



**\*\*\* PUBLIC NOTICE \*\*\***

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
SPECIAL SESSION**

**MONDAY, NOVEMBER 16, 2020 AT 6:30 P.M.  
AT CITY HALL – 3300 CORINTH PARKWAY  
AND VIA WEB CONFERENCE MEETING**

**The City of Corinth is operating at Level Orange status regarding COVID-19 and  
Public Meetings are to follow CDC guidelines and Governmental Declarations.**

**City Hall will be open to the public.**

**Information on how to access and participate in the video conference is provided below.\*\***

**AGENDA**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Planning and Zoning Commission Meeting held on September 28, 2020.

**IV. AGENDA:**

- A. The Planning & Zoning Commission will consider and take action on a Final Plat of Lake Sharon, Phase III (#FP18-0005), located on the southeast corner of Lake Sharon and FM 2499, consisting of 74 Residential lots, 3 HOA Open Space lots on ±55.995 acres situated in the B.B.B. & C. R.R. Co. Survey, Abstract No. 190, Samuel Kephart Survey, Abstract No. 721 and G.W. McGlothlin Survey, Abstract No. 888, within PD-50 (SF-4) Zoning District.
1. Staff Presentation
  2. Applicant Presentation
  3. Take Action
- B. The Planning and Zoning Commission will make a recommendation to the City Council for the Appointment of a Chair and Vice-Chair for the Planning and Zoning Commission for Fiscal Year 2020-2021.
1. Staff Presentation
  2. Take Action

**V. ADJOURNMENT:**

**EXECUTIVE SESSION**

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed session for the purpose of seeking confidential legal advice of the City Attorney on any Agenda Item listed herein.

As a majority of Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Friday, November 13, 2020 at 12:00 p.m.**



\_\_\_\_\_  
Helen-Eve Liebman, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

\_\_\_\_\_  
**November 13, 2020**

Date of Notice

**\*\*Pursuant to Section 551.127, Texas Government Code, one or more Planning and Zoning Commissioners or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. Additionally, video and audio feed of the meeting may be accessed by visiting:**

**<https://www.cityofcorinth.com/RemoteSession>**

**If you will not be in attendance you may submit any public hearing questions to:**

**[michelle.mixell@cityofcorinth.com](mailto:michelle.mixell@cityofcorinth.com)**

**Questions will be read aloud so that they may be answered.**

Corinth City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRaille IS NOT AVAILABLE**

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\* \* \* \* PUBLIC NOTICE \* \* \* \*

**NOTICE OF THE CITY OF CORINTH  
PLANNING AND ZONING COMMISSION  
REGULAR SESSION  
MONDAY, SEPTEMBER 28, 2020 AT 6:30 P.M.  
CITY HALL – 3300 CORINTH PARKWAY  
AND VIA WEB CONFERENCE MEETING**

**MINUTES**

**I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:**

*Chairman Rush called the meeting to order at 6:30 P.M.  
Commissioners Baker, Holzwarth, Wade and Gober were in attendance.  
Commissioner Thornton was absent.*

**II. PLEDGE OF ALLEGIANCE:**

**III. PRESENTATIONS:**

A. "Director's Report" on City Council meeting items from the preceding City Council meetings and other relevant information.

*Planning and Development Director Helen-Eve Beadle presented the directors report.*

**IV. AGENDA:**

- A. A Replat of **Lake Dallas ISD School Addition**, Lot 1R-2, Block A, being approximately 56.983 acres situated in the Edwin Marsh Survey, Abstract No.833 being known as all of Lot 1R, Block 1 Lake Dallas ISD School Addition and all of unplatted Tract 33, and Tract 35, totaling 2.213 and 1.00 acres, respectively, as located in the SF-4 Zoning District.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Hearing
  - d. Take Action

*Planning and Development Manager Michell Mixell presented the case to the Commission.*

*Planning and Development Manager Mixell stated that this is a replat for an existing school property under construction with an approved site plan. She explained that the applicant is requesting the replat in order to address the conditions of the site and be consistent with the site plan, to consolidate 3 parcels into one lot totaling 56 acres, dedicate new easements associated with current construction happening on site, dedicate new easements for existing facilities which currently lack easements, and to abandon easements where facilities were previously removed.*

*Ms. Mixell explained that the reason for the public hearing was because of the easements to hear any testimony. She stated the abandonment document or instrument is being drafted by the City Attorney and will be taken to the Council for action at the earliest convenience.*

*Ms. Mixell stated that the site plan was administratively approved in July of this year and construction is nearing completion. She reiterated that the purpose of the replat was to ensure consistency with the site plan. She further stated for*

the record that Public Hearing Notices were published in the Denton Record Chronicle on September 12, 2020 and mailed to adjoining property owners within 200 feet of the subject property on September 10, 2020.

*Ms. Mixell* stated that staff has reviewed the replat and that it generally meets the City's technical requirements for the approval with conditions as noted on the development report dated September 24. She explained that one thing not in the report was a comment related to drainage concerns on the neighboring property [to the east along Tower Ridge Road] and the developer of that property has asked that the school district consider cooperating to provide an easement through the school district property. It was also her understanding that the easement would benefit tree preservation in doing so. She went on to state that the easement item is not part of the Development Report and asked that the item be added as part of the record.

*Ms. Mixell* asked the Commission to approve the replat with the conditions noted in the Development Report and the additional comment that was mentioned above. She stated the additional comment was to consider cooperating with the adjacent landowners to allow the option to include an additional grading and drainage easement along the eastern property line.

*Ms. Mixell* explained to the Commission that the reason why they were seeing a number of listed conditions or comments in the staff report was because this was the first plat coming before them that follows House Bill 4167, which is the shot clock provision. She explained the 30-day deadline from submission for the Planning & Zoning Commission to hear and approve, approve with conditions, or deny. She further explained that in the past, staff would have time to go back and forth with an applicant with the comments and they would be worked out. Now, with a shortened timeframe, staff needs to include the staff report any items that have not been addressed as conditions. The process that typically will occur is that the applicant will take the information, correct the plat and resubmit. From that time, the Local Government Code dictates that staff and the Commission will have 15 days to approve, approve again with conditions, or deny.

**Chairman Rush opened the public hearing.**

**There being no speakers, Chairman Rush closed the public hearing.**

*Brian Sarhmann, representing the applicant,* stated that they were working with the neighboring developer and the additional comment concerns would ultimately be approved by the School Board. He requested a clarification of whether the drainage easement would also be a public easement.

*Planning Manager Mixell* responded that she believed it would be a private easement that both school district and developer would agree to and she would obtain clarification from the City Engineer.

*Chairman Rush* asked if there were any questions for the City or the Applicant.

*Commissioner Holzwarth* moved to approve the replat as presented with the additional comment.

*Commissioner Baker* seconded the motion.

*Chairman Rush* asked to confirm if the motion included the comment related to the drainage easement.

*Commissioner Holzwarth* answered in the affirmative.

**Motion Carried 5-Yes; 0-No**

**ADJOURNMENT:**

There being no further business Chairman Rush adjourned the meeting at 6:42 P.M.

MINUTES APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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Brian Rush, Planning and Zoning Commission Chair



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Helen-Eve Beadle, Planning and Development Director



## Memorandum

To: **The Corinth Planning and Zoning Commission**  
From: Michelle L. Mixell, AICP, Planning and Development Manager  
Meeting Date: November 16, 2020  
Re: Final Plat Lake Sharon, Phase III (#FP18-0005)

**Final Plat - Lake Sharon, Phase III (#FP18-0005)** - Located at the southeast corner of Lake Sharon Drive and FM 2499, consisting of 74 Residential lots, 3 HOA Open Space lots on +/-55.995 acres situated in the B.B.B. & C. R.R. Co. Survey, Abstract No. 190, Samuel Kephart Survey, Abstract No. 721 and G.W. McGlothlin Survey, Abstract No. 888.

### Action Requested:

Approval of Final Plat Lake Sharon, Phase III (#FP18-0005)

### Background Information:

1. Planned Development (PD-50) approved by City Council on March 10, 2018
2. Preliminary Plat Lake Sharon Phase III approved by Planning and Zoning Commission on May 20, 2019
3. Construction Plans approved by City Engineer at the Pre-Construction Meeting on November 19, 2019
4. Developer is currently finishing the trail which is located along the west side of the lake within HOA Lot 45X. This trail is covered by a public pedestrian access easement and will be maintained by the HOA
5. All site construction is estimated for completion in December 2020
6. Homebuilder (MI Homes) has recently been in contact with the City inquiring about the process for constructing model homes

**Supporting Documents:** See attached Final Plat Lake Sharon, Phase III, sheets 1-4

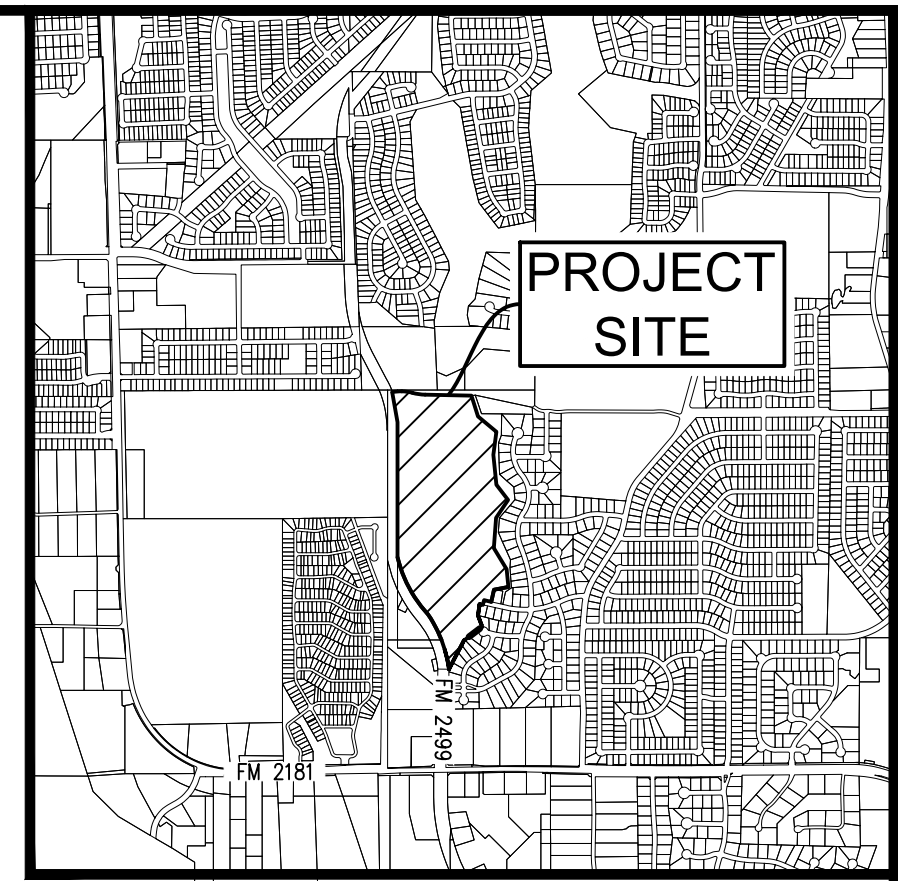
**Staff Recommendation:** Approval with Conditions

Staff has reviewed the proposed Final Plat and determined it generally meets the City's technical requirements for Approval with conditions noted below:

Conditions of Approval – Provide evidence that the following items have been resolved:

1. Tax Certificates from Denton County indicating City taxes are current;
2. All required fees paid;
3. Homeowners' Association/restrictive covenants reviewed and approved by City Attorney, and articles, bylaws and restrictive covenants have been recorded with Denton County (UDC, Section 3.05.08);
4. Letter of final acceptance of all public improvements by City Engineer; and
5. Staff comments noted on Final Plat sheet 1/4 (see attached) – Applicant to clarify in notes section of sheet; 1/4 that the, "PAE- is a pedestrian access easement provides for "public access". This was a key point discussed at the October 19, 2017 City Council Meeting where the trail system and land dedication for Lake Sharon was approved.





Vicinity Map T-2000



50 0 50 100 150 Feet  
SCALE: 1"=50'

**PRELIMINARY DOCUMENT:**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.  
MARK PAINE, RPLS 8078 11/9/20

**FINAL PLAT**  
**LAKE SHARON, PH. III**  
**74 Residential Lots**  
**3 HOA & Openspace Lots**  
**55.995 Acres**  
**Zoned: Lake Sharon, Phase III**  
**Development District**  
**Ordinance No. 18-03-15-10, PD (SF-4)**  
**Land Use: Low Density Residential**  
in the  
**B.B.B.&C. R.R. Co. SURVEY, ABSTRACT NO. 190**  
**SAMUEL KEPHART SURVEY, ABSTRACT NO. 721**  
**G.W. MCGLOTHLIN SURVEY, ABSTRACT NO. 888**  
**CITY OF CORINTH**  
**DENTON COUNTY, TEXAS**

1/4

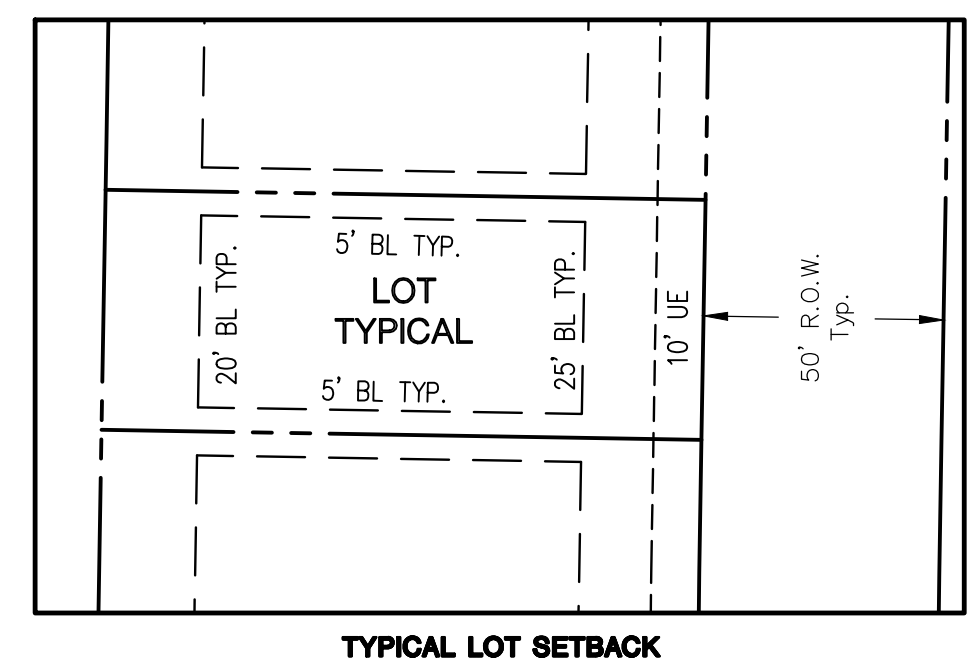
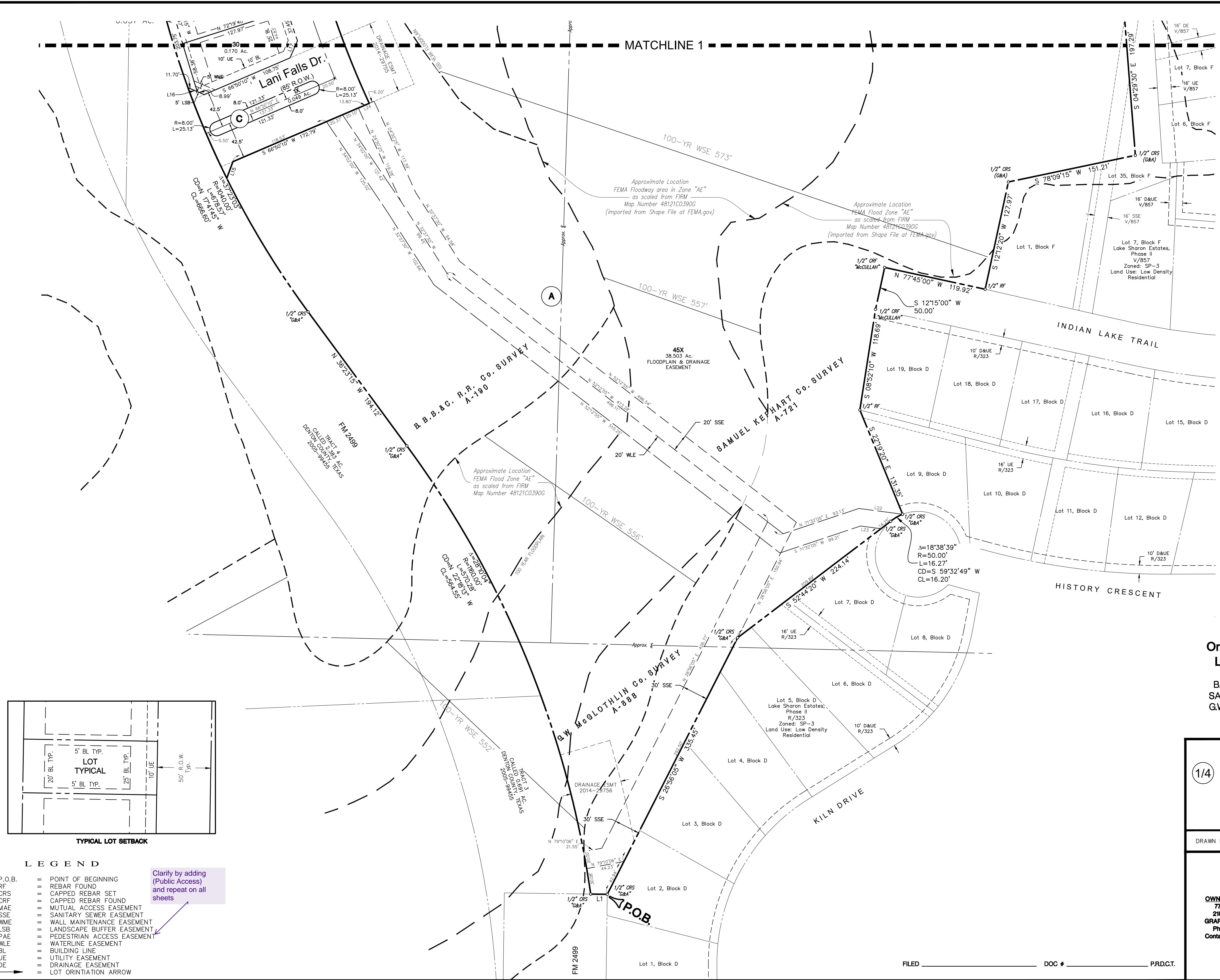


The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057  
972.436.9712  
201 Country View Drive  
Roanoke, Texas 76262  
940.240.1012  
TBPE: 19762 TBPLS: 10194440  
www.jrca.com  
www.mcadamsco.com

DRAWN BY: CC DATE: 5/21/2018 SCALE: 1"=50' JOB. No. 15228

**OWNER/DEVELOPER**  
**777 LAKES, L.P.**  
**218 W. WALL ST**  
**GRAPEVINE, TX 76051**  
**Ph. 214.985.8021**  
**Contact: Rob Betancur**

FILED \_\_\_\_\_ DOC # \_\_\_\_\_ PRD.C.T.

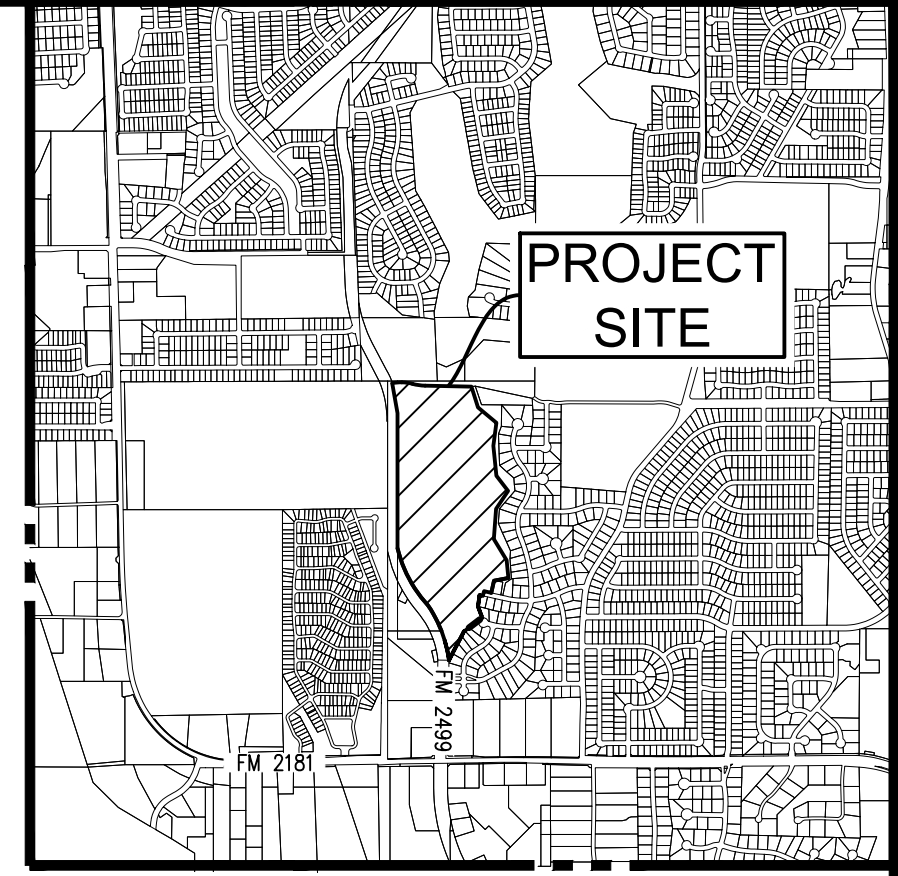
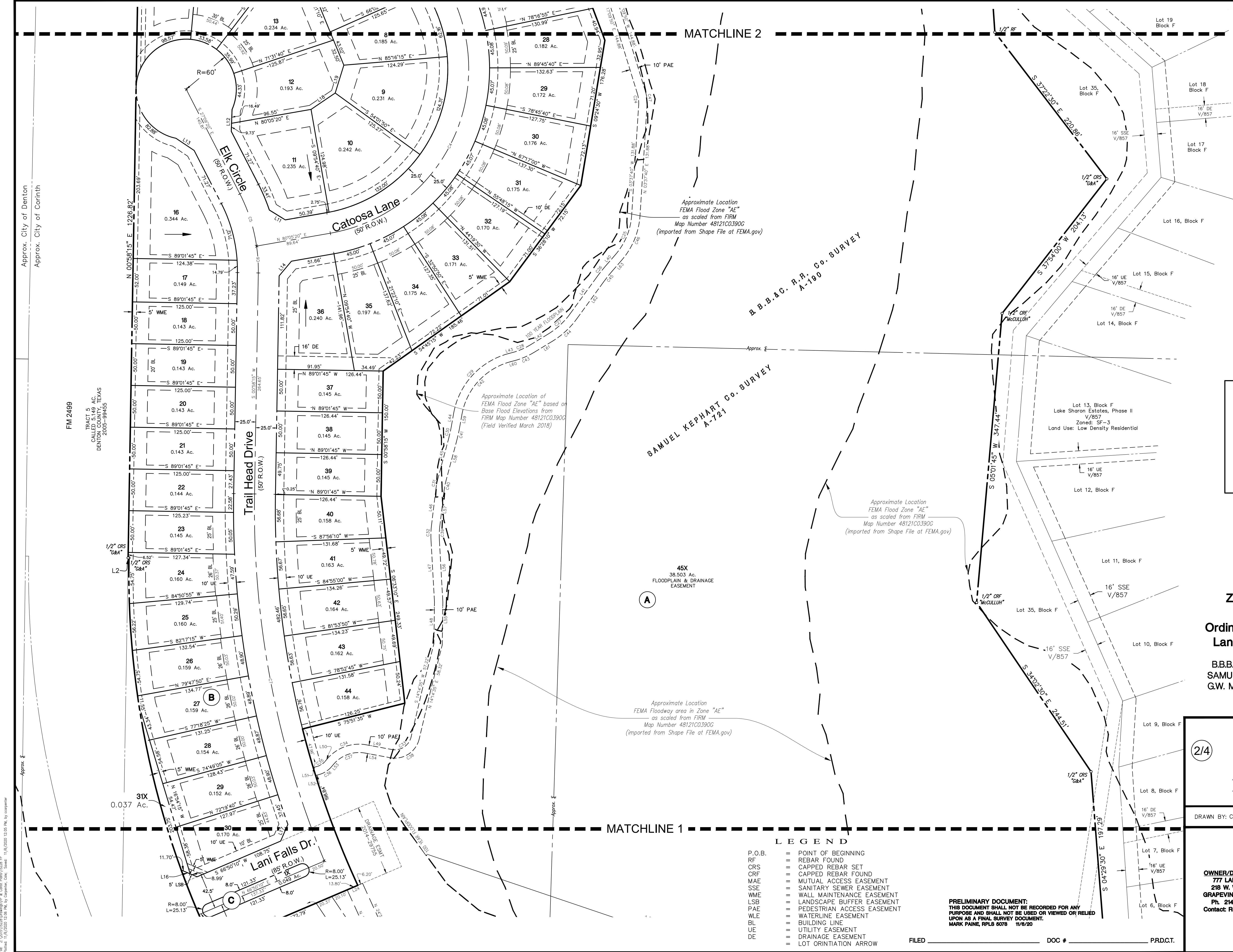


- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - RF = REBAR FOUND
  - CRS = CAPPED REBAR SET
  - CRF = CAPPED REBAR FOUND
  - MAE = MUTUAL ACCESS EASEMENT
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  - WLE = WATERLINE EASEMENT
  - BL = BUILDING LINE
  - UE = UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - LA = LOT ORIENTATION ARROW

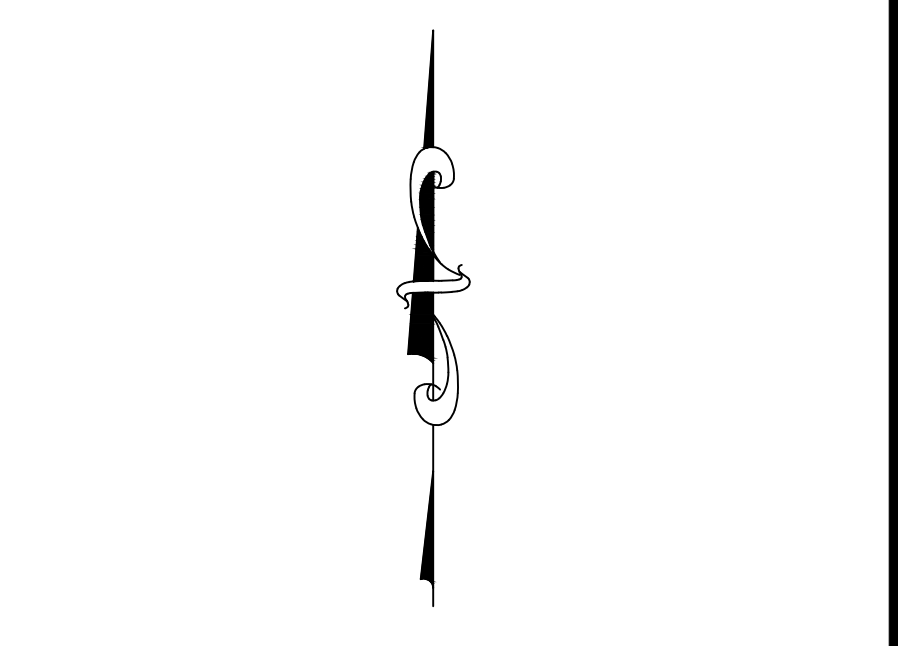
Clarify by adding (Public Access) and repeat on all sheets

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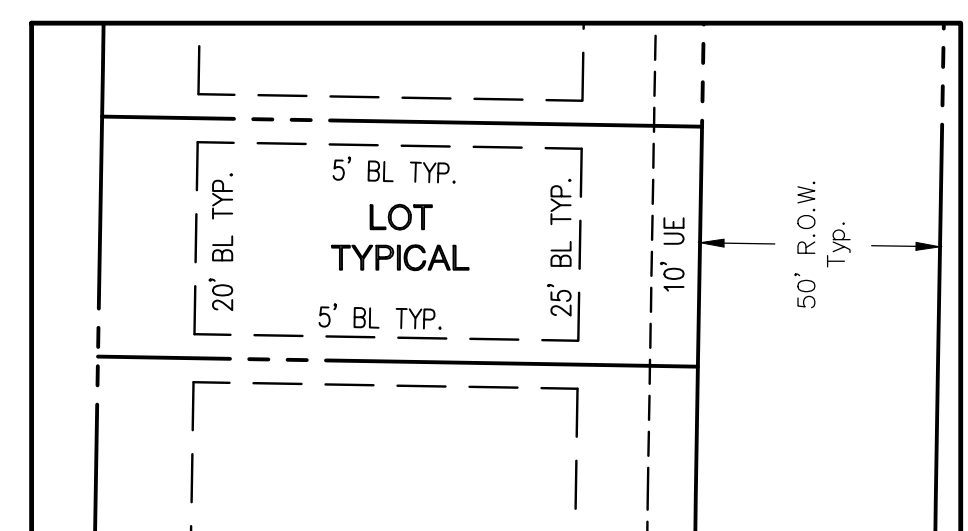




Vicinity Map r-2000



SCALE: 1"=50'



TYPICAL LOT SETBACK

**FINAL PLAT**  
**LAKE SHARON, PH. III**  
**74 Residential Lots**  
**3 HOA & Openspace Lots**  
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**2/4**

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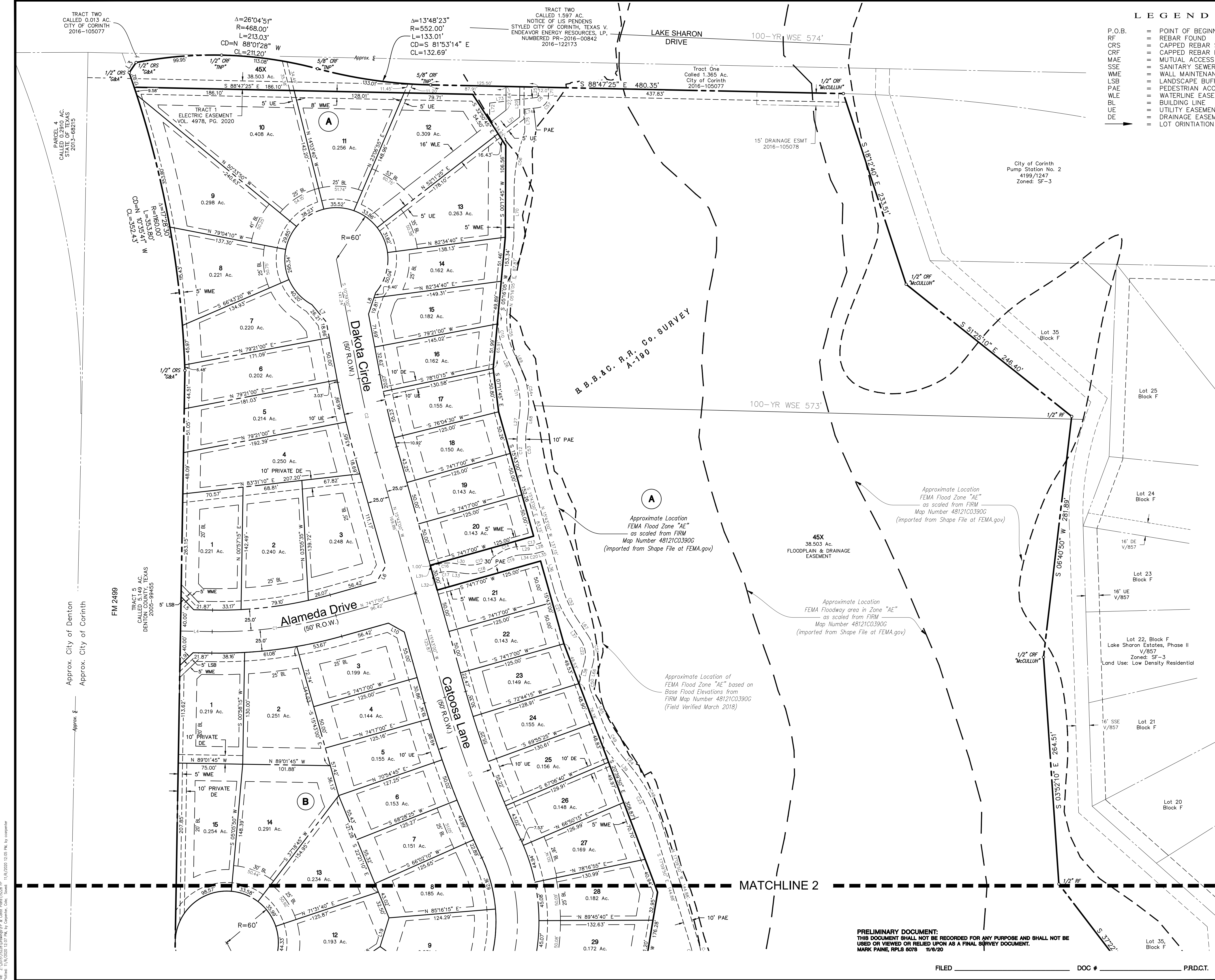
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FILED \_\_\_\_\_ DOC # \_\_\_\_\_ PRDCT.

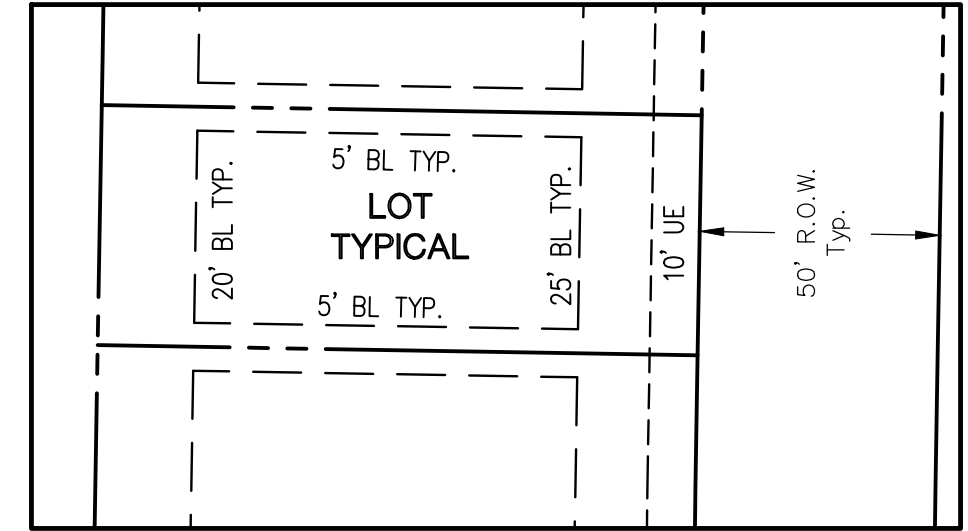
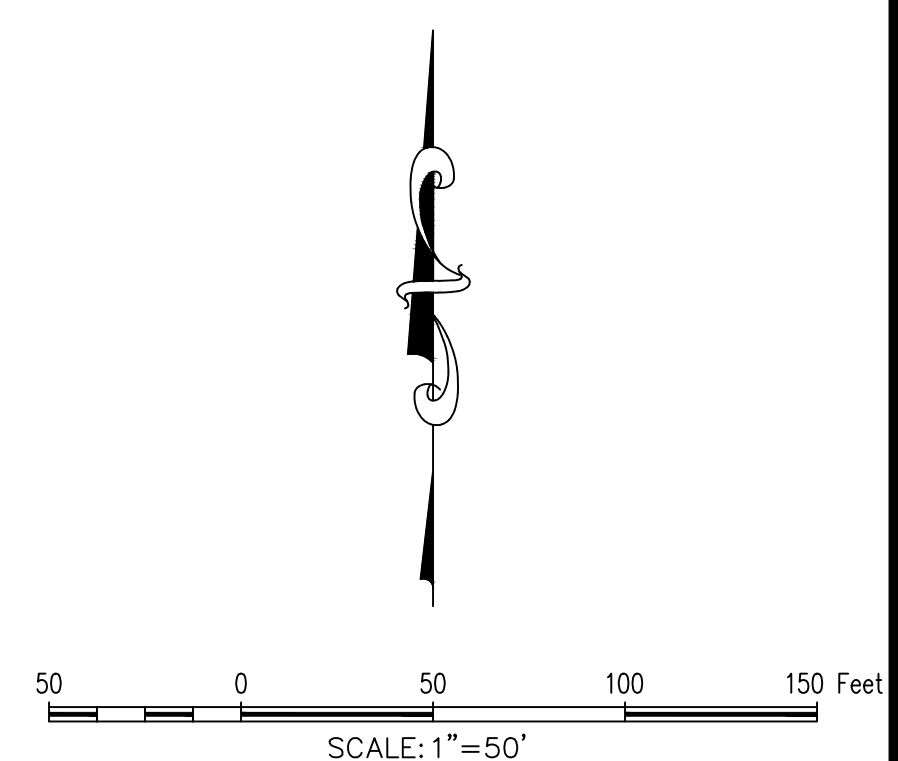
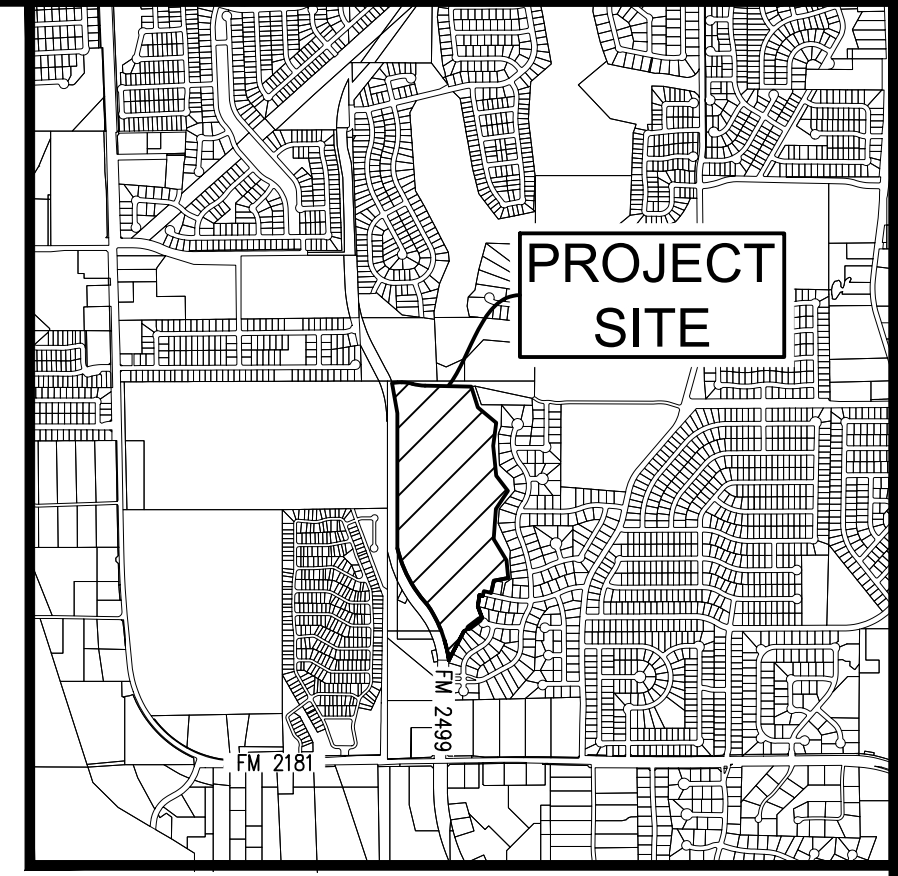
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**74 Residential Lots**  
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 MARK PAINE, RPLS 5078 10/8/20

FILED \_\_\_\_\_ DOC # \_\_\_\_\_ PRDCT.

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OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, 777 Lakes LP, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

Being all that certain lot, tract or parcel of land situated in the B.B.B. & C. RR Co. Survey, Abstract Number 190, the Samuel Kephart Survey, Abstract Number 721 and the G. W. McGlothlin Survey, Abstract Number 888, City of Corinth, Denton County, Texas, and being part of that certain called 41.70 acre tract of land described as Tract One and part of that certain called 62.667 acre tract of land described as Tract Four in deed to 777 Lakes LP, recorded in Document Number 2004-19618 of the Real Property Records of Denton County, Texas, and being part of that certain called 0.275 acre tract of land described in deed to 777 Lakes LP, recorded in Document Number 2008-1791 of the Real Property Records of Denton County, Texas, and being all of that certain called 0.565 acre tract of land described in deed to 777 Lakes LP, recorded in Document Number 2005-1792 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A) at the southeast corner of said 0.565 acre tract, being the northeast corner of Barrel Strap Lane as evidenced by the final plat of Lake Sharon Estates, recorded in Cabinet R, Page 323 of the Plat Records of Denton County, Texas, and being an angle point on the west line of Lot 2, Block D of said addition;

THENCE N 89°12'55" W, 19.31 feet with the south line of said 0.565 acre tract and the north line of said Barrel Strap Lane to a 1/2" capped rebar set (G&A) at the southwest corner of said 0.565 acre tract and being the southeast corner of that certain called 0.691 acre tract described as Tract 1 in deed to Denton County, Texas, recorded in Document Number 2005-99455 of the Real Property Records of Denton County, Texas, being on the east line of F.M. 2499;

THENCE with the east line of said F.M. 2499, the east line of said 0.691 acre tract and the west line of said 0.565 acre tract, with the arc of a curve to the left having a radius of 1160.00 feet, passing at an arc length of 238.61 feet, whose central angle is 11°47'09", having a chord of N 14°06'47" W, 238.19 feet, a 5/8" rebar found at the northeast corner of said 0.691 acre tract, being the northwest corner of said 0.565 acre tract and being the southeast corner of that certain called 2.383 acre tract described as Tract 4 in said Denton County, Texas, deed, continuing with the east line of said 2.383 acre tract a total arc length of 570.28 feet, whose central angle is 28°10'04", having a chord of N 22°16'13" W, 564.55 feet to a 1/2" capped rebar set (G&A) at a point of tangency;

THENCE N 36°23'15" E, 194.12 feet continuing with the east line of said F.M. 2499 and the east line of said 2.383 acre tract to a 1/2" capped rebar set (G&A) at a point of curvature of a curve to the right;

THENCE continuing with the east line of said F.M. 2499 and the east line of said 2.383 acre tract, with the arc of said curve to the right having a radius of 1040.00 feet, a central angle of 37°22'55" and an arc length of 678.58 feet whose chord bears N 17°41'45" W, 666.60 feet to a 1/2" capped rebar set (G&A) at the northeast corner of said 2.383 acre tract;

THENCE N 89°01'45" W, 1.00 feet continuing with the east line of said F.M. 2499 and the north line of said 2.383 acre tract to a 1/2" capped rebar set (G&A) at the northwest corner of said 2.383 acre tract, being the southwest corner of said 0.275 acre tract, being on the east line of that certain called 5.149 acre tract of land described in said Denton County, Texas, deed;

THENCE N 00°58'15" E, 1226.82 feet continuing with the east line of said F.M. 2499, the east line of said 5.149 acre tract and the west line of said 0.275 acre tract to a 1/2" capped rebar set (G&A) at the point of curvature of a non-tangent curve to the left;

THENCE continuing with the east line of said F.M. 2499 and the east line of said 5.149 acre tract and the west line of said 0.275 acre tract with the arc of said non-tangent curve to the left having a radius of 1160.00 feet, a central angle of 17°28'30" and an arc length of 353.80 feet, whose chord bears N 10°35'41" W, 352.43 feet to a 1/2" capped rebar set at the southwest corner of that certain called 0.013 acre tract of land described as Tract Two in deed to the City of Corinth, Texas, recorded in Instrument Number 2016-105077 of the Real Property Records of Denton County, Texas;

THENCE N 34°19'00" E, 14.26 feet with the south line of said 0.013 acre tract of land to a 1/2" capped rebar set (G&A) at an angle point;

THENCE continuing with the south line of said 0.013 acre tract with the arc of a non-tangent curve to the right having a radius of 468.00 feet, passing at an arc length of 279.85 feet, whose central angle is 27°34", having a chord of N 85°03'13" E, 99.78 feet, a 5/8" capped rebar found (TNP) at the most easterly corner of said 0.013 acre tract, being the most westerly corner of that certain called 1.365 acre tract of land described as Tract One in said City of Corinth, Texas, deed, continuing with the south line of said 1.365 acre tract a total arc length of 213.03 feet, whose central angle is 26°04'51", having a chord of S 88°01'28" E, 211.20 feet to a 5/8" capped rebar found (TNP) at a point of reverse curvature;

THENCE continuing with the south line of said 1.365 acre tract with the arc of a curve to the left having a radius of 552.00 feet, a central angle of 13°48'23" and an arc length of 133.01 feet whose chord bears S 81°53'14" E, 132.69 feet to a 5/8" capped rebar found (TNP) at a point of tangency;

THENCE S 88°47'25" E, 480.35 feet continuing with the south line of said 1.365 acre tract to a 1/2" capped rebar found (MCCULLAH) at the northwest corner of Lot 35, Block F of Lake Sharon Estates, Phase II, according to the revised final plat thereof recorded in Cabinet V, Page 857 of the Plat Records of Denton County, Texas;

THENCE with the west line of said Lot 35, Block F the following:

S 18°12'40" E, 233.51 feet to a 1/2" capped rebar found (MCCULLAH);

S 51°25'10" E, 246.40 feet to a 1/2" capped rebar found;

S 06°40'50" W, 281.89 feet to a 1/2" capped rebar found (MCCULLAH);

S 03°52'10" E, 264.51 feet to a 1/2" rebar found;

S 37°22'30" E, 220.86 feet to a 1/2" capped rebar set (G&A);

S 37°54'00" W, 204.13 feet to a 1/2" capped rebar found (MCCULLAH);

S 05°01'45" W, 347.44 feet to a 1/2" capped rebar found (MCCULLAH);

S 34°02'30" E, 244.51 feet to a 1/2" capped rebar set (G&A);

S 04°29'30" E, 197.29 feet to a 1/2" capped rebar set (G&A);

S 78°09'15" W, passing at 46.40 feet the northeast corner of Lot 1, Block F of said Lake Sharon Estates, Phase II, continuing with the north line thereof a total distance of 151.21 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said Lot 1, Block F;

THENCE S 12°12'20" W, 127.97 feet with the west line of said Lot 1, Block F, to a 1/2" rebar found at the southwest corner thereof, being on the north line of the aforementioned Lake Sharon Estates and being on the north line of Indian Lake Trail as shown on said plat of Lake Sharon Estates;

THENCE N 77°47'40" W, 119.92 feet with the north line of said Lake Sharon Estates and the north line of Indian Lake Trail to a 1/2" capped rebar found (MCCULLAH) at the northwest corner of Indian Lake Trail and being the most northerly northwest corner of said Lake Sharon Estates;

THENCE S 12°15'00" W, 50.00 feet with the west line of said Lake Sharon Estates and the west line of said Indian Lake Trail to a 1/2" capped rebar found (MCCULLAH) at the southwest corner said Indian Lake Trail and being the northwest corner of Lot 19, Block D of said Lake Sharon Estates;

THENCE continuing with the west line of said Lake Sharon Estates the following:

S 08°52'10" W, 118.89 feet with the west line of said Lot 19 to a 1/2" rebar found at the southwest corner thereof and being the northwest corner of Lot 9, Block D of said Lake Sharon Estates;

S 22°19'20" E, 131.35 feet with the west line of said Lot 9 to a 1/2" rebar found at the southwest corner thereof, being on the north line of History Crescent;

With the west line of said History Crescent with the arc of a curve to the left having a radius of 50.00 feet, a central angle of 18°38'39" and an arc length of 16.27 feet whose chord bears S 59°32'49" W, 16.20 feet to a 1/2" rebar found at the most northerly corner of Lot 7, Block D of said Lake Sharon Estates;

S 52°44'20" W, with the west line of said Lot 7, passing at 151.66 feet the most westerly corner thereof and being the most northerly corner of Lot 6, Block D of said Lake Sharon Estates, continuing with the west line thereof, passing at 204.26 feet the most westerly corner thereof and being the most northerly corner of Lot 5, Block D of said Lake Sharon Estates, continuing with the west line thereof a total distance of 224.14 feet to a 1/2" capped rebar set (G&A) at an angle point;

S 26°56'05" W, with the west line of said Lot 5, passing at 44.45 feet the most westerly corner thereof and being the most northerly corner of Lot 4, Block D of said Lake Sharon Estates, continuing with the west line thereof, passing at 135.97 feet the most westerly corner thereof and being the most northerly corner of Lot 3, Block D of said Lake Sharon Estates, continuing with the westerly line thereof, passing at 251.81 feet the most westerly corner thereof and being the most northerly corner of the aforementioned Lot 2, Block D, continuing with the west line thereof a total distance of 335.45 feet to the POINT OF BEGINNING and containing approximately 55.995 acres of land.

Do hereby designate the hereinabove described tract as Lake Sharon, Phase III, an addition to the City of Corinth, Texas, and whose name is subscribed hereto, do hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: \_\_\_\_\_

Robert Betancur  
777 Lakes, LP (Authorized Representative)

Date: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF TARRANTS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020

Notary Public in and for the State of Texas

Notary's Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	9,610	0.221
2	BLOCK A	10,449	0.240
3	BLOCK A	10,795	0.248
4	BLOCK A	10,905	0.250
5	BLOCK A	9,325	0.214
6	BLOCK A	8,795	0.202
7	BLOCK A	9,581	0.220
8	BLOCK A	9,626	0.221
9	BLOCK A	12,973	0.298
10	BLOCK A	17,774	0.408
11	BLOCK A	11,165	0.256
12	BLOCK A	13,476	0.309
13	BLOCK A	11,456	0.263
14	BLOCK A	7,041	0.162
15	BLOCK A	7,910	0.182
16	BLOCK A	7,069	0.162
17	BLOCK A	6,772	0.155
18	BLOCK A	6,527	0.150
19	BLOCK A	6,250	0.143
20	BLOCK A	6,250	0.143

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	BLOCK A	6,250	0.143
22	BLOCK A	6,250	0.143
23	BLOCK A	6,494	0.149
24	BLOCK A	6,766	0.155
25	BLOCK A	6,787	0.156
26	BLOCK A	6,459	0.148
27	BLOCK A	7,375	0.169
28	BLOCK A	7,935	0.182
29	BLOCK A	7,481	0.172
30	BLOCK A	7,645	0.176
31	BLOCK A	7,625	0.175
32	BLOCK A	7,422	0.170
33	BLOCK A	7,428	0.171
34	BLOCK A	7,642	0.175
35	BLOCK A	8,585	0.197
36	BLOCK A	10,434	0.240
37	BLOCK A	6,322	0.145
38	BLOCK A	6,322	0.145
39	BLOCK A	6,322	0.145
40	BLOCK A	6,885	0.158

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
41	BLOCK A	7,980	0.183
42	BLOCK A	7,141	0.164
43	BLOCK A	7,971	0.182
44	BLOCK A	6,890	0.158
45X	BLOCK A	1677,201	38,503
1	BLOCK B	9,551	0.219
2	BLOCK B	10,926	0.251
3	BLOCK B	8,686	0.199
4	BLOCK B	6,251	0.144
5	BLOCK B	6,784	0.155
6	BLOCK B	6,645	0.153
7	BLOCK B	6,596	0.151
8	BLOCK B	8,053	0.185
9	BLOCK B	10,055	0.231
10	BLOCK B	10,662	0.242
11	BLOCK B	10,216	0.235
12	BLOCK B	8,426	0.193
13	BLOCK B	10,177	0.234
14	BLOCK B	12,669	0.291
15	BLOCK B	11,072	0.254

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
16	BLOCK B	14,880	0.344
17	BLOCK B	6,497	0.149
18	BLOCK B	6,250	0.143
19	BLOCK B	6,250	0.143
20	BLOCK B	6,250	0.143
21	BLOCK B	6,250	0.143
22	BLOCK B	6,252	0.144
23	BLOCK B	6,305	0.145
24	BLOCK B	6,911	0.159
25	BLOCK B	7,041	0.162
26	BLOCK B	6,926	0.159
27	BLOCK B	6,967	0.160
28	BLOCK B	6,793	0.156
29	BLOCK B	6,729	0.154
30	BLOCK B	7,569	0.174
31X	BLOCK B	1,218	0.028
1X	BLOCK C	2,142	0.049

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	500.00'	16°41'15"	145.63'	N 82°37'38" E, 145.11'
C2	1000.00'	5°04'00"	88.43'	S 13°11'00" E, 88.40'
C3	1150.00'	9°21'48"	187.94'	S 20°23'54" E, 187.73'
C4	200.00'	105°10'08"	367.11'	N 27°30'16" E, 317.70'
C5	200.00'	18°52'53"	65.91'	N 17°42'54" W, 65.61'
C6	200.00'	9°14'42"	32.27'	N 03°39'06" W, 32.24'
C7	1100.00'	23°27'53"	450.49'	S 10°45'41" E, 447.35'
C8	2.00'	82°00'55"	2.86'	N 42°13'03" E, 2.62'
C10	100.00'	30°00'00"	52.36'	S 09°43'55" E, 51.76'
C11	90.00'	31°38'25"	49.70'	N 08°54'42" W, 49.07'
C12	140.00'	22°37'30"	55.28'	S 04°24'15" E, 54.93'
C13	45.00'	12°10'15"	9.56'	S 80°22'08" W, 9.54'
C14	55.00'	35°14'41"	33.83'	S 68°49'55" W, 33.30'
C15	45.00'	46°35'16"	36.59'	S 74°30'12" W, 35.59'
C16	55.00'	23°30'50"	22.57'	S 86°02'25" W, 22.41'
C17	45.00'	23°30'50"	18.47'	S 86°02'25" W, 18.34'
C18	55.00'	46°35'16"	44.72'	S 74°30'12" W, 43.50'
C19	45.00'	35°14'44"	27.68'	S 68°49'56" W, 27.25'
C20	55.00'	12°10'18"	11.68'	S 80°22'09" W, 11.66'
C21	150.00'	17°49'00"	46.64'	N 24°37'30" W, 46.46'
C22	30.00'	47°52'10"	25.06'	N 09°35'55" W, 24.34'
C23	190.00'	22°00'00"	72.95'	N 28°09'50" W, 72.51'
C24	40.00'	20°47'30"	14.52'	N 06°46'05" W, 14.44'
C25	80.00'	37°21'45"	52.17'	S 22°18'33" W, 51.25'
C26	200.00'	5°00'00"	17.45'	N 38°29'25" E, 17.45'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C27	90.00'	22°43'55"	35.71'	N 47°21'23" E, 35.47'
C28	80.00'	16°32'55"	23.11'	N 66°59'48" E, 23.03'
C29	90.00'	65°16'15"	102.53'	N 42°38'08" E, 97.07'
C30	180.00'	5°00'00"	16.58'	N 12°30'00" E, 16.58'
C31	100.00'	8°06'35"	14.15'	N 10°56'42" E, 14.14'
C32	100.00'	10°05'30"	17.61'	S 01°50'40" W, 17.59'
C33	20.00'	87°13'40"	30.45'	S 56°51'25" W, 27.59'
C34	50.00'	6°01'05"	52.52'	S 70°22'47" W, 50.14'
C35	20.00'	34°06'05"	11.90'	S 57°20'23" W, 11.73'
C36	30.00'	34°06'05"	17.86'	N 57°20'22" E, 17.59'
C37	40.00'	6°01'05"	42.01'	N 70°22'48" E, 40.11'
C38	30.00'	87°13'40"	45.67'	N 56°51'25" E, 41.39'
C39	90.00'	10°05'30"	15.85'	N 01°50'40" E, 15.83'
C40	90.00'	8°06'35"	12.74'	N 10°56'42" E, 12.73'
C41	200.00'	5°00'00"	17.45'	N 12°30'00" E, 17.45'
C42	80.00'	65°16'15"	91.14'	N 42°38'08" E, 86.29'
C43	90.00'	16°32'55"	25.99'	N 66°59'48" E, 25.90'
C44	100.00'	22°43'55"	39.67'	N 47°21'23" E, 39.42'
C45	180.00'	5°00'00"	16.58'	N 38°29'25" E, 16.58'
C46	90.00'	37°21'45"	58.69'	N 22°18'33" E, 57.65'
C47	50.00'	20°47'30"	18.14'	N 06°46'05" W, 18.04'
C48	200.00'	22°00'00"	76.79'	N 28°09'50" W, 76.32'
C49	150.00'	18°30'00"	48.43'	N 29°54'50" W, 48.22'
C50	30.00'	35°00'00"	18.33'	N 03°09'50" W, 18.04'
C51	40.00'	47°52'10"	33.42'	N 09°35'55" W, 32.46'