



**NOTICE OF THE REGULAR MEETING
OF THE PLANNING & ZONING COMMISSION
Tuesday, October 4, 2016**

Notice is hereby given of the Regular Meeting of the Planning & Zoning Commission beginning at 6:30 p.m. Tuesday, October 4, 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.

REGULAR MEETING AGENDA 6:30 PM

A. CALL TO ORDER – Chairman Paul Walker

B. PLEDGE OF ALLEGIANCE – American Flag

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

D. MINUTES

1. Consider approval of the minutes of the Regular Planning and Zoning Commission Meeting of September 6, 2016.

E. OLD BUSINESS

None.

F. NEW BUSINESS

1. **PUBLIC HEARING:** Consider and make a recommendation for an ordinance amendment (ORD-16-005) regarding Section 14.7.29 of the Town of Argyle Town Development Standards regarding general drilling and production standards for oil and gas drilling.
2. Consider and take appropriate action on a preliminary plat (PP-16-003) for Liberty Pointe, a proposed subdivision on an approximately 29.834 acre tract of land in the G. Cardinas Survey, Abstract No. 216, located in the Town of Argyle’s Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located on the East side of US 377, South of Frenchtown Road, and South of Argyle’s Town limits.



3. Consider and take appropriate action on a final plat (FP-16-009) for Sunset View Addition, being approximately 1.99 acres of land in the Patrick Rock Survey, Abstract No. 1063; and being located at 452 C Taylor Road, Town of Argyle, Denton County, Texas.
4. Consider and take appropriate action on a final plat (FP-16-003) for Canyon Falls Village 7-AR, a proposed subdivision on an approximately 21.471 acre tract of land in the Francis Thornton Survey, Abstract No. 1422, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located to the West of Stonecrest Road and South of Town Limits.
5. Consider and take appropriate action on a final plat (FP-16-004) for Canyon Falls Village 8-AR, a proposed subdivision on an approximately 36.210 acre tract of land in the Francis Thornton Survey, Abstract No. 1422, located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ), Denton County, Texas; and being located to the West of Stonecrest Road and South of Town Limits.
6. Discuss upcoming vacancies on the Planning and Zoning Commission and recognize outgoing Commissioners.

G. FUTURE AGENDA AND ITEMS OF INTEREST

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

H. 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 30th day of September, 2016.

A blue ink signature of Matthew C. Jones, written in a cursive style, is positioned above a horizontal line.

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, SEPTEMBER 6, 2016**

A regular meeting of the Argyle Planning and Zoning Commission was held on Tuesday, September 6, 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 September 2, 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
Sherry Griffin
Paula Mabry
Jason Lillard

PLANNING AND ZONING COMMISSION MEMBERS ABSENT:

Richard Kravetz
Keith Appleton

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 6:00 p.m. Chairman Walker briefed the commission on the history of the comprehensive plan up to this point and asked the commissioners to suggest areas for improvement. Discussion was held regarding updating the tax gap analysis, the parks and trail plan, and cleaning up language in the comprehensive plan to remove conflicting language and make it enabling. The work session closed at 6:51 p.m.

REGULAR MEETING AGENDA

B. CALL TO ORDER– Chairman Paul Walker

The regular meeting was called to order at 6:58 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 August 2, 2016.**

Mrs. Thomas motioned to approve the minutes of August 2, 2016 with corrections made to attendance. Mr. Lillard seconded the motion. 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 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.**

Mr. Jones explained the Ordinance Amendment request and presented the staff report.

The public hearing opened at 7:05 p.m. No public input was received. Public hearing was closed at 7:05 p.m.

Discussion was held and Mr. Lillard motioned to approve the Ordinance Amendment. Mrs. Griffin seconded the motion. The motion carried by a vote of 5-0.

- 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 92.172 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**

Mr. Jones explained the preliminary plat and presented the staff report.

A representative of the applicant answered questions from the Commission.

Discussion was held and Mrs. Griffin motioned to approve the preliminary plat, Mrs. Mabry 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.

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

I. ADJOURNMENT

With no further business to attend, the meeting was adjourned at 7:16 p.m.

APPROVED THIS THE 4th DAY OF October, 2016.

WITNESS:

Paul Walker
Chairman

Matthew C. Jones, AICP
Director of Community Development



PLANNING AND ZONING COMMISSION DATA SHEET

**Agenda Item:**

PUBLIC HEARING: Consider and make a recommendation for an ordinance amendment (ORD-16-005) regarding Section 14.7.29 of the Town of Argyle Town Development Standards regarding general drilling and production standards for oil and gas drilling.

Requested by:

Councilmember Kay Teer

Staff:

Matt Jones, Director of Community Development

Background:

The Town Council requested Town Staff to bring forward a discussion item regarding the general drilling and production standards in the Town Development Standards (TDS) for oil and gas drilling. The language in Section 14.7.29 provides certain criteria for the drilling and production of oil and gas wells within the Town of Argyle.

These regulations are intended to protect the health, safety and general welfare of the public, minimize the potential impact to property and mineral rights owners, protect the quality of the environment and encourage the orderly production of available mineral resources. As well as, ensure that all property owners, mineral and otherwise, have the right to peaceably enjoy their property and its benefits and revenues.

Town Council held a work session to discuss this item at their September 13, 2016 meeting. Direction was given to staff to add language to the existing ordinance that would allow a reduced setback from an existing well site if new development were to occur in the area of an established drilling site.

Staff Recommendation:

N/A

Requested Action:

Make a recommendation to Town Council for consideration.

Attachments:

Section 14.7.29 - General Drilling and Production Standards
Proposed Ordinance No. 2016-XX

 **SECTION 14.7.29 General drilling and production standards**

A. The drilling and production of oil and gas shall be permitted within the Town, provided that all terms, conditions, and requirements of federal, state and local law are met.

B. Distance requirements (well setbacks). The measurement of the distances set forth in this article shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the object listed below.

1. If the surface owner has the mineral interest on its property, no well, tank battery or equipment shall be located within three hundred feet (300') of a residential structure. If the mineral owner and surface owner are not the same, then no well, tank battery or equipment shall be located within eight hundred feet (800') of a residential structure unless a signed waiver from the surface owner is presented at the time of the specific use application. In the case of a waiver, no well, tank battery or equipment shall be located within four hundred feet (400') of a residential structure. Residential structures include only those structures designed and used for human occupation.
2. No well shall be located within five hundred feet (500') of a place of public assembly.
3. No well shall be located within five hundred feet (500') of any existing storage tank or source of potential ignition.
4. No well shall be located within three hundred feet (300') of any outer property line.
5. No well shall be located within five hundred feet (500') of any freshwater well.
6. No well shall be located within five hundred feet (500') of any cemetery.
7. No well shall be located within one thousand (1,000) feet of any school property line.

**TOWN OF ARGYLE, TEXAS
ORDINANCE NO. 2016-XX**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS AMENDING THE ARGYLE CODE OF ORDINANCES BY AMENDING ARTICLE 14, TOWN DEVELOPMENT STANDARDS, SECTION 14.7.29 OIL AND GAS DRILLING AND PRODUCTION REGULATIONS, REGARDING GENERAL DRILLING AND PRODUCTION STANDARDS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY, CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Argyle is authorized to regulate various aspects of development within the Town and its extraterritorial jurisdiction; and

WHEREAS, the Town of Argyle deems the regulation of development as necessary to protect the health, safety and welfare of the public; and

WHEREAS, the Town of Argyle deems the passage of this Ordinance to be in the best interest of the citizens of Argyle.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That Article 14, Town Development Standards, of the Town of Argyle Code of Ordinances is hereby amended by amending Section 14.7.29 Oil and Gas Drilling and Production Regulations, regarding General Drilling and Production Standards:

“SECTION 14.7.29 General drilling and production standards

.....

B. Distance requirements (well setbacks). The measurement of the distances set forth in this article shall be calculated from the proposed well bore, in a straight line, without regard to intervening structures or objects, to the closest exterior point of the object listed below.

1. If the surface owner has the mineral interest on its property, no well, tank battery or equipment shall be located within three hundred feet (300') of a residential structure. If the mineral owner and surface owner are not the same, then no well, tank battery or equipment shall be located within eight hundred feet (800') of a residential structure unless a signed waiver from the surface owner is presented at the time of the specific use application. In the case of a waiver, no well, tank battery or equipment shall be located within four hundred feet (400') of a

residential structure. Residential structures include only those structures designed and used for human occupation.

2. No well shall be located within five hundred feet (500') of a place of public assembly.
3. No well shall be located within five hundred feet (500') of any existing storage tank or source of potential ignition.
4. No well shall be located within three hundred feet (300') of any outer property line.
5. No well shall be located within five hundred feet (500') of any freshwater well.
6. No well shall be located within five hundred feet (500') of any cemetery.
7. No well shall be located within one thousand (1,000) feet of any school property line.
8. For an existing well, no new residential structure shall be constructed within three hundred feet (300') of any well as shown on an approved gas well site plan. Residential structures include only those structures designed and used for human occupation (accessory structures do not apply).

.....”

Section 3. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 4. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 5. If any section, subsection, sentence, clause or phase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. In addition to and accumulative of all other penalties, the Town shall have the right to seek injunctive relief for any and all violations of this ordinance.

Section 7. In order to protect the public interest, comfort and general welfare, this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE,
TEXAS, on this the 25th day of October, 2016.**

APPROVED:

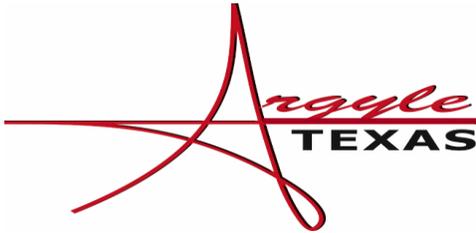
Peggy Krueger, Mayor

ATTEST:

Kristi Gilbert, Town Secretary

APPROVED AS TO FORM:

Matthew C. G. Boyle, Town Attorney



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: October 4, 2016
To: Chairman and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: Preliminary Plat – Liberty Pointe

Purpose:

Consider a preliminary plat (PP-16-003) for Liberty Pointe, a proposed subdivision on an approximately 28.834 acre tract of land in the G. Cardinas Survey, Abstract No. 216, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the East of US 377, South of Frenchtown Road and South 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.

Adjacent Existing Land Uses and Zoning:

North: Town of Argyle ETJ
South: A-Agricultural District
East: Town of Argyle ETJ
West: US HWY 377

Development Review Analysis:

The applicant is proposing a preliminary plat including 23 single family residential lots on 27.984 acres. The development also includes a total of .874 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 the following variances are required:

1. A 2' variance to the required (30') pavement width
2. Minimum lot size for on-site sanitary sewer service (2.5 acre minimum)

All other minimum standards of the Town Development Standards for a preliminary plat have been met. 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

PRELIMINARY PLAT for LIBERTY POINTE

28.834 Acres
ZONED: ETJ

in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE ETJ
SEPTEMBER 2016



Vicinity Map 1"=2000'

Sheet List Table

P1	COVER SHEET
P2	PRELIMINARY PLAT
P3	PRELIMINARY PAVING PLAN
P4	PRELIMINARY WATER PLAN
P5	EXISTING DRAINAGE AREA MAP
P6	PRELIMINARY DRAINAGE AREA MAP
P7	PRELIMINARY STORM PLAN
T1.0	PRELIMINARY TREE SURVEY

OWNER/DEVELOPER
LIBERTY POINTE ARGYLE, LLC
5320 CAMP BOWIE BLVD STE. D
FORT WORTH, TX 76107
Contact: LEE HUGHES



**SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC**
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Site 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700
Contact: Justin L. Lansdowne, P.E.



**SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC**
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Site 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

LIBERTY POINTE
28.834 Acres
in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE ETJ

COVER SHEET

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/8/2016

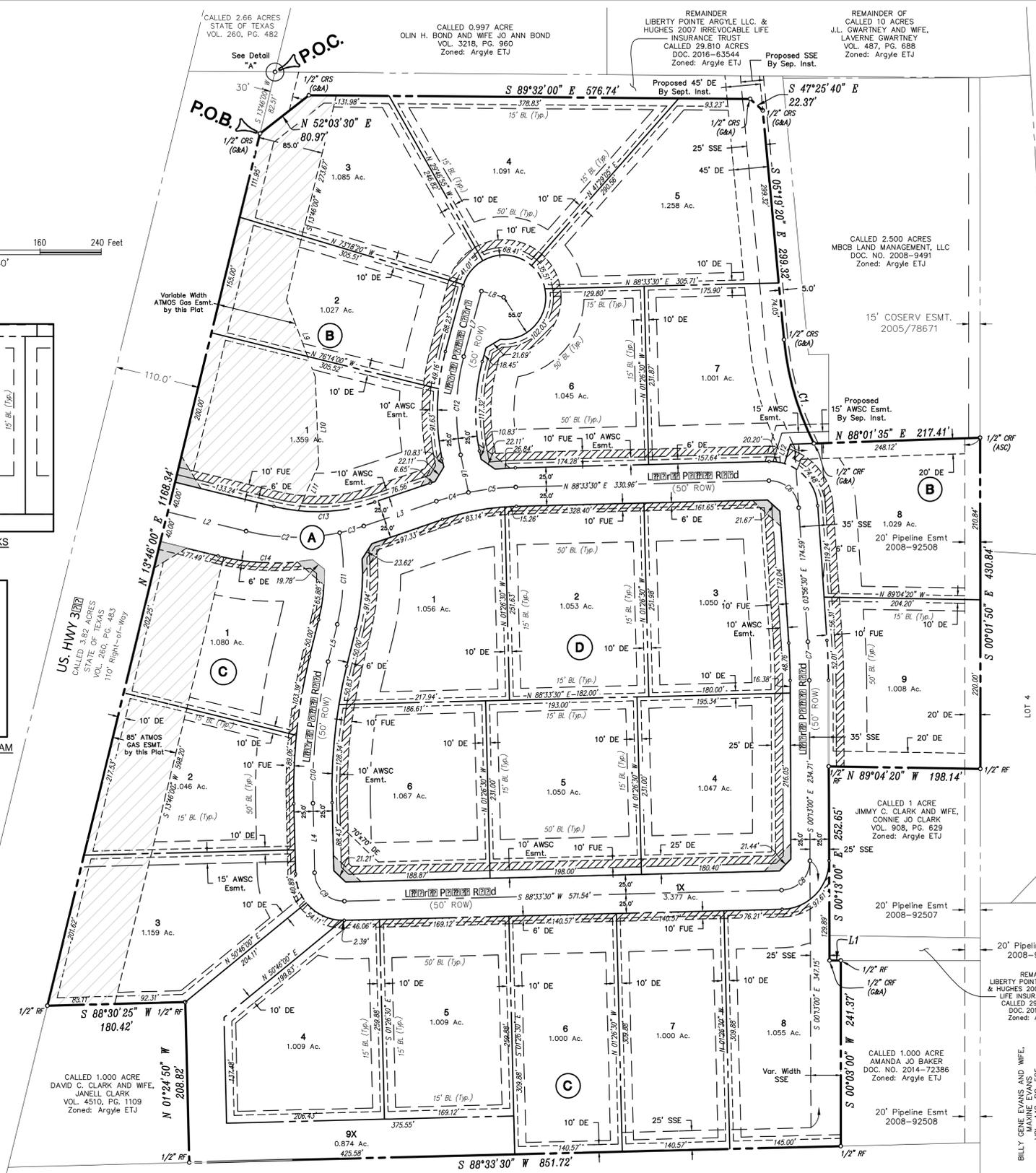
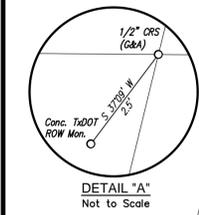
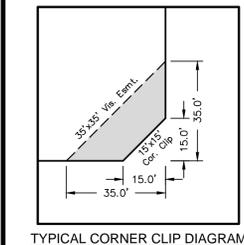
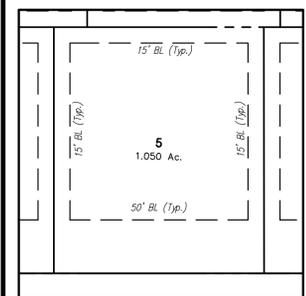
Drawn By:	JCM
Date:	05/18/2016
Scale:	N.T.S.
Revisions:	
	09/08/2016

15249

P1

File: Z:\2016\USM\Drawings\Plat\PROJECTS\USM\001.PP
 Plotted: 9/8/2016 10:44 AM by User: jcm, Sheet: 5/12/2016 11:05 AM by jcm

LIBERTY POINTE PRELIMINARY PLAT



LEGAL DESCRIPTION

BEING all of that certain lot, tract, or parcel of land situated in the G. Cardinas Survey, Abstract Number 216, Denton County, Texas, and being part of that certain called 50 acre tract of land described in deed to M.H. Arnold & wife Peggy Arnold, recorded in Volume 740, Page 160 of the Real Property Records of Denton County, Texas, being part of that certain called 29.810 acre tract of land described in deed to Liberty Pointe Argyle, LLC & Hughes 2007 Irrevocable Life Insurance Trust, recorded in Document Number 2016-63544 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar set (G&A) at the northwest corner of said 29.810 acre tract, being on the east line of Highway 377, called 110 foot right-of-way, as evidenced by that certain called 3.82 acre tract of land described in deed to The State of Texas, recorded in Volume 260, Page 483 of the Deed Records of Denton County, Texas, being the northeast corner thereof, and being the southeast corner of that certain called 2.66 acre tract of land described in deed to The State of Texas, recorded in Volume 260, Page 482 of the Deed Records of Denton County, Texas, being the southwest corner of that certain called 10 acre tract of land described in deed to J.L. Gwartney and wife, Laverne Gwartney, recorded in Volume 487, Page 688 of the Deed Records of Denton County, Texas, and being the southwest corner of that certain called 0.997 acre tract of land described in deed to Olin H. Bond and wife Jo Ann Bond, recorded in Volume 3218, Page 960 of the Real Property Records of Denton County, Texas from which a concrete Texas Department of Transportation (TxDOT) right-of-way monument bears S 37°09' W, 2.5';

THENCE S 13°46'00" W, 82.51 feet with the west line of said 29.810 acre tract, the east line of said 3.82 acre tract and the east line of said Highway 377 to a 1/2" capped rebar set (G&A) at the POINT OF BEGINNING;

THENCE N 52°03'30" E, 80.97 feet to a 1/2" capped rebar set (G&A);

THENCE S 89°32'00" E, 576.74 feet to a 1/2" capped rebar set (G&A);

THENCE S 47°25'40" E, 22.37 feet to a 1/2" capped rebar set (G&A);

THENCE S 05°19'20" E, 299.32 feet to a 1/2" capped rebar set (G&A) at a point of curvature of a curve to the left;

THENCE with an arc of said curve having a central angle of 21°37'30", a radius of 375.00 feet and an arc length of 141.54 feet whose chord bears S 16°08'05" E, 140.70 feet to a 1/2" capped rebar set (G&A);

THENCE N 88°01'35" E, passing at 19.29 feet the southwest corner of that certain called 2,500 acre tract of land described in deed to MCB Land Management, LLC, recorded in Document Number 2008-9491 of the Real Property Records of Denton County, Texas, continuing with the south line thereof a total distance of 217.41 feet to a 1/2" capped rebar found (ASC) at the southeast corner of said 2,500 acre tract, being the easterly northeast corner of said 29.810 acre tract, being the east line of said 50 acre tract and being on the west line of Lot 5, Tuscany Hill, an addition to the County of Denton, according to the plat thereof recorded in Cabinet W, Page 47 of the Plat Records of Denton County, Texas;

THENCE S 00°01'50" E, 430.84 feet (called 460.25 feet in said 29.810 acre tract) with the east line of said 29.810 acre tract, the east line of said 50 acre tract, and the west line of said Tuscany Hill to a 1/2" rebar found at the northeast corner of that certain called 1 acre tract of land described in deed to Jimmy G. Clark and wife, Connie Jo Clark, recorded in Volume 908, Page 629 of the Real Property Records of Denton County, Texas;

THENCE N 89°04'20" W, 198.14 feet with the north line of said 1 acre tract to a 1/2" rebar found at the northwest corner thereof;

THENCE S 00°13'00" E, with the west line of said 1 acre tract, passing at 220.0 feet to a 1/2" rebar found at the southwest corner thereof, continuing for a total distance of 252.65 feet to a 1/2" rebar set (G&A);

THENCE S 89°57'30" E, 14.87 feet to a 1/2" rebar found at the northwest corner of that certain called 1,000 acre tract of land described in deed to Amanda Jo Baker recorded in Document Number 2014-72386 of the Real Property Records of Denton County, Texas;

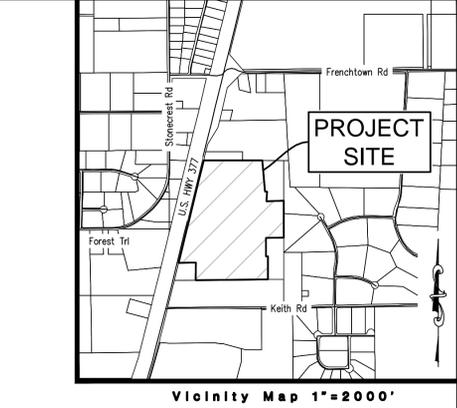
THENCE S 00°03'00" W, 241.37 feet with the west line of said 1,000 acre tract to a 1/2" rebar found at the southwest corner thereof, being the most southerly southeast corner of said 29.810 acre tract and being on the north line of that certain 10 acre tract of land described in deed to Billy G. Evans and wife Evelyn M. Evans, recorded in Volume 599, Page 314 of the Real Property Records of Denton County, Texas;

THENCE S 88°33'30" W, 851.72 feet with the south line of said 29.810 acre tract, and the north line of said 10 acre tract to a 1/2" rebar found at the southerly southwest corner of said 29.810 acre tract and the southeast corner of that certain called 1,000 acre tract of land described in deed to David C. Clark and wife Janell Clark, recorded in Volume 4510, Page 1109 of the Real Property Records of Denton County, Texas;

THENCE N 01°24'50" W, 208.82 feet with the east line of said Clark 1,000 acre tract to a 1/2" rebar found at the northeast corner thereof;

THENCE S 88°30'25" W, 180.42 feet with the north of said Clark 1,000 acre tract to a 1/2" rebar found at the northwest corner thereof, being the westerly southwest corner of said 29.810, being the east line of said 3.82 acre tract and the east line of said Highway 377;

THENCE N 13°46'00" E, 1168.34 feet with the west line of said 29.810 acre tract, being the east line of said 3.82 acre tract and the east line of said Highway 377 to the POINT OF BEGINNING and containing 28.834 acres of land.



SIGNATURE BLOCK

Preliminary Plat Approved by the Town of Argyle Town Council and Planning and Zoning Commission for the Preparation of a Final Plat.

Mayor: _____

Town Secretary: _____

P&A Chairman: _____

Date of P&A Approval: _____

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

Mark Paine, RPLS
Texas Registration No. 5078

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, Liberty Pointe Argyle, LLC, do hereby adopt this plat designating the herein shown property as Liberty Pointe, an addition to the Town of Argyle. 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 _____, 2016.

Liberty Pointe Argyle, LLC

PRELIMINARY PLAT
LIBERTY POINTE
23 Residential Lots & 1 X Lot
28.834 Acres
Zoned: ETJ
in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE ETJ

LINE TABLE			CURVE TABLE				
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
L1	S 89°57'30" E	14.87'	C1	375.00'	21°37'30"	141.54'	S 16°08'05" E, 140.70'
L2	S 76°14'00" E	105.36'	C2	275.00'	25°42'14"	123.37'	S 89°05'07" E, 122.34'
L3	N 71°12'45" E	100.05'	C3	275.00'	6°51'01"	32.88'	N 74°38'15" E, 32.86'
L4	N 01°26'30" W	90.43'	C4	350.00'	7°07'52"	43.56'	N 74°46'41" E, 43.53'
L5	N 13°46'00" E	50.00'	C5	350.00'	10°12'53"	62.40'	N 83°27'03" E, 62.32'
L6	N 11°39'25" W	50.00'	C6	38.00'	87°30'00"	58.03'	S 47°41'30" E, 52.55'
L7	N 15°13'55" E	88.23'	C7	775.00'	3°43'30"	50.39'	S 02°04'45" E, 50.38'
L8	S 20°33'35" E	107.07'	C8	38.00'	88°46'30"	58.88'	S 44°10'15" W, 53.16'
L10	S 02°17'55" E	114.00'	C9	38.00'	90°00'00"	59.69'	N 46°26'30" W, 53.74'
L11	S 23°54'50" W	65.92'	C10	700.00'	15°12'30"	185.81'	N 06°09'45" E, 185.26'
L12	S 17°13'45" W	26.25'	C11	280.00'	24°34'31"	120.10'	N 01°28'44" E, 119.18'
			C12	275.00'	26°53'20"	129.06'	N 01°47'15" E, 127.88'
			C13	235.00'	32°33'15"	133.52'	N 87°29'22" E, 131.73'
			C14	315.00'	22°36'24"	124.29'	S 87°32'12" E, 123.48'

LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- CRF = CAPPED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- G&A = G&A CONSULTANTS, INC.
- PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
- RRPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- MAE = MUTUAL ACCESS EASEMENT
- SSE = SANITARY SEWER EASEMENT
- FUE = FRANCHISE UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- PE = PIPELINE EASEMENT
- D.C.E.C. = DENTON COUNTY ELECTRIC COOPERATIVE

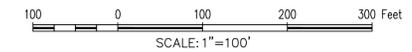
PLAN SUMMARY TABLE

TOTAL LOTS	24
LOTS PER ZONING CATEGORY	RESIDENTIAL 23 OPEN SPACE/X LOTS 1
TOTAL ACREAGE	28.834 AC
MINIMUM LOT SIZE	43,560 SF
MINIMUM DWELLING UNIT SIZE	2,000 SF
DENSITY PER ACRE	0.798 UNITS/ACRE

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made an investigation or independent search for encumbrances of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- Lot 1X, Block A is hereby dedicated to the H.O.A. as a private street and utility easement, for the construction and maintenance of the public waterline(s), public and franchise utilities, and private streets.
- Lot 9X, Block C is hereby dedicated to and maintained by the H.O.A. as a drainage easement.

FILED _____ DOC # _____ PRDCT.

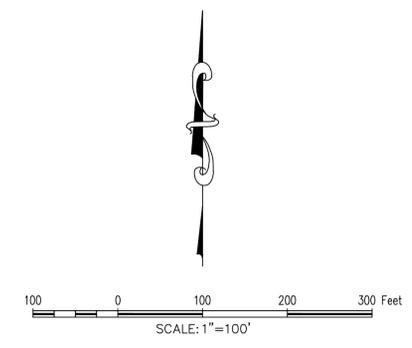
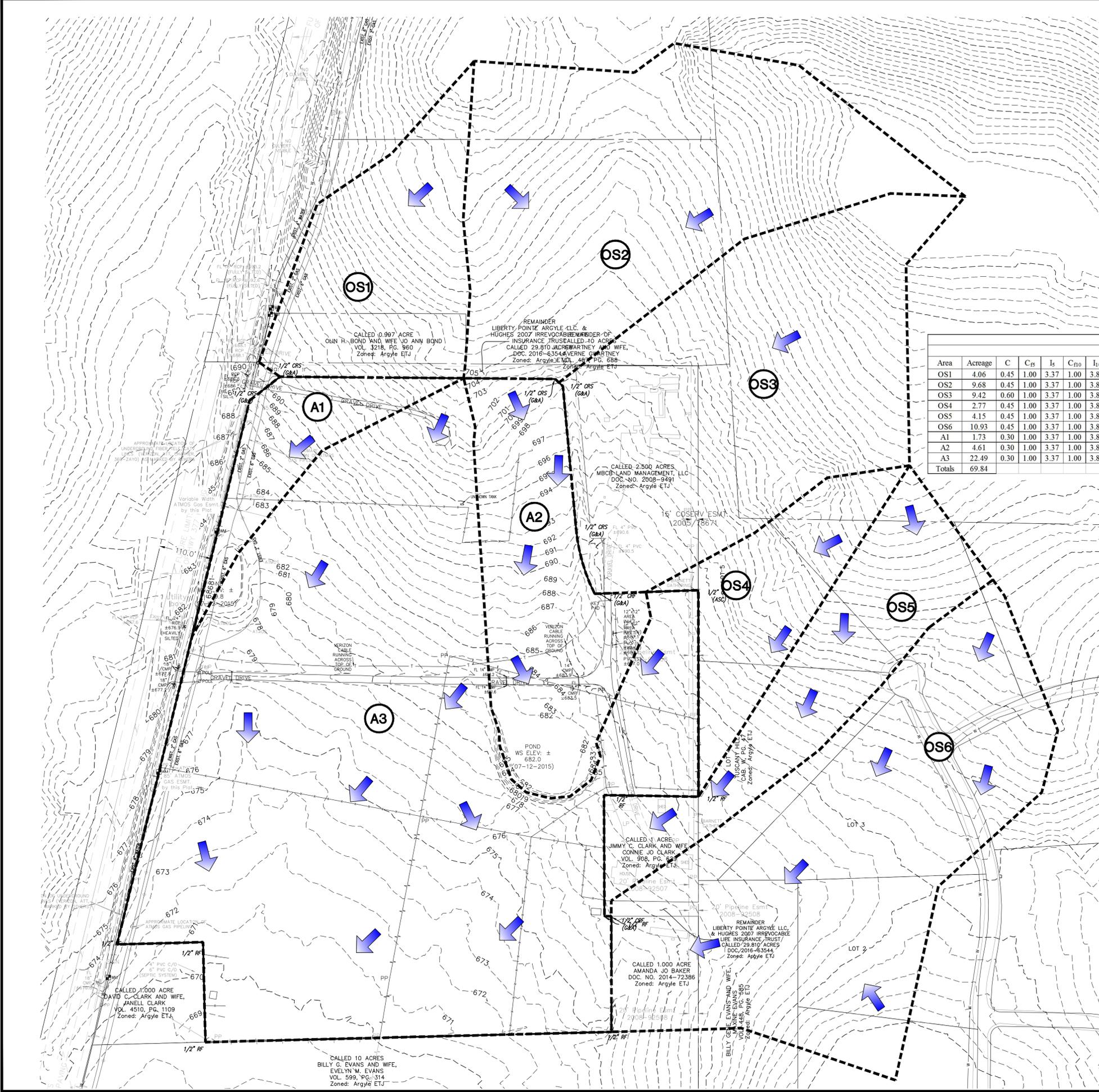


GENERAL NOTES

1. All proposed waterline mains to be minimum 8" diameter.
2. All waterline mains to comply with current TCEQ regulations (minimum radius for curved alignments, etc.).
3. All crossings under existing roads to be bored and sleeved.
4. All lots to be served by private sewage systems.
5. Separation distance between sanitary sewer collection lines and water lines to meet TCEQ requirements (9 feet in all directions).

PRELIMINARY PLANS
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 G&A CONSULTANTS, F-1798
 R. VON BEOUGHER, P.E. #69087
 DATE 9/8/2016

Drawn By: JCM
 Date: 05/18/2016
 Scale: 1"=100'
 Revisions:
 09/08/2016



EXISTING DRAINAGE CALCULATIONS

Area	Acreage	C	C ₁₅	I _s	C ₁₀	I ₁₀	C ₂₅	I ₂₅	C ₅₀	Q=C _i C _i A I _s T _c =30 MIN										Comments
										I ₅₀	C ₁₀₀	I ₁₀₀	Q _s	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀			
OS1	4.06	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	6.2	7.0	9.1	11.2	12.9	OFFSITE PASSTHROUGH		
OS2	9.68	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	14.7	16.8	21.6	26.6	30.8	OFFSITE PASSTHROUGH		
OS3	9.42	0.60	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	19.0	21.8	28.0	34.5	40.0	OFFSITE PASSTHROUGH		
OS4	2.77	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.2	4.8	6.2	7.6	8.8	OFFSITE PASSTHROUGH		
OS5	4.15	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	6.3	7.2	9.3	11.4	13.2	OFFSITE PASSTHROUGH		
OS6	10.93	0.45	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	16.6	18.9	24.4	30.1	34.8	OFFSITE PASSTHROUGH		
A1	1.73	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	1.8	2.0	2.6	3.2	3.7	SHEET FLOW TO U.S. HWY 377		
A2	4.61	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	4.7	5.3	6.9	8.4	9.8	FLOW TO EXISTING POND		
A3	22.49	0.30	1.00	3.37	1.00	3.85	1.10	4.51	1.20	5.09	1.25	5.66	22.7	26.0	33.5	41.2	47.7	FLOW TO SOUTH PROPERTY LINE		
Totals	69.84									96.10	109.79	141.47	174.18	201.76						

File: J:\2016\1549\1549.dwg (Preliminary) Date: 05/18/2016 3:58 PM by jcm
 Plot: 3/8/2016 8:22 AM by jcm
 Scale: 1"=100'
 Revisions: 09/08/2016

LIBERTY POINT ENGINEERING PLANNING CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057 • P: 972-888-9712 • F: 972-888-9715
 144 Old Fort Parkway - Argyle, TX 75001 • P: 972-888-9715 • F: 972-888-9715
 TBE Firm No. 1798 TBE Firm No. 18047700

LIBERTY POINT
 28,834 Acres
 in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
 DENTON COUNTY, TEXAS
 TOWN OF ARGYLE ETJ

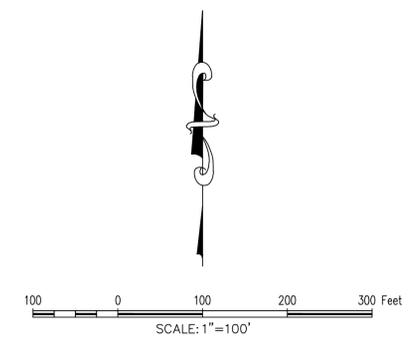
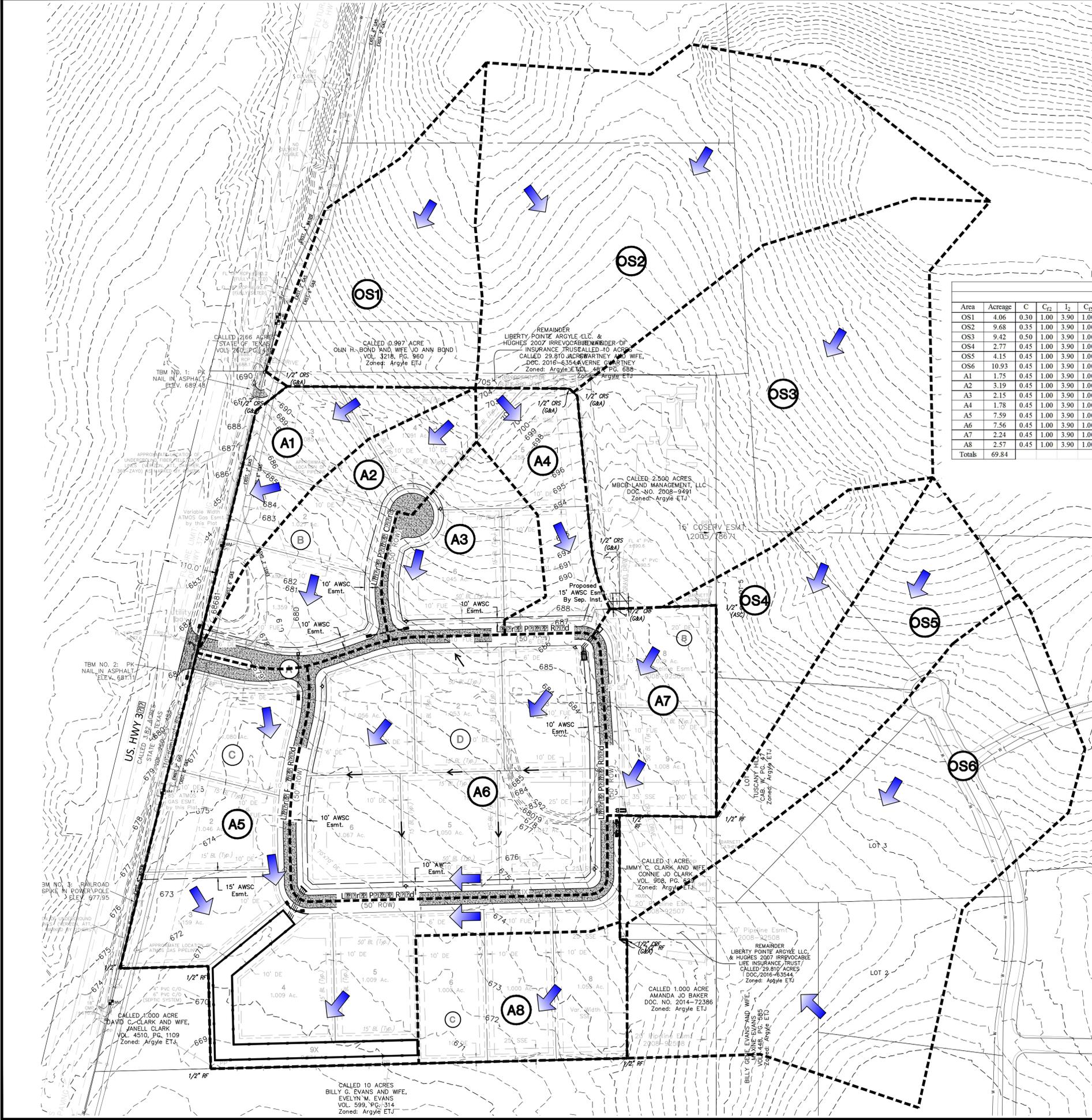
EXISTING DRAINAGE AREA MAP

PRELIMINARY PLANS
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 G&A CONSULTANTS, F-1798
 R. VON BOEUCHER, P.E. #69087
 DATE 9/8/2016

Drawn By: JCM
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15249
 OWNER/DEVELOPER
LIBERTY POINT ARGYLE, LLC
 5320 CAMP BOWIE BLVD STE D
 FORT WORTH, TX 76107
 Ph. 817-439-3334
 Contact: LEE HUGHES

P5



PROPOSED DRAINAGE CALCULATIONS
Q-C/GIA Tc-15 MIN

Area	Acres	C	C ₁₂	I ₂	C ₁₅	I ₅	C ₁₀₀	I ₁₀	C ₂₅	I ₂₅	C ₁₅₀	I ₅₀	C ₁₀₀₀	I ₁₀₀	Q ₂	Q ₅	Q ₁₀	Q ₂₅	Q ₅₀	Q ₁₀₀	Comments	
OS1	4.06	0.30	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	4.7	5.9	6.7	8.6	10.4	12.0	OFFSITE PASSTHROUGH	
OS2	9.68	0.35	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	13.2	16.4	18.6	23.9	29.0	33.5	OFFSITE PASSTHROUGH	
OS3	9.42	0.50	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	18.4	22.8	25.9	33.2	40.3	46.6	OFFSITE PASSTHROUGH	
OS4	2.77	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	4.9	6.0	6.9	8.8	10.7	12.3	OFFSITE PASSTHROUGH	
OS5	4.15	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	7.3	9.1	10.3	13.2	16.0	18.5	OFFSITE PASSTHROUGH	
OS6	10.93	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	19.2	23.9	27.1	34.7	42.1	48.6	OFFSITE PASSTHROUGH	
A1	1.75	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.1	3.8	4.3	5.6	6.8	7.8	SHEET FLOW TO U.S. HWY 377	
A2	3.19	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	5.6	7.0	7.9	10.1	12.3	14.2	FLOW TO CULVERT	
A3	2.15	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.8	4.7	5.3	6.8	8.3	9.6	FLOW TO CULVERT	
A4	1.78	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.1	3.9	4.4	5.7	6.9	7.9	FLOW TO GRATE INLET	
A5	7.59	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	13.3	16.6	18.8	24.1	29.3	33.8	FLOW TO POND	
A6	7.56	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	13.3	16.5	18.7	24.0	29.1	33.6	FLOW TO BOX CULVERT	
A7	2.24	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	3.9	4.9	5.5	7.1	8.6	10.0	FLOW TO CULVERT	
A8	2.57	0.45	1.00	3.90	1.00	4.85	1.00	5.50	1.10	6.41	1.20	7.14	1.25	7.91	4.5	5.6	6.4	8.1	9.9	11.4	BYPASS SOUTH PROPERTY LINE	
Totals	69.84														147.1	166.8	213.8	259.8	299.8			

Preliminary Detention Routing
Liberty Pointe, Town of Argyle ETJ - 1 ac. Lots

Area	A(ac)	Undeveloped		Developed		Bypass	
		A1 A2 A3	A2-A7	A1 A8			
Runoff Coefficient	C=	28.830	0.300	24.510	0.450	4.320	0.450
Time of Concentration	Tc(min)	30.0		15.0	15.0		

STORM YEAR	I IN/HR	Qundevel CFS	I IN/HR	Qin CFS	A1 A8		OS2 OS3 OS4 OS5		Required Qout CFS	Qout + CFS	REQUIRED AC-FT
					Qbypass CFS	Qpassthru CFS	Qout CFS	Qpassthru CFS			
2	2.64	22.8	3.90	43.0	7.6	43.7	15.3	59.0	0.7531		
5	3.37	29.1	4.85	53.5	9.4	54.4	19.7	74.1	0.9783		
10	3.85	33.3	5.50	60.7	10.7	61.7	22.6	84.3	1.1301		
25	4.51	42.9	6.41	77.8	13.7	79.0	29.2	108.2	1.4753		
50	5.09	52.8	7.14	94.5	16.7	96.0	36.2	132.2	1.8175		
100	5.66	61.2	7.91	109.1	19.2	110.8	42.0	152.8	2.1281		

REQUIRED DETENTION
Preliminary Detention Computations for Liberty Pointe
Town of Argyle ETJ

Area	Undeveloped		Developed		Bypass
	A=	AC	24.510	AC	
Runoff Coefficient	C=	0.30		0.45	0.45
C Adjustment Factor	C ₁₀₀ =	1.25		1.25	1.25
Time of Concentration	Tc=	30.0 MIN		15.0 MIN	15.0
Rainfall Intensity	I ₁₀₀ =	5.66 IN/HR		7.91 IN/HR	7.91
Peak Rate of Runoff	Q ₁₀₀ =	61.2 CFS		109.1 CFS	19.2
Allowable Outflow	Q ₁₀₀ =			42.0 CFS	

Tc MN	I ₁₀₀ IN/HR	Q ₁₀₀ CFS	Inflow CF	Outflow CF	Storage		Required AC-FT
					CF	AC-FT	
5	11.23	154.8	46,448	25,182	21,266	0.488	
10	9.24	127.4	76,434	31,478	44,957	1.032	
15	7.91	109.1	98,149	37,773	60,375	1.386	
20	6.96	96.0	115,148	44,069	71,079	1.632	
25	6.23	85.9	128,838	50,364	78,474	1.802	
30	5.66	78.0	140,461	56,660	83,801	1.924	
40	4.82	66.5	159,487	69,251	90,235	2.072	
50	4.22	58.2	174,542	81,842	92,700	2.128	
60	3.77	52.0	187,115	94,433	92,682	2.128	
70	3.41	47.0	197,456	107,024	90,431	2.076	
80	3.13	43.2	207,134	119,616	87,518	2.009	
90	2.89	39.8	215,158	132,207	82,951	1.904	
100	2.70	37.2	223,347	144,798	78,550	1.803	
110	2.53	34.9	230,213	157,389	72,824	1.672	
120	2.38	32.8	236,252	169,980	66,272	1.521	

OWNER/DEVELOPER
LIBERTY POINTE ARGYLE, LLC
8320 CAMP BOWIE BLVD STE D
FORT WORTH, TX 76107
Ph. 817-439-3334
Contact: LEE HUGHES

LIBERTY POINTE

28,834 Acres
in the
G. CARDINAS SURVEY ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE ETJ

PRELIMINARY DRAINAGE AREA MAP

P6

LIBERTY POINTE

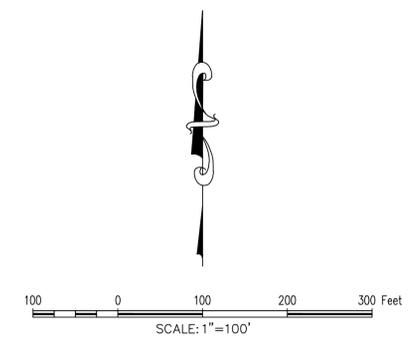
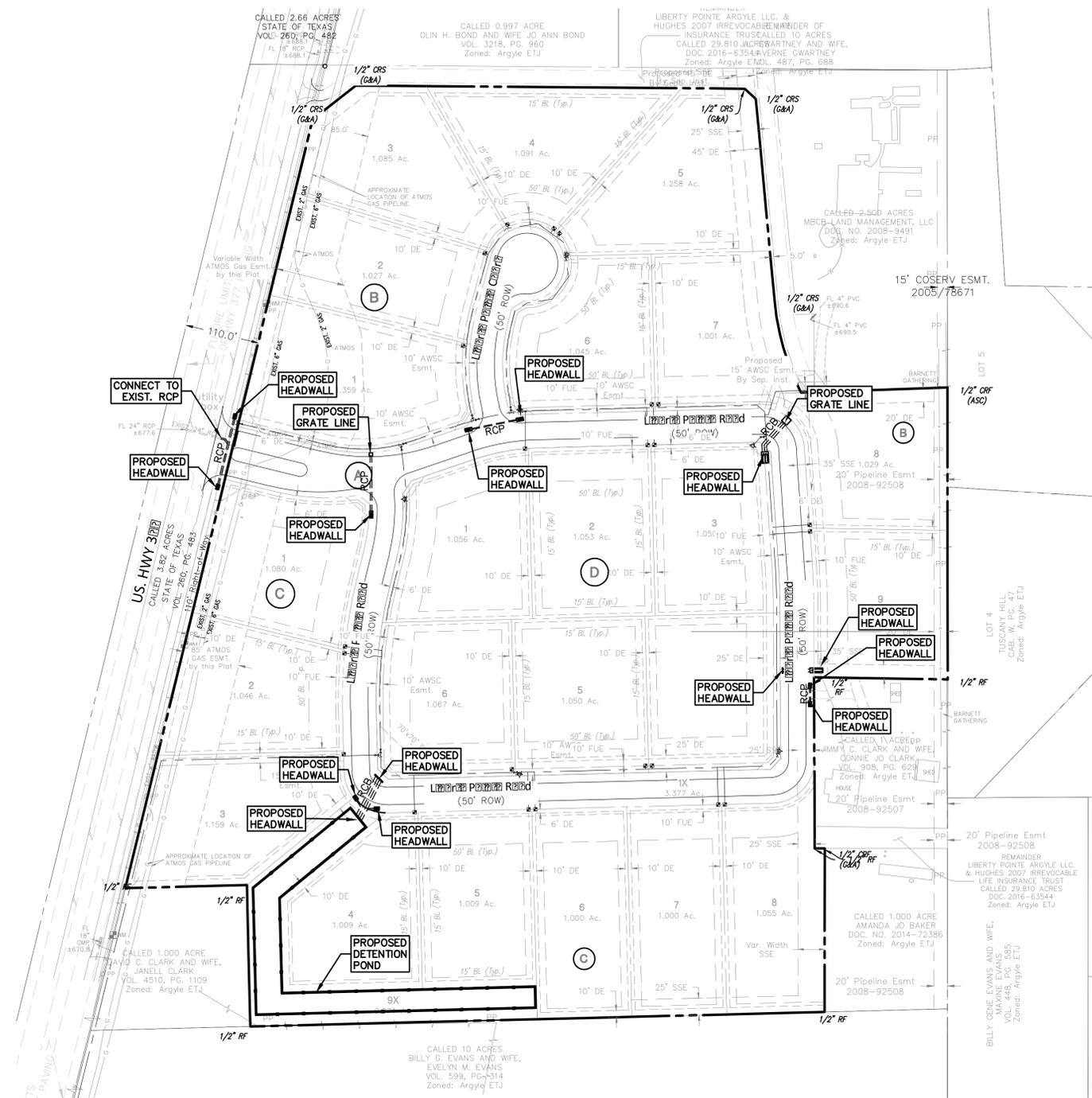
28,834 Acres
in the
G. CARDINAS SURVEY ABSTRACT NO. 216
DENTON COUNTY, TEXAS
TOWN OF ARGYLE ETJ

PRELIMINARY PLANS

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OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
R. VON BOUGHER,
P.E. #69087
DATE 9/8/2016

15249

P6



LIBERTY POINT ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057 • P: 972-888-9712 • F: 972-888-9715
 144 Old Northmead - Argyle, TX 75017 • P: 972-888-9712 • F: 972-888-9715
 TBE Firm No. 1796 TBE Firm No. 1804770

LIBERTY POINT
 28,834 Acres
 in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
 DENTON COUNTY, TEXAS
 TOWN OF ARGYLE ETJ

PRELIMINAR STORM PLAN

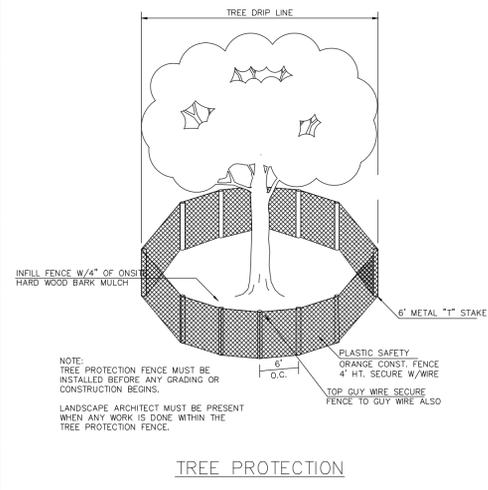
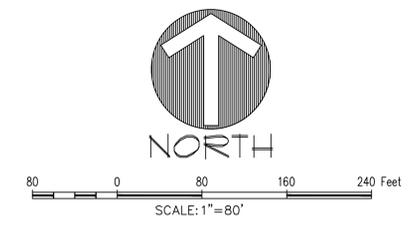
PRELIMINARY PLANS
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 G&A CONSULTANTS, F-1798
 R. VON BOUGHER, P.E. #69087
 DATE 9/8/2016

Drawn By: JCM
Date: 05/18/2016
Scale: 1"=100'
Revisions:
09/08/2016

15249

OWNER/DEVELOPER
 LIBERTY POINT ARGYLE, LLC
 5320 CAMP BOWIE BLVD STE D
 FORT WORTH, TX 76107
 Ph. 817-439-3334
 Contact: LEE HUGHES

P7



ENVIRONS GROUP
 LANDSCAPE ARCHITECTURE
 a division of G & A Consultants, LLC
 111 Hesse Road • Lewisville, TX 75057
 P. 972.317.0276 • F. 972.438.9715



LIBERTY POINTE
 28.834 Acres
 in the
G. CARDINAS SURVEY, ABSTRACT NO. 216
 DENTON COUNTY, TEXAS
 TOWN OF ARGYLE ETJ

PRELIMINARY TREE SURVEY

PRELIMINARY PLANS
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 AND IS NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT PURPOSES.
 APPROVED LANDSCAPE ARCHITECT
 RON STEWART LANDSCAPE ARCHITECT
 DATED 9/8/2016



Drawn By: JPP
 Date: 05/18/2016
 Scale: 1"=80'
 Revisions:
 09/08/2016

15249
T1.0

OWNER/DEVELOPER
LIBERTY POINTE ARGYLE, LLC
 6320 CAMP BOWIE BLVD STE. 100
 FORT WORTH, TX 76107
 Ph. 817-439-3334
 Contact: LEE HUGHES



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: October 04, 2016
To: Chairman and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: Final Plat – Sunset View Addition

Purpose:

Consider and take appropriate action on a final plat (FP-16-009) for Sunset View Addition, being approximately 1.99 acres of land in the Patrick Rock Survey, Abstract No. 1063; and being located at 452 C Taylor Road, Town of Argyle, Denton County, Texas.

Existing Condition of Property:

The subject property is open with groups of trees scattered throughout the property and has been developed with a single family residence on the west side of the property.

Adjacent Existing Land Uses and Zoning:

North: A-Agricultural
South: SF-2.5-Single Family Residential
East: A-Agricultural
West: CF-Community Facilities

Development Review Analysis:

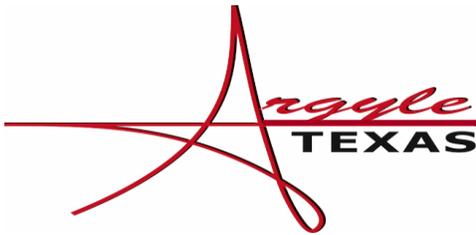
The applicant is proposing a single family residential lot on 1.99 acres. The minimum lot size in A – Agricultural District is 5.0 acres. Since the proposed plat does not meet the minimum lot size, a variance is required for approval by Town Council. The Development Review Committee has reviewed this final plat and has determined that it meets all minimum standards of the Town Development Standards except the minimum lot size in A – Agricultural District.

Staff Recommendation:

Town staff forwards this request for your approval.

Attachments:

Final Plat



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: October 04, 2016
To: Chairman and Members of the Planning and Zoning Commission
From: Matt Jones, Director of Community Development
Subject: Final Plat – Canyon Falls Village 7-AR

Purpose:

Consider a final plat (FP-16-003) for Canyon Falls Village 7-AR, a proposed subdivision on an approximately 21.471 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.

Existing Condition of Property:

The majority of the property contains mature trees with the exception of open pasture containing scattered clusters of trees on the eastern side of the site.

Adjacent Existing Land Uses and Zoning:

North: SF-2.5-Single Family Residential
South: Town of Flower Mound
East: Town of Argyle ETJ
West: Town of Flower Mound

Development Review Analysis:

The applicant is proposing a final plat including 69 single family residential lots. The proposed plat includes 60' lots at the front property line, providing lot sizes ranging from 7,200 SQ FT to 9,672 SQ FT. The development also includes a total of 4.941 acres of open space to be owned and maintained by the Home Owner's association. The Development Review Committee has reviewed this final plat and has determined that it meets all minimum standards of the Town Development Standards. After approval of the civil construction plans for streets, drainage, water and sanitary sewer, the developer may proceed with the development.

Staff Recommendation:

Town staff forwards this request for your approval.

Attachments:

Final Plat

LINE	BEARING	LENGTH
L1	S23°15'36"W	43.94'
L2	S60°37'29"W	40.17'
L3	S16°46'35"W	50.05'
L4	S24°53'30"E	41.53'
L5	N24°12'41"W	21.73'
L6	S66°06'26"W	20.33'
L7	N30°16'55"W	19.69'
L8	S89°45'49"E	29.13'
L9	S33°27'12"E	27.04'
L10	N49°53'53"E	19.68'
L11	S44°45'49"E	21.21'
L12	N45°14'11"E	21.21'
L13	N0°14'11"E	30.00'
L14	S58°55'18"E	25.82'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	12°34'57"	2640.00'	579.76'	N64°49'40"W 578.59'
C2	19°22'46"	455.00'	153.90'	S10°06'45"E 153.16'
C3	12°22'17"	610.00'	131.71'	N61°39'48"E 131.46'
C4	59°11'57"	580.00'	599.27'	S35°09'25"W 572.97'
C5	51°5'33"	520.00'	47.73'	S8°11'13"W 47.71'
C6	10°03'43"	520.00'	91.32'	S27°59'42"W 91.20'
C7	9°50'43"	2495.00'	428.73'	N65°50'49"W 428.20'
C8	86°40'41"	50.00'	75.64'	S17°15'38"E 68.63'
C9	89°59'58"	5.00'	7.85'	N44°45'49"W 7.07'
C10	270°14'10"	55.00'	259.41'	N45°07'05"E 77.62'
C11	61°09'39"	39.00'	41.63'	S30°20'38"E 39.68'
C12	25°38'30"	275.00'	123.07'	N13°03'27"E 122.05'
C13	22°51'19"	250.00'	99.73'	N78°20'09"W 99.07'
C14	22°51'19"	250.00'	99.73'	S78°20'09"E 99.07'

NOTES:

- LOTS SHALL BE DEVELOPED TO EITHER THE MIXED RESIDENTIAL OR MEDIUM DENSITY RESIDENTIAL STANDARDS AS SHOWN IN THE AMENDED & RESTATED DEVELOPMENT AGREEMENT WITH AN EFFECTIVE DATE OF MAY 27, 2008.
- A VERY SMALL PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE GRAHAM BRANCH ZONE "A" FEMA 100-YR FLOODPLAIN PER FEMA MAP PANEL NOS. 48121C0505E AND 48121C0515F. LIMITS OF SAID FLOODPLAIN ARE SHOWN ON THE PRELIMINARY PLAT. NO RESIDENTIAL LOTS ARE WITHIN THE LIMITS OF SAID FLOODPLAIN.
- PER TOWN OF ARGYLE ORDINANCES, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. X-LOTS SHALL ALSO BE USED FOR ACCESS, WATER, SEWER & DRAINAGE EASEMENTS WHERE NECESSARY.
- MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS-FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOD MODEL. NAD83, NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202. VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

ENGINEER/SURVEYOR:
J. VOLZ CONSULTING, INC.
 830 CENTRAL PARKWAY EAST, SUITE 300
 PLANO, TX 75074
 972-201-3100
 RYAN.REYNOLDS@JVOLZCONSULTING.COM
 TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
 10940 WEST SAM HOUSTON PARKWAY
 SUITE 300
 HOUSTON, TX 77064
 972-992-3159
 BCRAMER@NEWLANDCO.COM

RECORDING INFORMATION

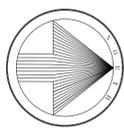
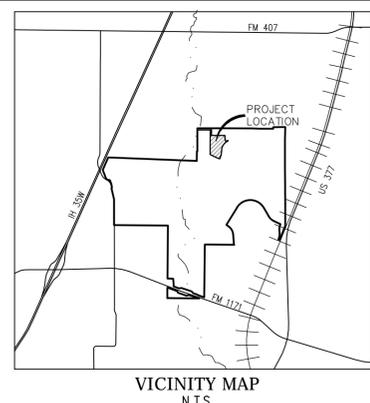
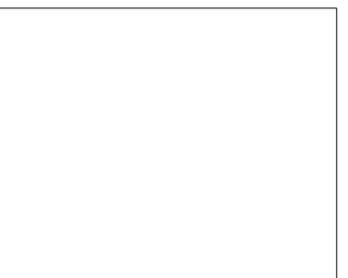
FINAL PLAT OF CANYON FALLS VILLAGE -AR

BLOC A, LOTS 1-11
 BLOC B, LOTS 1-20, 21X
 BLOC C, LOTS 1-23
 BLOC D, LOTS 1-15, 16X

BEING 21.4±1 ACRES LOCATED IN THE F. THORNTON SURVEY - ABSTRACT NO. 1422 AN ADDITION IN THE TOWN OF ARGYLE ETJ, DENTON COUNTY, TEXAS CONTAINING 69 SINGLE-FAMILY RESIDENTIAL LOTS & 2 OPEN SPACE/HOA LOTS

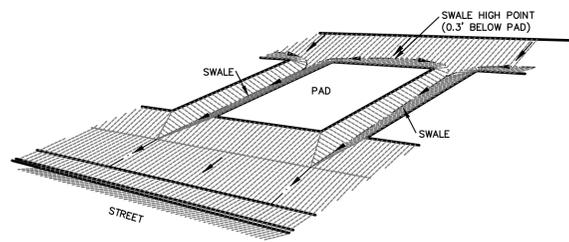
DATE: 2/28/2018

SHEET 1 OF 2

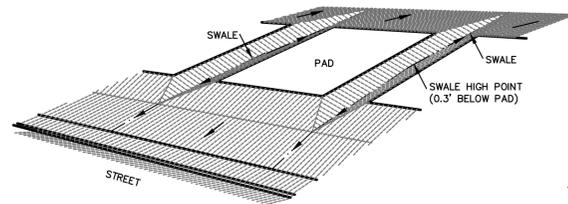


LEGEND

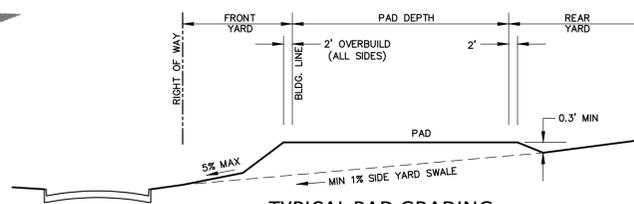
- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ◆ DENOTES STREET NAME CHANGE
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING LINE



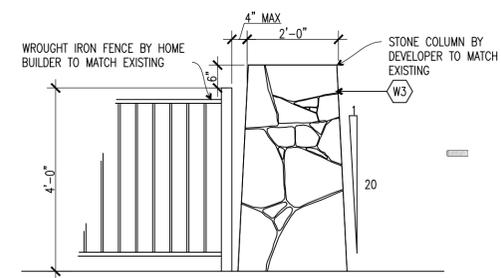
TYPE A LOT DRAINAGE



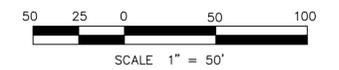
TYPE B LOT DRAINAGE



TYPICAL PAD GRADING
N.T.S.

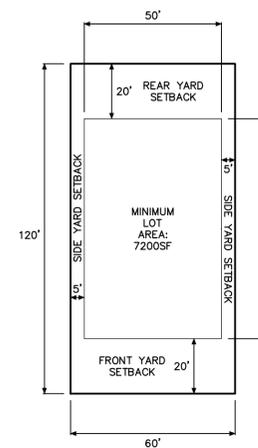


OPEN SPACE FENCE
COLUMN DETAIL
1/2" = 10'



LEGEND

- PROPOSED RETAINING WALL
- PROPOSED RETAINING WALL VILLAGE 4A (BY SEPARATE CONTRACT)
- LIMITS OF GRADING
- LIMITS OF TREE PROTECTION FENCING
- PROPOSED SCREEN WALL
- FLOW ARROW
- SPOT ELEVATION
- 750.1 T TOP OF WALL
- 747.7 B BOTTOM OF WALL
- 727 EXISTING CONTOURS
- 730 PROPOSED CONTOURS
- EB EXPOSED BEAM



MIXED RESIDENTIAL
TYPICAL DIMENSIONS
N.T.S.

EARTHWORK NOTES:

1. All work shall be completed in accordance with the standards and requirements of the Town of Argyle, the North Central Texas Council of Governments Standard Specifications for Public Works Construction, and HUD Data Sheet 79G. These specifications are not bound into these contract documents but are incorporated herein by reference. The contractor is expected to be thoroughly familiar with these specifications, and with local practices, and with the requirements of the Town of Argyle as related to the work contemplated by this contract.
2. All work shall be completed in accordance with the recommendations contained in the geotechnical investigation prepared by Alpha Testing (Alpha report no. G151341-4).
3. All fills shall be compacted to a minimum 95% standard proctor density at between 2% and 6% above optimum moisture content in accordance with ASTM D 698.
4. Lot density and compaction testing shall be performed by an independent testing lab at the Owner's expense. Any re-tests required due to initial test failure shall be at contractor's expense. The Owner reserves the right to require additional testing at intervals over and above what is required by this contract. Contractor shall coordinate with Owner's testing lab as necessary to provide all testing.
5. Compaction Testing within the proposed right-of-way shall be in accordance with the requirements of the Town of Argyle.
6. A minimum of one density test per pad per 8-inch lift shall be performed. Tests shall be taken at various locations and spread roughly evenly around the pad area.
7. All excavation shall be "unclassified" and no additional payment shall be made for excavation of rock or other materials.
8. Lot pad shall be constructed four feet wider and deeper (two feet each side). Swales shall be cut to the elevations and grades shown on the plans. Swales shall provide positive drainage and shall be unobstructed by debris, fill or loose material.
9. Front yards shall be graded to minimum elevations to provide positive drainage. Front yards shall be left "scoped" to allow for builder to waste sidewalk and driveway spoils. Yards shall not be used to waste excess earth material.
10. Maximum side-yard slope is 3:1. Where side yard retaining walls are not proposed, builder shall provide drop grade beam.

CAUTION!

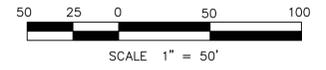
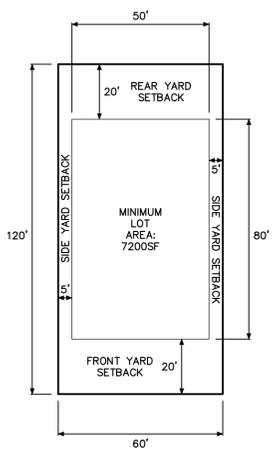
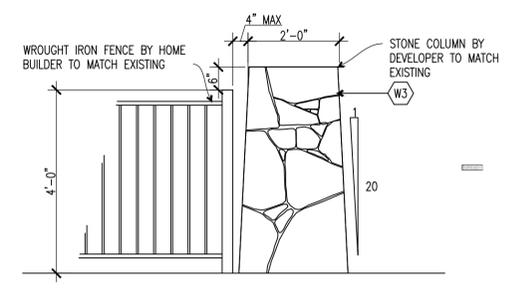
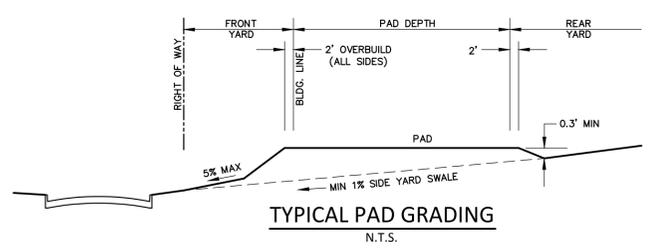
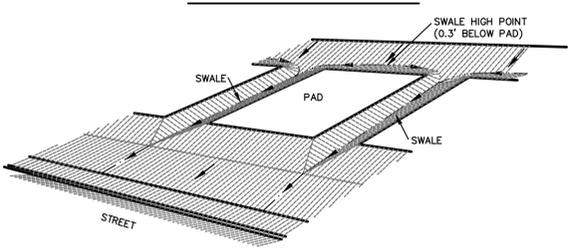
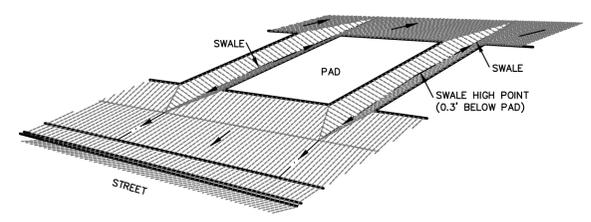
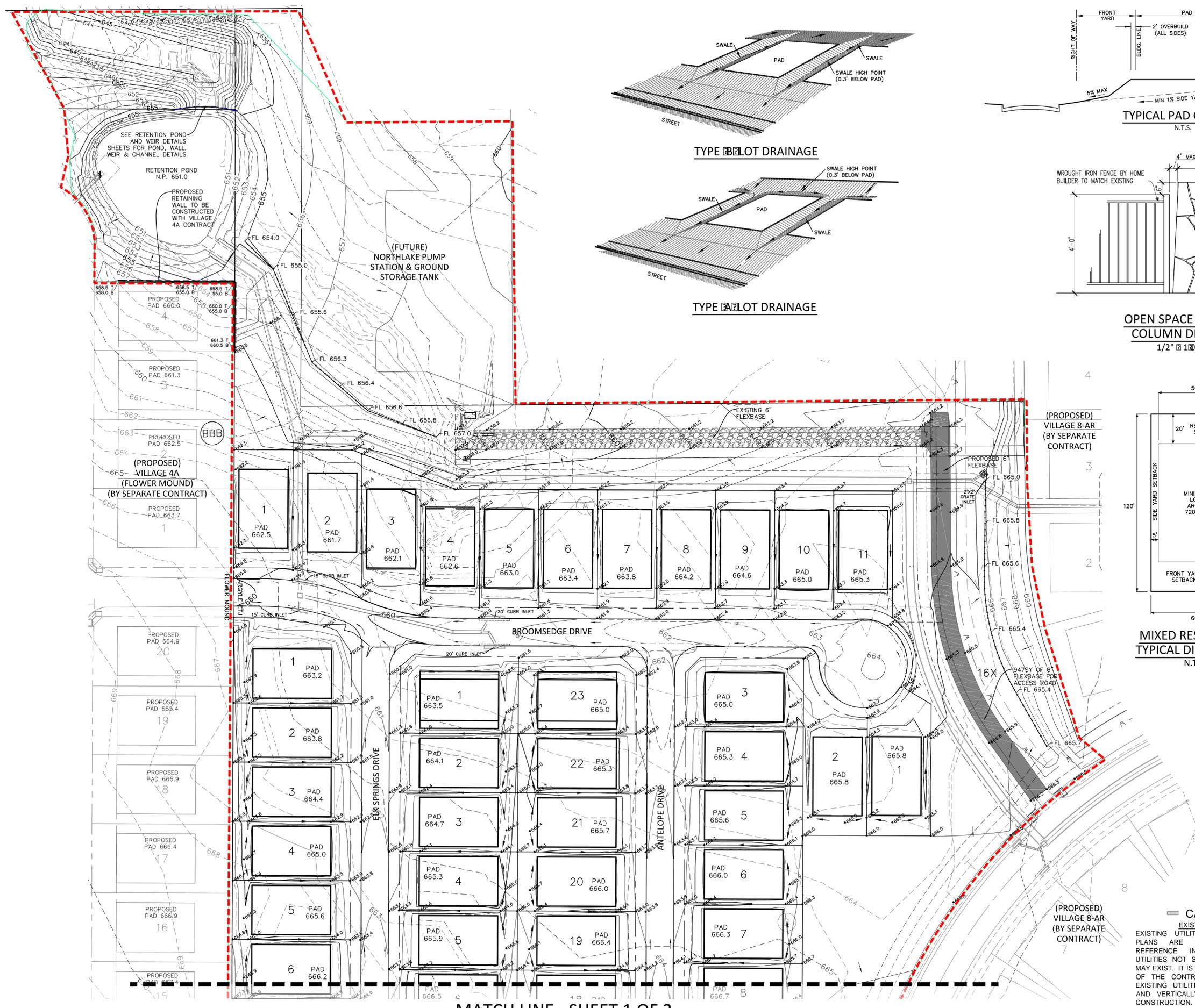
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BENCHMARKS

- 1) "X" cut found in concrete drainage flume on northeast end of F.M. 1171 bridge over Graham Branch. Elev. 599.70'
- 2) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 82. Elev. 651.75'. N: 7076050.39 E: 2362437.01
- 3) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77'. N: 7075280.73 E: 2363305.04

MATCH LINE - SHEET 2 OF 2





LEGEND

- PROPOSED RETAINING WALL
- - - EXISTING RETAINING WALL
- - - LIMITS OF GRADING
- - - LIMITS OF TREE PROTECTION FENCING
- - - PROPOSED SCREEN WALL
- FLOW ARROW
- 734.0 SPOT ELEVATION
- 750.1 T TOP OF WALL
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- EB EXPOSED BEAM
- EXISTING 6" FLEXBASE
- PROPOSED 6" FLEXBASE

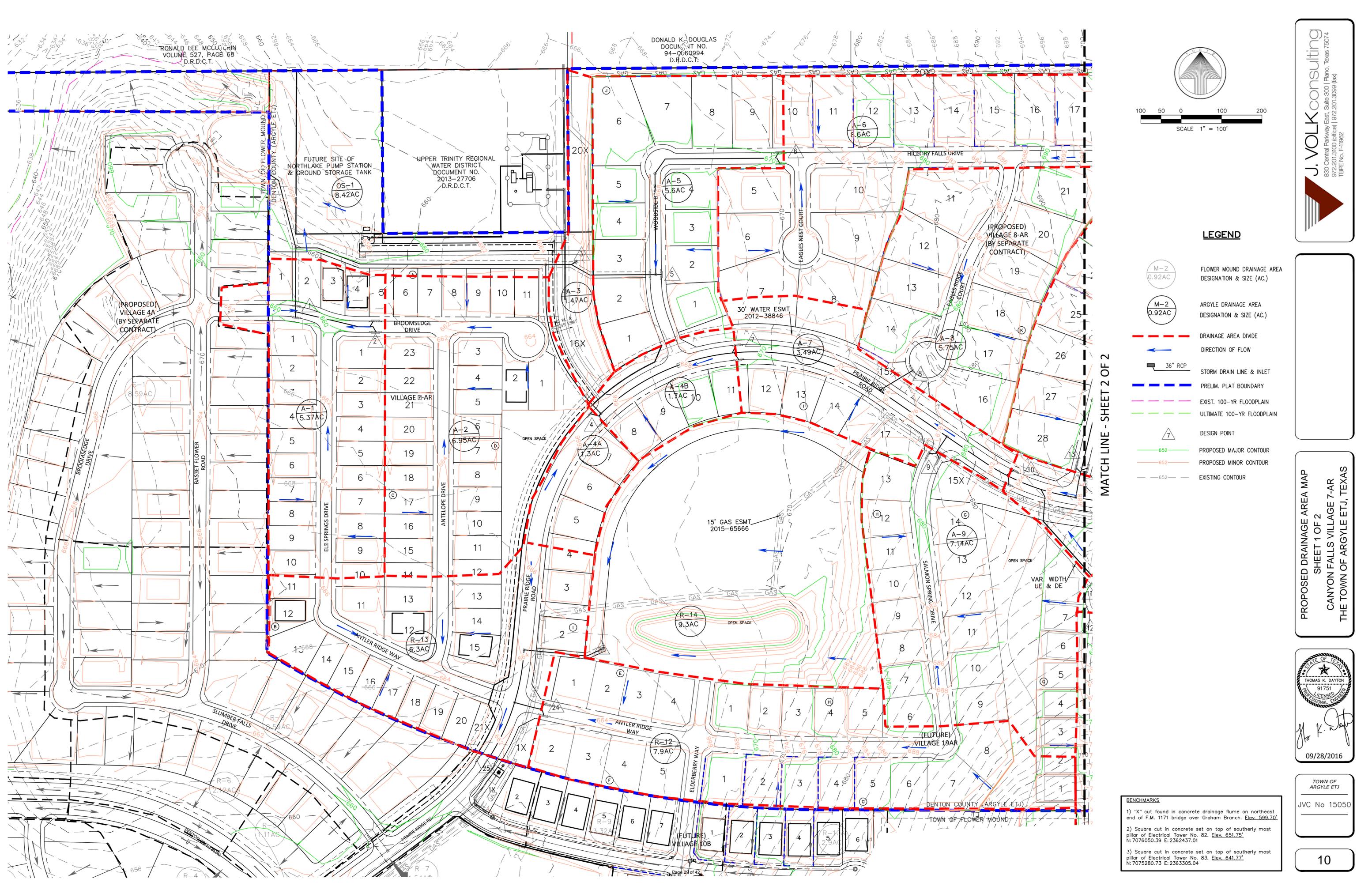
- EARTHWORK NOTES:**
1. ~~Unless otherwise indicated, all drainage shall be to the street.~~
 2. All work shall be completed in accordance with the standards and requirements of the Town of Argyle, the North Central Texas Council of Governments Standard Specifications for Public Works Construction, and HUD Data Sheet 79C. These specifications are not bound into these contract documents but are incorporated herein by reference. The contractor is expected to be thoroughly familiar with these specifications, and with local practices, and with the requirements of the Town of Argyle as related to the work contemplated by this contract.
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BENCHMARKS

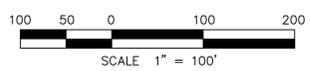
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MATCH LINE - SHEET 1 OF 2



RONALD LEE MCCUTCHIN
VOLUME 527, PAGE 68
D.R.D.C.T.

DONALD K. DOUGLAS
DOCUMENT NO.
94-060994
D.R.D.C.T.



LEGEND

- FLOWER MOUND DRAINAGE AREA DESIGNATION & SIZE (AC.)
- ARGYLE DRAINAGE AREA DESIGNATION & SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 36" RCP
- PRELIM. PLAT BOUNDARY
- EXIST. 100-YR FLOODPLAIN
- ULTIMATE 100-YR FLOODPLAIN
- DESIGN POINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR

MATCH LINE - SHEET 2 OF 2

J. VOLK consulting
830 Central Parkway East, Suite 300 | Plano, Texas 75074
972.201.3100 (office) | 972.201.3099 (fax)
TFPE No. F-11962

PROPOSED DRAINAGE AREA MAP
SHEET 1 OF 2
CANYON FALLS VILLAGE 7-AR
THE TOWN OF ARGYLE ETJ, TEXAS



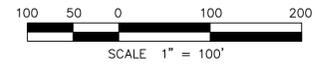
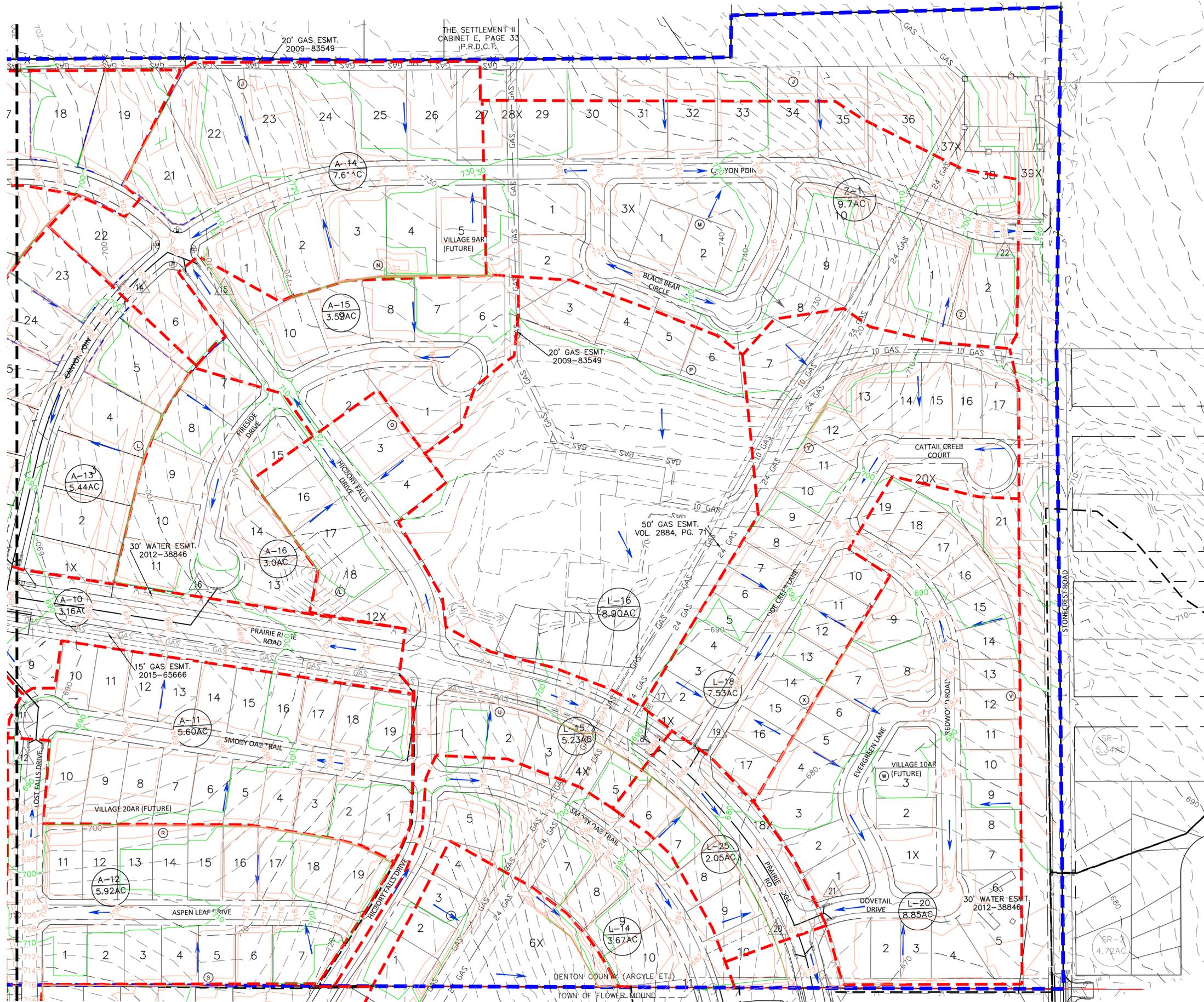
Thomas K. Dayton
09/28/2016

TOWN OF ARGYLE ETJ
JVC No 15050

10

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MATCH LINE - SHEET 1 OF 2



LEGEND

- FLOWER MOUND DRAINAGE AREA DESIGNATION & SIZE (AC.)
- ARGYLE DRAINAGE AREA DESIGNATION & SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- PRELIM. PLAT BOUNDARY
- EXIST. 100-YR FLOODPLAIN
- ULTIMATE 100-YR FLOODPLAIN
- DESIGN POINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR

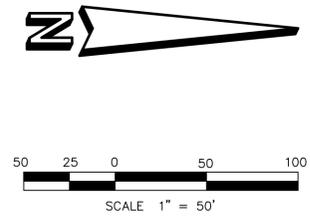
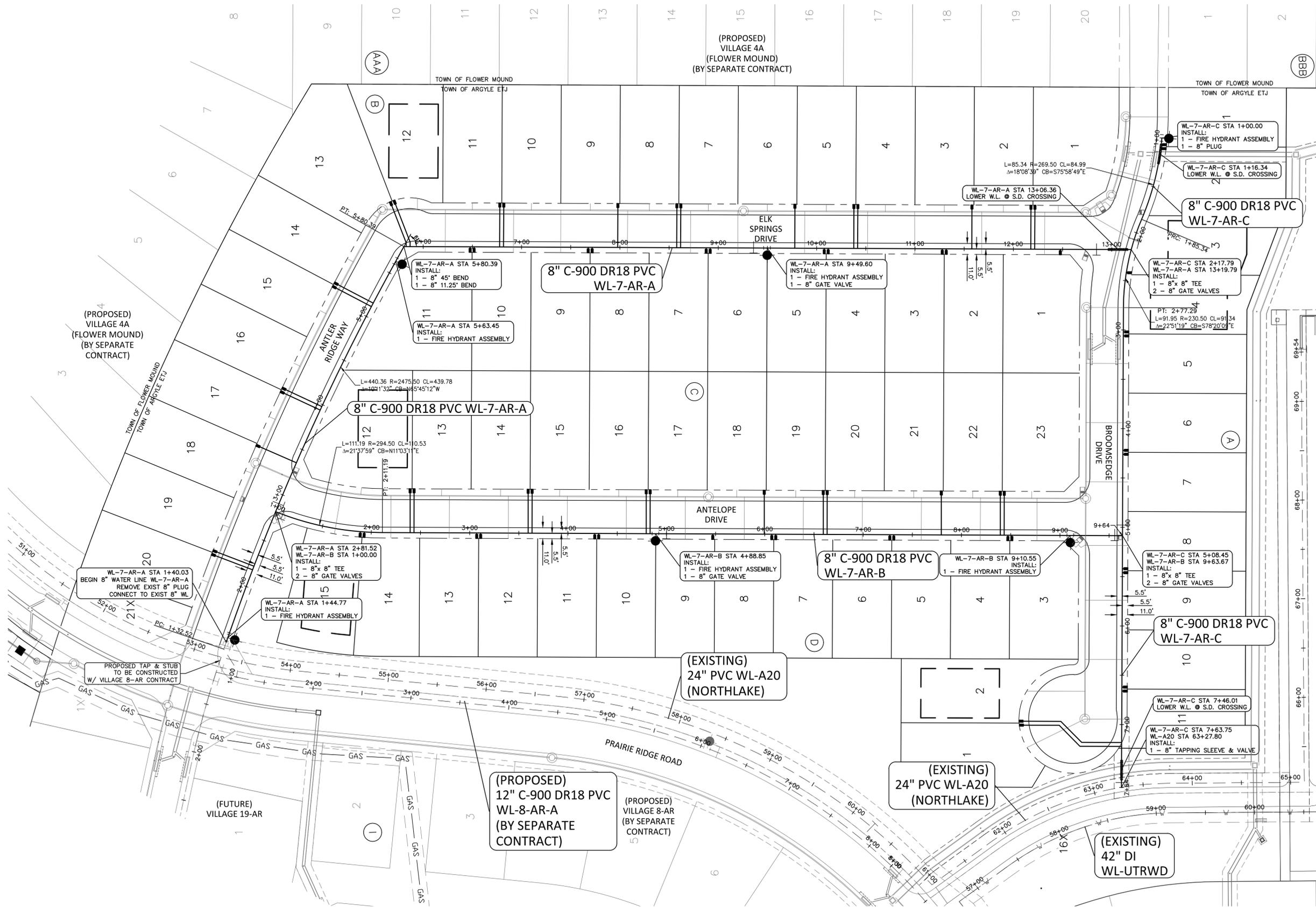
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J. VOLK consulting
 830 Central Parkway East, Suite 300 | Plano, Texas 75074
 972.201.3100 (office) | 972.201.3099 (fax)
 TBPE No. F-11962

PROPOSED DRAINAGE AREA MAP
 SHEET 2 OF 2
 CANYON FALLS VILLAGE 7-AR
 THE TOWN OF ARGYLE ETJ, TEXAS

Thomas K. Dayton
 09/28/2016

TOWN OF ARGYLE ETJ
 JVC No 15050

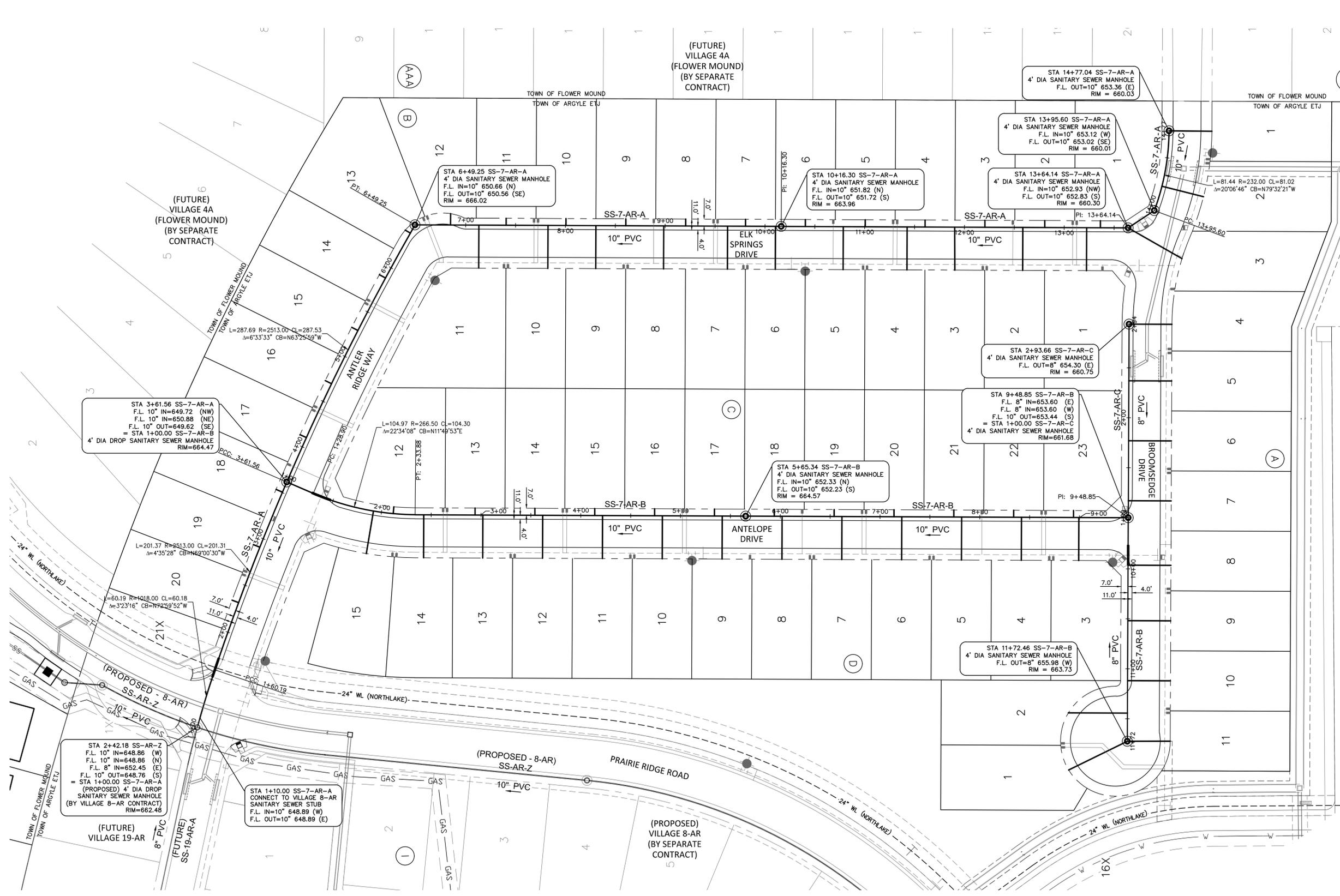
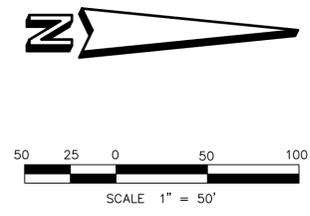


LEGEND	
	1" WATER SERVICE W/ 3/4" 5/8" METER & BOX PER TOWN DETAIL
	FIRE HYDRANT
	GATE VALVE
	SANITARY SEWER SERVICE

- NOTES:**
1. ALL BENDS SHALL HAVE CONCRETE BLOCKING INSTALLED PER DETAIL W-5.
 2. ALL WATER LINES SHALL HAVE 20 LF OF CONCRETE ENCASUREMENT CENTERED ON EACH STORM DRAIN CROSSING.
 3. CONTRACTOR SHALL NOT EXCEED MANUFACTURER'S MAXIMUM DEFLECTION CRITERIA AT HORIZONTAL & VERTICAL BENDS.
 4. SS LINES THAT CROSS WATER LINES WILL BE REQUIRED TO HAVE 20 LF OF SDR-26 WITH CONCRETE ENCASUREMENT.
 5. WL-8-AR-A WILL BE CONSTRUCTED BY SEPARATE CONTRACT.
 6. SEE TOWN DETAIL W-4 FOR PIPE EMBEDMENT & ENCASUREMENT DETAILS.
 7. ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.

CAUTION!
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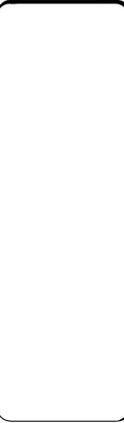
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- NOTES:**
1. WHERE A SANITARY SEWER LINE CROSSES A WATER LINE: ONE (1) JOINT OF SDR-26 PVC PIPE WITH CONCRETE ENCASUREMENT SHALL BE INSTALLED CENTERED ON THE WATER LINE.
 2. ALL DROP SSMH SHALL INCLUDE A RAVEN 405 EPOXY COATING ON THE SSMH INTERIOR. PRICE OF RAVEN EPOXY SHALL BE INCLUDED IN DROP SSMH BID ITEM.
 3. SEE TOWN DETAIL WW-2 FOR WASTEWATER EMBEDMENT DETAILS.
 4. ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.
 5. ALL DESIGN FLOWS, DESIGN VELOCITY, FULL FLOW CAPACITY & FULL FLOW VELOCITY WILL MEET OR EXCEED TCEQ MINIMUM REQUIREMENTS.

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SANITARY SEWER PLAN
CANYON FALLS VILLAGE 7-AR
THE TOWN OF ARGYLE ETJ, TEXAS



09/28/2016

TOWN OF ARGYLE ETJ
 JVC No 15050

19



PLANNING AND ZONING COMMISSION STAFF REPORT

Meeting

Date: October 04, 2016

To: Chairman and Members of the Planning and Zoning Commission

From: Matt Jones, Director of Community Development

Subject: Final Plat – Canyon Falls Village 8-AR

Purpose:

Consider a final plat (FP-16-004) for Canyon Falls Village 8-AR, a proposed subdivision on an approximately 36.21 acre tract of land in the Francis W. Thorton Survey, Abstract No. 1244, Denton County, Texas; located in the Town of Argyle's Extra Territorial Jurisdiction (ETJ); and being located to the west of Stonecrest Road and south of Town Limits of the Town of Argyle.

Existing Condition of Property:

The majority of the property contains mature trees with the exception of open pasture containing scattered clusters of trees on the eastern side of the site.

Adjacent Existing Land Uses and Zoning:

North: SF-2.5-Single Family Residential
South: Town of Flower Mound
East: Town of Argyle ETJ
West: Town of Flower Mound

Development Review Analysis:

The applicant is proposing a final plat including 64 single family residential lots. The proposed plat includes a mix of lots that range from 60' to 100' at the front property line, providing lot sizes ranging from 7,200 SQ FT to 33,869 SQ FT. The development also includes a total of 7.51 acres of open space to be owned and maintained by the Home Owner's association. The Development Review Committee has reviewed this final plat and has determined that it meets all minimum standards of the Town Development Standards. After approval of the civil construction plans for streets, drainage, water and sanitary sewer, the developer may proceed with the development.

Staff Recommendation:

Town staff forwards this request for your approval.

Attachments:

Final Plat

NOTES:

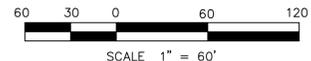
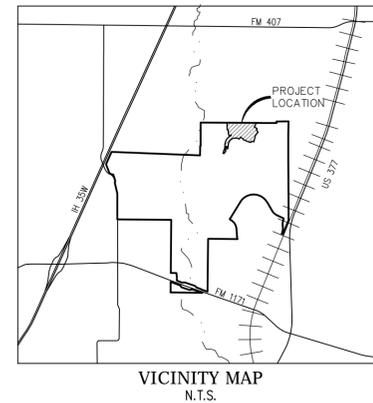
1. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE TOWN'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT.
2. ALL "X" LOTS & COMMON AREAS ARE UN-BUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X-LOTS SHALL BE DEDICATED AS WATER, SEWER, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
3. NO STRUCTURES SHALL BE PERMITTED TO BE CONSTRUCTED WITHIN ANY PUBLIC EASEMENTS SHOWN ON THIS PLAT; THE TOWN SHALL HAVE THE RIGHT TO REMOVE ANY STRUCTURE PLACED WITHIN A PUBLIC EASEMENT.
4. ALL LOT CORNERS TO BE MONUMENTED WITH 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.

BEARINGS ARE BASED FROM GPS OBSERVATIONS, BY USING THE TOPCON NETWORK SURROUNDING THE DALLAS-FORT WORTH METROPLEX, ALONG WITH A HIGH PRECISION GEOD SYSTEM, NORTH CENTRAL ZONE 4202, VERIFIED BY THE TOWN OF FLOWER MOUND CONTROL NETWORK, MONUMENT NO. 39. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO GRID COORDINATES.

RONALD MCCUTCHIN
FAMILY P/S LTD.
DOCUMENT NO.
1997-76480
D.R.D.C.T.

DONALD K & SHARON Y DOUGLAS
DOC. NO. 94-0060994
D.R.D.C.T.

UPPER TRINITY
REGIONAL WATER
DISTRICT
DOCUMENT NO.
2013-27706
D.R.D.C.T.



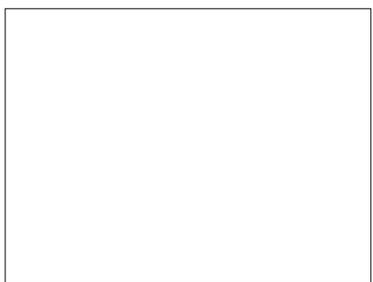
- LEGEND
- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
 - <CM> CONTROL MONUMENT
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - ◆ DENOTES STREET NAME CHANGE
 - UE UTILITY EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - BL BUILDING LINE

FINAL PLAT
OF
**CANYON FALLS
VILLAGE 8-AR**

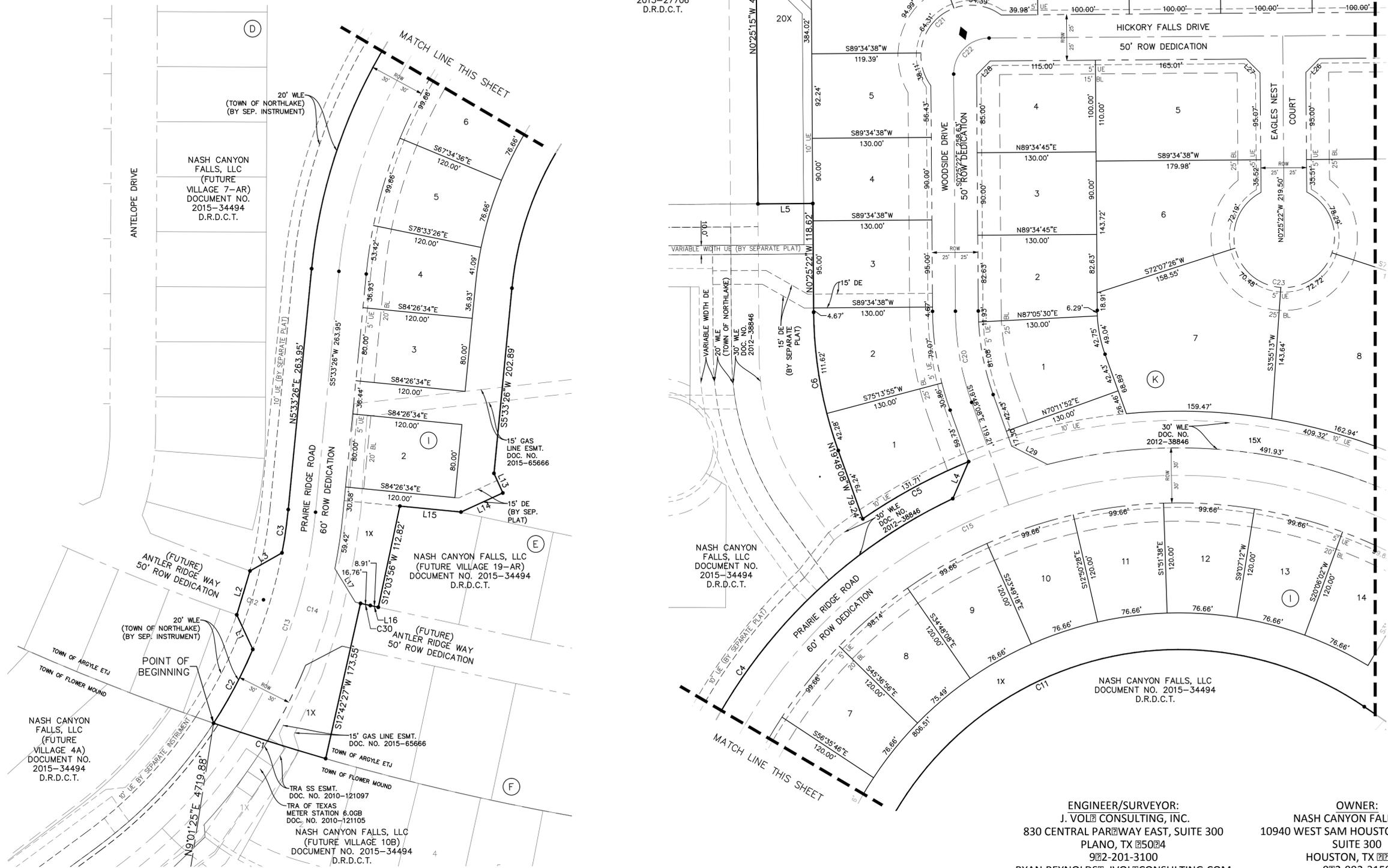
- BLOC F, LOTS 1X
- BLOC G, LOTS 15X
- BLOC I, LOTS 1X, 2-14
- BLOC J, LOTS 1-19, 20X
- BLOC K, LOTS 1-14, 15X, 16-28
- BLOC L, LOTS 1X, 2-6

BEING 38.11 ACRES LOCATED IN THE F. THORNTON SURVEY - ABSTRACT NO. 1422 AN ADDITION IN THE TOWN OF ARGYLE ETJ, DENTON COUNTY, TEXAS CONTAINING 64 SINGLE-FAMILY RESIDENTIAL LOTS & 5 OPEN SPACE/HOA LOTS

DATED: SEP 28, 2016
SHEET 1 OF 3



RECORDING INFORMATION



ENGINEER/SURVEYOR:
J. VOLCONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75024
922-201-3100
RYAN.REYNOLDS@JVOLCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
922-992-3159
BCRAMER@NEWLANDCO.COM

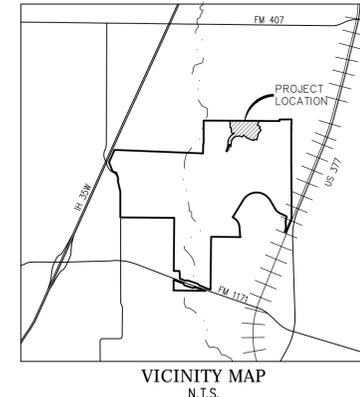
DONALD A & LORI N CAMILLO
DOCUMENT NO.
93-0017336
D.R.D.C.T.

JOHNNY M TERRELL
DOCUMENT NO.
96-0091350
D.R.D.C.T.

LINE	BEARING	LENGTH
L1	N24°53'30"W	41.53'
L2	N16°46'35"E	50.05'
L3	N60°37'29"E	40.17'
L4	N23°15'36"E	43.94'
L5	S89°35'43"W	60.01'
L6	S89°12'15"E	10.31'
L7	S0°47'45"W	20.00'
L8	S83°46'47"E	22.99'
L9	S38°42'54"E	50.19'
L10	S9°44'14"W	20.80'
L11	S53°14'31"W	50.00'
L12	S8°59'16"W	30.00'
L13	S24°26'34"E	23.49'
L14	S65°33'26"W	50.28'
L15	N84°26'34"W	67.12'
L16	N77°56'04"W	8.91'
L17	N31°33'50"W	42.82'
L18	S11°17'43"E	42.82'
L19	N78°34'22"E	41.94'
L20	S57°56'56"W	42.66'
L21	N33°52'22"W	40.93'

LINE	BEARING	LENGTH
L22	S82°54'41"E	20.68'
L23	S31°44'41"W	20.39'
L24	N45°58'26"E	21.75'
L25	S43°38'19"E	20.58'
L26	N44°34'42"E	21.21'
L27	S45°24'41"E	21.10'
L28	N44°34'42"E	21.21'
L29	N62°51'51"W	43.94'
L30	S36°25'10"E	22.34'
L31	N0°25'15"W	18.86'
L32	S74°38'33"E	29.99'
L33	S8°59'16"W	19.07'
L34	S34°14'11"W	42.43'
L35	N55°45'54"W	81.34'

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	2°47'12"	2640.00'	128.39'	N72°30'44"W 128.38'
C2	10°03'43"	520.00'	91.32'	N27°59'42"E 91.20'
C3	5°15'33"	520.00'	47.73'	N81°11'33"E 47.71'
C4	59°11'57"	580.00'	599.27'	N35°09'25"E 572.97'
C5	12°22'17"	610.00'	131.71'	S61°39'48"W 131.46'
C6	19°22'46"	455.00'	153.90'	N10°06'45"W 153.16'
C7	17°14'03"	425.00'	127.84'	S52°49'24"E 127.35'
C8	37°09'57"	530.00'	343.79'	S31°50'59"W 337.80'
C9	15°12'29"	225.00'	59.72'	N13°15'39"E 59.55'
C10	8°19'21"	400.00'	58.10'	S14°41'41"W 58.05'
C11	118°40'40"	360.00'	745.67'	S64°53'46"W 619.34'
C12	0°32'03"	2495.00'	23.26'	N71°02'12"W 23.26'
C13	26°39'47"	550.00'	255.95'	N18°53'20"E 253.64'
C14	5°59'20"	1000.00'	104.52'	S74°17'54"E 104.48'
C15	118°40'40"	550.00'	1139.22'	S64°53'46"W 946.22'
C16	25°14'50"	550.00'	242.36'	S68°23'19"E 240.40'
C17	4°16'45"	275.00'	20.54'	S11°07'38"W 20.53'
C18	13°22'18"	250.00'	58.34'	S27°33'02"W 58.21'
C19	43°02'08"	734.98'	552.05'	S34°47'04"W 539.17'
C20	19°22'46"	300.00'	101.47'	S10°06'45"E 100.99'
C21	163°21'05"	55.00'	156.81'	S44°53'48"W 108.84'
C22	90°00'06"	39.00'	61.26'	S44°34'42"W 55.16'
C23	305°55'43"	55.00'	293.67'	N89°34'38"E 50.00'
C24	10°26'06"	629.00'	114.56'	S19°08'35"W 114.40'
C25	20°46'45"	405.00'	146.88'	N13°58'16"E 146.08'
C26	37°36'17"	250.00'	164.08'	N18°22'53"E 161.15'
C27	23°17'59"	424.00'	172.42'	S25°32'02"W 171.23'
C28	276°29'35"	55.00'	265.41'	S27°41'16"E 73.25'
C29	54°00'05"	400.00'	377.00'	N63°25'13"W 363.20'
C30	0°38'31"	975.00'	10.92'	N77°36'49"W 10.92'



LEGEND

- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
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- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ◆ DENOTES STREET NAME CHANGE
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
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- BL BUILDING LINE

FINAL PLAT
OF
**CANYON FALLS
VILLAGE 8-AR**

BLOC F, LOTS 1X
BLOC G, LOTS 15X
BLOC I, LOTS 1X, 2-14
BLOC J, LOTS 1-19, 20X
BLOC K, LOTS 1-14, 15X, 16-28
BLOC L, LOTS 1X, 2-6

BEING 38.01 ACRES LOCATED IN THE
F. THORNTON SURVEY - ABSTRACT NO. 1422
AN ADDITION IN THE TOWN OF ARGYLE ETJ,
DENTON COUNTY, TEXAS
CONTAINING 64 SINGLE-FAMILY
RESIDENTIAL LOTS &
5 OPEN SPACE/HOA LOTS

DATED: SEP 28, 2016

SHEET 2 OF 3

RECORDING INFORMATION

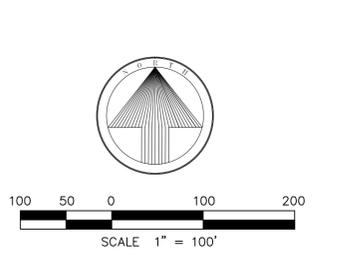
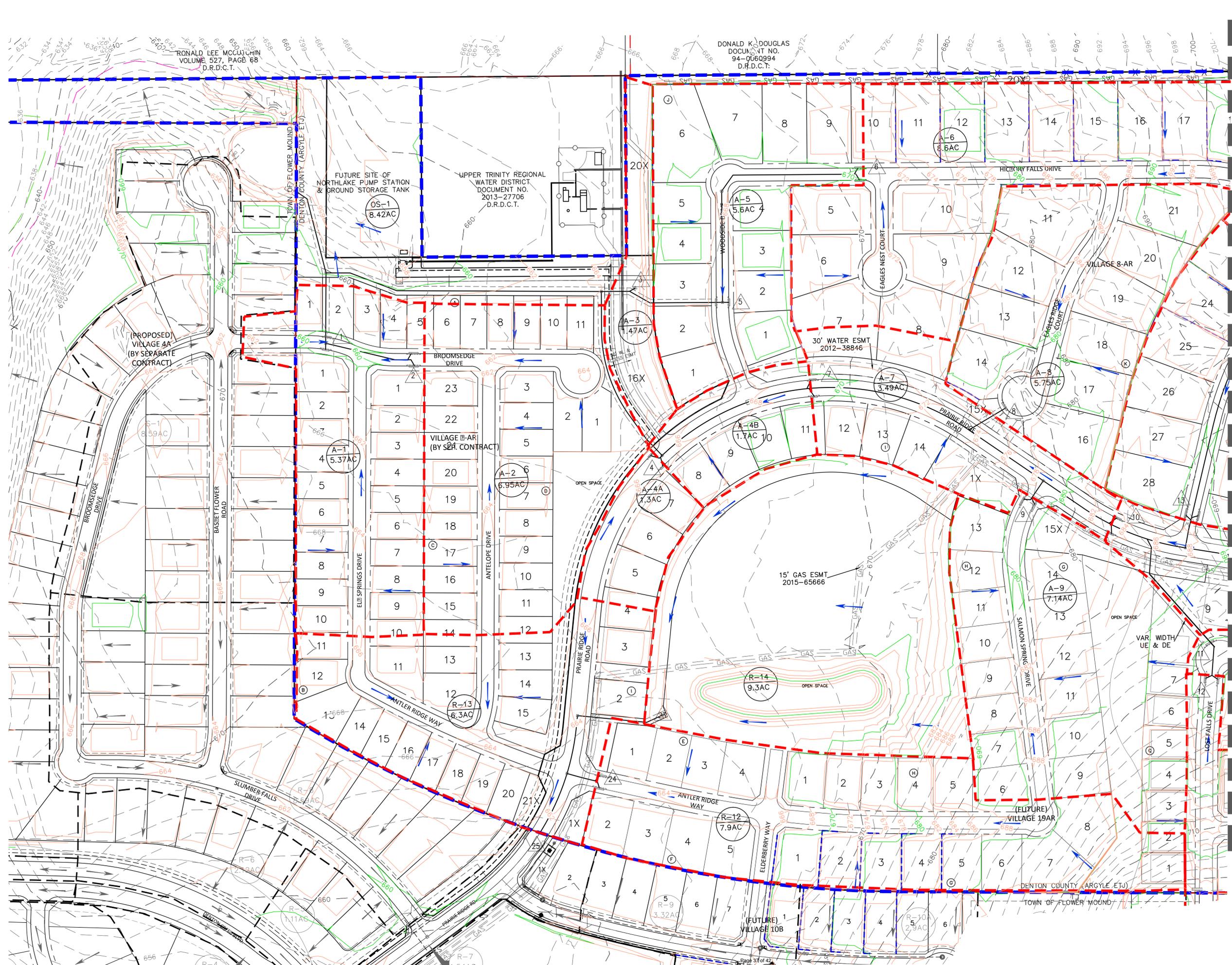
NOTES:

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ENGINEER/SURVEYOR:
J. VOL CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
922-201-3100
RYAN.REYNOLDS@JVOLCONSULTING.COM
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NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
922-992-3159
BCRAMER@NEWLANDCO.COM



LEGEND

- FLOWER MOUND DRAINAGE AREA DESIGNATION & SIZE (AC.)
- ARGYLE DRAINAGE AREA DESIGNATION & SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 36" RCP
- PRELIM. PLAT BOUNDARY
- EXIST. 100-YR FLOODPLAIN
- ULTIMATE 100-YR FLOODPLAIN
- DESIGN POINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR

MATCH LINE - SHEET 2 OF 2

J. VOLK consulting
 830 Central Parkway East, Suite 300 | Plano, Texas 75074
 972.201.3100 (office) | 972.201.3099 (fax)
 TBPENo. F-11962

PROPOSED DRAINAGE AREA MAP
 SHEET 1 OF 2
 CANYON FALLS VILLAGE 8-AR
 THE TOWN OF ARGYLE ETJ, TEXAS

PROPOSED DRAINAGE AREA MAP
 SHEET 1 OF 2
 CANYON FALLS VILLAGE 8-AR
 THE TOWN OF ARGYLE ETJ, TEXAS

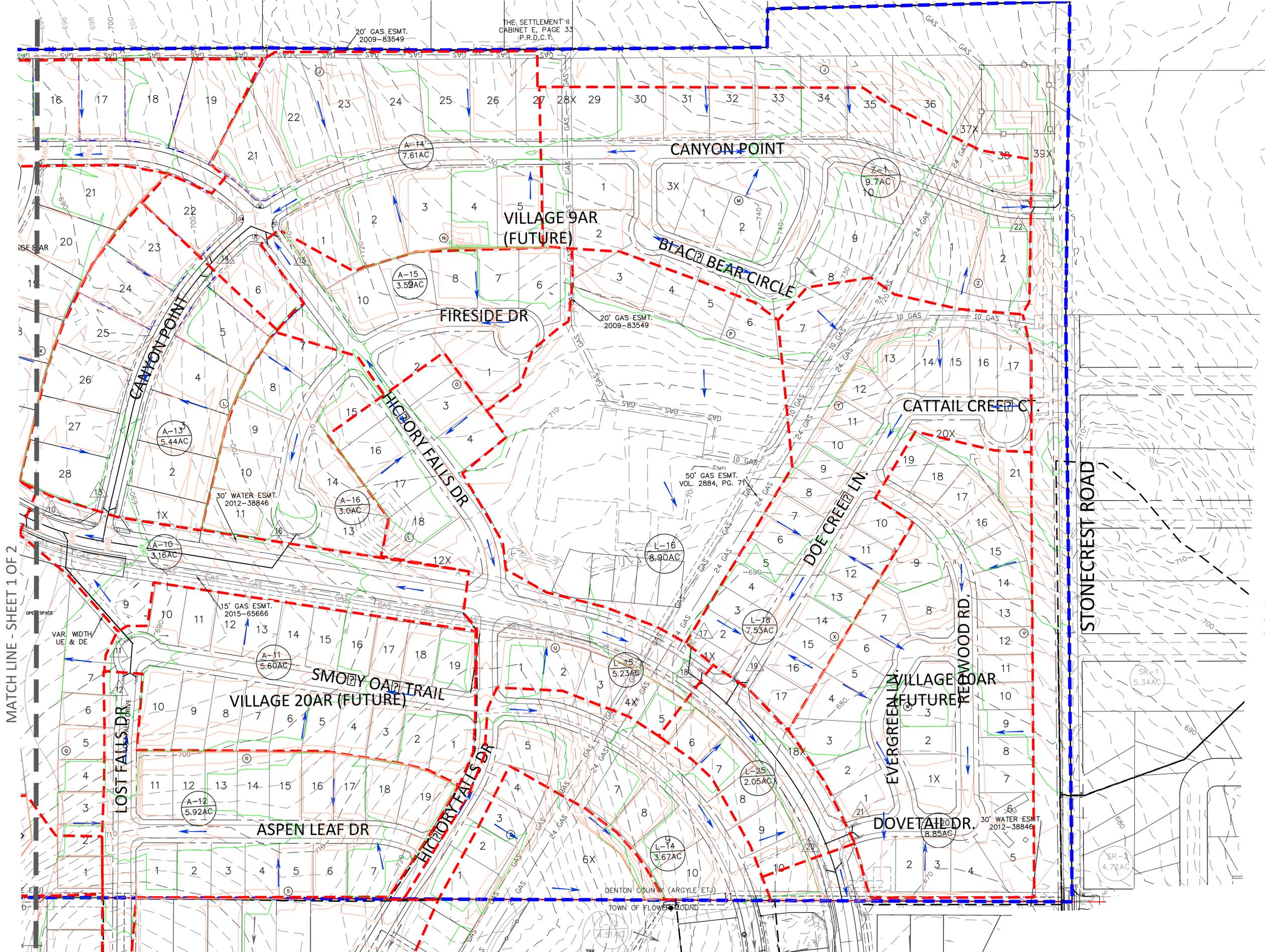
STATE OF TEXAS
 THOMAS K. DAYTON
 91751
 LICENSED PROFESSIONAL ENGINEER

Thomas K. Dayton

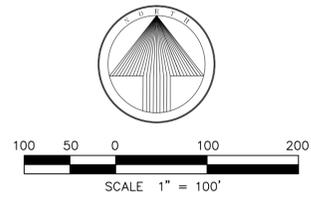
09/28/2016

TOWN OF ARGYLE ETJ
 JVC No 15045

- BENCHMARKS**
- 1) "X" cut found in concrete drainage flume on northeast end of F.M. 1171 bridge over Graham Branch, Elev. 599.70'
 - 2) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 82. Elev. 651.75'. N: 7076050.39 E: 2362437.01
 - 3) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77'. N: 7075280.73 E: 2363305.04



MATCH LINE - SHEET 1 OF 2



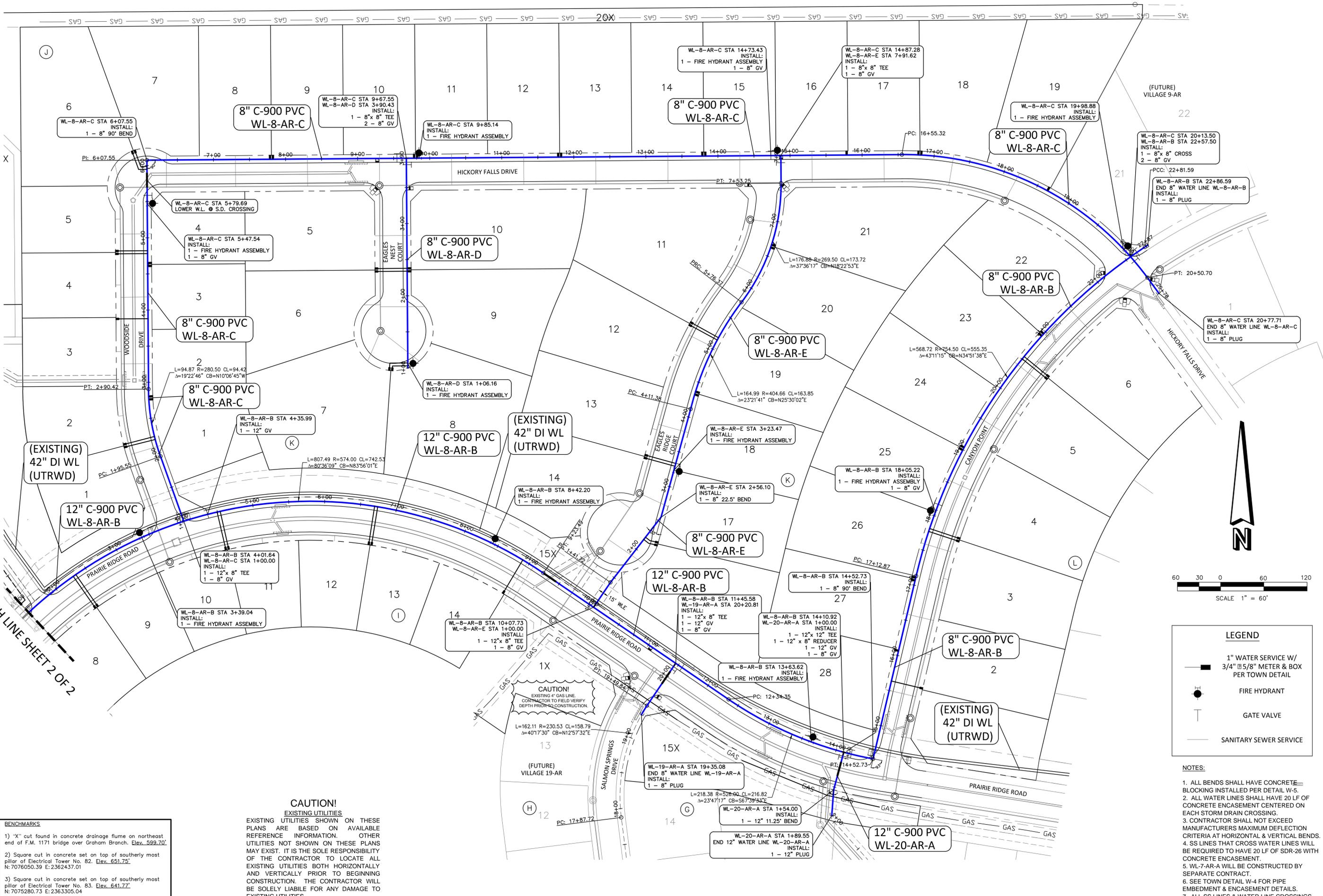
LEGEND

- FLOWER MOUND DRAINAGE AREA DESIGNATION & SIZE (AC.)
- ARGYLE DRAINAGE AREA DESIGNATION & SIZE (AC.)
- DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- 36" RCP
- PRELIM. PLAT BOUNDARY
- EXIST. 100-YR FLOODPLAIN
- ULTIMATE 100-YR FLOODPLAIN
- DESIGN POINT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING CONTOUR



Thomas K. Dayton
 09/28/2016

TOWN OF ARGYLE ETJ
 JVC No 15045



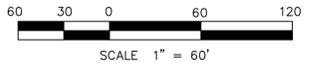
MATCH LINE SHEET 2 OF 2

BENCHMARKS

- "X" cut found in concrete drainage flume on northeast end of F.M. 1171 bridge over Graham Branch. Elev. 539.70'
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- Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77'. N: 7075280.73 E: 2363305.04

CAUTION!
EXISTING UTILITIES
EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES

CAUTION!
EXISTING 4" GAS LINE
CONTRACTOR TO FIELD VERIFY DEPTH PRIOR TO CONSTRUCTION.



LEGEND

- 1" WATER SERVICE W/ 3/4" Ø 5/8" METER & BOX PER TOWN DETAIL
- FIRE HYDRANT
- GATE VALVE
- SANITARY SEWER SERVICE

- NOTES:**
- ALL BENDS SHALL HAVE CONCRETE BLOCKING INSTALLED PER DETAIL W-5.
 - ALL WATER LINES SHALL HAVE 20 LF OF CONCRETE ENCASEMENT CENTERED ON EACH STORM DRAIN CROSSING.
 - CONTRACTOR SHALL NOT EXCEED MANUFACTURERS MAXIMUM DEFLECTION CRITERIA AT HORIZONTAL & VERTICAL BENDS.
 - SS LINES THAT CROSS WATER LINES WILL BE REQUIRED TO HAVE 20 LF OF SDR-26 WITH CONCRETE ENCASEMENT.
 - WL-7-AR-A WILL BE CONSTRUCTED BY SEPARATE CONTRACT.
 - SEE TOWN DETAIL W-4 FOR PIPE EMBEDMENT & ENCASEMENT DETAILS.
 - ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.

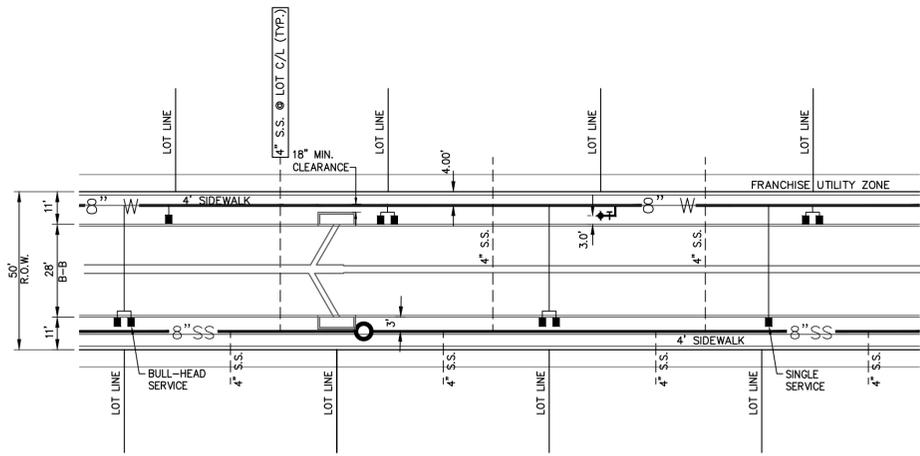


WATER LINE PLAN
SHEET 1 OF 2
CANYON FALLS VILLAGE 8-AR
THE TOWN OF ARGYLE ETJ, TEXAS

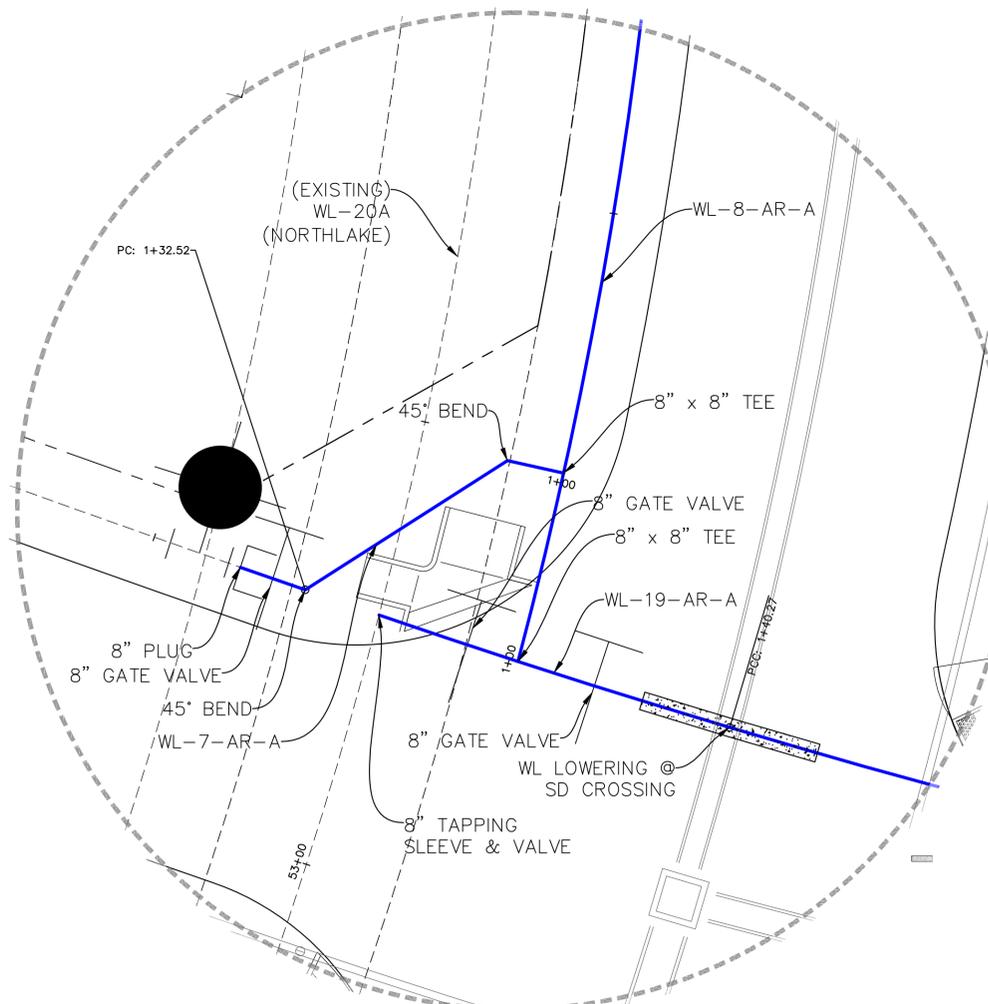


9/28/2016

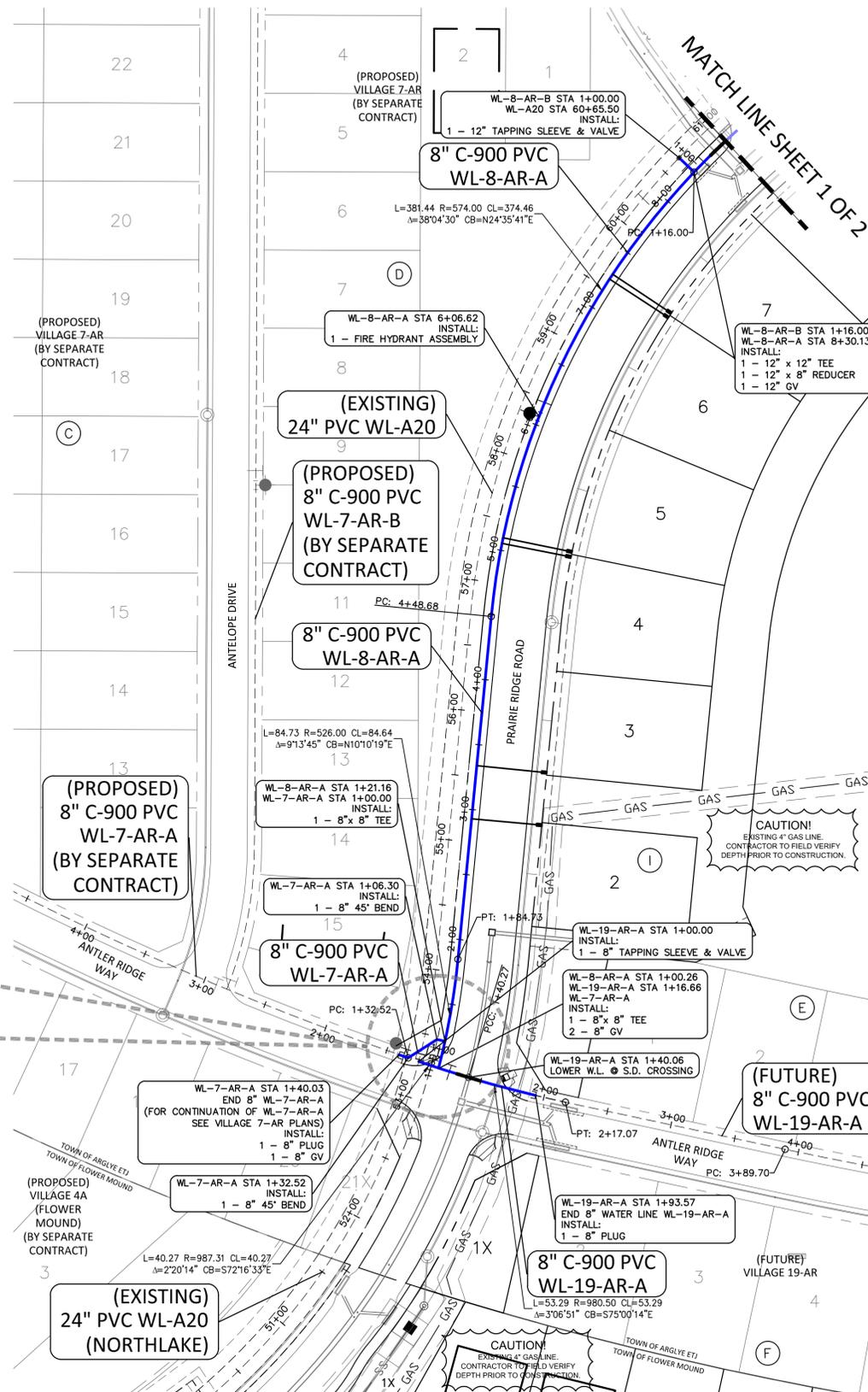
TOWN OF ARGYLE ETJ
JVC No 15045



TYPICAL UTILITY PLACEMENT
NTS



INSET SCALE: 1" = 10'



LEGEND

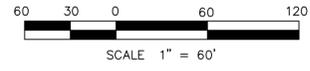
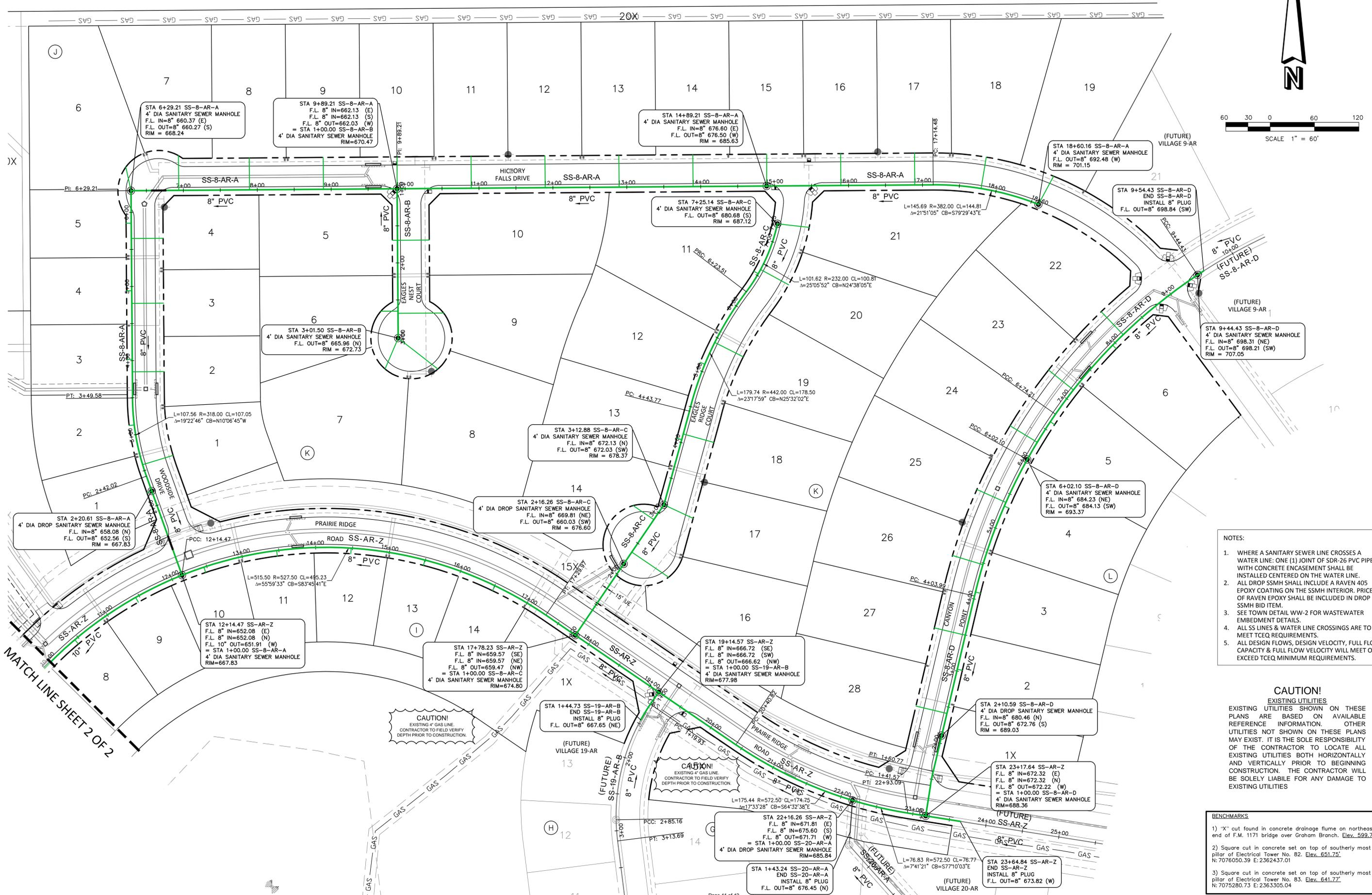
1" WATER SERVICE W/ 3/4" 5/8" METER & BOX PER TOWN DETAIL
FIRE HYDRANT
GATE VALVE
SANITARY SEWER SERVICE

- NOTES:**
1. ALL BENDS SHALL HAVE CONCRETE BLOCKING INSTALLED PER DETAIL W-5.
 2. ALL WATER LINES SHALL HAVE 20 LF OF CONCRETE ENCASUREMENT CENTERED ON EACH STORM DRAIN CROSSING.
 3. CONTRACTOR SHALL NOT EXCEED MANUFACTURERS MAXIMUM DEFLECTION CRITERIA AT HORIZONTAL & VERTICAL BENDS.
 4. SS LINES THAT CROSS WATER LINES WILL BE REQUIRED TO HAVE 20 LF OF SDR-26 WITH CONCRETE ENCASUREMENT.
 5. WL-7-AR-A WILL BE CONSTRUCTED BY SEPARATE CONTRACT.
 6. SEE TOWN DETAIL W-4 FOR PIPE EMBEDMENT & ENCASUREMENT DETAILS.
 7. ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.

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- BENCHMARKS**
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 - 2) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 82. Elev. 651.75'. N: 7076050.39 E: 2362437.01
 - 3) Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77'. N: 7075280.73 E: 2363505.04





- NOTES:**
- WHERE A SANITARY SEWER LINE CROSSES A WATER LINE: ONE (1) JOINT OF SDR-26 PVC PIPE WITH CONCRETE ENCASEMENT SHALL BE INSTALLED CENTERED ON THE WATER LINE.
 - ALL DROP SSMH SHALL INCLUDE A RAVEN 405 EPOXY COATING ON THE SSMH INTERIOR. PRICE OF RAVEN EPOXY SHALL BE INCLUDED IN DROP SSMH BID ITEM.
 - SEE TOWN DETAIL WW-2 FOR WASTEWATER EMBEDMENT DETAILS.
 - ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.
 - ALL DESIGN FLOWS, DESIGN VELOCITY, FULL FLOW CAPACITY & FULL FLOW VELOCITY WILL MEET OR EXCEED TCEQ MINIMUM REQUIREMENTS.

CAUTION!
EXISTING UTILITIES
 EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES

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MATCH LINE SHEET 2 OF 2

CAUTION!
 EXISTING 4" GAS LINE.
 CONTRACTOR TO FIELD VERIFY DEPTH PRIOR TO CONSTRUCTION.

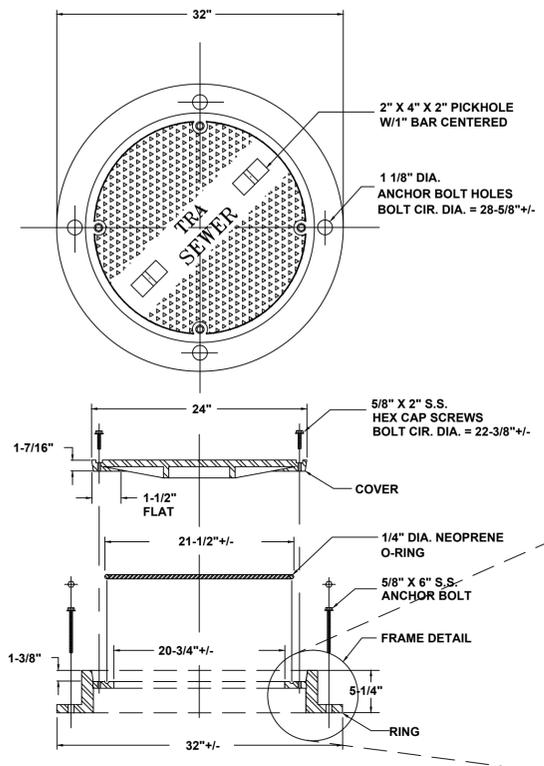
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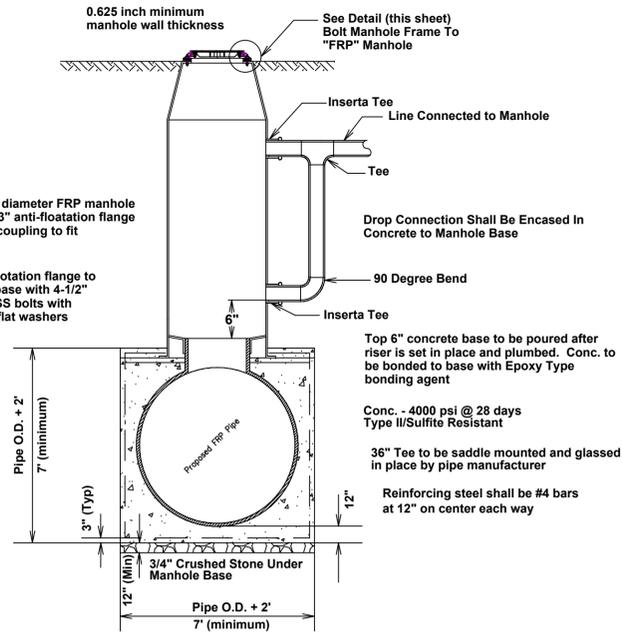
Thomas K. Dayton
 09/28/2016

TOWN OF ARGYLE ETJ
 JVC No 15045

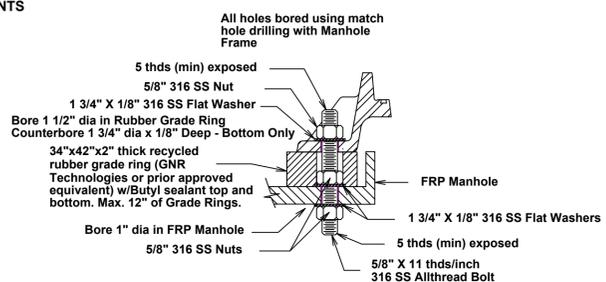
TRA DETAILS



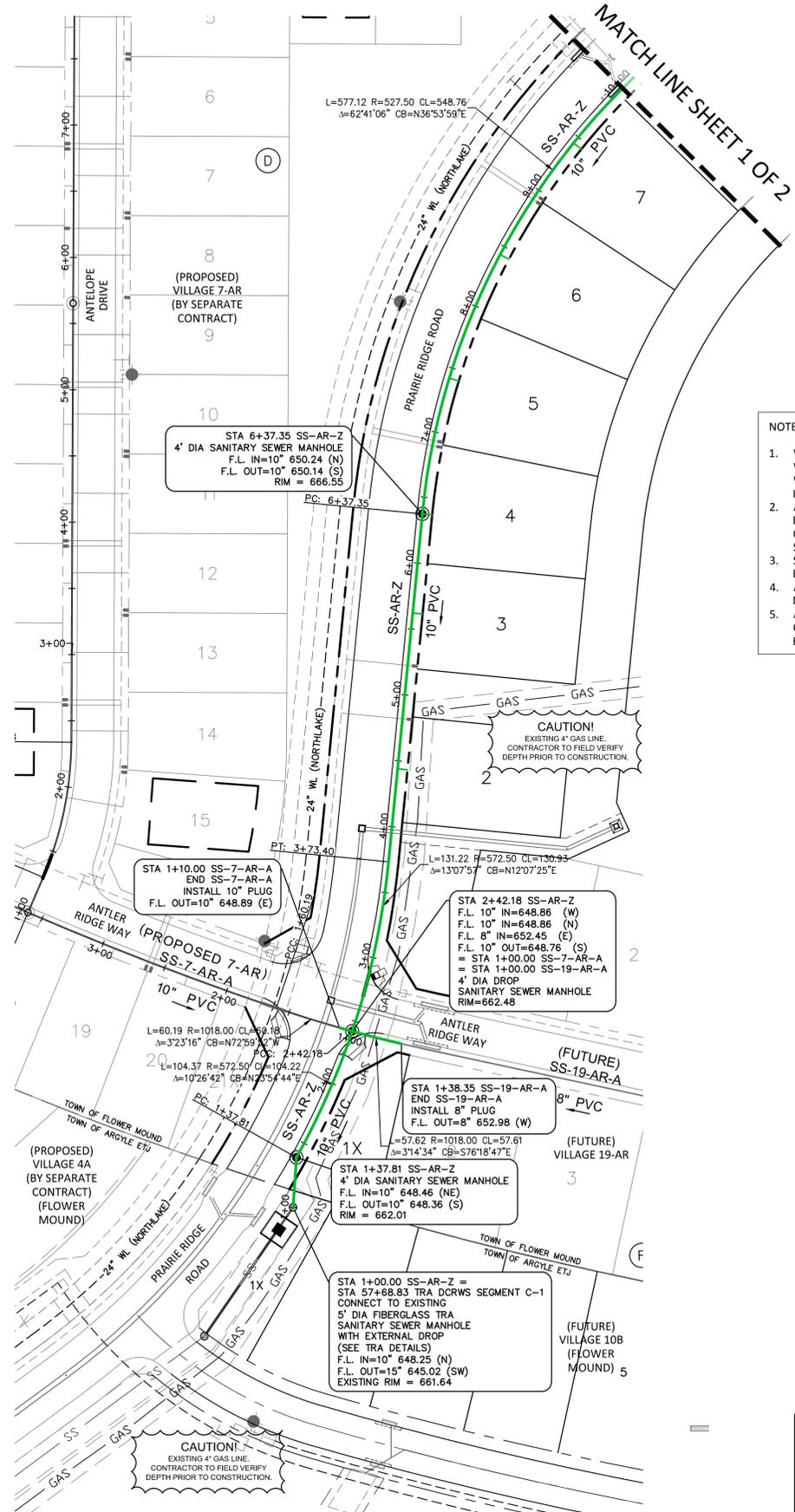
Bass & Hayes #300-24P
Standard TRA Ring &
Cover Detail
 NTS



DROP CONNECTION MANHOLE
ON PROPOSED FRP PIPE
 NTS



Bolting EJIW Manhole Frame to
FRP Manhole
 NTS



- NOTES:
- WHERE A SANITARY SEWER LINE CROSSES A WATER LINE: ONE (1) JOINT OF SDR-26 PVC PIPE WITH CONCRETE ENCASEMENT SHALL BE INSTALLED CENTERED ON THE WATER LINE.
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 - SEE TOWN DETAIL VW-2 FOR WASTEWATER EMBEDMENT DETAILS.
 - ALL SS LINES & WATER LINE CROSSINGS ARE TO MEET TCEQ REQUIREMENTS.
 - ALL DESIGN FLOWS, DESIGN VELOCITY, FULL FLOW CAPACITY & FULL FLOW VELOCITY WILL MEET OR EXCEED TCEQ MINIMUM REQUIREMENTS.

- BENCHMARKS
- "X" cut found in concrete drainage flume on northeast end of F.M. 1171 bridge over Graham Branch. Elev. 599.70'
 - Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 82. Elev. 651.75'. N: 7076050.59 E: 2362437.01
 - Square cut in concrete set on top of southerly most pillar of Electrical Tower No. 83. Elev. 641.77'. N: 7075280.73 E: 2363305.04

