



**LAKEWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKEWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
OCTOBER 06, 2022 6:00 P.M.**

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**SPECIAL SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

**B. VISITOR/CITIZENS FORUM:** Pursuant to Texas Government code 551.007 (adopted in 2019): A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body's consideration of the item. A person who addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.

**C. PUBLIC HEARING** – A public hearing is scheduled on the critical water emergency to provide an opportunity for citizen comment.

**D. CONSENT AGENDA**

1. Resolution Regarding Denton County Transportation Authority Application for Municipal Setting Designation (Ruth)
2. Resolution Regarding Denton County Transportation Road Improvement Program (TRIP '22) (Ruth)
3. Minutes of August 11, 2022 Council Meeting (Ruth)
4. Minutes of September 8, 2022 Council Meeting (Ruth)

**E. REGULAR AGENDA:**

1. Consideration of First Texas Final Plat and Construction Plans (Vargus)
2. Consideration of Cost Allocation Recommendation by Town Engineer (Vargus)

**F. EXECUTIVE SESSION:** – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, Project Lightning Bolt; and
2. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and

**LAKEWOOD VILLAGE TOWN COUNCIL  
SPECIAL AGENDA  
OCTOBER 6, 2022**

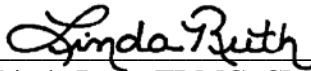
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3. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

**G. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session.

**H. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 7:30 p.m. on Friday, September 30, 2022.



Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.



# MEMORANDUM

TO: Town Council  
FROM: Linda Ruth, Town Administrator/Town Secretary  
DATE: October 6, 2022  
RE: Agenda Item D.1. - Resolution Regarding Municipal Setting Designation

In 2003, the Texas Legislature passed a Municipal Setting Designation (MSD) statute which created a new alternative for persons addressing the groundwater contamination they were responsible for causing, as well as for persons who “volunteer” to address groundwater contamination.

An MSD is an official state designation given to property within a municipality or its extraterritorial jurisdiction which certifies that designated groundwater at the property will not be used as potable water. Because that groundwater is contaminated more than the applicable potable-water protective concentration level, this law prohibits its future use as potable water. Through this locally controlled program, the prohibition against using the designated groundwater must either be in the form of a city ordinance or as a restrictive covenant that is enforceable by the city and filed in the property records. This law also limits investigation and remediation requirements for contaminated groundwater on MSD properties. By offering this alternative to address the problem of contaminated groundwater that will not be used as potable water, persons may be more inclined to develop and redevelop properties in municipal areas that have contaminated groundwater. The TCEQ has issued a several hundred MSD Certificates, with all but a few being in the DFW area. The City of Lewisville has several MSD Certificates within their corporate limits.

The MSD Site is being proposed as for mix use with a portion of the property being residential (multi-family) and the other portion being a Gas Monkey Bar and Entertainment Area located on Farm to Market 407 and I35 (but addressed as 1951 Summit Avenue, Lewisville, Texas). The City of Lewisville has approved an ordinance prohibiting the use of groundwater under the property.

Lakewood Village has been approached by the owners of the property with a request to submit a resolution in support of their application to the TCEQ to designate the property as an MSD site. They are required to request this support because their site is within a five-mile radius of our Rocky Point Public Water System. A portion of their property has been contaminated by an off-site dry-cleaning company (no longer in operation) which discharged Tetrachloroethene.

Designating the property as an MSD will permit the property to be developed with any clean-up of the property being subject to less stringent requirements while implementing a permanent prohibition on the consumption or potable use of the groundwater on the property.

**TOWN OF LAKEWOOD VILLAGE  
RESOLUTION NO. 22 - XX**

**A RESOLUTION OF THE TOWN COUNCIL OF TOWN OF LAKEWOOD  
VILLAGE IN SUPPORT OF THE APPLICATION OF MM FRONTERRA 35,  
LLC AND MM LEWISVILLE 7, LLC TO THE TEXAS COMMISSION ON  
ENVIRONMENTAL QUALITY FOR A MUNICIPAL SETTING  
DESIGNATION FOR THE PROPERTY LOCATED AT 1951 SUMMIT  
AVENUE IN LEWISVILLE, DENTON COUNTY, TEXAS.**

**WHEREAS**, Subchapter W, “Municipal Setting Designations” of Chapter 361, “Solid Waste Disposal Act”, of the Texas Health and Safety Code authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations (MSDs) for properties upon receipt and approval of a properly submitted application to TCEQ; and

**WHEREAS**, as a part of the application to TCEQ for a MSD, the applicant is required to provide documentation that the application is supported by (1) the city council of the municipality in which the site is located, (2) the city council of each municipality with a boundary located within one-half mile from the site, (3) the city council of each municipality that owns or operates a groundwater supply well within five miles of the site, and (4) the governing body of each retail public utility, as defined by Section 13.002, Texas Water Code, that owns or operates a groundwater supply well within five miles from the site; and

**WHEREAS**, MM Fronterra 35, LLC and MM Lewisville 7, LLC (“Applicants”) intends to file an application with the TCEQ for certification of a MSD for the property located at 1951 Summit Avenue, Lewisville, Denton County, Texas, commonly referred to as Lakeside Crossing Gas Monkey (the “MSD Site”); and

**WHEREAS**, the MSD Site is located within five miles of a state registered public supply well, owned and operated by the Town of Lakewood Village, more specifically the water wells former owned and/or operated by Last Resort Properties and Rocky Point Water System; and

**WHEREAS**, following adoption of a MSD ordinance by the City of Lewisville, and a resolution of support for each additional municipality and retail public utility from which such a resolution is required, Applicant intends to submit to the TCEQ an application for certification of a MSD for the MSD Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W;

**WHEREAS**, Applicant’s environmental consultant has provided information to the Town staff indicating that the designated groundwater supply beneath the MSD Site is not hydro-

geologically connected with the groundwater source from which the Town's public water supply wells draw groundwater.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL THAT THE TOWN OF LAKEWOOD VILLAGE:**

Supports Applicant's application to the TCEQ for a MSD for the MSD Site.

PASSED, APPROVED, AND RESOLVED this 6<sup>th</sup> day of October 2022.

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Dr. Mark E. Vargus  
Mayor

ATTESTED:

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary





## **MEMORANDUM**

TO: Town Council  
FROM: Linda Ruth, Town Administrator/Town Secretary  
DATE: October 6, 2022  
RE: Agenda Item D.2. - Resolution Regarding Denton County Transportation Road Improvement Program (TRIP)

Denton County is preparing to launch a public outreach effort to advocate and educate the public on the benefits of the Denton County Transportation Road Improvement Program (TRIP). Denton County is requesting Lakewood Village indicate public support of the bond measure.

**TOWN OF LAKEWOOD VILLAGE  
RESOLUTION NO. 22 - XX**

**A RESOLUTION OF THE TOWN COUNCIL OF TOWN OF  
LAKEWOOD SUPPORTING DENTON COUNTY'S TRANSPORTATION  
ROAD IMPROVEMENT PROGRAM – 2022 (TRIP-22), PROPOSITION A,  
ON THE NOVEMBER 8, 2022 ELECTION BALLOT**

**WHEREAS**, Denton County is one of the 10 fastest growing counties in the Nation; and

**WHEREAS**, an estimated 82 people move to Denton County every day; and

**WHEREAS**, federal and state funding agencies look for partnerships for leveraging opportunities for new roads; and

**WHEREAS**, the state and federal gas tax rates have not been increased in 23 years; and

**WHEREAS**, fuel efficiency is reducing available transportation funding; and

**WHEREAS**, regional funding requires local government financial participation; and

**WHEREAS**, investing in roadway transportation is a Family Value that improves the quality of life of our residents, decreases congestion on city, county and state roads, provides through traffic on city roads, improves air quality, reduces standing traffic emissions, enhances economic development, keeps tax base strong and increases safety by providing better ambulance service accessibility, reduces dangerously high roadbeds and improves bus routes; and

**WHEREAS**, Denton County Commissioners, working with partners, have utilized the voter-approved proceeds of \$187 million from the 2004 and \$310 million from the 2008 road bond programs to fund and construct more than \$8.4 BILLION in roadway projects throughout the county that improve the quality of life of every resident; and

**WHEREAS**, Denton County has effectively managed its road bond debt to maintain its AAA bond rating; and

**WHEREAS**, Denton County's tax rate has dropped from \$0.24.98/\$100 valuation in 2009 to \$0.23.3/\$100 valuation in 2021.

**WHEREAS**, TRIP-22 identifies comprehensive county-wide transportation priorities that will further increase access and mobility within the County; and

**WHEREAS**; the 113 roadway projects in TRIP-22 represents active partnerships between Denton County, State, Region and local entities; and

**WHEREAS**, TRIP-22 was developed in close cooperation with the Texas Department of Transportation and the North Central Texas Council of Governments; and

**WHEREAS,** TRIP-22 is estimated to generate billions in leveraged roadway improvements; and

**NOW THEREFORE, BE IT RESOLVED THAT:**

The Town Council of the Town of Lakewood Village hereby strongly endorse the 2022 Denton County Bond Election hereby known as the “Transportation Road Improvement Program, 2022 - TRIP-22” as approved by the Denton County Commissioners Court on August 16, 2022, and encourage the residents of Denton County to vote for its passage on November 8, 2022.

**PASSED, APPROVED, AND RESOLVED this 6<sup>th</sup> day of October 2022.**

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Dr. Mark E. Vargus  
Mayor

**ATTESTED:**

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Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary





**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**AUGUST 11, 2022**

**Council Members:**

Dr. Mark Vargus, Mayor  
Darrell West – Mayor Pro-Tem  
Clint Bushong  
Serena Lepley  
Matt Bissonnette  
Eric Farage

**Town Staff:**

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, August 11, 2022 in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the Pledge of Allegiance.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

No one requested to speak.

**PUBLIC HEARING:**

**(Agenda Item C)**

- A.** A public hearing was held to provide an opportunity for citizens to provide testimony regarding the levy of assessments against property within the Lakewood Village Public Improvement District No. 1.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:01 p.m. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 11, 2022**

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**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on the proposed fiscal year 2022-2023 budget.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item E)**

A public hearing was held to provide an opportunity for citizen comment on the proposed combined property tax rate of \$0.45/\$100.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item F)**

A public hearing was held to provide an opportunity for citizen comment on the critical water emergency.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item G.)**

**Consider and act upon an ordinance  
accepting and approving a final Lakewood  
Village Public Improvement District No. 1**

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 11, 2022**

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**Service and Assessment Plan, including the assessment roll attached thereto; making a finding of special benefit to property within the Lakewood Village Public Improvement District No. 1; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Vargus)**

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**(Agenda Item G.1)**

Mayor Vargus introduced Mr. Larry Corson of Corson & Cramer Development, a representative from the underwriting company, and Mr. Jordan Sawyer from Norton Rose Fulbright. There was some discussion about the bond issuance and underwriting allocation.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the ordinance accepting and approving a final Lakewood Village Public Improvement District No. 1 Service and Assessment Plan, including the assessment roll attached thereto; making a finding of special benefit to property within the Lakewood Village Public Improvement District No. 1; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. *The motion carried.*

**Consider and act upon an ordinance approving and authorizing the issuance and sale of the Town of Lakewood Village, Texas, Special Assessment Revenue Bonds, Series 2022 (Lakewood Village Public Improvement District No. 1 Project); approving and authorizing related agreements; and providing an effective date. (Vargus)**

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**(Agenda Item G.2)**

Mayor Vargus reported the bond sale took place this morning and was successful. The interest rate was approximately 5.25%. The town is fully insulated from financial responsibility for the debt. The bond payments will be satisfied through assessments on the properties located within the boundaries of the public improvement district.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 11, 2022**

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**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the ordinance approving and authorizing the issuance and sale of the Town of Lakewood Village, Texas, Special Assessment Revenue Bonds, Series 2022 (Lakewood Village Public Improvement District No. 1 Project); approving and authorizing related agreements; and providing an effective date. *The motion carried.*

**Consideration of a Resolution disapproving the  
proposed 2023 Denton Central Appraisal  
District budget (Ruth)**

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**(Agenda Item G.3)**

Mayor Vargus reported on the history of failures of the Chief Appraiser to certify the tax roll as required. The proposed DCAD budget increases expenditures by 17% without addressing the leadership problem within the organization. Mayor Vargus reported on the findings of the report provided by the consultant hired by DCAD to identify problems within the organization. Multiple taxing entities in Denton County have passed resolutions disapproving of the proposed budget.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the resolution as presented. *The motion carried.*

**Consideration of Critical Water Emergency  
Ordinance (Vargus)**

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**(Agenda Item G.4)**

Mayor Vargus reported the ongoing critical water situation. Council discussed the possibility of lifting the restrictions in late fall of this year.

*No action was taken*

**Discussion of Water/Wastewater Capital  
Improvement Projects (Vargus)**

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**(Agenda Item G.5)**

Mayor Vargus provided an update on the sewer plant expansion and the new well.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 11, 2022**

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**Consider and adopt a resolution providing for the defeasance and redemption of the outstanding “Town of Lakewood Village, Texas, Certificates of Obligation, Series 2014” and resolving other matters incident and related thereto (Vargus)**

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**(Agenda Item G.6)**

Mayor Vargus discussed the early pay-off of the remaining balance of the 2014 certificates of obligation for phase one of concrete road improvements.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the resolution providing for defeasance of the 2014 Certificates of Obligation. *The motion carried.*

**Consideration of 2022-2023 Fiscal Year Budget (Vargus)**

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**(Agenda Item G.7)**

Mayor Vargus reported no changes have been made since the budget was presented to council previously.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the 2022-2023 budget as presented. *The motion carried.*

**Consideration of Minutes of the July 28, 2022 Council Meeting (Ruth)**

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**(Agenda Item G.7)**

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the July 28, 2022 minutes as discussed. *The motion carried.*

**EXECUTIVE SESSION:**

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**(Agenda Item H)**

No executive session was held

**RECONVENE:**

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**(Agenda Item I)**

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
AUGUST 11, 2022**

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**ADJOURNMENT**

**(Agenda Item J)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 7:55 p.m. on Thursday August 11, 2022. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 6th day of October 2022.

APPROVED:

\_\_\_\_\_  
Darrell West  
Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary



**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**SEPTEMBER 8, 2022**

**Council Members:**

Dr. Mark Vargus, Mayor  
Darrell West – Mayor Pro-Tem  
Clint Bushong  
Serena Lepley  
Matt Bissonnette  
Eric Farage

**Town Staff:**

Linda Ruth, TRMC, CMC – Town Administrator/Town Secretary  
W. Andrew Messer – Town Attorney

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, September 8, 2022 in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the Pledge of Allegiance.

Mayor Vargus presented a proclamation for Constitution Week 2022 to Mary Gough, representing the Daughters of the American Revolution and the American Heritage Society.

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

No one requested to speak.

**PUBLIC HEARING:**

**(Agenda Item C)**

A public hearing was held to provide an opportunity for citizen comment on the proposed combined property tax rate of \$0.45/\$100.

No one requested to speak.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
SEPTEMBER 8, 2022**

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**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on the critical water emergency.

No one requested to speak.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:03 p.m. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E.**

**Update on Critical Water Emergency  
(Vargus)**

**(Agenda Item E.1)**

Mayor Vargus reported with the lower temperatures and recent rainfall the water usage has dropped. Mayor Vargus reported he wants to wait until at least sometime in late fall to consider lifting the critical water emergency restrictions. Mayor Vargus reported one of the booster pumps in the pump house needs to be replaced. Councilman Bushong reported the well pumps are running approximately 15 hours each day to keep up with demands.

**Discussion of Water/Wastewater Capital  
Improvement Projects (Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reported that Texas Commission on Environmental Quality has approved expediting the approval for the drilling of the well prior to final approval of the plans. The engineer provided preliminary plans to the town this afternoon. The Town will be constructing the sewer lines from the sewer plant to Highridge. All the lines and connections beyond Highridge will be constructed by developers. The new lift station for the sewer plant has arrived and is ready to be installed next week. The Public Improvement District escrowed funds to pay for their portion of the improvements. There was some discussion about the timeframe for drilling and completion of the new well. The design plan is for the new well to produce 500 gallons of water per minute.



**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
SEPTEMBER 8, 2022**

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**Discussion of Lakecrest Road Repairs (Vargus))**

**(Agenda Item E.3)**

Mayor Vargus reported that road base has been placed on Lakecrest to widen the driving lanes. One-half of a driving lane for approximately 400 feet of road will be removed and replaced with road base and four to five inches of concrete to create a hard edge to prolong the life of the remaining asphalt. The cost is approximately \$22,000.

**Consideration of Contract Amendment with  
Republic Waste Services (Vargus)**

**(Agenda Item E.4)**

Mayor Vargus introduced Cheryl Brock with Republic Services. Town Attorney Messer reported a supreme court decision was made that impacted municipal franchise fees. Mayor Vargus reported the contract with Republic Services will be updated to include a trip-charge rather than a percentage-based franchise fee. Mayor Vargus reported the town engineer will provide a single-axle-trip-load calculation which will be used to determine the trip charge. There was some discussion about the rate structure and the term of the contract with Republic Services.

**Consideration of Ordinance Adopting the  
2022-2023 Property Tax Rate of \$0.45/\$100  
(Ruth)**

**(Agenda Item E.5)**

Mayor Vargus reported on receipt of the \$1.4 million bond fee and the plans to pay off the 2014 Certificate of Obligation Bonds.

**MOTION:** Upon a motion made by Mayor Pro-Tem seconded by Councilman Farage council voted five (5) “ayes”, no (0) “nays” that the property tax rate be increased by the adoption of a combined property tax rate of \$0.45/\$100. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
SEPTEMBER 8, 2022**

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**Ratification of Ordinance 22-19 Adopting  
Fiscal Year 2022-2023 Budget (Ruth)**

**(Agenda Item E.6)**

**MOTION:** Upon a motion made by Councilwoman Lepley seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to ratify the property tax increase reflected in the 2022-2023 budget as adopted. *The motion carried.*

**ROLLCALL VOTE**

Mayor Vargus – present and not voting  
Mayor Pro-Tem West - aye  
Councilman Bushong - aye  
Councilwoman Lepley - aye  
Councilman Farage - aye  
Councilman Bissonnette - aye

**Consideration of Minutes of August 11, 2022  
Council Meeting (Ruth)**

**(Agenda Item E.7)**

Town Administrator/Town Secretary Ruth stated the minutes would be considered at the next council meeting.

**EXECUTIVE SESSION:**

**(Agenda Item F)**

At 7:26 p.m. Mayor Vargus recessed into executive session in accordance with

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.074, Texas Government Code to wit: Personnel Matters – Annual Review of Town Administrator/Town Secretary
3. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
4. § 551.072 Texas Government Code to wit: deliberations about real property regarding First Texas Homes, Taylor Morrison-South Oak, Project Lakewood Village Partners, Project Slade Rock, and Project Lightning Bolt.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
SEPTEMBER 8, 2022**

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**RECONVENE:**

**(Agenda Item G)**

Mayor Vargus reconvened the regular session at 8:17 p.m.

**MOTION:** Upon a motion made by Mayor Pro-Tem West and seconded by Councilwoman Lepley council voted five (5) “ayes” and no (0) “nays” to accept the withdrawal of the plans submitted by North Shore the week of August 8, 2022 and withdrawn by owner/agent Todd Sortor on August 19, 2022. The motion carried.

**ADJOURNMENT**

**(Agenda Item H)**

**MOTION:** Upon a motion made by Councilwoman Lepley and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 8:18 p.m. on Thursday August 11, 2022. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 6th day of October 2022.

APPROVED:

\_\_\_\_\_  
Darrell West  
Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
Linda Ruth, TRMC, CMC  
Town Administrator/Town Secretary



October 5, 2022

Ms. Linda Ruth, TRMC, CMC  
Town Administrator  
Lakewood Village  
100 Highridge Drive  
Lakewood Village, Texas 75068

**RE:    *Lakewood Village – Final Plat and Civil Construction Plans  
Plan Review and Recommendation***

Dear Ms. Ruth:

KJE has reviewed the civil construction plans and the final plat submitted by the applicant. Based on our analysis, there are some minor corrections that still need to be made, but we recommend a conditional approval of the final plat and the civil construction plans.

We recommend that if appropriate, a council member should make a motion:

“To approve the Lakewood Village Final Plat and the Civil Construction Plans subject to the following conditions:

- The applicant's engineer amend the regional lift station design plans based on the Town Engineer's comments to comply with TCEQ Subchapter C: §217.51 - 217.71 and resubmit an updated signed, sealed of plans and final plat.”
- The owners dedication block to be used on the Final Plat is the language attached as Exhibit A, in accordance with Town Ordinance 20-05 Subdivision Regulations § 6.3.A., C.2., and H.1.f.
- The “x” lots, including Lot 1x, Block F, B-11x, B-12x, B-13x, C-68x, C-69x, C-70x, and C-71x should be labeled in the table to designate the type of Town/public use being dedicated to the Town/public use (i.e., Town Hall site, open space) and the depiction of these areas in the Final Plat should correspondingly be labeled, pursuant to Town Ordinance 20-05 Subdivision Regulations § 6.3.A., 6.3.C.2., and H.1.f. and Development Agreement ¶¶ 8.1 and 8.2.
- The area of the regional sewer lift station, lot 70-x, should be labeled as a sewer easement or dedicated in fee to the Town, pursuant to Development Agreement ¶ 9.2(c).
- The boundary line on the southwest corner should be accurately reflected and the note regarding a boundary conflict should be removed, pursuant to Town Ordinance 20-05 Subdivision Regulations 6.3(C)(1).
- A note should be added that the Little Elm ISD needs to request to abandon the portion of Lakecrest Drive on its property, pursuant to Development Agreement ¶ 6.1.
- A turn lane needs to be depicted on Eldorado Parkway turning into Lakewood Village Drive, pursuant to Development Agreement Exhibit J.

Thank you and please do not hesitate to call me with any questions.

## Exhibit A

### Revised Dedication Statement for First Texas Homes Plat

#### OWNER'S DEDICATION STATEMENT:

#### NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FIRST TEXAS HOMES, INC., acting herein by and through its duly-authorized officer, does hereby adopt this plat designating the herein described property as LAKEWOOD VILLAGE, an addition to the Town of Lakewood Village, Denton County, Texas, and does hereby dedicate, in fee simple, to the Town of Lakewood Village forever, the streets, rights-of-way, alleys, Town Hall site, lift station site, parks, open spaces, greenbelts, trails, walking paths, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the Town of Lakewood Village forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat, except as approved by the Lakewood Village Town Council. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and Town of Lakewood Village use thereof. The Town of Lakewood Village and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the Town of Lakewood Village or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FIRST TEXAS HOMES, INC., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, rights-of-way, alleys, Town Hall site, lift station site, parks, open spaces, greenbelts, trails, walking paths, and public use areas shown, easements and rights unto the Town of Lakewood Village and utility easements unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Lakewood Village.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

---

Keith Hardesty, Division President  
First Texas Homes, Inc.

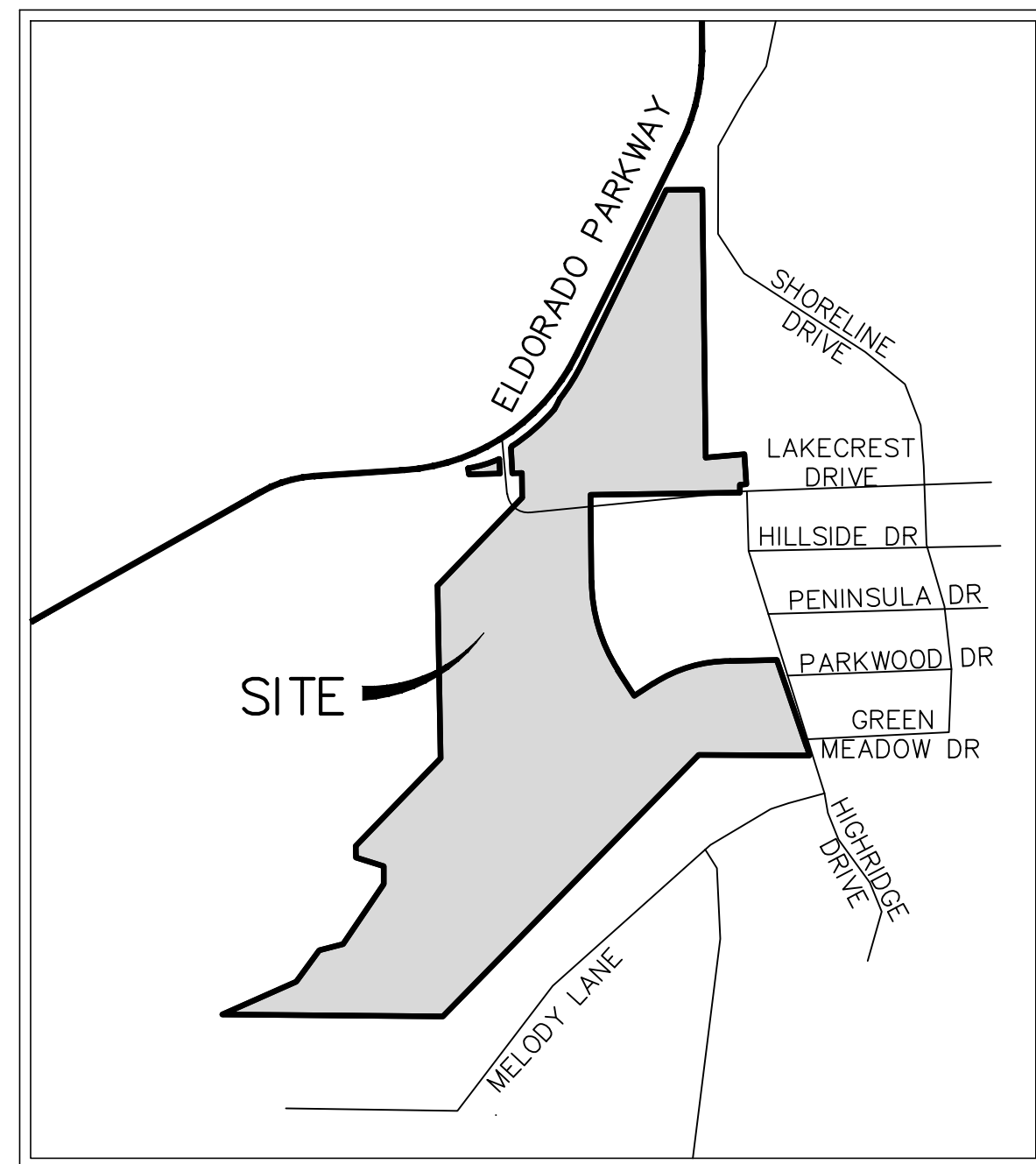
STATE OF TEXAS            )  
                                      ) SS  
COUNTY OF DALLAS        )

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Keith Hardesty, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

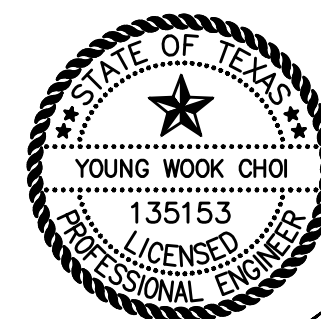
Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Signature

# CONSTRUCTION PLANS FOR LAKEWOOD VILLAGE TOWN OF LAKEWOOD VILLAGE & LAKEWOOD VILLAGE ETJ, DENTON COUNTY, TEXAS



VICINITY MAP  
N.T.S.



The seal appearing on this document was authorized by Young Wook Choi, P.E. 135153. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

08-31-2022

**OWNER:**  
**FIRST TEXAS HOMES, INC.**  
**500 CRESCENT COURT, SUITE 350**  
**DALLAS, TEXAS 75201**  
**(469) 446-5135**  
**CONTACT: JUSTIN ZUNIGA**

**ENGINEER:**  
**JB PARTNERS, INC.**  
**2121 MIDWAY ROAD**  
**SUITE 300**  
**CARROLLTON, TEXAS 75006**  
**(972) 248-7678**  
**TEXAS REGISTERED ENGINEERING FIRM F-438**  
**TEXAS REGISTERED SURVEYOR FIRM 10076000**

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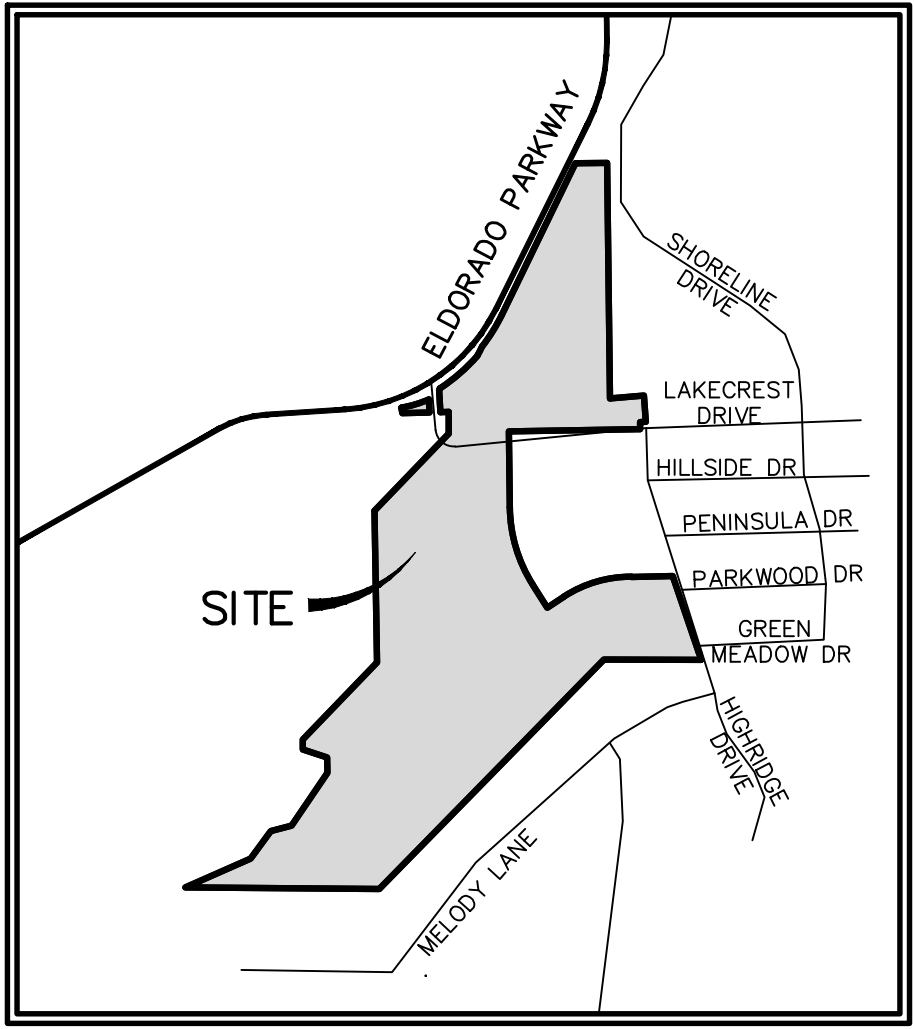
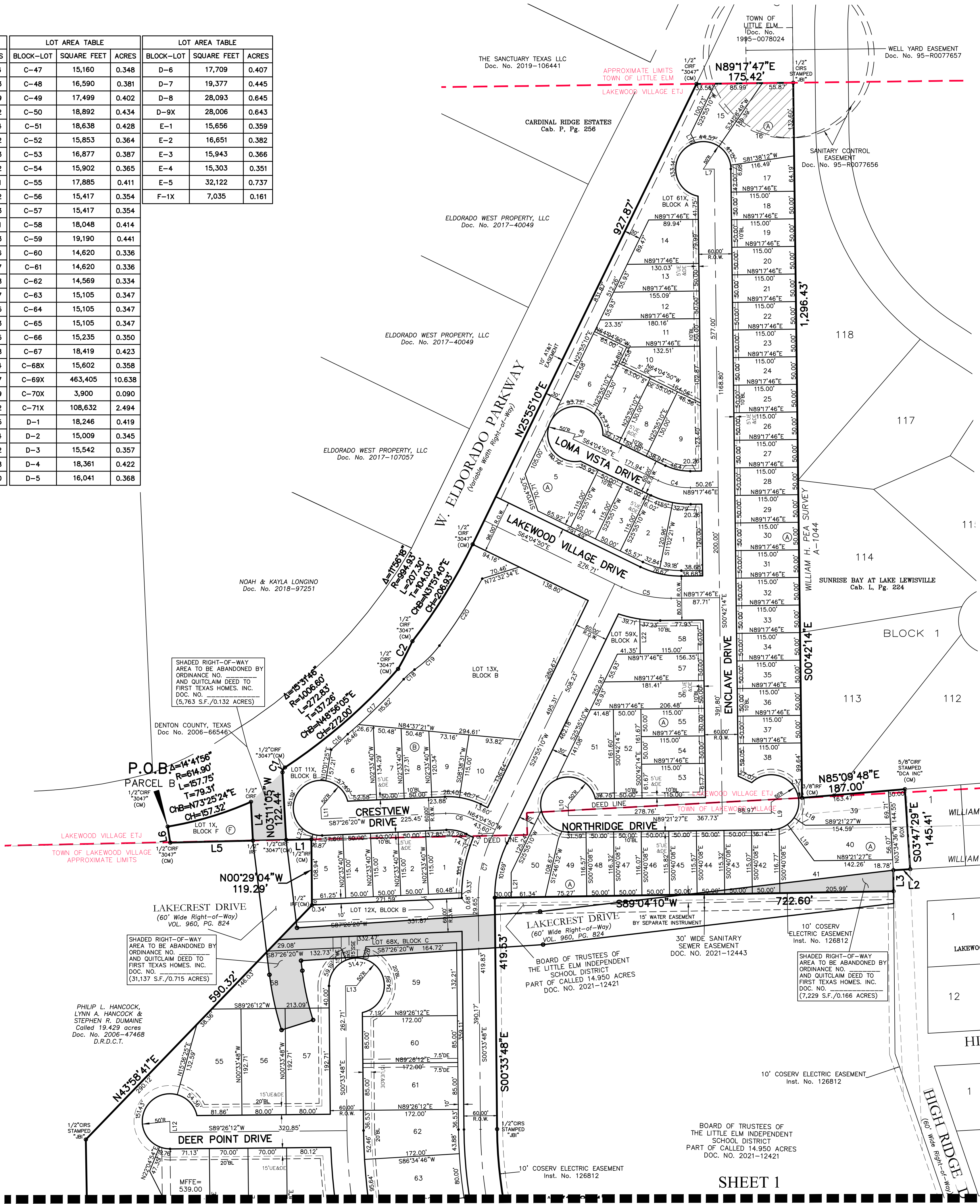
LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES	BLOCK--LOT	SQUARE FEET	ACRES
A-1	7,891	0.181	A-31	5,750	0.132	A-61X	35,039	0.804	C-17	31,192	0.716	C-47	15,160	0.348	D-6	17,709	0.407
A-2	7,376	0.169	A-32	5,750	0.132	B-1	8,043	0.185	C-18	27,988	0.643	C-48	16,590	0.381	D-7	19,377	0.445
A-3	5,750	0.132	A-33	5,750	0.132	B-2	5,750	0.132	C-19	38,703	0.889	C-49	17,499	0.402	D-8	28,093	0.645
A-4	5,750	0.132	A-34	5,750	0.132	B-3	5,750	0.132	C-20	38,402	0.882	C-50	18,892	0.434	D-9X	28,006	0.643
A-5	11,913	0.273	A-35	5,750	0.132	B-4	5,750	0.132	C-21	18,900	0.434	C-51	18,638	0.428	E-1	15,656	0.359
A-6	9,166	0.210	A-36	5,750	0.132	B-5	6,815	0.156	C-22	15,750	0.362	C-52	15,853	0.364	E-2	16,651	0.382
A-7	7,638	0.175	A-37	5,750	0.132	B-6	9,424	0.216	C-23	15,388	0.353	C-53	16,877	0.387	E-3	15,943	0.366
A-8	7,150	0.164	A-38	7,673	0.176	B-7	6,540	0.150	C-24	15,338	0.352	C-54	15,902	0.365	E-4	15,303	0.351
A-9	9,762	0.224	A-39	9,125	0.209	B-8	6,191	0.142	C-25	16,616	0.381	C-55	17,885	0.411	E-5	32,122	0.737
A-10	9,497	0.218	A-40	10,792	0.248	B-9	7,173	0.165	C-26	14,903	0.342	C-56	15,417	0.354	F-1X	7,035	0.161
A-11	8,576	0.197	A-41	14,361	0.330	B-10	8,972	0.206	C-27	14,960	0.343	C-57	15,417	0.354			
A-12	8,381	0.192	A-42	5,761	0.132	B-11X	23,189	0.532	C-28	15,283	0.351	C-58	18,048	0.414			
A-13	7,128	0.164	A-43	5,764	0.132	B-12X	2,716	0.062	C-29	14,931	0.343	C-59	19,190	0.441			
A-14	8,797	0.202	A-44	5,775	0.133	B-13X	68,243	1.567	C-30	15,935	0.366	C-60	14,620	0.336			
A-15	7,907	0.182	A-45	5,787	0.133	C-1	16,979	0.390	C-31	17,274	0.397	C-61	14,620	0.336			
A-16	14,235	0.327	A-46	5,798	0.133	C-2	16,297	0.374	C-32	16,029	0.368	C-62	14,569	0.334			
A-17	6,494	0.149	A-47	5,810	0.133	C-3	17,858	0.410	C-33	15,105	0.347	C-63	15,105	0.347			
A-18	5,750	0.132	A-48	5,821	0.134	C-4	30,269	0.695	C-34	14,580	0.335	C-64	15,105	0.347			
A-19	5,750	0.132	A-49	7,142	0.164	C-5	21,989	0.505	C-35	15,364	0.353	C-65	15,105	0.347			
A-20	5,750	0.132	A-50	8,385	0.193	C-6	22,000	0.505	C-36	15,009	0.345	C-66	15,235	0.350			
A-21	5,750	0.132	A-51	10,655	0.245	C-7	22,000	0.505	C-37	16,046	0.368	C-67	18,419	0.423			
A-22	5,750	0.132	A-52	8,081	0.186	C-8	22,000	0.505	C-38	20,198	0.464	C-68X	15,602	0.358			
A-23	5,750	0.132	A-53	7,097	0.163	C-9	22,000	0.505	C-39	19,455	0.447	C-69X	463,405	10.638			
A-24	5,750	0.132	A-54	5,750	0.132	C-10	22,000	0.505	C-40	16,529	0.379	C-70X	3,900	0.090			
A-25	5,750	0.132	A-55	5,750	0.132	C-11	22,000	0.505	C-41	20,579	0.472	C-71X	108,632	2.494			
A-26	5,750	0.132	A-56	9,697	0.223	C-12	22,000	0.505	C-42	19,816	0.455	D-1	18,246	0.419			
A-27	5,750	0.132	A-57	8,444	0.194	C-13	22,000	0.505	C-43	15,410	0.354	D-2	15,009	0.345			
A-28	5,750	0.132	A-58	6,937	0.159	C-14	22,000	0.505	C-44	17,097	0.392	D-3	15,542	0.357			
A-29	5,750	0.132	A-59X	17,796	0.409	C-15	22,000	0.505	C-45	20,807	0.478	D-4	18,361	0.422			
A-30	5,750	0.132	A-60X	4,389	0.101	C-16	29,867	0.686	C-46	16,566	0.380	D-5	16,041	0.368			

NOTES:

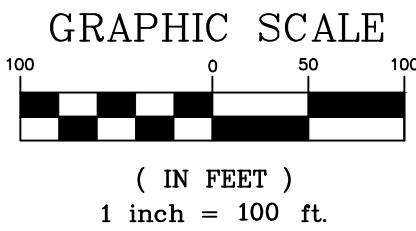
- ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0415G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY LIES WITHIN SHADED ZONE AE (WITH BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THIS PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83) WITH GRID DISTANCES SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 21-04 AND AMENDMENT DATED NOVEMBER 2021.
- CORPORATE AND ETJ BOUNDARIES ARE APPROXIMATE AND BASED ON THE TOWN OF LAKEWOOD VILLAGE 2014 COMPREHENSIVE PLAN FUTURE LAND USE MAP.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S88°50'03"W	45.80'	L21	N00°33'48"W	45.01'
L2	S86°46'49"W	30.54'	L22	S00°42'14"E	63.01'
L3	S00°31'42"E	38.21'	L23	S16°46'16"W	9.54'
L4	S03°03'13"E	70.34'	L24	S10°42'58"W	39.06'
L5	S88°35'35"W	150.01'	L25	N22°44'23"W	24.20'
L6	N08°55'00"W	29.39'	L26	N13°19'27"E	22.41'
L7	N89°17'46"E	20.00'	L27	N12°06'32"E	40.00'
L8	N25°55'10"E	10.00'	L28	S77°53'28"E	55.00'
L9	S00°38'33"E	20.00'			
L10	S00°38'33"E	20.00'			
L11	S02°33'40"E	20.00'			
L12	S00°33'48"E	20.00'			
L13	S89°26'12"W	20.00'			
L14	S89°22'03"W	7.57'			
L15	S00°27'46"W	20.00'			
L16	S27°13'44"E	18.61'			
L17	S85°09'48"W	6.49'			
L18	N55°53'08"W	24.32'			
L19	S36°18'35"E	81.53'			
L20	S77°53'28"E	55.00'			

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	10.41'	059°40'14"	10.00'	5.74'	N26°49'03"E
C2	56.48'	005°29'04"	590.00'	28.26'	N27°19'12"E
C3	44.64'	002°35'52"	984.48'	22.32'	S16°05'57"E
C4	60.41'	026°37'23"	130.00'	30.76'	S77°23'32"E
C5	92.93'	026°37'23"	200.00'	47.32'	S77°23'32"E
C6	52.19'	028°28'50"	105.00'	26.65'	N78°19'15"W
C7	115.55'	026°28'58"	250.00'	58.83'	S12°40'41"W
C8	468.88'	031°58'54"	840.00'	240.72'	S16°33'15"E
C9	233.81'	044°39'15"	300.00'	123.20'	N79°46'55"E
C10	603.96'	031°58'54"	1082.00'	310.07'	S16°33'15"E
C11	114.21'	013°05'14"	500.00'	57.35'	S39°05'19"E
C12	201.13'	046°05'43"	250.00'	106.36'	N67°24'55"E
C13	150.17'	017°12'30"	500.00'	75.66'	N23°56'27"W
C14	133.04'	015°14'42"	500.00'	66.91'	S22°57'33"E
C15	102.48'	007°20'22"	800.00'	51.31'	S67°50'16"W
C16	41.09'	003°59'24"	590.00'	20.55'	N46°42'47"E
C17	142.28'	007°56'28"	1026.60'	71.26'	N45°32'45"E
C18	26.35'	013°51'25"	108.96'	13.24'	S48°30'14"W
C19	62.96'	018°52'57"	191.04'	31.77'	N45°59'28"E
C20	144.08'	007°52'18"	1048.73'	72.16'	N32°36'50"E



VICINITY MAP  
N.T.S.



- LEGEND
- 1/2" IRF IRON ROD SET
  - 1/2" IRF IRON ROD FOUND
  - BL BUILDING LINE SETBACK
  - UE UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
  - SWE SIDEWALK EASEMENT
  - DE DRAINAGE EASEMENT
  - ESMT EASEMENT
  - HOA HOMEOWNER'S ASSOCIATION
  - WME WALL MAINTENANCE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.E. WATER EASEMENT
  - D.E. DRAINAGE EASEMENT
  - RCP REINFORCED CONCRETE PIPE
  - EM ELECTRIC METER
  - ST STREET NAME CHANGE INDICATOR
  - WS WATER STRUCTURE
  - UT UTILITY POLE
  - TS COMMUNICATIONS STRUCTURE

ZONING ORDINANCE NO. 21-04  
AMENDED NOVEMBER 2021

FINAL PLAT  
LAKEWOOD VILLAGE

148 RESIDENTIAL LOTS  
12 OPEN SPACE LOTS

78.790 ACRES OUT OF THE  
CHRISTOPHER C. DICKSON, ABSTRACT NO. 339, WILLIAM  
LOFTIN, ABSTRACT NO. 750 & BENJAMIN C. SHAHAN,  
ABSTRACT NO. 1169;

TOWN OF LAKEWOOD VILLAGE AND LAKEWOOD VILLAGE  
ETJ, DENTON COUNTY, TEXAS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER  
500 Crescent Court, Suite 350 (214) 613-3400  
Dallas, Texas 75201

JBI PARTNERS, INC. SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
TBPE No. F-438 TBPLS No. 10076000

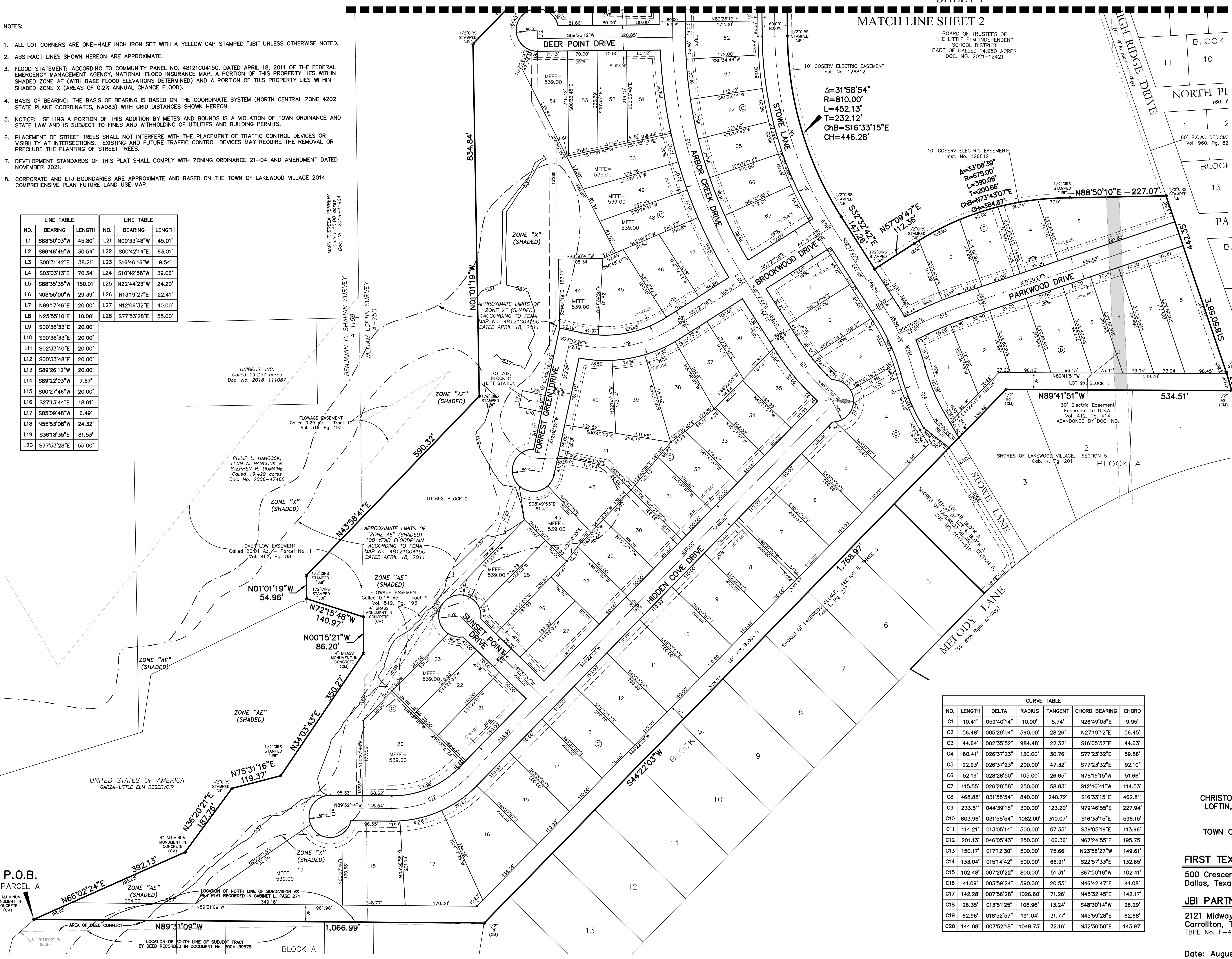
SHEET 1  
MATCH LINE SHEET 2



NOTES:

- ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.
- ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0415G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY LIES WITHIN SHADED ZONE AE (WITH BASE FLOOD ELEVATIONS DETERMINED) AND A PORTION OF THIS PROPERTY LIES WITHIN SHADED ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD).
- BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83) WITH GRID DISTANCES SHOWN HEREON.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE TRAFFIC CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORDINANCE 21-04 AND AMENDMENT DATED NOVEMBER 2021.
- CORPORATE AND ETJ BOUNDARIES ARE APPROXIMATE AND BASED ON THE TOWN OF LAKEWOOD VILLAGE 2014 COMPREHENSIVE PLAN FUTURE LAND USE MAP.

LINE TABLE	LINE TABLE
NO. BEARING LENGTH	NO. BEARING LENGTH
L1 S88°50'03"W 45.80'	L21 N00°33'48"W 45.01'
L2 S86°46'49"W 30.54'	L22 S00°42'14"E 63.01'
L3 S00°31'42"E 38.21'	L23 S16°46'16"W 9.54'
L4 S03°03'13"E 70.34'	L24 S10°42'58"W 39.06'
L5 S88°35'35"W 150.01'	L25 N22°44'23"W 24.20'
L6 N08°55'00"W 29.39'	L26 N13°19'27"E 22.41'
L7 N89°17'46"E 20.00'	L27 N12°06'32"E 40.00'
L8 N25°55'10"E 10.00'	L28 S77°53'28"E 55.00'
L9 S00°38'33"E 20.00'	
L10 S00°38'33"E 20.00'	
L11 S02°33'40"E 20.00'	
L12 S00°33'48"E 20.00'	
L13 S89°26'12"W 20.00'	
L14 S89°22'03"W 7.57'	
L15 S00°27'46"W 20.00'	
L16 S27°13'44"E 18.61'	
L17 S85°09'48"W 6.49'	
L18 N55°53'08"W 24.32'	
L19 S36°18'35"E 81.53'	
L20 S77°53'28"E 55.00'	

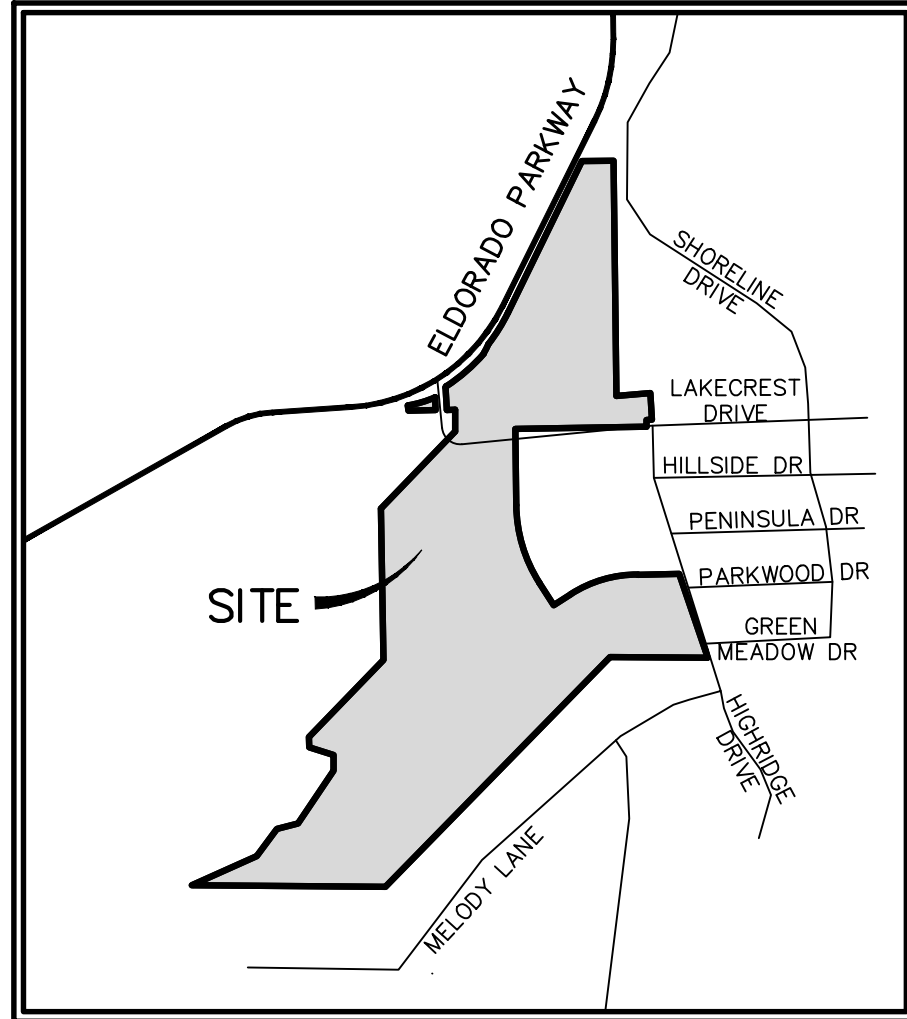


SHEET 1  
MATCH LINE SHEET 2

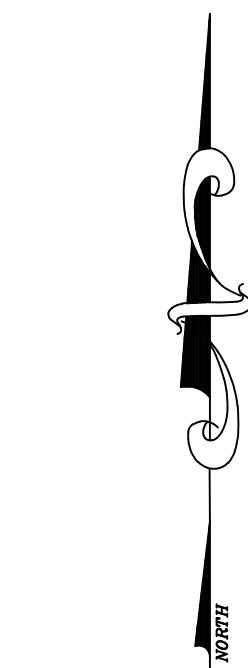
BOARD OF TRUSTEES OF  
THE LITTLE ELM INDEPENDENT  
SCHOOL DISTRICT  
PART OF CALLED 14,950 ACRES  
DOC. NO. 2021-12421

$\Delta=31^{\circ}58'54''$   
 $R=810.00'$   
 $L=452.13'$   
 $T=232.12'$   
 $ChB=S16^{\circ}33'15''E$   
 $CH=446.28'$

$\Delta=33^{\circ}06'39''$   
 $R=675.00'$   
 $L=390.08'$   
 $T=200.66'$   
 $ChB=N73^{\circ}43'07''E$   
 $CH=384.87'$



VICINITY MAP  
N.T.S.



GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.

- LEGEND
- 1/2" IRON ROD SET
  - 1/2" IRON ROD FOUND
  - BL BUILDING LINE SETBACK
  - UE UTILITY EASEMENT
  - ROW RIGHT-OF-WAY
  - SWE SIDEWALK EASEMENT
  - DE DRAINAGE EASEMENT
  - ESMT EASEMENT
  - HOA HOMEOWNER'S ASSOCIATION
  - WME WALL MAINTENANCE EASEMENT
  - S.S.E. SANITARY SEWER EASEMENT
  - W.E. WATER EASEMENT
  - D.E. DRAINAGE EASEMENT
  - RCP REINFORCED CONCRETE PIPE
  - EM ELECTRIC METER
  - SW STREET NAME CHANGE INDICATOR
  - WS WATER STRUCTURE
  - UP UTILITY POLE
  - CS COMMUNICATIONS STRUCTURE

ZONING ORDINANCE NO. 21-04  
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78.790 ACRES OUT OF THE  
CHRISTOPHER C. DICKSON, ABSTRACT NO. 339, WILLIAM  
LOFTIN, ABSTRACT NO. 750 & BENJAMIN C. SHAHAN,  
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TOWN OF LAKEWOOD VILLAGE AND LAKEWOOD VILLAGE  
ETJ, DENTON COUNTY, TEXAS

FIRST TEXAS HOMES, INC. OWNER/DEVELOPER

500 Crescent Court, Suite 350 (214) 613-3400  
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2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
TBPE No. F-438 TBPLS No. 10076000

Date: August 31, 2022

Sheet 2 of 3

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	10.41'	059°40'14"	10.00'	5.74'	N26°49'03"E 9.95'
C2	56.48'	005°29'04"	590.00'	28.26'	N27°19'12"E 56.45'
C3	44.64'	002°35'52"	984.48'	22.32'	S16°05'57"E 44.63'
C4	60.41'	026°37'23"	130.00'	30.76'	S77°23'32"E 59.86'
C5	92.93'	026°37'23"	200.00'	47.32'	S77°23'32"E 92.10'
C6	52.19'	028°28'50"	105.00'	26.65'	N78°19'15"W 51.66'
C7	115.55'	026°28'58"	250.00'	58.83'	S12°40'41"W 114.53'
C8	468.88'	031°58'54"	840.00'	240.72'	S16°33'15"E 462.81'
C9	233.81'	044°39'15"	300.00'	123.20'	N79°46'55"E 227.94'
C10	603.96'	031°58'54"	1082.00'	310.07'	S16°33'15"E 596.15'
C11	114.21'	013°05'14"	500.00'	57.35'	S39°05'19"E 113.96'
C12	201.13'	046°05'43"	250.00'	106.36'	N67°24'55"E 195.75'
C13	150.17'	017°12'30"	500.00'	75.66'	N23°56'27"W 149.61'
C14	133.04'	015°14'42"	500.00'	66.91'	S22°57'33"E 132.65'
C15	102.48'	007°20'22"	800.00'	51.31'	S67°50'16"W 102.41'
C16	41.09'	003°59'24"	590.00'	20.55'	N46°42'47"E 41.08'
C17	142.28'	007°56'28"	1026.60'	71.26'	N45°32'45"E 142.17'
C18	26.35'	013°51'25"	108.96'	13.24'	S48°30'14"W 26.29'
C19	62.96'	018°52'57"	191.04'	31.77'	N45°59'28"E 62.68'
C20	144.08'	007°52'18"	1048.73'	72.16'	N32°36'50"E 143.97'



LEGAL DESCRIPTION  
(PARCEL A – 78.790 ACRES)

Being a parcel of land located in the Town of Lakewood Village, Denton County, Texas, and also a portion of the parcel being located in the Lakewood Village ETJ, Denton County, Texas, and being a part of the Christopher C. Dickson Survey, Abstract Number 339, and being a part of the William Loftin Survey, Abstract Number 750, and being a part of the William H. Pea Survey, Abstract Number 1044, and being a part of the Benjamin C. Shahan Survey, Abstract Number 1169, and also being all of that called Tract 1–57.932 acres and all of that called Tract 2–19.977 acres described in deed to First Texas Home, Inc. as recorded in Document Number \_\_\_\_\_, Official Public Records of Denton County, Texas, and also being a part of that 60 wide right–of–way described in deed to the Town of Lakewood Village as recorded in Volume 960, Page 824, Official Public Records of Denton County, Texas, and abandoned by ordinance no. \_\_\_\_\_ and quitclaim deed to FIRST TEXAS HOMES, INC. as recorded in Document Number \_\_\_\_\_, and being further described as follows:

BEGINNING at a Corp of Engineer monument found at the southwest corner of said 57.932 acre tract, said point being the northwest corner of Lot 23, Block A, Shores of Lakewood Village, Section 5, Phase 3, an addition to the Town of Lakewood Village as recorded in Cabinet L, Page 273, Official Public Records of Denton County, Texas, said point also being in the east line of Garza Little Elm Reservoir (Lake Lewisville);

THENCE along the west line of said 57.932 acre tract and along the east line of said Garza Little Elm Reservoir (Lake Lewisville) as follows:  
North 66 degrees 02 minutes 24 seconds East, 392.13 feet to a Corp of Engineer monument found for corner;  
North 36 degrees 20 minutes 21 seconds East, 187.76 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 75 degrees 31 minutes 16 seconds East, 119.37 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 34 degrees 03 minutes 43 seconds East, 350.27 feet to a Corp of Engineer monument found for corner;  
North 00 degrees 15 minutes 21 seconds West, 86.20 feet to a Corp of Engineer monument found for corner;  
North 72 degrees 15 minutes 48 seconds West, 140.97 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE continuing along the west line of said 57.932 acre tract of land as follows:  
North 01 degrees 01 minutes 19 seconds West, 54.96 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 43 degrees 58 minutes 41 seconds East, 590.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 01 degrees 01 minutes 19 seconds West, 834.84 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 43 degrees 58 minutes 41 seconds East, 590.32 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the west line of said 19.977 acre tract;

THENCE along the west line of said 19.977 acre tract as follows:  
North 00 degrees 29 minutes 04 seconds West, 119.29 feet to a one–half inch iron rod found for corner;  
South 88 degrees 50 minutes 03 seconds West, 45.80 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner, said point also being in the east right–of–way line of Lakecrest Drive, a dedicated right–of–way as described and recorded in Document Number 2006–66546, Official Public Records of Denton County, Texas;  
North 03 degrees 11 minutes 05 seconds West, 122.44 feet along the east right–of–way line of Lakecrest Drive to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner;  
Northeastly, 10.41 feet along the east right–of–way line of Lakecrest Drive following a curve to the right having a central angle of 59 degrees 40 minutes 14 seconds, a radius of 10.00 feet, a tangent of 5.74 feet, and whose chord bears North 26 degrees 49 minutes 03 seconds East, 9.95 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner, said point being at the intersection of the east right–of–way line of Lakecrest Drive with the southeast right–of–way line of W. Eldorado Parkway;

THENCE continuing along the west line of said 19.977 acre tract and the east right–of–way line of W. Eldorado Parkway as follows:  
Northeastly, 272.83 feet along a curve to the left having a central angle of 15 degrees 31 minutes 46 seconds, a radius of 1,006.60 feet, a tangent of 137.26 feet, and whose chord bears North 48 degrees 56 minutes 05 seconds East, 272.00 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner;  
Northeastly, 56.48 feet along a curve to the left having a central angle of 05 degrees 29 minutes 04 seconds, a radius of 590.00 feet, a tangent of 28.26 feet, and whose chord bears North 27 degrees 19 minutes 12 seconds East, 56.45 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner;  
Northeastly, 207.30 feet along a curve to the left having a central angle of 11 degrees 56 minutes 18 seconds, a radius of 994.93 feet, a tangent of 104.03 feet, and whose chord bears North 31 degrees 51 minutes 40 seconds East, 206.93 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found for corner;  
North 25 degrees 55 minutes 10 seconds East, 927.87 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found at the northwest corner of said 19.977 acre tract, said point being in the south line of that tract of land described in deed to Town of Little Elm as recorded in Document Number 1995–0078024, Official Public Records of Denton County, Texas, said point also being in the east right–of–way line of W. Eldorado Parkway (a variable width right–of–way);

THENCE North 89 degrees 17 minutes 47 seconds East, 175.42 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being the northeast corner of said 19.977 acre tract, said point being the southeast corner of said Town of Little Elm tract, said point also being in the west line of Block 1, Sunrise Bay at Lake Lewisville, an addition to the Denton County, as recorded in Cabinet L, Page 224, Official Public Records of Denton County, Texas;

THENCE along the east line of said 19.977 acre tract as follows:  
South 00 degrees 42 minutes 14 seconds East, 1,296.43 feet to a three–eighths inch iron rod found for corner, said point being the southwest corner of said Block 1;  
North 85 degrees 09 minutes 48 seconds East, 187.00 feet along the south line of Block 1 to a five–eighths inch iron rod with cap stamped 'DCA INC' found for corner, said point also being the northwest corner of Lot 1, Block H, Lakewood Village, Second Section, an addition to Denton County, Texas as recorded in Cabinet J, Page 79, Official Public Records of Denton County, Texas;  
South 03 degrees 47 minutes 29 seconds East, 145.41 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being the southeast corner of said 19.977 acre tract, said point being the southwest corner of said Lot 1, said point also being in the north right–of–way line of Lakecrest Drive (a 60 foot wide right–of–way) dedicated by said Lakewood Village, Second Section plat;

THENCE South 86 degrees 46 minutes 49 seconds West, 30.54 feet along the south line of said 19.977 acre tract and along the north right–of–way line of Lakecrest Drive to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner in the west line of said Lakewood Village, Second Section Addition, said point also being the northeast corner of a 60 foot wide right–of–way deed to the Town of Lakewood Village as recorded in Volume 960, Page 824, Official Public Records of Denton County, Texas;

THENCE South 00 degrees 31 minutes 42 seconds East, 38.21 feet along the east line of said 60 foot wide right–of–way dedication to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;

THENCE South 89 degrees 04 minutes 10 seconds West, 722.60 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the south line of said 19.977 acre tract, said point also being the northwest corner of that called 14.950 acre tract of land described in deed to Board of Trustees of The Little Elm Independent School District as recorded in Document Number 2021–12421, Official Public Records of Denton County, Texas;

THENCE South 00 degrees 33 minutes 48 seconds East, 419.53 feet along the west line of said 14.950 acre tract to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point also being in the east line of said 57.932 acre tract;

THENCE along the common lines of said 57.932 acre tract and said 14.950 acre tract as follows: Southeastly, 452.13 feet along a curve to the left having a central angle of 31 degrees 58 minutes 54 seconds, a radius of 810.00 feet, a tangent of 232.12 feet, and whose chord bears South 16 degrees 33 minutes 15 seconds East, 446.28 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
South 32 degrees 32 minutes 42 seconds East, 147.26 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 57 degrees 09 minutes 47 seconds East, 112.36 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
Northeastly, 390.08 feet along a curve to the right having a central angle of 33 degrees 06 minutes 39 seconds, a radius of 675.00 feet, a tangent of 200.66 feet, and whose chord bears North 73 degrees 43 minutes 07 seconds East, 384.67 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
North 88 degrees 50 minutes 10 seconds East, 227.07 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner, said point being in the east line of said 57.932 acre tract, said point also being the southeast corner of said 14.950 acre tract, said point also being in the west right–of–way line of High Ridge Drive (a 60 foot wide right–of–way);

THENCE along the east line of said 57.932 acre tract and along the west right–of–way line of High Ridge Drive as follows:  
South 18 degrees 50 minutes 58 seconds East, 442.35 feet to a one–half inch iron rod with yellow cap stamped 'JBI' set for corner;  
Southeastly, 44.64 feet along a curve to the right having a central angle of 02 degrees 35 minutes 52 seconds, a radius of 984.48 feet, a tangent of 22.32 feet, and whose chord bears South 16 degrees 05 minutes 57 seconds East, 44.63 feet to a one–half inch iron rod found for corner, said point being the southeast corner of said 57.932 acre tract, said point also being the northeast corner of Lot 1, Block A, Shores of Lakewood Village, Section 5, an addition to the Town of Lakewood Village as recorded in Cabinet K, Page 201, Official Public Records of Denton County, Texas;

THENCE North 89 degrees 41 minutes 51 seconds West, 534.51 feet along the south line of said 57.932 acre tract to a one–half inch iron rod found for corner, said point being in the north line of Lot 3, Block A, of said Shores of Lakewood Village, Section 5 addition;

THENCE South 44 degrees 22 minutes 03 seconds West, 1,768.97 feet along the south line of said 57.932 acre tract to a one–half inch iron rod found for corner, said point being the northeast corner of Lot 16, Block A, of said Shores of Lakewood Village, Section 5, Phase 3 Addition;

THENCE North 89 degrees 31 minutes 09 seconds West, 1,066.99 feet along the south line of said 57.932 acre tract and along the north line of said Shores of Lakewood Village, Section 5, Phase 3 Addition to the POINT OF BEGINNIG and containing 3,432,082 square feet or 78.790 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

LEGAL DESCRIPTION  
(PARCEL B – 0.161 ACRES)

Being a parcel of land located in Denton County, Texas, and being a part of the Christopher C. Dickson Survey, Abstract Number 339, and being all of that called Tract 3–0.161 acre tract of land described in deed to First Texas Home, Inc. as recorded in Document Number \_\_\_\_\_, Official Public Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with cap stamped 'RPLS 3047' found at the northwest corner of said 0.161 acre tract, said point also being in the south right–of–way line of W. Eldorado Parkway (a variable width right–of–way);

THENCE Northeastly, 157.75 feet along a curve to the left having a central angle of 14 degrees 41 minutes 56 seconds, a radius of 614.90 feet, a tangent of 79.31 feet, and whose chord bears North 73 degrees 25 minutes 24 seconds East, 157.32 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found at the northeast corner of said 0.161 acre tract, said point also being at the intersection of the south right–of–way line of W. Eldorado Parkway with the west right–of–way line of Lakecrest Drive;

THENCE South 03 degrees 03 minutes 13 seconds East, 70.34 feet along the west right–of–way line of Lakecrest Drive to a one–half inch iron rod found at the southeast corner of said 0.161 acre tract;

THENCE South 88 degrees 35 minutes 35 seconds West, 150.01 feet to a one–half inch iron rod with cap stamped 'RPLS 3047' found at the southwest corner of said 0.161 acre tract;

THENCE North 08 degrees 55 minutes 00 seconds West, 29.39 feet along the west line of said 0.161 acre tract to the POINT OF BEGINNING and containing 7,035 square feet or 0.161 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 state plane coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FIRST TEXAS HOMES, INC., acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **LAKEWOOD VILLAGE**, an addition to the Town of Lakewood Village, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and Town of Lakewood Village use thereof. The Town of Lakewood Village and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the Town of Lakewood Village or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FIRST TEXAS HOMES, INC., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Lakewood Village.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
Keith Hardesty, Division President  
First Texas Homes, Inc.

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared Keith Hardesty, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Signature

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Mark W. Harp, do hereby certify that I prepared this plat and the field notes made a port thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Lakewood Village, Denton County, Texas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mark W. Harp, R.P.L.S. No. 6425



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas



CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the Town of Lakewood Village, Texas, and is hereby approved by such Commission.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.  
By the Planning and Zoning Commission. Town of Lakewood Village

\_\_\_\_\_  
Chairperson, Planning and Zoning Commission

ATTEST

\_\_\_\_\_  
Town Secretary

CERTIFICATE OF APPROVAL

By the Town Council, Town of Lakewood Village  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor, Town of Lakewood Village

ATTEST

\_\_\_\_\_  
Town Secretary

**ZONING ORDINANCE NO. 21–04  
AMENDED NOVEMBER 2021**

**FINAL PLAT  
LAKEWOOD VILLAGE**

**148 RESIDENTIAL LOTS  
12 OPEN SPACE LOTS**

**78.790 ACRES OUT OF THE  
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LOFTIN, ABSTRACT NO. 750 & BENJAMIN C. SHAHAN,  
ABSTRACT NO. 1169;**

**TOWN OF LAKEWOOD VILLAGE AND LAKEWOOD VILLAGE  
ETJ, DENTON COUNTY, TEXAS**

**FIRST TEXAS HOMES, INC. OWNER/DEVELOPER**  
500 Crescent Court, Suite 350 (214) 613–3400  
Dallas, Texas 75201

**JB PARTNERS, INC. SURVEYOR/ENGINEER**  
2121 Midway Road, Suite 300 (972) 248–7676  
Carrollton, Texas 75006  
TBPE No. F–438 TBPLS No. 10076000



October 4, 2022

Ms. Linda Ruth, TRMC, CMC  
Town Administrator  
Lakewood Village  
100 Highridge Drive  
Lakewood Village, Texas 75068

***RE: Town Regional Lift Station/Force Main Proportionality Assessment***

Dear Ms. Ruth:

KJE has reviewed the design plans for the proposed regional lift station that were included with the Lakewood Village Civil Construction Plans prepared by engineers at JBI Partners, Inc. Included in the plan set was a predicted design flow tabulation of the proposed individual developments. KJE has reviewed these calculations and concur that the predicted peak flowrates are reasonable and in conformance with TCEQ guidelines. The flow rates were appropriated based on an anticipated number of persons per development and a standard unit flowrate (gallons/person/day), combined with peak factors. A summary of these flow values is listed below:

<u>Development</u>	<u>Predicted Peak Flowrate (Gallons / Minutes)</u>
Lakewood Village	144.2
New Town Hall	1.8
New School (Lakewood Village)	59.5
Villas of Lakewood Village	26.0
North Shore at Lakewood Village	75.6
Garza	38.2
Rustic Oaks	9.5
New Service Station	1.0
Ms. Herrera Development	28.6
South Oak Phase III Development	268.0
<b>Total</b>	<b>652.40</b>

KJE has also developed an opinion of probable construction costs associated with the proposed regional lift station and force main required to reach the wastewater treatment plant. Based on industry feedback regarding the design plans, the following represents an opinion of the probable construction costs for the project:

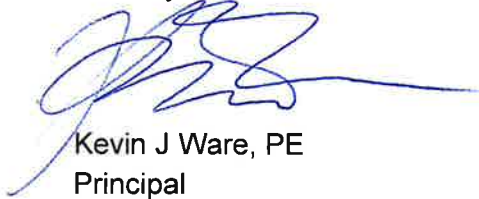
Proposed Lift Station (All Components)	\$1,600,000
Proposed Force Main (8") (1675 Linear Feet)	\$150,750
Subtotal	\$1,750,750
Contingency (20%)	\$350,150
<b>Total</b>	<b>\$2,100,900</b>

Based on the predicted flowrates from the developments, the proposed financial requirement for the planned developments to pay their proportionate share of the regional wastewater improvements is the following:

<b><u>Development</u></b>	<b><u>Predicted Peak Flowrate (Gallons / Minutes)</u></b>	<b><u>Percent Allocation</u></b>	<b><u>Required Financial Contribution</u></b>
Lakewood Village	144.2	22.10%	\$464,362.02
New Town Hall	1.8	0.28%	\$5,796.47
New School (Lakewood Village)	59.5	9.12%	\$191,605.69
Villas of Lakewood Village	26.0	3.99%	\$83,726.85
North Shore at Lakewood Village	75.6	11.59%	\$243,451.93
Garza	38.2	5.86%	\$123,014.07
Rustic Oaks	9.5	1.46%	\$30,592.50
New Service Station	1.0	0.15%	\$3,220.26
Ms. Herrera Development	28.6	4.38%	\$92,099.54
South Oak Development	268.0	41.08%	\$863,030.66
<b>Total</b>	<b>652.4</b>	<b>100%</b>	<b>\$2,100,900.00</b>

Please note that these costs were developed in conformance with Texas Local Government Code § 212.904(a). We appreciate the opportunity to assist with this evaluation and please let us know if there any questions.

Sincerely,



Kevin J Ware, PE  
Principal  
KJE  
Firm #F-12214

