99'
C29	750.00'	81.91'	81.87'	S 86°28'49" W	6°15'26"	40.99'
C30	50.00'	78.54'	70.71'	N 44°36'32" E	90°00'00"	50.00'
C31	847.00'	149.51'	149.32'	N 01°20'36" W	10°06'50"	74.95'
C32	300.00'	44.00'	43.96'	N 81°13'24" E	8°24'12"	22.04'
C33	250.00'	47.06'	46.99'	S 84°59'55" E	10°47'07"	23.60'
C34	100.00'	30.66'	30.54'	S 81°36'27" E	17°34'02"	15.45'
C35	900.00'	358.72'	356.35'	N 27°59'38" E	22°50'13"	181.77'
C36	444.00'	162.98'	162.07'	S 28°53'47" W	21°01'55"	82.42'
C37	350.00'	114.67'	114.16'	S 08°59'41" W	18°46'18"	57.85'
C38	850.00'	186.73'	186.36'	S 83°18'55" W	12°35'13"	93.74'
C39	39.00'	61.26'	55.15'	N 45°23'28" W	90°00'00"	39.00'
C40	39.00'	61.26'	55.15'	N 45°23'28" W	90°00'00"	39.00'
C41	39.00'	61.26'	55.15'	N 44°36'32" E	90°00'00"	39.00'
C42	50.00'	57.51'	54.39'	S 57°26'30" E	65°53'55"	32.41'
C43	30.00'	47.44'	42.65'	N 45°41'27" W	90°35'57"	30.32'
C44	30.00'	46.81'	42.20'	S 44°18'33" W	89°24'03"	29.69'
C45	30.00'	47.44'	42.65'	N 45°41'27" W	90°35'57"	30.32'
C46	39.00'	61.67'	55.44'	N 45°41'27" W	90°35'57"	39.41'
C47	30.00'	40.78'	37.71'	S 36°49'49" W	77°52'29"	24.24'
C48	30.00'	50.78'	44.93'	S 54°53'24" E	96°58'47"	33.90'
C49	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C50	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C51	30.00'	38.24'	35.70'	S 53°05'32" W	73°02'00"	22.21'
C52	30.00'	52.46'	46.03'	S 40°17'28" E	100°12'01"	35.88'
C53	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C54	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C55	30.00'	32.27'	30.74'	S 58°47'26" W	61°38'12"	17.90'
C56	30.00'	59.21'	50.06'	S 33°51'06" E	113°04'43"	45.39'
C57	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C58	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C59	30.00'	45.65'	41.37'	N 46°01'02" E	87°11'00"	28.56'
C60	39.00'	59.34'	53.78'	S 46°01'02" W	87°11'00"	37.13'
C61	138.00'	124.17'	120.03'	N 26°10'08" W	51°33'19"	66.65'
C62	88.00'	59.05'	57.95'	S 71°10'08" E	38°26'41"	30.68'
C63	150.00'	134.97'	130.46'	S 63°49'52" W	51°33'19"	72.44'
C64	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C65	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C66	30.00'	47.12'	42.43'	S 44°36'32" W	90°00'00"	30.00'
C67	30.00'	47.12'	42.43'	S 45°23'28" E	90°00'00"	30.00'
C68	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C69	30.00'	51.48'	45.39'	S 49°33'04" E	98°19'11"	34.71'
C70	30.00'	41.70'	38.42'	S 39°25'41" W	79°38'19"	25.01'
C71	30.00'	47.12'	42.43'	S 44°36'32" W	90°00'00"	30.00'
C72	30.00'	47.12'	42.43'	S 45°23'28" E	90°00'00"	30.00'
C73	30.00'	47.12'	42.43'	S 45°23'28" E	90°00'00"	30.00'
C74	30.00'	47.12'	42.43'	S 44°36'32" W	90°00'00"	30.00'
C75	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C76	30.00'	47.12'	42.43'	S 44°36'32" W	90°00'00"	30.00'
C77	30.00'	47.12'	42.43'	N 45°23'28" W	90°00'00"	30.00'
C78	30.00'	47.12'	42.43'	S 44°36'32" W	90°00'00"	30.00'
C79	30.00'	47.12'	42.43'	S 45°23'28" E	90°00'00"	30.00'
C80	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C81	30.00'	47.12'	42.43'	S 45°23'28" E	90°00'00"	30.00'
C82	30.00'	47.12'	42.43'	N 44°36'32" E	90°00'00"	30.00'
C83	360.00'	97.94'	97.64'	S 81°48'55" W	15°35'14"	49.27'
C84	723.00'	289.92'	287.99'	N 05°05'15" E	22°58'33"	146.94'
C85	59.00'	59.04'	56.61'	S 61°43'26" E	57°20'04"	32.26'

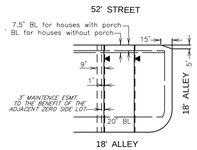
LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	36.50	319
HOA/OPEN SPACE	35.92	14
STREET - ROW	19.75	-
TOTAL	92.17	333

RESIDENTIAL LOTS
105' LOTS = 140
115' LOTS = 179

TOTAL = 319

TYPICAL 40' x 105' &115' LOT



◄ INDICATES "ZERO" SIDE

Lots that don't have a ◄ indicated means they follow center option sideyard (7' minimum building on each side or 10' minimum building seperation, whichever is greater)

Min. Lot size is 40' x 105'

Proposed Density = 5.2 Dwelling Units per Acre

GENERAL NOTES:

1. Basis of Bearings are based on the Texas State Plane Coordinate System, NAD 83, North Central Zone 4202, per monuments found for the Final Plat of Harvest Phase I, as recorded in Instrument No. 2013-166, R.P.R.D.C.T.
2. All side lot lines are perpendicular or radial to street frontage unless otherwise noted Not Radial (NR).
3. All lots shown are Single-Family residential unless otherwise indicated.
4. All common areas to be owned by the Home Owners Association, and/or by the Fresh Water Supply District. All open spaces to be maintained by the Home Owners Association, Fresh Water Supply District, and/or the Public Improvement District.
5. All Dedicated Public Roads Will Be Maintained By The Fresh Water Supply District.
6. No Direct Residential Driveway Access to Harvest Way is Allowed.
7. Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Fresh water Supply District.
8. No Construction shall be allowed within FEMA Designated Flood Plain without a Hydraulic Study.
9. All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
10. All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48121C0505G, Revised Dated April 18, 2011 for Denton County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.

harvest
Gathering. Growing. Living.

PRELIMINARY PLAT OF HARVEST TOWNSIDE PHASE 1 & 2

LOTS 1X, 2X, 3X AND 4X & 1-51, BLOCK 1;
LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3;
LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5;
LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7;
LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9;
LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11
LOTS 1X, 14X & 1-22, BLOCK 12
AND LOTS 1X, 13X & 1-21, BLOCK 13
BEING 92.172 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF ARGYLE, DENTON COUNTY, TEXAS
333 LOTS BY USE
(319 RESIDENTIAL, AND 16 NON-RESIDENTIAL
/OPEN SPACE LOTS)
AUGUST 2016

HARVEST TOWNSIDE PHASE 1 & 2

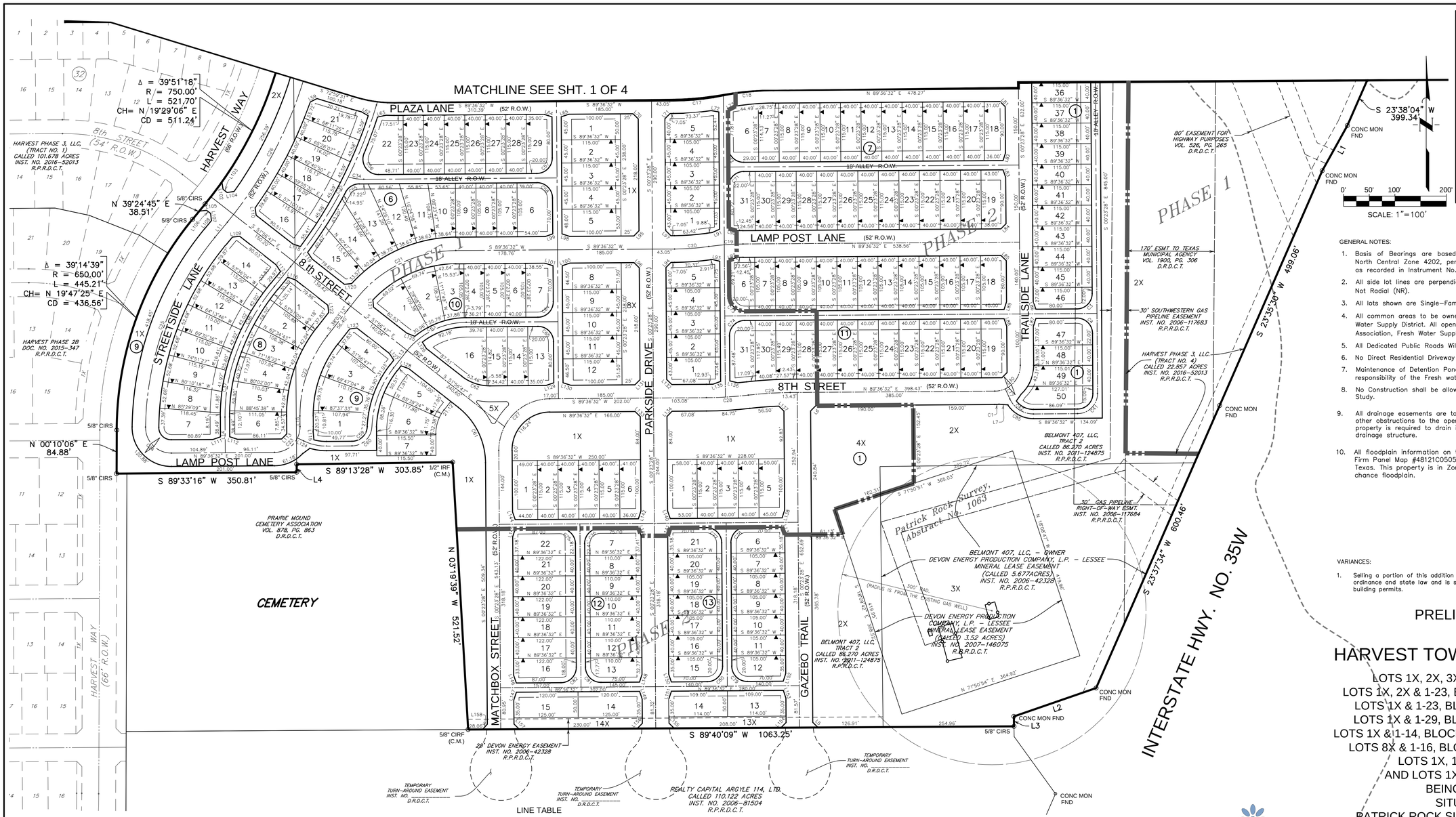
DEVELOPER / OWNER:
BELMONT 407, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

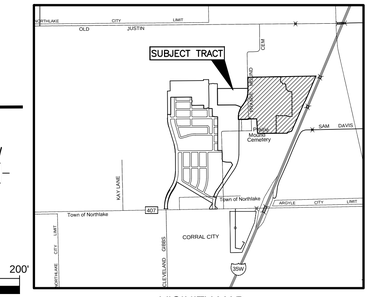
ENGINEER / SURVEYOR:
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wight, E-mail: jwight@jonescarter.com

JONES | CARTER
PLANO, TEXAS

JOB No. D160-0025 BAS/EM DWG No. 1807 SHEET 1 OF 4

P:\PROJECTS\D160 Harvest\0025-00 Harvest Townside Phase 1\1 Surveying Phase\Cad Files\Final Drawing\HARVEST PHASE 8.dwg





VICINITY MAP
N.T.S.

GENERAL NOTES:

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10. All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48121C0505G, Revised Dated April 18, 2011 for Denton County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.

VARIANCES:

1. 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.

PRELIMINARY PLAT OF HARVEST TOWNSIDE PHASE 1 & 2

LOTS 1X, 2X, 3X AND 4X & 1-51, BLOCK 1;
LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3;
LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5;
LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7;
LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9;
LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11
LOTS 1X, 14X & 1-22, BLOCK 12
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333 LOTS BY USE
(319 RESIDENTIAL, AND 16 NON-RESIDENTIAL
/OPEN SPACE LOTS)
AUGUST 2016

HARVEST TOWNSIDE PHASE 1 & 2

JONES|CARTER
PLANO, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°07'40" W	100.93'
L2	S 70°56'57" W	169.50'
L3	S 00°38'09" E	19.37'
L4	S 00°26'33" E	15.44'
L5	N 45°21'40" W	14.15'
L6	N 44°19'43" E	14.21'
L7	S 86°10'09" E	17.25'
L8	S 00°23'28" E	50.00'
L9	N 78°51'43" W	51.03'
L10	S 89°36'32" W	32.75'
L11	N 39°24'45" E	38.51'
L12	N 39°24'45" E	49.82'
L13	S 38°03'13" W	39.43'
L14	N 00°23'28" W	69.49'
L15	N 00°23'28" W	6.63'
L16	N 85°25'30" E	6.17'
L17	S 24°29'33" E	21.66'
L18	N 45°25'01" W	14.15'
L19	N 44°34'59" E	14.14'
L20	S 84°09'45" E	15.24'
L21	N 57°19'39" E	16.53'
L22	S 71°10'26" W	15.81'
L23	N 71°57'22" W	15.81'
L24	S 71°57'22" E	15.81'
L25	N 71°10'26" E	15.81'
L26	S 45°23'28" E	14.14'
L27	N 44°36'32" E	14.14'
L28	S 71°57'22" E	15.81'
L29	N 71°10'26" E	15.81'
L30	S 71°10'26" W	15.81'

LINE	BEARING	DISTANCE
L31	N 71°57'22" W	15.81'
L32	N 45°23'28" W	14.14'
L33	N 18°49'34" W	15.81'
L34	N 18°02'38" E	15.81'
L35	S 18°02'38" W	15.81'
L36	S 18°49'34" E	15.81'
L37	S 71°10'26" W	15.81'
L38	N 45°23'28" W	14.14'
L39	S 44°36'32" W	14.14'
L40	N 45°23'28" W	14.14'
L41	N 80°02'03" W	15.07'
L42	S 62°33'12" W	16.60'
L43	N 62°34'35" E	16.60'
L44	S 80°03'24" E	15.07'
L45	N 44°36'32" E	14.14'
L46	N 45°23'28" W	14.14'
L47	S 44°36'32" W	14.14'
L48	S 45°23'28" E	14.14'
L49	S 71°10'26" W	15.81'
L50	S 71°57'22" E	15.81'
L51	N 71°57'22" W	15.81'
L52	S 71°10'26" W	15.81'
L53	N 73°28'35" E	16.06'
L54	S 68°01'19" E	15.71'
L55	N 68°02'59" W	15.97'
L56	S 75°05'31" W	15.65'
L57	S 49°51'35" W	14.42'
L58	N 28°12'30" W	14.20'
L59	N 63°04'33" E	14.40'
L60	S 82°21'56" W	16.34'

LINE	BEARING	DISTANCE
L61	N 69°06'47" W	14.57'
L62	S 59°39'06" E	15.25'
L63	N 77°40'46" E	16.87'
L64	S 71°57'22" E	15.81'
L65	N 71°10'26" E	15.81'
L66	S 71°10'26" W	15.81'
L67	N 71°57'22" W	15.81'
L68	S 44°36'32" W	14.14'
L69	N 45°23'28" W	14.14'
L70	S 45°23'28" E	14.14'
L71	N 44°36'32" E	14.14'
L72	S 80°03'24" E	15.07'
L73	N 62°34'35" E	16.60'
L74	S 62°33'12" W	16.60'
L75	N 80°02'03" W	15.07'
L76	S 44°36'32" W	14.14'
L77	S 18°49'34" E	15.81'
L78	S 18°02'38" W	15.81'
L79	N 18°49'34" W	15.81'
L80	N 18°02'38" E	15.81'
L81	S 45°23'28" E	14.14'
L82	S 18°02'38" W	15.81'
L83	S 18°49'34" E	15.81'
L84	S 44°36'32" W	14.14'
L85	S 45°23'28" E	14.14'
L86	N 18°49'34" W	15.81'
L87	N 18°02'38" E	15.81'
L88	S 18°49'34" E	15.81'
L89	S 18°02'38" W	15.81'
L90	N 73°55'19" W	15.63'

LINE	BEARING	DISTANCE
L91	S 66°02'44" W	16.28'
L92	N 69°00'55" E	16.01'
L93	S 77°48'46" E	15.27'
L94	N 44°36'32" E	14.14'
L95	S 44°36'32" W	14.14'
L96	S 45°23'28" E	14.14'
L97	N 45°23'28" W	14.14'
L98	N 71°57'22" W	15.81'
L99	N 71°10'26" E	15.81'
L100	N 71°10'26" E	15.81'
L101	N 71°57'22" W	15.81'
L102	N 08°07'50" W	14.43'
L103	S 51°56'47" E	10.02'
L104	S 81°54'54" W	13.86'
L105	N 83°43'59" E	14.31'
L106	S 51°56'47" E	10.01'
L107	S 06°16'01" E	13.97'
L108	N 39°24'45" E	21.01'
L109	N 83°43'59" E	14.31'
L110	N 08°00'50" W	14.40'
L111	S 71°10'26" W	15.81'
L112	N 71°57'22" W	15.81'
L113	S 44°36'32" W	14.14'
L114	S 06°24'01" E	78.39'
L115	S 05°11'18" E	16.14'
L116	S 70°14'30" E	15.92'
L117	S 33°22'46" E	15.70'
L118	N 70°29'51" W	15.71'
L119	N 33°37'52" W	15.91'
L120	S 84°37'38" W	14.53'

LINE	BEARING	DISTANCE
L121	N 05°00'26" W	13.66'
L122	S 06°56'47" E	14.14'
L123	N 83°03'13" E	14.14'
L124	N 64°08'17" W	13.55'
L125	S 68°57'49" E	16.74'
L126	S 32°35'46" E	14.70'
L127	S 33°30'41" E	15.81'
L128	S 70°22'53" E	15.81'
L129	S 71°10'26" W	15.81'
L130	N 71°57'22" W	15.81'
L131	S 44°36'32" W	14.14'
L132	N 45°23'28" W	14.14'
L133	S 45°23'28" E	14.14'
L134	N 44°36'32" E	14.14'
L135	S 69°43'28" W	15.94'
L136	N 75°48'07" W	15.46'
L137	S 46°05'11" E	13.97'
L138	S 18°02'38" W	15.81'
L139	S 18°49'34" E	15.81'
L140	N 18°49'34" W	15.81'
L141	N 18°02'38" E	15.81'
L142	S 18°02'38" W	15.81'
L143	S 18°49'34" E	15.81'
L144	N 18°49'34" W	15.81'
L145	N 18°02'38" E	15.81'
L146	N 18°49'34" W	15.81'
L147	N 18°02'38" E	15.81'
L148	S 18°02'38" W	15.81'
L149	S 18°49'34" E	15.81'
L150	N 18°49'34" W	15.81'

LINE	BEARING	DISTANCE
L151	N 18°02'38" E	15.81'
L152	S 18°02'38" W	15.81'
L153	S 18°49'34" E	15.81'
L154	S 44°38'20" W	14.13'
L155	N 45°21'40" W	14.15'
L156	S 44°38'20" W	14.13'
L157	N 45°21'40" W	14.15'
L158	S 42°37'06" W	13.66'

RESIDENTIAL LOTS
105' LOTS = 140
115' LOTS = 179

TOTAL = 319

LAND USE TABLE

LAND USE	ACREAGE	LOTS
RESIDENTIAL	36.50	319
HOA/OPEN SPACE	35.92	14
STREET - ROW	19.75	-
TOTAL	92.17	333

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DEVELOPER / OWNER:
BELMONT 407, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wight, E-mail: jwight@jonescarter.com

JOB No. D160-0025 BAS/EM DWG No. 1807 SHEET 2 OF 4

P:\PROJECTS\D160 Harvest\0025-00 Harvest Townside Phase 1\1 Surveying Phase\Cad Files\Final Drawing\HARVEST PHASE 8.dwg

Street Name	Lot	Block	Area (Sq. Ft.)	Acres
10th Street	1x	1	7,427	0.171
10th Street	1	1	8,359	0.192
10th Street	2X	1	1,186,393	27.236
10th Street	2	1	6,482	0.149
Gazebo Trail	3X	1	153,273	3.519
10th Street	3	1	6,148	0.141
10th Street	4	1	5,759	0.132
10th Street	5	1	5,429	0.125
10th Street	6	1	5,166	0.119
10th Street	7	1	4,967	0.114
10th Street	8	1	4,831	0.111
10th Street	9	1	4,759	0.109
10th Street	10	1	4,747	0.109
10th Street	11	1	5,542	0.127
10th Street	12	1	5,645	0.130
10th Street	13	1	4,811	0.110
10th Street	14	1	4,828	0.111
10th Street	15	1	4,845	0.111
10th Street	16	1	4,862	0.112
10th Street	17	1	4,878	0.112
10th Street	18	1	4,895	0.112
10th Street	19	1	4,912	0.113
10th Street	20	1	4,929	0.113
10th Street	21	1	4,945	0.114
10th Street	22	1	4,962	0.114
10th Street	23	1	4,979	0.114
10th Street	24	1	4,995	0.115
10th Street	25	1	5,970	0.137
10th Street	26	1	5,958	0.137
10th Street	27	1	5,213	0.120
10th Street	28	1	5,529	0.127
10th Street	29	1	4,200	0.096
10th Street	30	1	4,652	0.107
Trailside Lane	31	1	6,153	0.141
Trailside Lane	32	1	5,749	0.132
Trailside Lane	33	1	4,600	0.106
Trailside Lane	34	1	4,600	0.106
Trailside Lane	35	1	4,600	0.106
Trailside Lane	36	1	4,600	0.106
Trailside Lane	37	1	4,600	0.106
Trailside Lane	38	1	4,600	0.106
Trailside Lane	39	1	4,600	0.106
Trailside Lane	40	1	4,600	0.106
Trailside Lane	41	1	4,600	0.106
Trailside Lane	42	1	4,600	0.106
Trailside Lane	43	1	4,600	0.106
Trailside Lane	44	1	4,600	0.106
Trailside Lane	45	1	4,600	0.106
Trailside Lane	46	1	4,599	0.106
Trailside Lane	47	1	5,749	0.132
Trailside Lane	48	1	4,600	0.106
Trailside Lane	49	1	4,759	0.109
Trailside Lane	50	1	6,043	0.139
8th Street	51	1	39,124	0.898
Parkside Drive	1X	2	8,543	0.196
Pakside Drive	1	2	6,287	0.144
Harvest Way	2X	2	27,917	0.614
Pakside Drive	2	2	5,175	0.119
Pakside Drive	3	2	5,175	0.119
Pakside Drive	4	2	5,175	0.119
Pakside Drive	5	2	6,510	0.149
Boardwalk Way	6	2	4,761	0.109
Boardwalk Way	7	2	4,779	0.110
Boardwalk Way	8	2	4,773	0.110
Boardwalk Way	9	2	4,716	0.108
Boardwalk Way	10	2	4,583	0.105
Boardwalk Way	11	2	4,371	0.100
Boardwalk Way	12	2	6,993	0.161
Harvest Way	13	2	6,408	0.147
Harvest Way	14	2	4,966	0.114
Harvest Way	15	2	4,706	0.108
Harvest Way	16	2	5,623	0.129
10th Street	17	2	6,606	0.152
10th Street	18	2	4,497	0.103
10th Street	19	2	4,533	0.103
10th Street	20	2	4,569	0.105
10th Street	21	2	4,606	0.106
10th Street	22	2	4,495	0.103
10th Street	23	2	5,243	0.120
Pakside Drive	1	3	5,650	0.130
Pakside Drive	2	3	4,725	0.108
Pakside Drive	3	3	4,725	0.108
Pakside Drive	4	3	4,725	0.108
Pakside Drive	5	3	5,688	0.131
10th Street	6	3	5,964	0.137
10th Street	7	3	4,200	0.096
10th Street	8	3	4,200	0.096
10th Street	9	3	4,200	0.096
10th Street	10	3	4,200	0.096
10th Street	11	3	4,200	0.096

Street Name	Lot	Block	Area (Sq. Ft.)	Acres
10th Street	12	3	4,200	0.096
10th Street	13	3	4,218	0.097
Boardwalk Way	14	3	4,216	0.097
Boardwalk Way	15	3	4,200	0.096
Boardwalk Way	16	3	4,200	0.096
Boardwalk Way	17	3	4,200	0.096
Boardwalk Way	18	3	4,200	0.096
Boardwalk Way	19	3	4,200	0.096
Boardwalk Way	20	3	4,208	0.097
Boardwalk Way	21	3	6,174	0.142
Pakside Drive	1X	4	8,230	0.189
Pakside Drive	1	4	5,713	0.131
Pakside Drive	2	4	5,175	0.119
Pakside Drive	3	4	5,175	0.119
Pakside Drive	4	4	5,175	0.119
Pakside Drive	5	4	6,058	0.139
Plaza Lane	6	4	4,792	0.110
Plaza Lane	7	4	4,600	0.106
Plaza Lane	8	4	4,600	0.106
Plaza Lane	9	4	4,600	0.106
Plaza Lane	10	4	4,600	0.106
Plaza Lane	11	4	4,600	0.106
Plaza Lane	12	4	6,937	0.159
Streetside Lane	13	4	5,681	0.130
Streetside Lane	14	4	4,755	0.109
Streetside Lane	15	4	4,969	0.114
Streetside Lane	16	4	4,987	0.114
Streetside Lane	17	4	6,364	0.146
Boardwalk Way	18	4	5,461	0.125
Boardwalk Way	19	4	4,410	0.101
Boardwalk Way	20	4	4,410	0.101
Boardwalk Way	21	4	4,410	0.101
Boardwalk Way	22	4	4,410	0.101
Boardwalk Way	23	4	5,599	0.129
Parkside Drive	1	5	4,712	0.108
Parkside Drive	2	5	4,725	0.108
Parkside Drive	3	5	4,725	0.108
Parkside Drive	4	5	4,725	0.108
Parkside Drive	5	5	5,909	0.136
Boardwalk Way	6	5	5,936	0.136
Boardwalk Way	7	5	4,202	0.096
Boardwalk Way	8	5	4,200	0.096
Boardwalk Way	9	5	4,200	0.096
Boardwalk Way	10	5	4,200	0.096
Boardwalk Way	11	5	4,200	0.096
Boardwalk Way	12	5	4,200	0.096
Boardwalk Way	13	5	4,200	0.096
Boardwalk Way	14	5	4,200	0.096
Boardwalk Way	15	5	4,200	0.096
Boardwalk Way	16	5	4,200	0.096
Boardwalk Way	17	5	4,200	0.096
Boardwalk Way	18	5	4,217	0.097
Plaza Lane	19	5	4,628	0.106
Plaza Lane	20	5	4,600	0.106
Plaza Lane	21	5	4,600	0.106
Plaza Lane	22	5	4,600	0.106
Plaza Lane	23	5	4,600	0.106
Plaza Lane	24	5	4,600	0.106
Plaza Lane	25	5	4,600	0.106
Plaza Lane	26	5	4,600	0.106
Plaza Lane	27	5	4,600	0.106
Plaza Lane	28	5	4,600	0.106
Plaza Lane	29	5	4,600	0.106
Plaza Lane	30	5	4,596	0.106
Plaza Lane	31	5	6,526	0.150
Parkside Drive	1X	6	8,230	0.189
Parkside Drive	1	6	5,712	0.131
Parkside Drive	2	6	5,175	0.119
Parkside Drive	3	6	5,175	0.119
Parkside Drive	4	6	5,175	0.119
Parkside Drive	5	6	6,057	0.139
Lamp Post Lane	6	6	7,014	0.161
Lamp Post Lane	7	6	4,200	0.096
Lamp Post Lane	8	6	4,200	0.096
Lamp Post Lane	9	6	4,200	0.096
Lamp Post Lane	10	6	4,893	0.112
Lamp Post Lane	11	6	5,308	0.122
Lamp Post Lane	12	6	6,205	0.142
Lamp Post Lane	13	6	7,239	0.166
Lamp Post Lane	14	6	6,211	0.143
Lamp Post Lane	15	6	5,798	0.133
Streetside Lane	16	6	6,292	0.144
Streetside Lane	17	6	4,965	0.114
Streetside Lane	18	6	4,969	0.114
Streetside Lane	19	6	4,968	0.114
Streetside Lane	20	6	4,960	0.114
Streetside Lane	21	6	5,551	0.127
Plaza Lane	22	6	7,603	0.175
Plaza Lane	23	6	4,600	0.106
Plaza Lane	24	6	4,600	0.106

Street Name	Lot	Block	Area (Sq. Ft.)	Acres
Plaza Lane	25	6	4,600	0.106
Plaza Lane	26	6	4,600	0.106
Plaza Lane	27	6	4,600	0.106
Plaza Lane	28	6	4,600	0.106
Plaza Lane	29	6	5,519	0.127
Parkside Drive	1	7	5,248	0.120
Parkside Drive	2	7	4,725	0.108
Parkside Drive	3	7	4,725	0.108
Parkside Drive	4	7	4,725	0.108
Parkside Drive	5	7	5,380	0.124
Plaza Lane	6	7	6,324	0.145
Plaza Lane	7	7	4,592	0.105
Plaza Lane	8	7	4,600	0.106
Plaza Lane	9	7	4,600	0.106
Plaza Lane	10	7	4,600	0.106
Plaza Lane	11	7	4,600	0.106
Plaza Lane	12	7	4,600	0.106
Plaza Lane	13	7	4,600	0.106
Plaza Lane	14	7	4,600	0.106
Plaza Lane	15	7	4,600	0.106
Plaza Lane	16	7	4,600	0.106
Plaza Lane	17	7	4,600	0.106
Plaza Lane	18	7	4,627	0.106
Lamp Post Lane	19	7	5,433	0.125
Lamp Post Lane	20	7	4,600	0.106
Lamp Post Lane	21	7	4,600	0.106
Lamp Post Lane	22	7	4,600	0.106
Lamp Post Lane	23	7	4,600	0.106
Lamp Post Lane	24	7	4,600	0.106
Lamp Post Lane	25	7	4,600	0.106
Lamp Post Lane	26	7	4,600	0.106
Lamp Post Lane	27	7	4,600	0.106
Lamp Post Lane	28	7	4,600	0.106
Lamp Post Lane	29	7	4,600	0.106
Lamp Post Lane	30	7	4,600	0.106
Lamp Post Lane	31	7	5,756	0.132
Lamp Post Lane	1	8	6,117	0.140
Lamp Post Lane	2	8	5,314	0.122
Lamp Post Lane	3	8	5,374	0.123
Lamp Post Lane	4	8	5,490	0.126
Lamp Post Lane	5	8	5,584	0.128
Lamp Post Lane	6	8	5,913	0.136
Streetside Lane	7	8	6,623	0.152
Streetside Lane	8	8	5,541	0.127
Streetside Lane	9	8	5,473	0.126
Streetside Lane	10	8	5,447	0.125
Streetside Lane	11	8	5,445	0.125
Streetside Lane	12	8	5,445	0.125
Streetside Lane	13	8	5,445	0.125
Streetside Lane	14	8	6,865	0.158
Matchbox Street	1X	9	61,119	1.403
Drive-in Lane	1	9	5,931	0.136
Drive-in Lane	2	9	5,770	0.132
Drive-in Lane	3	9	5,757	0.132
Drive-in Lane	4	9	4,958	0.114
8th Street	5x	9	1,463	0.034
8th Street	5	9	7,931	0.182
8th Street	6	9	6,509	0.149
8th Street	7	9	4,620	0.106
Lamp Post Lane	1	10	6,147	0.141
Lamp Post Lane	2	10	5,756	0.132
Lamp Post Lane	3	10	5,118	0.117
Lamp Post Lane	4	10	4,200	0.096
Lamp Post Lane	5	10	4,200	0.096
Lamp Post Lane	6	10	4,200	0.096
Lamp Post Lane	7	10	5,392	0.124
Parkside Drive	8X	10	8,230	0.189
Parkside Drive	8	10	5,885	0.135
Parkside Drive	9	10	5,175	0.119
Parkside Drive	10	10	5,175	0.119
Parkside Drive	11	10	5,175	0.119
Parkside Drive	12	10	5,885	0.135
8th Street	13	10	5,519	0.127
8th Street	14	10	4,600	0.106
8th Street	15	10	4,600	0.106
8th Street	16	10	9,512	0.218
Parkside Drive	1	11	5,472	0.126
Parkside Drive	2	11	4,725	0.108
Parkside Drive	3	11	4,725	0.108
Parkside Drive	4	11	4,725	0.108
Parkside Drive	5	11	5,375	0.123
Lamp Post Lane	6	11	5,012	0.115
Lamp Post Lane	7	11	4,200	0.096
Lamp Post Lane	8	11	4,200	0.096
Lamp Post Lane	9	11	4,200	0.096
Lamp Post Lane	10	11	4,200	0.096
Lamp Post Lane	11	11	4,200	0.096
Lamp Post Lane	12	11	4,200	0.096
Lamp Post Lane	13	11	4,200	0.096
Lamp Post Lane	14	11	4,200	0.096

Street Name	Lot	Block	Area (Sq. Ft.)	Acres
Lamp Post Lane	15	11	4,200	0.096
Lamp Post Lane	16	11	4,200	0.096
Lamp Post Lane	17	11	4,200	0.096
Lamp Post Lane	18	11	5,162	0.119
8th Street	19	11	5,663	0.130
8th Street	20	11	4,600	0.106
8th Street	21	11	4,600	0.106
8th Street	22	11	4,600	0.106
8th Street	23	11	4,600	0.106
8th Street	24	11	4,600	0.106
8th Street	25	11	4,600	0.106
8th Street	26	11	4,600	0.106
8th Street	27	11	4,600	0.106
8th Street	28	11	4,600	0.106
8th Street	29	11	4,605	0.106
8th Street	30	11	4,667	0.107
8th Street	31	11	5,787	0.133
8th Street	1X	12	22,275	0.511
8th Street	1	12	5,597	0.129
8th Street	2	12	4,600	0.106
8th Street	3	12	4,600	0.106
8th Street	4	12	4,600	0.106
8th Street	5	12	4,600	0.106
8th Street	6	12	4,677	0.107
Parkside Drive	7	12	5,535	0.127
Parkside Drive	8	12	4,400	0.101
Parkside Drive	9	12	4,400	0.101
Parkside Drive	10	12	4,400	0.101
Parkside Drive	11	12	4,400	0.101
Parkside Drive	12	12	4,400	0.101
Parkside Drive	13	12	5,024	0.115
Parkside Drive	14X	12	5,440	0.125
Parkside Drive	14	12	6,217	0.143
Matchbox Street	15	12	6,213	0.143
Matchbox Street	16	12	5,625	0.129
Matchbox Street	17	12	4,880	0.112
Matchbox Street	18	12	4,880	0.112
Matchbox Street	19	12	4,880	0.112
Matchbox Street	20	12	4,880	0.112
Matchbox Street	21	12	4,880	0.112
Matchbox Street	22	12	6,136	0.141
8th Street	1X	13	21,942	0.504
8th Street	1	13	6,633	0.152
8th Street	2	13	4,600	0.106
8th Street	3	13	4,600	0.106
8th Street	4	13	4,600	0.106
8th Street	5	13	5,712	0.131
Gazebo Trail	6	13	5,038	0.116
Gazebo Trail	7	13	4,200	0.096
Gazebo Trail	8	13	4,200	0.096
Gazebo Trail	9	13	4,200	0.096
Gazebo Trail	10	13	4,200	0.096
Gazebo Trail	11	13	4,200	0.096
Gazebo Trail	12	13	5,019	0.115
Parkside Drive	13X	13	5,022	0.115
Gazebo Trail	13	13	5,662	0.130
Parkside Drive	14	13	5,667	0.130
Parkside Drive	15	13	5,019	0.115
Parkside Drive	16	13	4,200	0.096
Parkside Drive	17	13	4,200	0.096
Parkside Drive	18	13	4,200	0.096
Parkside Drive	19	13	4,200	0.096
Parkside Drive	20	13	4,200	0.096
Parkside Drive	21	13	5,038	0.116

HARVEST TOWNSIDE PHASE 1 & 2

PRELIMINARY PLAT
OF
HARVEST TOWNSIDE PHASE 1 & 2

LOTS 1X, 2X, 3X AND 4X & 1-51, BLOCK 1;
LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3;
LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5;
LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7;
LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9;
LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11
LOTS 1X, 14X & 1-22, BLOCK 12
AND LOTS 1X, 13X & 1-21, BLOCK 13
BEING 92.172 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF ARGYLE, DENTON COUNTY, TEXAS
333 LOTS BY USE
(319 RESIDENTIAL, AND 16 NON-RESIDENTIAL
/OPEN SPACE LOTS)
AUGUST 2016

harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
BELMONT 407, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wight, E-mail: jwight@jonescarter.com

JONES|CARTER
PLANO, TEXAS

JOB No. D160-0025 BAS/EM DWG No. 1807 SHEET 3 OF 4

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS, Belmont 407, LLC., and Harvest Phase 3, LLC are the owner of a tract of land situated in the Patrick Rock Survey, Abstract No. 1063, Denton County Texas, and being part of Tract 1, and a part of Tract 2 as described in deed to Belmont 407, LLC, as recorded in Instrument No. 2011-124875 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being part of Tract 4 as described in deed to Harvest Phase 3, LLC, as recorded in Instrument No. 2016-52013 R.P.R.D.C.T., also being a part of Prairie Mound Cemetery Road, (variable width prescriptive road) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northwest corner of a Utility Easement to Trinity River Authority of Texas as recorded in Instrument No. 2010-95732, R.P.R.D.C.T., and the southwest corner of a called 78.892 acre tract as described in deed to Carl E. McCurley as described in deed recorded in Volume 681, Page 557 Deed Record of Denton County, Texas and the east line of said tract 1;

THENCE North 89 Degrees 00 Minutes 35 Seconds East, along the south line of said McCurley tract and the north line of said Utility Easement, a distance of 2438.00 feet to a 1/2" iron rod found for corner in the northwesterly right-of way line of Interstate Highway No. 35 W and being a variable width right-of-way;

THENCE departing the south line of said McCurley tract, along the northwesterly right-of way line of Interstate Highway No. 35 W, the following courses:

South 23 Degrees 11 Minutes 03 Seconds West, a distance of 152.32 feet to a concrete monument found for corner;

South 23 Degrees 25 Minutes 01 Seconds West, a distance of 400.65 feet to a concrete monument found for corner;

South 23 Degrees 38 Minutes 04 Seconds West, a distance of 399.34 feet to a concrete monument found for corner;

South 29 Degrees 07 Minutes 40 Seconds West, a distance of 100.93 feet to a concrete monument found for corner;

South 23 Degrees 35 Minutes 30 Seconds West, a distance of 499.06 feet to a concrete monument found for corner;

South 23 Degrees 37 Minutes 34 Seconds West, a distance of 600.46 feet to a concrete monument found for corner;

South 70 Degrees 56 Minutes 57 Seconds West, a distance of 169.50 feet to a concrete monument found for corner;

South 00 Degrees 38 Minutes 09 Seconds East, a distance of 19.37 feet to a 5/8" iron rod with cap stamped "Jones Carter" set at a northeast corner of a called 110.122 acre tract of land as described in deed to Realty Capital Argyle 114, LTD. as recorded in Instrument No. 2006-81504 R.P.R.D.C.T.;

THENCE South 89 Degrees 40 Minutes 09 Seconds West, along the north line of said Realty Capital Argyle 114 tract, a distance of 1063.25 feet to a 5/8" iron rod found for corner at the southeast corner of Prairie Mound Cemetery Association as described in deed recorded in Volume 878, Page 863 D.R.D.C.T;

THENCE along the common line of said Tract 2 and Prairie Mound Cemetery Association tract, the following courses:

North 03 Degrees 19 Minutes 39 Seconds West, along the east line of said cemetery tract, a distance of 521.52 feet to a 1/2" iron rod found for corner;

South 89 Degrees 13 Minutes 28 Seconds West, a distance of 303.85 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 00 Degrees 26 Minutes 33 Seconds East, a distance of 15.44 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

South 89 Degrees 33 Minutes 16 Seconds West, passing at a distance of 330.81 feet the northwest corner of said cemetery tract, and continuing for a total distance of 350.81 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner in the east line of Harvest Way (66' right-of-way) and the northeast corner of Harvest Phase 2B, an addition to the Town of Northlake, as recorded in Instrument No. 2015-347, R.P.R.D.C.T.

THENCE North 00 Degrees 10 Minutes 06 Seconds West, along the east line of said Harvest Way, a distance of 84.88 feet to a 5/8 inch capped iron rod stamped "Jones Carter" found for corner at the beginning of a tangent curve to the right;

THENCE Northeasterly, along said tangent curve to the right having a central angle of 39 Degrees 14 Minutes 39 Seconds, a radius of 650.00 feet, an arc distance of 445.21 feet and a chord bearing and distance of North 19 Degrees 47 Minutes 25 Seconds East, 436.56 feet to a 5/8" iron rod with cap stamped "Jones Carter" found for corner;

THENCE North 39 Degrees 24 Minutes 45 Seconds East, across said tract 1, a distance of 38.51 feet to a 5/8 inch capped iron rod stamped "Jones Carter" set for corner at the beginning of a tangent curve to the right;

THENCE Northeasterly, along said tangent curve to the right having a central angle of 39 Degrees 51 Minutes 18 Seconds, a radius of 750.00 feet, an arc distance of 521.70 feet and a chord bearing and distance of North 19 Degrees 29 Minutes 06 Seconds East, 511.24 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner;

THENCE **North 00 Degrees 26 Minutes 33 Seconds West, along the east line of said Tract 1 at, a distance of 502.14 feet to the** POINT OF BEGINNING **and containing 4,015,026 square feet or 92.172 acres of land more or less.**

KNOW ALL MEN BY THESE PRESENTS;:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

FOR REVIEW ONLY.

Signature: _____ **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**

Date: _____

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Eduardo Martinez, 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 the _____th day of _____, 20___.

_____
Notary Public in and for the State of Texas

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Belmont 407, LLC., by and through its duly authorized officers, does hereby adopt that plat designating the hereinabove described property as Harvest Phase 1 & 2, LOTS 1X, 2X AND 3X & 1-51, BLOCK 1; LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3; LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5; LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7; LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9; LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11; LOTS 1X, 14X & 1-22, BLOCK 12 AND LOTS 1X, 13X & 1-21, BLOCK 13 , an addition to the Town of Argyle and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility 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 systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

Witness our hands at Denton County, Texas, this_____day of _____, 20____.

Belmont 407, LLC,
A Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS :
COUNTY OF DENTON :

This instrument was acknowledged before me on _____, 20___. By _____ of Belmont 407, LLC, a Texas limited liability company, on behalf of said limited liability company, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein

STATE OF TEXAS :
COUNTY OF DENTON :

Now Therefore, know all men by these presents:

That Harvest Phase 3, LLC., by and through its duly authorized officers, does hereby adopt that plat designating the hereinabove described property as Harvest Phase 1 & 2, LOTS 1X, 2X AND 3X & 1-51, BLOCK 1; LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3; LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5; LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7; LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9; LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11; LOTS 1X, 14X & 1-22, BLOCK 12 AND LOTS 1X, 13X & 1-21, BLOCK 13 , an addition to the Town of Argyle and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility 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 systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

Witness our hands at Denton County, Texas, this_____day of _____, 20____.

Harvest Phase 3, LLC,
A Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS :
COUNTY OF DENTON :

This instrument was acknowledged before me on _____, 20___ . By _____ of Harvest Phase 3, LLC, a Texas limited liability company, on behalf of said limited liability company, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledgement to me that he executed the same for the purpose of and consideration therein expressed. and in the capacity therein

PRELIMINARY PLAT APPROVED BY THE TOWN OF ARGYLE PLANNING AND ZONING COMMISSION FOR THE PREPARATION OF A FINAL PLAT:

_____
CHAIRMAN

_____
SECRETARY

_____
APPROVAL DATE

REVIEWED AND APPROVED BY
BELMONT FRESH WATER SUPPLY DISTRICT NO. 2:

_____
Date

_____
DISTRICT ENGINEER
BELMONT FRESH WATER SUPPLY DISTRICT NO. 2

PRELIMINARY PLAT
OF
HARVEST TOWNSIDE PHASE 1 & 2

LOTS 1X, 2X, 3X AND 4X & 1-51, BLOCK 1;
LOTS 1X, 2X & 1-23, BLOCK 2; LOTS 1-21, BLOCK 3;
LOTS 1X & 1-23, BLOCK 4; LOTS 1-31, BLOCK 5;
LOTS 1X & 1-29, BLOCL 6; LOTS 1-31, BLOCK 7;
LOTS 1X & 1-14, BLOCK 8; LOTS 1X, 5X, &1-7 BLOCK 9;
LOTS 8X & 1-16, BLOCK 10; LOTS 1-31, BLOCK 11
LOTS 1X, 14X & 1-22, BLOCK 12
AND LOTS 1X, 13X & 1-21, BLOCK 13
BEING 92.172 ACRES
SITUATED IN THE
PATRICK ROCK SURVEY, ABSTRACT NO. 1063
IN THE
ETJ OF TOWN OF ARGYLE, DENTON COUNTY, TEXAS
333 LOTS BY USE
(319 RESIDENTIAL, AND 16 NON-RESIDENTIAL
/OPEN SPACE LOTS)
AUGUST 2016

harvest
Gathering. Growing. Living.

DEVELOPER / OWNER:
BELMONT 407, LLC
VICTORY PARK
3090 OLIVE STREET, SUITE 300
DALLAS, TEXAS 75219
PHONE: (972) 201-2800

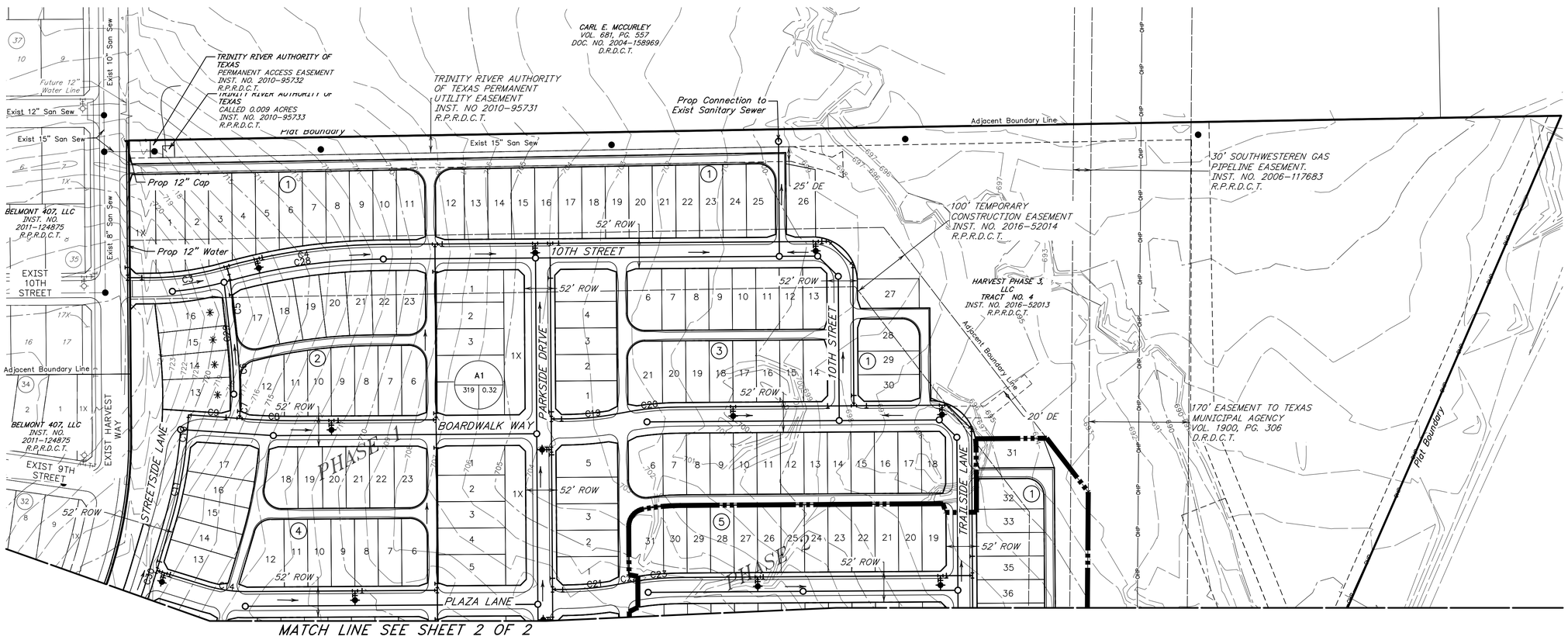
ENGINEER / SURVEYOR:
JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880
Texas Board of Professional Land Surveying Registration No. 100461-03
Contact: Jason Wight, E-mail: jwight@jonescarter.com

JONES|CARTER
PLANO, TEXAS

HARVEST TOWNSIDE PHASE 1 & 2

JOB No. D160-0025 BAS/EM DWG No. 1807 SHEET 4 OF 4

P:\PROJECTS\D160 Harvest\0025-00 Harvest Townside Phase 1\1 Surveying Phase\Cad Files\Final Drawing\HARVEST PHASE 8.dwg



0 50 100 200

SCALE: 1" = 100'

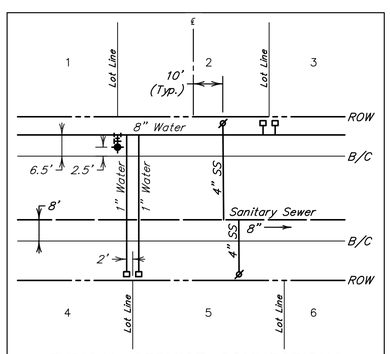
LEGEND

- 745 — EXISTING MAJOR CONTOUR W/ELEVATION
- 744 — EXISTING MINOR CONTOUR W/ELEVATION
- GAS — EXISTING GAS LINE
- OHP — EXISTING OVERHEAD POWER LINE
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING SANITARY W/ MANHOLE
- EXISTING WATER LINE W/ FH ASSEMBLY
- EXISTING FENCE
- PROPOSED SANITARY W/ MANHOLE
- PROPOSED WATER LINE W/ FH ASSEMBLY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED BACK OF CURB
- PROPOSED PHASE LINE
- DRAINAGE FLOW DIRECTION
- A1 / 319 / 0.32 — DESIGN LOAD IN MGD; SERVICE AREA LOT COUNT
- UE — UTILITY EASEMENT
- DE — DRAINAGE EASEMENT
- SSE — SAN SEW EASEMENT
- WLE — WATER LINE EASEMENT
- ✱ — DENOTES LOTS THAT WILL RECIEVE UTILTITY SERVICES THROUGH ALLEYS

NOTE:
All Proposed Sanitary Sewer and Water Lines to be 8-inch (8") Unless other wise noted.

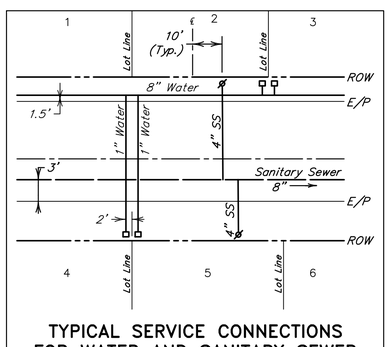
Sanitary Sewer Calculations

Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	319	2.45	782	103	0.072	56.304	0.08	4	225.22	0.32



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER

Scale: N.T.S.



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER IN ALLEYS

Scale: N.T.S.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	518.92'	746.00'	39°51'18"	N 19°29'06" E	508.52'
C2	447.95'	654.00'	39°14'39"	N 19°47'25" E	439.24'
C3	129.63'	436.73'	17°00'24"	S 81°53'56" W	129.15'
C4	274.11'	1018.50'	15°25'12"	S 81°53'56" W	273.28'
C5	109.26'	1567413.90'	0°00'14"	N 06°24'01" W	109.26'
C6	95.51'	981.20'	5°34'38"	N 03°24'18" W	95.47'
C7	36.48'	385.16'	5°25'37"	S 01°46'02" W	36.47'
C8	70.30'	981.50'	4°06'14"	N 88°20'21" W	70.28'
C9	110.35'	4931.03'	1°16'56"	S 85°52'36" E	110.34'
C10	67.34'	1360.15'	2°50'11"	N 04°47'15" E	67.33'
C11	124.23'	767.50'	9°16'26"	N 11°56'18" E	124.09'
C12	328.63'	824.50'	22°50'13"	N 27°59'38" E	326.46'
C13	402.73'	575.75'	40°04'40"	N 19°22'08" E	394.57'
C14	70.30'	231.50'	17°23'57"	N 81°41'29" W	70.03'
C15	241.60'	268.50'	51°33'19"	N 63°49'52" E	233.53'
C16	180.16'	268.50'	38°26'41"	N 18°49'52" E	176.80'
C17	119.66'	192.50'	35°36'52"	N 20°14'47" E	117.74'
C18	64.11'	100.00'	38°38'51"	N 71°10'22" W	62.90'
C19	93.85'	481.50'	11°10'05"	S 84°01'30" W	93.70'
C20	101.06'	518.50'	11°10'05"	S 84°01'30" W	100.90'
C21	93.85'	481.50'	11°10'05"	S 84°01'30" W	93.70'
C22	27.26'	518.50'	3°00'44"	S 79°56'49" W	27.26'
C23	73.80'	518.50'	8°09'20"	S 85°31'52" W	73.74'
C24	64.42'	481.50'	7°39'56"	N 85°46'34" E	64.37'
C25	56.92'	518.50'	6°17'23"	N 85°05'17" E	56.89'
C26	80.11'	733.50'	6°15'26"	N 86°28'49" E	80.07'
C27	83.71'	766.50'	6°15'26"	N 86°28'49" E	83.67'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C28	274.68'	1064.95'	14°46'42"	N 81°42'08" E	273.92'
C29	191.02'	1802.44'	6°04'20"	N 04°58'43" W	190.93'
C30	491.53'	1128.79'	24°56'56"	N 19°09'15" E	487.65'
C31	385.72'	587.50'	37°37'01"	N 20°36'14" E	378.83'
C32	241.59'	267.48'	55°55'56"	N 61°25'55" E	256.23'
C33	244.38'	279.76'	50°03'03"	N 23°10'50" E	236.68'
C34	126.18'	203.00'	35°36'52"	N 20°14'47" E	124.16'
C35	185.67'	1378.82'	7°42'56"	S 89°13'48" W	185.53'

HARVEST TOWNSIDE PHASE 1 & 2 WATER AND SANITARY SEWER PLAN SHEET 1 OF 2

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HILLWOOD® COMMUNITIES — Live Smart

INTERIM REVIEW

Not intended for construction, bidding or permit purposes.

Engineer: JASON C. WIGHT, P.E.

P.E. Serial No.: 101333

Date: August 29, 2016

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880

JC JOB No. D160-0025-00

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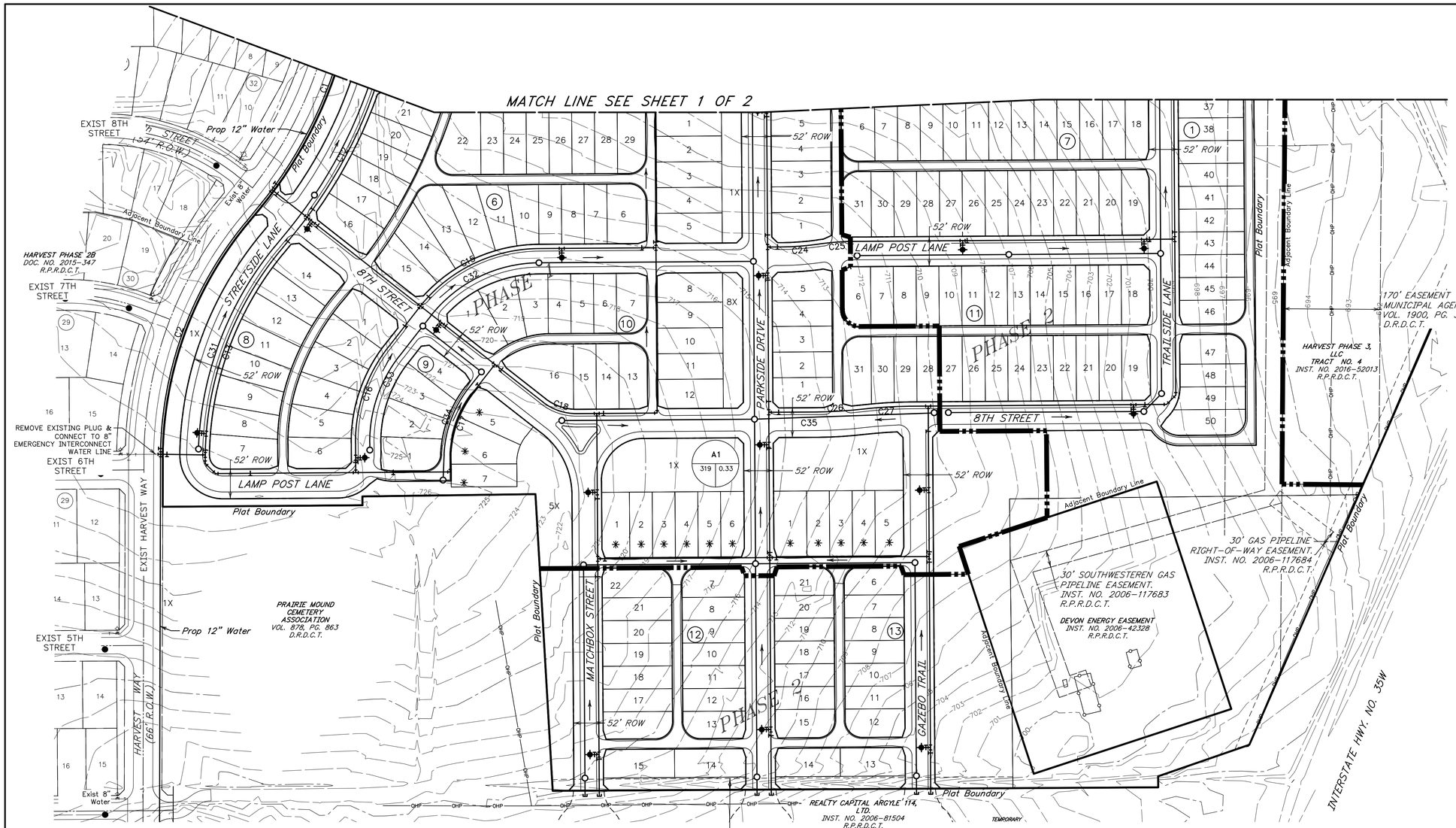
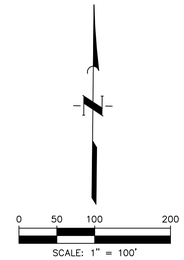
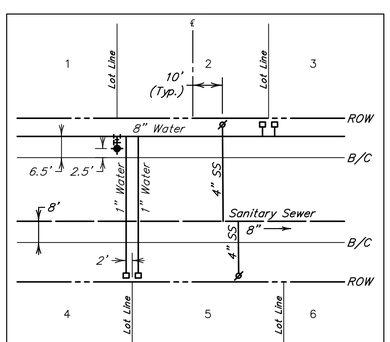




LEGEND

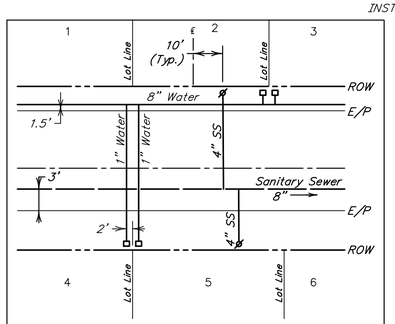
745	EXISTING MAJOR CONTOUR W/ELEVATION
744	EXISTING MINOR CONTOUR W/ELEVATION
GAS	EXISTING GAS LINE
OHP	EXISTING OVERHEAD POWER LINE
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	EXISTING SANITARY W/ MANHOLE
	EXISTING WATER LINE W/ FH ASSEMBLY
	EXISTING FENCE
	PROPOSED SANITARY W/ MANHOLE
	PROPOSED WATER LINE W/ FH ASSEMBLY
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED BACK OF CURB
	PROPOSED PHASE LINE
	SANITARY SEWER DRAINAGE FLOW DIRECTION
A1	SANITARY SEWER SERVICE SERVICE AREA NUMBER
319 0.32	DESIGN LOAD IN MGD
	SERVICE AREA LOT COUNT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SAN SEW EASEMENT
WLE	WATER LINE EASEMENT
*	DENOTES LOTS THAT WILL RECIEVE UTILITY SERVICES THROUGH ALLEYS

NOTE:
All Proposed Sanitary Sewer and Water Lines to be 8-inch (8")
Unless other wise noted.



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER

Scale: N.T.S.



TYPICAL SERVICE CONNECTIONS FOR WATER AND SANITARY SEWER IN ALLEYS

Scale: N.T.S.

Sanitary Sewer Calculations

Area	Lots	Density	Population	Load (GPD)	Load (GPM)	Average Load (GPM)	Average Load (MGD)	Peak Factor	Design Load (GPM)	Design Load (MGD)
A1	319	2.45	782	103	0.072	56.304	0.08	4	225.22	0.32

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	518.92'	746.00'	39°51'18"	N 19°29'06" E	508.52'
C2	447.95'	654.00'	39°14'39"	N 19°47'25" E	439.24'
C3	129.63'	436.73'	17°00'24"	S 81°53'56" W	129.15'
C4	274.11'	1018.50'	15°25'12"	S 81°53'56" W	273.28'
C5	109.26'	1567413.90'	0°00'14"	N 06°24'01" W	109.26'
C6	95.51'	981.20'	5°34'38"	N 03°24'18" W	95.47'
C7	36.48'	385.16'	5°25'37"	S 01°46'02" W	36.47'
C8	70.30'	981.50'	4°06'14"	N 88°20'21" W	70.28'
C9	110.35'	4931.03'	1°16'56"	S 85°52'36" E	110.34'
C10	67.34'	1360.15'	2°50'11"	N 04°47'15" E	67.33'
C11	124.23'	767.50'	9°16'26"	N 11°56'18" E	124.09'
C12	328.63'	824.50'	22°50'13"	N 27°59'38" E	326.46'
C13	402.73'	575.75'	40°04'40"	N 19°22'08" E	394.57'
C14	70.30'	231.50'	17°23'57"	N 81°41'29" W	70.03'
C15	241.60'	268.50'	51°33'19"	N 63°49'52" E	233.53'
C16	180.16'	268.50'	38°26'41"	N 18°49'52" E	176.80'
C17	119.66'	192.50'	35°36'52"	N 20°14'47" E	117.74'
C18	64.11'	100.00'	38°38'51"	N 71°10'22" W	62.90'
C19	93.85'	481.50'	11°10'05"	S 84°01'30" W	93.70'
C20	101.06'	518.50'	11°10'05"	S 84°01'30" W	100.90'
C21	93.85'	481.50'	11°10'05"	S 84°01'30" W	93.70'
C22	27.26'	518.50'	3°00'44"	S 79°56'49" W	27.26'
C23	73.80'	518.50'	8°09'20"	S 85°31'52" W	73.74'
C24	64.42'	481.50'	7°39'56"	N 85°46'34" E	64.37'
C25	56.92'	518.50'	6°17'23"	N 85°05'17" E	56.89'
C26	80.11'	733.50'	6°15'26"	N 86°28'49" E	80.07'
C27	83.71'	766.50'	6°15'26"	N 86°28'49" E	83.67'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C28	274.68'	1064.95'	14°46'42"	N 81°42'08" E	273.92'
C29	191.02'	1802.44'	6°04'20"	N 04°58'43" W	190.93'
C30	491.53'	1128.79'	24°56'56"	N 19°09'15" E	487.65'
C31	385.72'	587.50'	37°37'01"	N 20°36'14" E	378.83'
C32	241.59'	267.48'	55°55'56"	N 61°25'55" E	256.23'
C33	244.38'	279.76'	50°03'03"	N 23°10'50" E	236.68'
C34	126.18'	203.00'	35°36'52"	N 20°14'47" E	124.16'
C35	185.67'	1378.82'	7°42'56"	S 89°13'48" W	185.53'

HARVEST TOWNSIDE PHASE 1 & 2 WATER AND SANITARY SEWER PLAN SHEET 2 OF 2

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INTERIM REVIEW
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Engineer: JASON C. WIGHT, P.E.
P.E. Serial No.: 101333
Date: August 29, 2016

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880

JC JOB No. D160-0025-00

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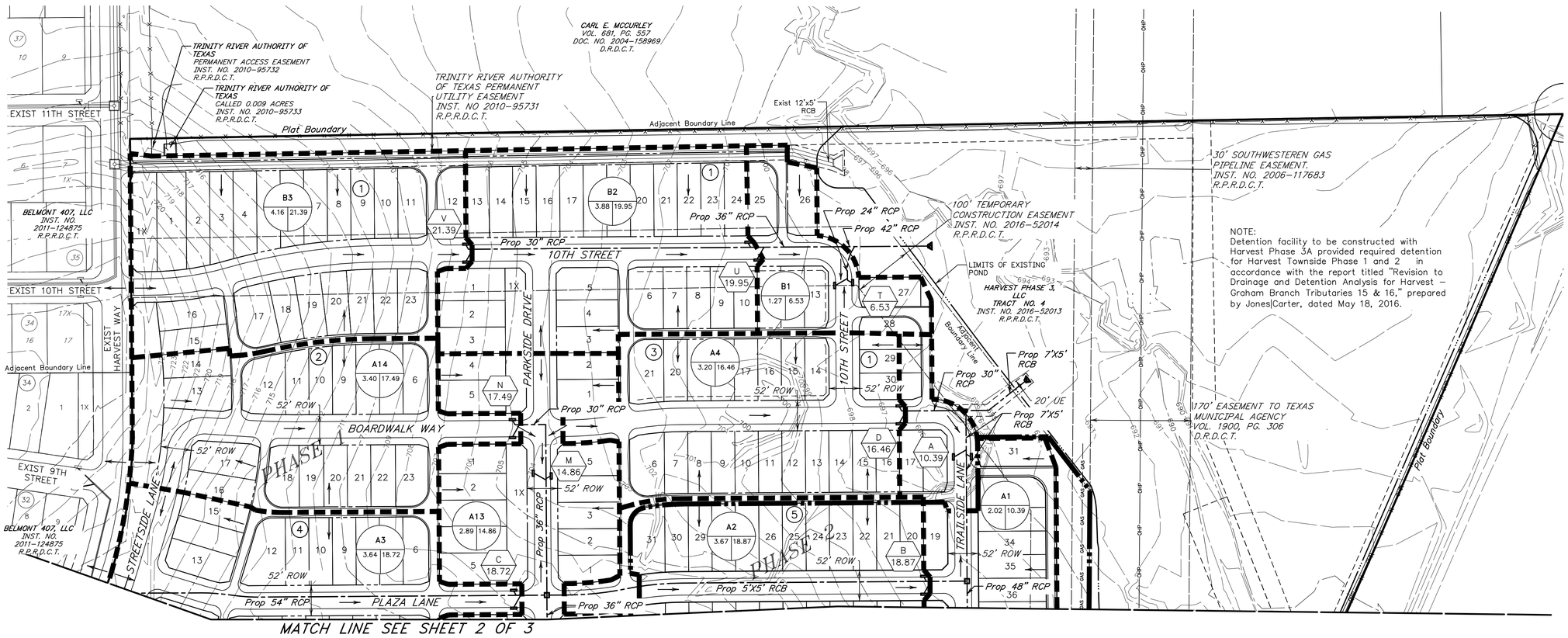

0 50 100 200

SCALE: 1" = 100'

LEGEND

745	EXISTING MAJOR CONTOUR W/ELEVATION
744	EXISTING MINOR CONTOUR W/ELEVATION
GAS GAS	EXISTING GAS LINE
OHP OHP	EXISTING OVERHEAD POWER LINE
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	EXISTING STORM
X X X X	EXISTING FENCE
	EXISTING DETENTION POND
	DRAINAGE AREA
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED BACK OF CURB
	PROPOSED PHASE LINE
	PROP CURB INLET
	PROP STORM MANHOLE
	DRAINAGE FLOW DIRECTION
A1	SERVICE AREA NUMBER
2.02	DRAINAGE AREA IN ACRES
10.39	100 YR RUNOFF IN C.F.S
H 4.60	DESIGN POINT; 100 YR FLOW
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SAN SEW EASEMENT
WLE	WATER LINE EASEMENT

HARVEST TOWNSIDE PHASE 1 & 2 PRELIMINARY DRAINAGE PLAN SHEET 1 OF 3

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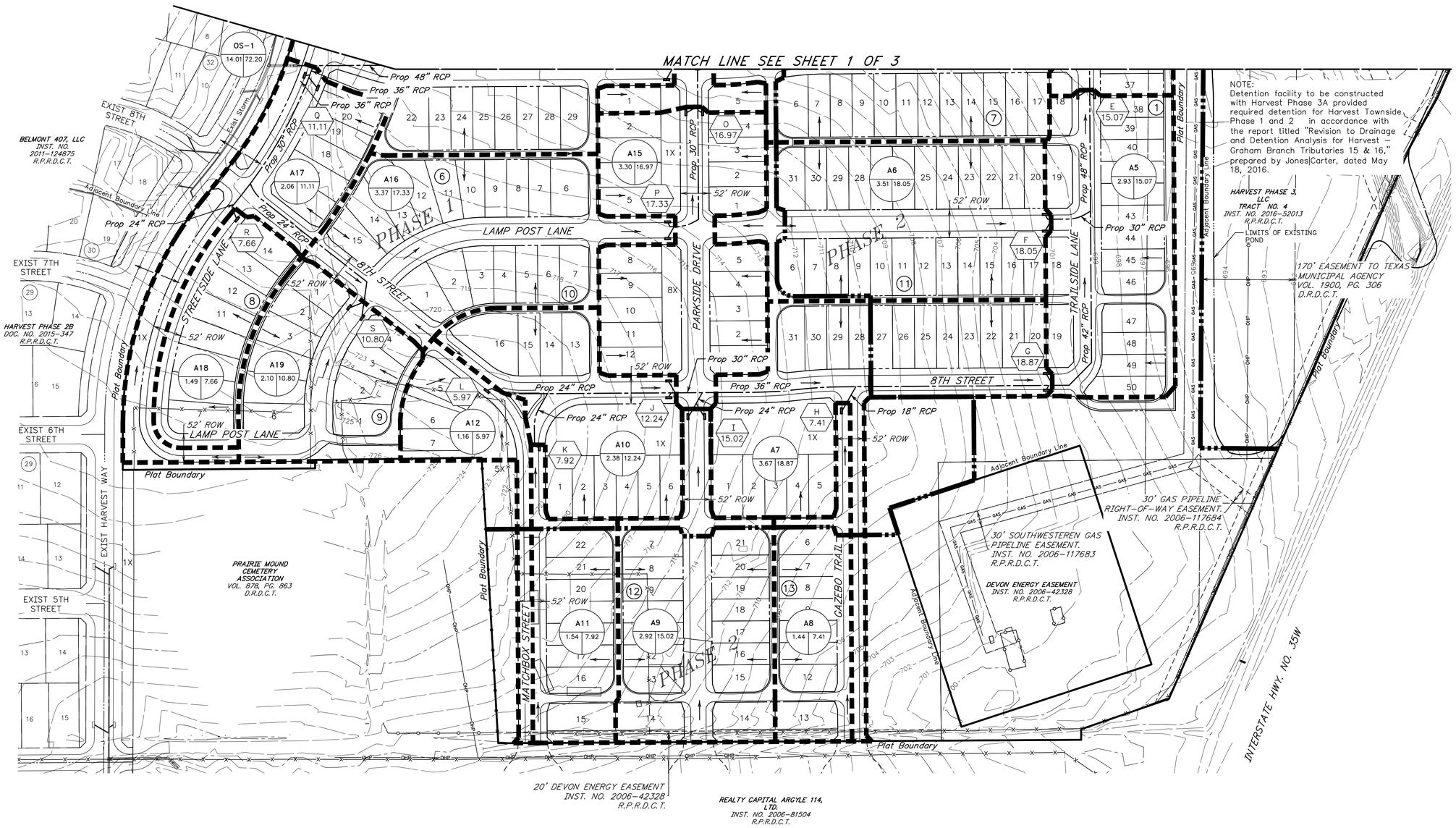

NOTE:
Detention facility to be constructed with Harvest Phase 3A provided required detention for Harvest Townside Phase 1 and 2 in accordance with the report titled "Revision to Drainage and Detention Analysis for Harvest – Graham Branch Tributaries 15 & 16," prepared by Jones|Carter, dated May 18, 2016.

0 50 100 200
SCALE: 1" = 100'

LEGEND

745	EXISTING MAJOR CONTOUR W/ELEVATION
744	EXISTING MINOR CONTOUR W/ELEVATION
GAS	EXISTING GAS LINE
OHP	EXISTING OVERHEAD POWER LINE
	EXISTING RIGHT OF WAY
	EXISTING LOT LINE
	EXISTING STORM
	EXISTING DETENTION POND
X	EXISTING FENCE
	DRAINAGE AREA
	PROPOSED RIGHT OF WAY
	PROPOSED LOT LINE
	PROPOSED BACK OF CURB
	PROPOSED PHASE LINE
	PROP CURB INLET
	PROP STORM MANHOLE
	DRAINAGE FLOW DIRECTION
A1	SERVICE AREA NUMBER
2.02	DRAINAGE AREA IN ACRES
10.39	100 YR RUNOFF IN C.F.S.
H	DESIGN POINT
4.60	100 YR FLOW
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SSE	SAN SEW EASEMENT
WLE	WATER LINE EASEMENT

HARVEST TOWNSIDE PHASE 1 & 2 PRELIMINARY DRAINAGE PLAN SHEET 2 OF 3

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ON-GRADE INLET CAPACITY CALCULATION TABLE

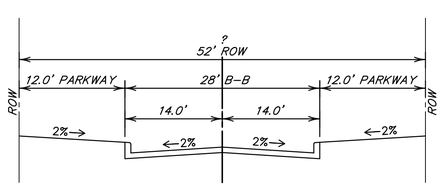
Inlet			Drainage Area																										Comments
Design Point	Inlet No.	Paving Station	Area No	Area	Runoff Coeff "C"	Time of Concen.	Street Long Slope "So"	Cross Slope of Pavement "Sx"	Cross Slope of Gutter "S'x"	100 Year Depth of Flow "Yo"	100 Year Spread of Flow "Sp"	Equivalent Cross Slope "Se"	Street Section	Manning Coefficient for Pavement	25 Year Intensity	25 Year Runoff Flow	25 Year Carry Over Flow	25 Year Gutter Flow "Q"	100 Year Runoff Flow	100 Year Carry Over Flow	100 Year Gutter Flow "Q"	Length Required "Lt"	Length Provided "L"	"L/Lt"	Efficiency "E"	Inlet Flow	25 Year Bypass Flow	100 Year Bypass Flow	
				(ac.)		(min.)	(ft./ft.)	(ft./ft.)	(ft./ft.)	(ft.)	(ft.)	(ft./ft.)	(type)	"n"	(in./hr)	(c.f.s.)	(c.f.s.)	(c.f.s.)	(c.f.s.)	(c.f.s.)	(c.f.s.)	(ft.)	(ft.)			(c.f.s.)	"q" (c.f.s.)	"q" (c.f.s.)	
A	1 & 2		A1	2.02	0.65	15	0.005	0.0200	0.0200	0.30	27.00	1.00	Residential	0.013	6.41	8.42	0.00	8.42	10.39	0.00	10.39	9.76	20	-	-	-	-	-	
B	3 & 4		A2	3.67	0.65	15	0.005	0.0200	0.0200	0.37	27.00	1.00	Residential	0.013	6.41	15.29	0.00	15.29	18.87	0.00	18.87	16.48	20	1.21	1.00	18.87	0.00	0.00	
C	5 & 6		A3	3.64	0.65	15	0.005	0.0200	0.0200	0.37	27.00	1.00	Residential	0.013	6.41	15.16	0.00	15.16	18.72	0.00	18.72	16.34	20	1.22	1.00	18.72	0.00	0.00	
D	7 & 8		A4	3.20	0.65	15	0.005	0.0200	0.0200	0.35	27.00	1.00	Residential	0.013	6.41	13.33	0.00	13.33	16.46	0.00	16.46	14.67	20	1.36	1.00	16.46	0.00	0.00	
E	9 & 10		A5	2.93	0.65	15	0.005	0.0200	0.0200	0.34	27.00	1.00	Residential	0.013	6.41	12.21	0.00	12.21	15.07	0.00	15.07	13.57	20	1.47	1.00	15.07	0.00	0.00	
F	11 & 12		A6	3.51	0.65	15	0.005	0.0200	0.0200	0.36	27.00	1.00	Residential	0.013	6.41	14.62	0.00	14.62	18.05	0.00	18.05	15.92	20	1.26	1.00	18.05	0.00	0.00	
G	13 & 14		A7	3.67	0.65	15	0.005	0.0200	0.0200	0.37	27.00	1.00	Residential	0.013	6.41	15.29	0.00	15.29	18.87	0.00	18.87	16.48	20	1.21	1.00	18.87	0.00	0.00	
H	15		A8	1.44	0.65	15	0.005	0.0200	0.0200	0.27	13.30	1.00	Residential	0.013	6.41	6.00	0.00	6.00	7.41	0.00	7.41	7.19	10	1.39	1.00	7.41	0.00	0.00	
I	16 & 17		A9	2.92	0.65	15	0.005	0.0200	0.0200	0.34	27.00	1.00	Residential	0.013	6.41	12.16	0.00	12.16	15.02	0.00	15.02	13.53	20	1.48	1.00	15.02	0.00	0.00	
J	18 & 19		A10	2.38	0.65	15	0.005	0.0200	0.0200	0.31	27.00	1.00	Residential	0.013	6.41	9.91	0.00	9.91	12.24	0.00	12.24	11.38	20	1.76	1.00	12.24	0.00	0.00	
K	20		A11	1.54	0.65	15	0.005	0.0200	0.0200	0.27	27.00	1.00	Residential	0.013	6.41	6.42	0.00	6.42	7.92	0.00	7.92	7.69	10	1.30	1.00	7.92	0.00	0.00	
L	21		A12	1.16	0.65	15	0.005	0.0200	0.0200	0.25	12.25	1.00	Residential	0.013	6.41	4.83	0.00	4.83	5.97	0.00	5.97	5.92	10	-	-	-	-	-	
M	22 & 23		A13	2.89	0.65	15	0.005	0.0200	0.0200	0.34	27.00	1.00	Residential	0.013	6.41	12.04	0.00	12.04	14.86	0.00	14.86	13.39	20	-	-	-	-	-	
N	24 & 25		A14	3.40	0.65	15	0.005	0.0200	0.0200	0.36	27.00	1.00	Residential	0.013	6.41	14.16	0.00	14.16	17.49	0.00	17.49	15.43	20	1.30	1.00	17.49	0.00	0.00	
O	26 & 27		A15	3.30	0.65	15	0.005	0.0200	0.0200	0.35	27.00	1.00	Residential	0.013	6.41	13.75	0.00	13.75	16.97	0.00	16.97	15.13	20	1.32	1.00	16.97	0.00	0.00	
P	28 & 29		A16	3.37	0.65	15	0.005	0.0200	0.0200	0.36	27.00	1.00	Residential	0.013	6.41	14.04	0.00	14.04	17.33	0.00	17.33	15.29	20	1.31	1.00	17.33	0.00	0.00	
Q	30 & 31		A17	2.16	0.65	15	0.005	0.0200	0.0200	0.30	27.00	1.00	Residential	0.013	6.41	9.00	0.00	9.00	11.11	0.00	11.11	10.44	20	1.92	1.00	11.11	0.00	0.00	
R	32		A18	1.49	0.65	15	0.005	0.0200	0.0200	0.27	27.00	1.00	Residential	0.013	6.41	6.21	0.00	6.21	7.66	0.00	7.66	7.44	10	1.34	1.00	7.66	0.00	0.00	
S	33 & 34		A19	2.10	0.65	15	0.005	0.0200	0.0200	0.30	27.00	1.00	Residential	0.013	6.41	8.75	0.00	8.75	10.80	0.00	10.80	10.15	20	1.97	1.00	10.80	0.00	0.00	
T	35 & 36		B1	1.27	0.65	15	0.005	0.0200	0.0200	0.25	12.70	1.00	Residential	0.013	6.41	5.29	0.00	5.29	6.53	0.00	6.53	6.49	20	-	-	-	-	-	
U	37 & 38		B2	3.88	0.65	15	0.005	0.0200	0.0200	0.38	27.00	1.00	Residential	0.013	6.41	16.16	0.00	16.16	19.95	0.00	19.95	17.24	20	1.16	1.00	19.95	0.00	0.00	
V	39 & 40		B3	4.16	0.65	15	0.005	0.0200	0.0200	0.39	27.00	1.00	Residential	0.013	6.41	17.33	0.00	17.33	21.39	0.00	21.39	18.30	20	1.09	1.00	21.39	0.00	0.00	

DRAINAGE AREA CALCULATIONS

Area No.	Acres	Post-Development Runoff Coeff.	T_c (min.)	I_{100} (in./hr.)	Q_{100} (c.f.s.)
A1	2.02	0.65	15.0	7.91	10.39
A2	3.67	0.65	15.0	7.91	18.87
A3	3.64	0.65	15.0	7.91	18.72
A4	3.20	0.65	15.0	7.91	16.46
A5	2.93	0.65	15.0	7.91	15.07
A6	3.51	0.65	15.0	7.91	18.05
A7	3.67	0.65	15.0	7.91	18.87
A8	1.44	0.65	15.0	7.91	7.41
A9	2.92	0.65	15.0	7.91	15.02
A10	2.38	0.65	15.0	7.91	12.24
A11	1.54	0.65	15.0	7.91	7.92
A12	1.16	0.65	15.0	7.91	5.97
A13	2.89	0.65	15.0	7.91	14.86
A14	3.40	0.65	15.0	7.91	17.49
A15	3.30	0.65	15.0	7.91	16.97
A16	3.37	0.65	15.0	7.91	17.33
A17	2.16	0.65	15.0	7.91	11.11
A18	1.49	0.65	15.0	7.91	7.66
A19	2.10	0.65	15.0	7.91	10.80
B1	1.27	0.65	15.0	7.91	6.53
B2	3.88	0.65	15.0	7.91	19.95
B3	4.16	0.65	15.0	7.91	21.39
OS-1	14.04	0.65	15.0	7.91	72.20

CAPACITY OF CURB OPENING INLETS AND DROP INLETS IN SUMPS

Design Point	Contributing Area(s) Name	Inlet No.	Gutter Slope "So" (ft./ft.)	Crown Slope of pvmt/ overland S_o (ft./ft.)	Gutter Flow "Qo" (c.f.s.)	Depth of Gutter Flow "Yo" (ft.)	Depth of Depression "a" (ft.)	Depth of Flow at Opening "Y" (ft.)	Capacity Inlet / Foot of Length "Q/L" (c.f.s./ft.)	Length of Inlet Opening "L" (ft.)	Capacity of Inlet "Q" (c.f.s.)	Carry Over Into Over Flow (c.f.s.)	Percent Q100 Captured	Notes
A	A1	1 & 2	0.0200	0.02	10.39	0.30	0.57	0.87	1.85	20	37.01	0.00	100%	
L	A12	21	0.0200	0.02	5.97	0.25	0.57	0.82	1.69	10	16.92	0.00	100%	
M	A13	22 & 23	0.0200	0.02	14.86	0.34	0.57	0.91	1.98	20	39.60	0.00	100%	
T	B1	35 & 36	0.0200	0.02	6.53	0.25	0.57	0.82	1.69	20	33.84	0.00	100%	



TYPE E
SCALE: NTS

HARVEST TOWNSIDE
PHASE 1 & 2
PRELIMINARY
DRAINAGE PLAN
SHEET 3 OF 3

harvest
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INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: JASON C. WIGHT, P.E.
P.E. Serial No.: 101333
Date: August 29, 2016

JONES|CARTER
Texas Board of Professional Engineers Registration No. F-439
6509 Windcrest Drive, Suite 600 • Plano, Texas 75024
972.488.3880

JC JOB No. D160-0025-00

P:\PROJECTS\D160 Harvest\0025-00 Harvest Townside Phase 1\2 Design Phase\CAD\Plans\Preliminary Plat Layouts\D160-0025-00-CI-PRELIM PLAT DRNMAP.dwg Sep 01,2016 - 7:04pm JBP