**FLOWER MOUND TOWN COUNCIL REGULAR MEETING;
TOWN OF FLOWER MOUND FIRE CONTROL, PREVENTION,
AND EMERGENCY MEDICAL SERVICES DISTRICT SPECIAL MEETING;
AND CRIME CONTROL AND PREVENTION DISTRICT SPECIAL MEETING**

August 3, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd, Flower Mound, Texas. The Mayor, as presiding officer of Town Council, and a quorum of the Town Council will be physically present at this location. The location where the Mayor is physically present shall be open to the public during the open portions of the meeting.

Comments regarding any agenda item can be sent to the Town Council by emailing towncouncil@flowermound.gov .

AMENDED AGENDA

A. CALL TO ORDER

B. INVOCATION

C. PLEDGES

D. PRESENTATION(S)

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Mayor
- Direct comments to the Town Council
- State your name and the municipality where you reside

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects
2. Economic Development Projects
3. Organizational Updates

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

I. COORDINATION OF CALENDARS

1. August 13 - Work Session (Budget)
2. August 17 - Regular Meeting

J. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

1. Minutes 7/20 - Consider approval of the minutes from July 20, 2026.
2. Calling Special Election - Consider approval of an ordinance ordering a special election to be held on the 3rd day of November, 2026, for the purpose of submitting to the qualified voters of the Town of Flower Mound, Texas, a ballot proposition to reauthorize the Street Maintenance Sales and Use Tax at the rate of one-fourth of one percent; providing for election officers; designating the places and manner of holding said election; and providing for the posting and publication of notice.
3. Set Public Hearing for Crime District Budget - Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 17, 2026, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 21, 2026, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
4. Set Public Hearing for Fire District - Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 17, 2026, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 21, 2026, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.
5. Riverwalk PID Annual SAP Update 2026-27 - Consider approval of an ordinance adopting the 2026-2027 annual update to the Riverwalk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.
6. Lakeside Parkway Capacity Improvement - ICA - Consider the approval of Amendment #2 to the Interlocal Cooperation Agreement with Denton County for

the construction of the Lakeside Parkway Capacity Improvement project, and authorize the Mayor to execute the same on behalf of the Town

7. Denton Creek Boulevard Bridge - ICA - Consider the approval of Amendment #2 to the Interlocal Cooperation Agreement with Denton County for the construction of the Denton Creek Boulevard Bridge project, and authorize the Mayor to execute the same on behalf of the Town

8. Wilkerson Trail Bridge Replacements - Consider approval of Professional Services Agreement with Dunaway Associates, LLC., for the design services associated with the Wilkerson Trail Bridges project, in the amount of $185,000.00; and authorization for the Mayor to execute same on behalf of the Town.

9. Utility Cooperative Service Contract - Consider approval of utilizing Buy Board Contract No. KPBB776-25 with Kleen Pipe, Inc. for closed-circuit television (CCTV) inspection and sanitary sewer cleaning services in an amount not to exceed $200,000; and authorization for the Mayor to execute same on behalf of the Town.

10. SPAN Transportation Contract - Consider approval of a Service Agreement for Demand Response Transit Service with SPAN, Inc., in an amount not-to-exceed $81,450.06, to provide transportation service for Town citizens who are age 65 or older and Town citizens with verifiable disabilities that prevent them from driving; and authorization for the Mayor to execute same on behalf of the Town.

11. Forvis Mazars Audit Engagement Letter - Consider approval of the engagement letter with Forvis Mazars, LLP, to perform external auditing services for the fiscal year ending September 30, 2026 at a cost of $72,250; and authorization for the Mayor to execute same on behalf of the Town.

12. NICE 911 Recording System - Police - Consider approval of the purchase of equipment and contract services for NICE 911 recording system and associated ICS Athena bridge in the total amount of $53,600.00.

13. Accessibility Consultant - Consider approval of an extended ADA compliance contract with Accessibility Officer, in the amount of $19,780; and authorization for the Mayor to execute same on behalf of the Town.

14. VERF Vehicle Purchase - Consider approval of the purchase of a Ford Transit T250 Mid Roof Cargo Van from Sam Packs Five Star Ford through Buyboard Cooperative Contract # 724-23 for the Utility Operations Laboratory Division in the total amount of $70,388.87.

15. VERF Vehicle Purchase - Consider approval of the purchase of a Ford F550 Super Cab Dump Truck from Sam Packs Five Star Ford through Buyboard Cooperative Contract # 724-23 for the Streets Division in the total amount of $108,551.10; and authorization for the Mayor to execute same on behalf of the Town.

16. VERF Vehicle Purchase - Consider approval of the purchase of a Ford F250 Super Cab 4x4 from Sames Auto Group through TIPS Cooperative Contract # 240901 for the Drainage Division in the total amount of $56,764.55; and authorization for the Mayor to execute same on behalf of the Town.

17. VERF Vehicle Purchase - Consider approval of the purchase of a John Deere 410P Backhoe/Loader from RDO Equipment Company through Sourcewell Cooperative Contract # 011723-JDC for the Utility Line Maintenance Sewer Division in the total amount of $159,318.80; and authorization for the Mayor to execute same on behalf of the Town.

18. VERF Equipment Purchase - Consider approval of the purchase of a Portable Trailer Mounted 323 KW Diesel Generator from Loftin Equipment through Sourcewell Cooperative Contract # 020923-CEC for the Utility Operations Division in the total amount of $181,045.00; and authorization for the Mayor to execute same on behalf of the Town.

19. Purchase (2) Police/SRO Vehicles/Equipment - Consider approval of the purchase of one (1) new 2026 Chevy Tahoe PPV Police Pursuit Vehicle and one (1) new Ford Explorer PPV Police Pursuit Vehicle with Upfit Equipment Installed per Town of Flower Mound Specifications and Vendor Quote from Sam Pack's Five Star with Upfit Police/SRO Equipment/Installation Quotes with Specifications from Defender Supply for Police Services in the amount of $156,743.50.

K. REGULAR ITEM(S)

1. SUP26-0003 - Kensington Estates Lot 1, Block A Accessory Dwelling - Public Hearing to consider an ordinance granting a Specific Use Permit No. 503 (SUP26-0003 – Kensington Estates Lot 1, Block A Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located east of Scenic Drive on Kensington Court. (PZ recommended approval by a vote of 5 to 0 at its July 27, 2026, meeting.)

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the below-referenced items.

1. **Section 551.071: Consultation with Town Attorney**
   Consultation with Town Attorney.

a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas

b. Possible boundary adjustment matter

c. Legal issues associated with municipal annexation, and ESD, MUD, and CCN service areas.

2. **Section 551.072: Deliberation Regarding Real Property**
Discuss and consider purchase, exchange, lease or value of real property for parks, trails, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.

3. **Section 551.074: Personnel Matters**
Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.

4. **Section 551.087: Deliberation Regarding Economic Development Negotiations**
Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

N. RECONVENE

O. ADJOURN

I do hereby certify that the notice of above meeting for the Town of Flower Mound was posted at Town Hall, Town of Flower Mound, Texas, and on the Town's website in compliance with Chapter 551, Texas Government Code on July 28, 2026, by 5:00 p.m.

Traci Henderson, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

In accordance with section 551.043 of the Texas Government Code, the Taxpayer Impact Statement can be viewed by clicking **HERE**.

To preview upcoming items of business that may appear on future agendas click HERE.

Town Council Regular Meeting

July 20, 2026

Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Mayor Moore called the meeting to order at 6:00 p.m. with the following members present:

Cheryl Moore, Mayor
Adam Schiestel, Mayor Pro Tem
Brian Taylor, Deputy Mayor Pro Tem
Janvier Werner, Councilmember Place 4
Clare Harris, Councilmember Place 5

Town Council member(s) absent:
Chris Drew, Councilmember Place 2

Town Staff present:

James W. Childers, Town Manager
Bryn Meredith, Town Attorney
Traci Henderson, Town Secretary
Tiffany Bruce, Assistant Town Manager/Town Engineer
John Zagurski, Chief Financial Officer
JP Walton, Chief Strategic Officer

B. INVOCATION

Chaplain Wakefield gave the invocation.

C. PLEDGES

Mayor Moore led the Pledge of Allegiance to the United States and Texas flags.

D. PRESENTATION(S)

There were no items for this category.

E. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Town Council regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

In accordance with the Texas Open Meetings Act, the Town Council is restricted from discussing or acting on items not listed on the agenda.

To speak to Council during public comment, fill out a comment form (PDF). Note:

- Limited to three (3) minutes, a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Mayor
- Direct comments to the Town Council
- State your name and the municipality where you reside

Names listed below do not necessarily reflect the order in which each person spoke, and all municipalities are located in Flower Mound unless otherwise indicated.

	Speaker name and municipality	Subject (as written on the form)
1.	Patsy Mizeur	VATRE
2.	Annie Libassi	Traffic Calming
3.	Yoli Johnson	Fire Dept recognition
4.	Nicole Woodard	FM Chamber
5.	Kristy Anderson	Walk for Lives - Flower Mound, TX (United Against Fentanyl), held on July 11th at Glenwick Park

F. ANNOUNCEMENTS

1. Announcements from the mayor and council members

   There were announcements from the Mayor or Councilmembers regarding:

   Clare Harris:
   Historic Farms presentation at the Historical Commission meeting on Tuesday, July 21st.
   Parks and Recreation are hosting Community Field day and Summer Social at Heritage Park on Saturday, July 25th, from 10AM to 2PM.

Adam Schiestel:
Flower Mound Chapter of the Daughters of the American Revolution in partnership with the Denton County Historical Commission is hosting "The American Revolution Experience" at the Denton County Courhouse on the Square Museum. The opening ceremony is 5PM on July 27th and will remain on display through August 12th.

G. TOWN MANAGER'S REPORT

1. Capital Improvement Projects

2. Economic Development Projects

3. Organizational Updates

a. Independence Fest

Jill Deramus, Special Events Manager, gave a presentation identifying or noting:

Provided a summary of the Children's Parade, evening concerts and festival activities, EMS touchpoints, and gratitude to sponsors and volunteers.

b. Employee Service Recognition

Mayor Moore joined James W. Childers, Town Manager, for item G.3.b.

Mr. Childers recognized the following employee for Twenty (20) years of service:
Troy Jahnke - Police Sergeant

c. Introduction to Flora

Mr. Childers provided an introduction of the Town's new chatbot, Flora.

H. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding that a consensus of Council is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

There were no requests for future agenda items.

I. COORDINATION OF CALENDARS

Mayor Moore confirmed that all Council members present plan to be in attendance at the following meetings:

1. July 30 and August 1 - Strategic Plan Retreat

2. August 3 - Regular Meeting

3. August 13 - Work Session

J. CONSENT ITEM(S)

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any council member by making such request prior to a motion and vote.

Councilmember Harris requested to pull items J.3 and J.4 to request more information on how the VERF program is funded.

Mr. Childers introduced the item.

Meg Jakubik, Strategic Services Director, gave a presentation identifying or noting: Current process of vehicle aging; projected useful service life; maintenance and history review; additional review processes; business needs verification and review with departments; and funding.

Mr. Childers encouraged those interested in more information on our fleet and replacement process to view the Fleet Presentation at the December 15, 2025, Town Council meeting. In addition, Mr. Childers restated the Town's evaluation and re-evaluation of vehicle and equipment purchases.

Town Council and staff discussed the established program, planned budgetary expenditures, and opportunities/options for consideration by Town Council.

ACTION:	Adam Schiestel moved to approve consent agenda items J.1 though J.4 as presented. Clare Harris seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

1. Minutes 7/6 - Consider approval of the minutes from a regular meeting held on July 6, 2026.

2. Cardiac Monitor Supplies - Consider approval of the purchase of heart monitor supplies from Zoll Medical through NPPGov Contract #PS25850 with an annual

expenditure of $25,000.00 for the duration of the contract expiring February 9, 2030, and authorization for the Mayor to execute same on behalf of the Town.

3. VERF Vehicle Purchase - Public Works - Consider approval of the purchase of one Caterpillar Wheel Loader model 930 QC from Holt Cat Company through Sourcewell Cooperative Contract # 020223-CAT for the Drainage Division in the total amount of $255,051.00.

4. VERF Purchase - Ford F350 Cab and Chassis for Fleet Services - Consider approval of the purchase of one Ford F350 Cab and Chassis with Service Body Re-Mount for the Fleet Services Division from Sames Auto Group, utilizing the TIPS Cooperative Contract # 240901, in the amount of $63,545.00.

K. REGULAR ITEM(S)

1. Wireless Site Marketing Agreement - Consider approval of a Site Marketing Agreement with Diamond Towers V LLC to exclusively market wireless infrastructure and manage the development of new or expanded wireless communication infrastructure on specific Town-owned properties for a period of three (3) years, and authorization for the Mayor to execute same on behalf of the Town.

JP Walton, Chief Strategic Officer, gave a presentation identifying or noting:

Quick review of previous information provided to Town Council, opportunity areas for cell coverage; current and potential tower locations; tower types; site market agreement overview;

Troy Curtis, Business Development Manager, Diamond Communications gave a presentation identifying or noting:

About Diamond; partnership with Flower Mound; wireless performance indicators; existing overall coverage by all carriers; and predictive coverage maps

Town Council and staff discussed Lakeside area coverage; residential area concerns; Twin Coves Parks; use of Town property; viable areas; revenue overview; managing properties currently identified; and next steps.

ACTION:	Adam Schiestel moved to approve K.1 with the modification of Exhibit "A", removing Jake's Hilltop Park and Wilkerson Park. Brian Taylor seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

2. WWTP PTA Construction Agreement - Consider approval of a Construction Agreement with GDC Industrial, Inc. for the Wastewater Treatment Plant Preliminary Treatment Area improvement project, in the amount of $4,735,820.00; and authorization for the Mayor to execute same on behalf of the Town.

Manny Palacios, Assistant Director of Public Works/Operations, gave a presentation identifying or noting:

Preliminary Treatment Area (PTA) project overview; work order history; Master-Plan site map; bid results; and project schedule/timeline.

Town Council and staff discussed manual removal of solids, parts availability, and vendor vetting.

ACTION:	Brian Taylor moved to approve K.2 as presented. Clare Harris seconded the motion.
AYES:	Janvier Werner, Adam Schiestel, Brian Taylor, Clare Harris
NAYS:	None
ABSTAIN:	None
RESULT:	4 : 0

L. WORK SESSION ITEM

1. Review and discuss additional information requested by Town Council regarding the Flower Mound Arts Center.

Mr. Childers gave a recap from previous meeting; Hotel Occupancy Tax (HOT) requirements; TIRZ #1 revenue bridge; and next steps.

Town Council and staff discussed needed time to consider more information.

M. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Capital Improvements Advisory Committee, Community Development Corporation, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Historical Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number (TIRZ #1), Tax Increment Reinvestment Zone Number (TIRZ #2), Transportation Commission, and Veterans Liaison Board.

There were no items for this category.

N. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as indicated below. The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or 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 the provisions of Chapter 551, including the below-referenced items.

Mayor Moore announced that the Town Council is convening into a closed meeting at 7:35 p.m., pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087.

1. **Section 551.071: Consultation with Town Attorney**
   Consultation with Town Attorney.

   a. Reginald Rembert & Rembert Enterprises, Inc. v. Town of Flower Mound, Texas

   b. Local Government Code Chapter 552, Municipal Utilities

   c. Legal issues associated with municipal annexation, and ESD, MUD, and CCN service areas.

   d. Possible boundary adjustment matter.

2. **Section 551.072: Deliberation Regarding Real Property**
   Discuss and consider purchase, exchange, lease or value of real property for parks, trails, cultural arts, public safety, public rights-of-way, and/or other municipal purposes, including real property located north of FM 1171 and west of US 377, and all matters incident and related thereto.

3. **Section 551.074: Personnel Matters**
   Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, and Planning and Zoning Commission.

   a. Annual Performance Review of Town Secretary.

   b. Municipal Court Procecutor

4. **Section 551.087: Deliberation Regarding Economic Development Negotiations**
Discuss and consider economic development incentives, including retail centers, grocers, corporate relocation/expansion/retention, hospitality projects, health care facilities, construction of public improvements, requests for incentive related proposals to develop real property, and Tax Increment Reinvestment Zone (TIRZ) #1, TIRZ #2, River Walk PID No. 1, Proposed PID, MMDs, and MUDs.

O. RECONVENE

The Town Council reconvened into the open meeting at 9:10 p.m.; There was no action taken as a result of the closed meeting.

P. ADJOURN

Mayor Moore adjourned the meeting at 9:10 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____
CHERYL MOORE, MAYOR

ATTEST:

_____
TRACI HENDERSON, TOWN SECRETARY

TOWN COUNCIL
AGENDA J.2.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Traci Henderson, Town Secretary
ITEM: **Consider approval of an ordinance ordering a special election to be held on the 3rd day of November, 2026, for the purpose of submitting to the qualified voters of the Town of Flower Mound, Texas, a ballot proposition to reauthorize the Street Maintenance Sales and Use Tax at the rate of one-fourth of one percent; providing for election officers; designating the places and manner of holding said election; and providing for the posting and publication of notice.**

BACKGROUND: The Street Maintenance Sales and Use Tax was originally approved by the voters on Nov. 6, 2007, and reauthorized by the voters in 2011, 2015, 2019, and 2022. The ordinance presented would call an election on November 3, 2026, for the voters to consider reauthorization of the Street Maintenance Sales and Use Tax at the rate of one-fourth of one percent for a period of four (4) years. An informational publication will be sent to all Flower Mound utility billing customers describing how the funds are being utilized prior to the first day of early voting, which is October 19. If the dedicated sales tax for street maintenance is reauthorized, the sales tax rate in Flower Mound will remain 8.25 percent.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: $500

Proposed Expenditure/(Revenue)	**Account Number(s):**
$500.00 (required newspaper publication cost)	100-610-10300-5040

LEGAL REVIEW: Elizabeth Yelverton, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

ATTACHMENTS:
1. Ordinance

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AUTHORIZING AND CALLING FOR A SPECIAL ELECTION TO BE HELD ON THE 3RD DAY OF NOVEMBER, 2026, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE TOWN OF FLOWER MOUND A BALLOT PROPOSITION TO REAUTHORIZE A LOCAL SALES AND USE TAX AT THE RATE OF ONE-FOURTH OF ONE PERCENT FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS; PROVIDING BALLOT PROPOSITION LANGUAGE; PROVIDING FOR ELECTION PROCEDURES AND OFFICERS; AUTHORIZING NECESSARY ACTIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound, Texas (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Chapter 327 of the Texas Tax Code (the "Tax Code") permits a municipality to adopt or continue a local sales and use tax to provide for street maintenance and repair if the tax is authorized by a majority of the municipality's qualified voters; and

WHEREAS, on November 6, 2007, the eligible voters of the Town approved a ballot proposition to adopt the municipal street maintenance sales and use tax at the rate of one-fourth of one percent (1/4 of 1%) within the Town as permitted by Chapter 327 of the Tax Code, and on November 8, 2011, November 3, 2015, November 5, 2019, and November 8, 2022, a majority of the eligible voters of the Town approved a ballot proposition to reauthorize the said sales and use tax at the same rate; and

WHEREAS, the November 2022 ballot language provided the municipal street maintenance sales and use tax would expire on the fourth (4^{th}) anniversary of the date the tax was last reauthorized by a special election called and held for that purpose; and

WHEREAS, Section 41.001 of the Texas Election Code (the "Election Code") establishes November 3, 2026, as a uniform election date for the purposes of conducting a special election; and

WHEREAS, the Town Council desires to conduct an election to ascertain whether the local sales and use tax at the rate of one-fourth of one percent (1/4 of 1%) for maintenance and repair of municipal streets shall be reauthorized within the Town consistent with Chapter 327 of the Tax Code; and

WHEREAS, in accordance with Chapter 321 of the Tax Code, the combined rate of all local sales and use taxes imposed by the Town will not exceed two percent (2%); and

WHEREAS, the Town intends to contract with Denton County and Tarrant County for election services, administration, and equipment pursuant to Section 31.092(a) and Chapter 271 of the Election Code, as amended; and

WHEREAS, the Town hereby finds and determines that holding a special election on the continuation of the municipal street maintenance sales and use tax is in the best interests of the Town's citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1.

The facts and recitations contained in the above preamble of this Ordinance are incorporated herein for all purposes.

SECTION 2.

SPECIAL ELECTION ORDERED. In accordance with the general laws and Constitution of the State of Texas and Sections 327.003 and 327.007 of the Tax Code, a special election is hereby called and ordered for the 3rd day of November, 2026, to submit to the voters a proposition to determine whether to reauthorize the adoption of a one-quarter of one percent (1/4 of 1%) sales and use tax for street maintenance purposes.

SECTION 3.

BALLOT PROPOSITION. The official ballot for the special election shall be prepared in accordance with the Election Code so as to permit the electors to vote "FOR" or "AGAINST" the proposition, with the ballot to contain such provisions, markings and language as required by law, and with such proposition being set forth on said ballot using the following form and language:

"PROPOSITION __

"The reauthorization of the local sales and use tax in the Town of Flower Mound, Texas at the rate of one-quarter of one percent (1/4 of 1%) to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.

FOR _____
AGAINST _____"

SECTION 4.

PROCEDURES FOR THE SPECIAL ELECTION. The special election shall be conducted in accordance with the provisions of the Election Code. In accordance with Chapter 271 of the Election Code, the Town intends to enter into agreements for election

services with Denton County and Tarrant County (the "Agreements"). The Town Manager is hereby authorized to execute the Agreements for the conduct of the election in accordance with Chapter 31 of the Election Code, and other applicable statutes and laws. Additionally, the costs of the special election shall be paid in accordance with the Agreements. All expenditures necessary to conduct the election, the purchase of materials therefor, and the employment of all election officials are hereby authorized and shall be conducted per the Agreements and applicable law.

SECTION 5.

APPOINTMENT OF ELECTION JUDGES AND ALTERNATE ELECTION JUDGES. Election judges for the special election shall be appointed by Denton County and Tarrant County, respectively, as authorized by Chapter 271 of the Election Code.

SECTION 6.

(a) **EARLY VOTING - DENTON COUNTY.** The Denton County Elections Administrator is designated the Early Voting Clerk for the election in Denton County. Additional Deputy Early Voting Clerks may be appointed as provided in the Denton County Joint Election Agreement ("Denton Agreement").

(1) Early Voting by personal appearance shall be conducted beginning on October 19, 2026, and continuing through October 30, 2026, at the Denton County Main Early Voting site located at 701 Kimberly Dr., Ste. A111, Denton, Texas, 76208, on days and times specified in the Denton County Agreement.

(2) Any eligible Denton County Registered Voter may cast their vote at any additional early voting location throughout Denton County as established by the Denton Agreement. If there is any discrepancy between this Ordinance and the Denton County Agreement as to early voting locations or times, the Denton County Agreement shall control.

(3) Applications for Ballots by Mail (ABBMs) and Federal Post Card Applications (FPCAs) in Denton County may be delivered to the Early Voting Clerk, P.O. Box 1720, Denton, Texas, 76202; Website: www.votedenton.gov; Phone: 940.349.3200; Fax: 940.349.3201; email: elections@dentoncounty.gov to be received not later than the close of business on October 23, 2026. The Town Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the Denton County Agreement.

(b) **EARLY VOTING - TARRANT COUNTY.** The Tarrant County Elections Administrator is designated the Early Voting Clerk for the Election in Tarrant County. Additional Deputy Early Voting Clerks may be appointed, as provided in the Tarrant County Joint Election Agreement ("Tarrant Agreement").

(1) Early Voting by personal appearance shall be conducted beginning on October 19, 2026, and continuing through October 30, 2026, at the Tarrant County Main Early Voting site located at 2700 Premier Street, Fort Worth, Texas, 76111, on days and times specified in the Tarrant County Agreement.

(2) Any eligible Tarrant County Registered Voter may cast their vote at any additional early voting location throughout Tarrant County as established by the Tarrant County Agreement. If there is any discrepancy between this Ordinance and the Tarrant County Agreement as to early voting locations or times, the Tarrant County Agreement shall control.

(3) Applications for Ballots by Mail (ABBMs) and Federal Post Card Applications (FPCAs) in Tarrant County may be delivered to the Early Voting Clerk, PO Box 961011, Fort Worth, Texas 76161, or Express Courier Delivery, Tarrant County Elections, 2700 Premier Street, Fort Worth, Texas, 76111; Website: https://www.tarrantcountytx.gov/en/elections.html Phone:817.831 .8683;Fax:817.831.6118; Email: votebymail@tarrantcountytx.gov to be received not later than the close of business on October 23, 2026. The Town Secretary is directed to forward the applications and ballots to the Election Administrator as provided in the Tarrant County Agreement.

(c) Early voting both by personal appearance and by mail shall be canvassed by the Early Voting Ballot Board established by Denton County under the Denton Agreement and Tarrant County under the Tarrant Agreement. The Presiding Election Judge and the Alternate Presiding Judge will be appointed by the Denton and Tarrant County Election Administrators as permitted by law. The Presiding Election Judge shall appoint elections clerks as may be necessary for the proper conduct of the election. The Presiding Election Judge, or the Alternative Election Judge, in the absence of the Presiding Election Judge, and the election clerks shall constitute the Early Voting Ballot Board to process early voting results from the election. The Presiding Election Judge and the Alternate Election Judge must be eligible to serve in accordance with state law, and the election clerks shall be qualified voters of the Town. To the extent required by law, those persons designated by Denton and Tarrant Counties as election officers and clerks are hereby appointed by the Town.

SECTION 7.

(a) **METHOD OF VOTING – DENTON COUNTY.** Voting in Denton County shall be conducted using Denton County's Hart InterCivic Verity Voting System. All expenditures necessary for the conduct of the election, the purchase of materials therefor, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Election Code.

(b)

(c) **METHOD OF VOTING – TARRANT COUNTY.** Voting in Tarrant County shall be conducted using Tarrant County's Hart InterCivic Verity Voting System. All expenditures necessary for the conduct of the election, the purchase of materials therefor, and the employment of all election officials are hereby authorized and shall be conducted in accordance with the Election Code.

SECTION 8.

GOVERNING LAW AND QUALIFIED VOTERS. The election shall be held in accordance with the Constitution of the State of Texas and the Election Code, and all resident qualified voters of the Town shall be eligible to vote at the election.

SECTION 9.

PUBLICATION AND POSTING OF NOTICE OF SPECIAL ELECTION. Notice of the election shall be published in accordance with Chapter 4 of the Election Code.

SECTION 10.

NECESSARY ACTIONS. The Mayor and the Town Secretary, in consultation with the Town Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Election Code in carrying out and conducting the special election, whether or not expressly authorized herein.

SECTION 11.

EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ___ TO ___, ON THIS THE 3RD DAY OF AUAGUST, 2026.

APPROVED:

_____

Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY

TOWN COUNCIL
AGENDA J.3.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Meg Jakubik, Strategic Services Director
ITEM: **Town Council acting as the Board of Directors for the Town of Flower Mound Crime Control and Prevention District to schedule a public hearing for August 17, 2026, on the Flower Mound Crime Control and Prevention District budget and to schedule a meeting for September 21, 2026, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.**

BACKGROUND: The purpose of this agenda item is to schedule the August 17, 2026, public hearing on the Town of Flower Mound Crime Control and Prevention District (Crime District) budget and schedule the September 21, 2026, adoption of the FY 2026-2027 Crime District budget.

At the March 3, 2008 Town Council meeting, the Town Council acting as the Board of Directors for the Crime District, adopted alternative budget procedures for the Crime District to follow similar procedures and dates to the Town's annual budget.

Section 9.06 of the Town Charter requires the Town Council to fix the time and place of the public hearing on the budget and to publish a notice in the official newspaper of the Town, as required by law.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
None

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN COUNCIL
AGENDA J.4.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Meg Jakubik, Strategic Services Director
ITEM: **Town Council acting as the Board of Directors for the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District to schedule a public hearing for August 17, 2026, on the Flower Mound Fire Control, Prevention, and Emergency Medical Services District budget and to schedule a meeting for September 21, 2026, to take action on the proposed budget; with each meeting to be held at 6:00 PM, at Town Hall, located at 2121 Cross Timbers Road.**

BACKGROUND: The purpose of this agenda item is to schedule the August 17, 2026, public hearing on the Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District (Fire District) budget and schedule the September 21, 2026, adoption of the FY 2026-2027 Fire District budget.

At the March 3, 2008 Town Council meeting, the Town Council acting as the Board of Directors for the Fire District, adopted alternative budget procedures for the Fire District to follow similar procedures and dates to the Town's annual budget.

Section 9.06 of the Town Charter requires the Town Council to fix the time and place of the public hearing on the budget and to publish a notice in the official newspaper of the Town, as required by law.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:
None

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN COUNCIL
AGENDA J.5.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: John Zagurski, Chief Financial Officer
ITEM: **Consider approval of an ordinance adopting the 2026-2027 annual update to the Riverwalk Public Improvement District No. 1 (PID) Service and Assessment Plan (SAP) and Assessment Roll.**

BACKGROUND: The Riverwalk Public Improvement District No. 1 (PID) was created on April 19, 2013, to finance certain improvement projects for the benefit of the property in the PID. A service and assessment plan (SAP) was prepared when the PID was created and pursuant to Chapter 372, Texas Local Government Code, must be reviewed and updated annually. The Town also adopted an assessment roll that identifies the assessment on each parcel within the PID. The annual update to the SAP also updates the Assessment Roll.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: No alteration to the legal content of this ordinance was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P.

ATTACHMENTS:
1. Ordinance
2. Riverwalk PID-Annual SAP Update - 2026-27

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL(S) FOR THE RIVERWALK PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013 AS AMENDED; CONTAINING A CUMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on August 19, 2013, the Town Council of the Town of Flower Mound, Texas ("TOWN") approved Ordinance No. 20-13 establishing the Riverwalk Public Improvement District No. 1 ("the PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the Town has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 27-14 which ordinance also approved the Riverwalk Public Improvement District No. 1 Service and Assessment Plan and Assessment Roll, dated as of May 15, 2014 (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the Town Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Flower Mound, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

The Riverwalk Public Improvement District No. 1 Annual Service Plan Update, attached hereto as "Attachment 1" and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3

The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4

Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 4

This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The Town Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, ON THIS 3th DAY OF AUGUST, 2026.

APPROVED:

_____
Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY

RIVERWALK
PUBLIC IMPROVEMENT DISTRICT NO. 1

TOWN OF FLOWER MOUND, TEXAS

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 - 8/31/27)

AS APPROVED BY TOWN COUNCIL ON:
AUGUST 3, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

RIVERWALK
PUBLIC IMPROVEMENT DISTRICT NO. 1

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26 – 8/31/27)

TABLE OF CONTENTS

I. INTRODUCTION 1

II. UPDATE OF THE SERVICE PLAN 3

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS.....3
B. FIVE YEAR SERVICE PLAN.....4
C. STATUS OF DEVELOPMENT.....5
D. SERIES 2021 REFUNDING ANALYSIS.....5
E. ANNUAL BUDGET.....7
F. ANNUAL INSTALLMENTS PER UNIT.....10
G. BOND REDEMPTION RELATED UPDATES.....11

III. UPDATE OF THE ASSESSMENT PLAN 12

IV. UPDATE OF THE ASSESSMENT ROLL 13

A. PARCEL UPDATES.....13
B. PREPAYMENT OF ASSESSMENTS.....14

APPENDIX A - PID MAP AND PLATS

APPENDIX B - PREPAID PARCELS

APPENDIX C-1 - ASSESSMENT ROLL - 2026-27

APPENDIX C-2 - PROJECTED ASSESSMENT SCHEDULE

APPENDIX D - PID ASSESSMENT NOTICE

I. INTRODUCTION

The Riverwalk Public Improvement District No. 1 (the "PID") was created pursuant to the PID Act and a resolution of the Town Council on April 19, 2013 to finance certain public improvement projects for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Bonds, Series 2014 (Riverwalk Public Improvement District No. 1) (the "Series 2014 Bonds") in the aggregate principal amount of $16,000,000 were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Town of Flower Mound, Texas Special Assessment Revenue Refunding Bonds, Series 2021 (Riverwalk Public Improvement District No. 1) (the "Series 2021 Refunding Bonds") in the aggregate principal amount of $14,635,000 were issued to refinance the Series 2014 Bonds.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the Town identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Service and Assessment Plan was updated for the Series Refunding 2021 Bonds on February 9, 2021 (the "Updated Service and Assessment Plan"). Pursuant to Chapter 372, Texas Local Government Code, the Updated Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Updated Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The Town also adopted an assessment roll (the "Assessment Roll") identifying the Assessments on each Parcel within the PID, based on the method of assessment identified in the Updated Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

Effective September 1, 2021, the Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through Town ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and projected assessment schedules as Appendix C-2. A copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the Town approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller providing the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms not otherwise defined herein shall have the meanings assigned to such terms in the Updated Service and Assessment Plan as updated from time to time.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

According to the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the actual costs of the Authorized Improvements were equal to $12,910,000.

As described in the Developer's Quarterly Improvement Implementation Report dated as of December 30, 2020, the Authorized Improvements were accepted by the Town on December 8, 2020.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the Series 2014 Bonds.

For additional PID development-related information, refer to the link below:

https://emma.msrb.org/P11616629-P11246324-P11670397.pdf

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Table II-A-1
Sources and Uses of Funds

Sources of Funds	Final Budget	Actual Costs[1]	Variance
Bond par amount	$16,000,000	$16,000,000	$0
Other funding sources	$0	$0	$0
Total Sources	**$16,000,000**	**$16,000,000**	**$0**
Uses of Funds			
Authorized Improvements			
Road improvements	$7,210,000	$7,210,000	$0
Water distribution system improvements	$1,190,000	$1,190,000	$0
Sanitary sewer improvements	$830,000	$830,000	$0
Storm drainage improvements	$2,065,000	$2,065,000	$0
Miscellaneous	$1,615,000	$1,615,000	$0
Subtotal	*$12,910,000*	*$12,910,000*	*$0*
Bond issuance costs	$3,090,000	$3,090,000	$0
Total Uses	**$16,000,000**	**$16,000,000**	**$0**

1 – According to the Developer's Quarterly Improvement Implementation Report dated as of December 31, 2020.

Authorized Improvement Cost Variances

As stated in Table II-A-1 above, there are no significant variances to be reported at this time.

B. Five Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

For additional PID development and improvement related information, refer to the link provided in Section II.A. of this report.

The actual budget for the Authorized Improvements is shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown by Table II-B-1 on the following page.

(The remainder of this page is intentionally left blank)

Table II-B-1
Projected Annual Installments (2014-2032)

Assessment Year ending 09/01	Annual Projected Cost	Annual Projected Indebtedness	Sources other than Bonds	Projected Annual Installments[1,2]
2014-2026	$16,000,000	$14,635,000	$0	$14,318,831
2027	$0	$0	$0	$1,002,997
2028	$0	$0	$0	$1,000,560
2029	$0	$0	$0	$1,003,633
2030	$0	$0	$0	$1,001,072
2031	$0	$0	$0	$1,003,040
2032	$0	$0	$0	$1,004,373
Total	**$16,000,000**	**$14,635,000**	**$0**	**$20,334,507**

1 – Assessment years ending 2014 through 2027 reflect actual Annual Installments and are net of capitalized interest and include applicable investment fund income and applicable credits, if any. Assessment years 2028 through 2032 reflect projected Annual Installments and will be updated in future Annual Service Plan Updates.
2 – Projected Annual Installments for Assessments Years ending 2014-2021 were for the Series 2014 Bonds and projected Annual Installments for Assessment Years 2022-2032 are for the Series 2021 Refunding Bonds.

C. Status of Development

According to the Town, greater than 95 percent of the total building permits expected to be issued within the PID have been issued as of June 30, 2026. Pursuant to Section 4 (a)(vi) of the Continuing Disclosure Agreement of the Issuer, the Town is no longer responsible for reporting the number of new homes completed in the PID in the Annual Service Plan Update.

D. Series 2021 Refunding Analysis

The Series 2021 Refunding Bonds were issued in February 2021 refunding the Series 2014 Bonds. At the time of refunding, the total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2014 Bonds were $14,600,000, $13,592,500, and $989,800, respectively. The total projected outstanding principal, interest, and additional interest reserve amounts for the Series 2021 Refunding Bonds are $14,335,000, $7,348,206, and $346,075, respectively. As a result, the total projected savings from the 2021 refunding of the Series 2014 Bonds is $7,153,019. See Table II-D-1 on the following page for a summary of the refunding savings.

Table II-D-1
Refunding Savings Analysis (Cumulative)

	Principal	Interest	Additional Interest Reserve	Total
Series 2014 Bonds	$14,600,000	$13,592,500	$989,800	$29,182,300
Series 2021 Refunding Bonds[1]	$14,335,000	$7,348,206	$346,075	$22,029,281
Net Refunding Related Savings	**$265,000**	**$6,244,294**	**$643,725**	**$7,153,019**

1 – Totals include projected principal, interest, and additional interest reserve amounts from assessment year ending 9/1/2022 through 9/1/2043.

The projected average Annual Installment savings per Equivalent Unit for outstanding projected Annual Installments is shown in Table II-D-2 on the following page.

(The remainder of this page is intentionally left blank)

Table II-D-2
Summary of Refunding Savings (Per Equivalent Unit)

Assessment Year ending 08/31	Series 2014 Projected Annual Installments[1,2]	Series 2021 Projected Annual Installments[1,3]	Projected Annual Installment Savings
2027	$2,075	$1,543	$532
2028	$2,037	$1,541	$496
2029	$2,149	$1,545	$604
2030	$2,100	$1,541	$559
2031	$2,049	$1,544	$505
2032	$1,998	$1,546	$451
2033	$2,097	$1,545	$552
2034	$2,035	$1,543	$493
2035	$2,125	$1,547	$577
2036	$2,052	$1,542	$510
2037	$2,131	$1,544	$587
2038	$2,048	$1,547	$501
2039	$2,113	$1,540	$573
2040	$2,016	$1,547	$469
2041	$2,063	$1,544	$519
2042	$2,099	$1,540	$559
2043	$1,980	$1,403	$578
	$35,168	**$26,104**	**$9,064**

1 – Projected Annual Installment amounts include principal, interest, additional interest for reserves, and collection costs.
2 – The Series 2014 Bonds Annual Installments include interest calculated at an average effective interest rate of 6.67 percent.
3 - The Series 2021 Refunding Bonds Annual Installments include interest calculated at an average effective interest rate of 3.85 percent.

E. ANNUAL BUDGET

Annual Installments

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty (30) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2014 Bonds. The Series 2021 Refunding Bonds were issued in February 2021 to refund the Series 2014 Bonds. Seventeen (17) Annual Installments remain outstanding for the Series 2021 Refunding Bonds.

Pursuant to the Updated Service and Assessment Plan, each Assessment shall bear interest at the rate on the Series Bonds commencing with the issuance of the Series Bonds. The effective interest rate on the Bonds is 3.68 percent for 2026-27. The Additional Interest Reserve was fully funded at the closing of the Series 2021 Refunding Bonds and the Town will not begin collecting Additional Interest until it is required to be collected pursuant to Section 6.7(b) of the applicable Indenture. These payments, the "Annual Installments" of the Assessments, shall be billed by the Town, or any other party designated by the Town, in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Updated Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27 and the Annual Collection Costs to be collected from each Parcel. Annual Collection Costs shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Assessment Ordinance or Indenture of Trust, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service on the Series Bonds will be paid from the collection of the Annual Installments. In addition, Annual Collection Costs are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments and other district administration expenses. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Updated Service and Assessment plan and applicable Indenture of Trust.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2026-27 as shown by Table II-E-1 on the following page.

(The remainder of this page is intentionally left blank)

Table II-E-1
Budget for the Annual Installments
to be Collected for 2026-27

Descriptions	Series 2021 Refunding Bonds
Interest payment on March 1, 2027	$216,499
Interest payment on September 1, 2027	$216,499
Principal payment on September 1, 2027	$530,000
Subtotal debt service on bonds	*$962,997*
Annual collection costs	$40,000
Subtotal Expenses	*$1,002,997*
Available reserve fund income	$0
Available collection costs account	$0
Subtotal funds available	*$0*
Annual Installment to be collected	**$1,002,997**

Debt Service Payments

Annual Installments to be collected for principal and interest include interest due on March 1, 2027 in the amount of $216,499 and on September 1, 2027 in the amount of $216,499, which equal interest on the outstanding Assessments balance of $11,766,344 for six months each and an effective interest rate of 3.68 percent. Annual Installments to be collected include a principal amount of $530,000 due on September 1, 2027. As a result, the total principal and interest due in 2026-27 is estimated to be equal to $962,997.

Annual Collection Costs

Annual Collection Costs for the PID include the annual administrative expenses. The administrative expenses include the Trustee, Dissemination Agent, Administrator, and contingency fees. As shown in Table II-E-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $40,000.

Table II-E-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget (9/1/26-8/31/27)
Administrator	$27,000
Trustee	$7,000
Dissemination Agent	$3,500
Contingency	$2,500
Total	**$40,000**

Available Reserve Fund Income

As of May 31, 2026, there is not a significant excess balance in the Reserve Fund. As a result, there is no Reserve Fund income anticipated to be available to reduce the 2026-27 Annual Installment.

Available Administrative Expense Account

As of May 31, 2026, there was $70,230 in administrative expense funds available. The available balance is anticipated to be used for future administrative expenses. As a result, there are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2026-27 Annual Installment.

F. Annual Installments Per Unit

According to the Updated Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the Bonds, (ii) to fund the Prepayment Reserve Account and the Delinquency Reserve Account, and (iii) to cover administrative expenses of the PID.

According to the revised development plan, 662.76 total Equivalent Units were estimated to be built within the PID. According to the Trustee, fourteen Parcels representing 12.80 Equivalent Units have prepaid their Assessments in full and one Parcel representing 0.51 Equivalent Units has partially prepaid their Assessment, lowering the total outstanding Equivalent Units to 649.45. The Annual Installment due to be collected per Equivalent Unit within the PID for 2026-27 is shown in Table II-F-1 below.

Table II-F-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$530,000.00	$816.07
Interest	$432,997.48	$666.71
Annual Collection Costs	$40,000.00	$61.59
Total	**$1,002,997.48**	**$1,544.38**

1 – Refer to Table II-E-1 of this report for additional budget details.
2 – Based on the current outstanding 649.45 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in the PID for 2026-27 is shown in Table II-F-2 on the following page.

Table II-F-2
Annual Installment per Unit

Land Use Class	Annual Installment Per Equivalent Unit	Equivalent Unit Factor	Annual Installment Per Unit
1 - Single Family Villa	$1,544.38	1.00	$1,544.38
2 - Interior Townhome	$1,544.38	0.90	$1,383.27
3 - Multi-Family	$1,544.38	0.24	$370.65
4 - Assisted Living	$1,544.38	0.21	$324.32
6 - Retail[1]	$1,544.38	0.69	$1,065.62
7 - Office[1]	$1,544.38	0.46	$710.41
8 - Hotel	$1,544.38	0.20	$308.88
9 - Periphery Townhome	$1,544.38	0.76	$1,179.34

1 – Retail and office lots are billed on a per 1,000 square foot basis.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Equivalent Units, the total outstanding Assessment, the annual principal and interest, the Annual Collection Costs, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

G. Bond Redemption Related Updates

The Series 2014 Bonds were refunded in February 2021 and the Series 2021 Refunding Bonds were issued to refinance the Series 2014 Bonds. Pursuant to Section 4.3 of the Indenture of Trust for the Series 2021 Refunding Bonds, the Town reserves the right and option to redeem Series 2021 Refunding Bonds maturing on or after September 1, 2036, before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2031**, such redemption date or dates to be fixed by the Town, at the Redemption Price of par plus accrued and unpaid interest to the date of redemption.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the Series 2021 Refunding Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the Town accordingly.

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III. UPDATE OF THE ASSESSMENT PLAN

The Updated Service and Assessment Plan adopted by the Town Council provided that the PID Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited.

According to the Developer, the initial plan for a single category of townhomes in the PID has been revised to include two townhome categories based on the location of such townhomes with respect to the amenity area. As a result, Land Use Class 2 has been updated as follows and a new land use class ("Land Use Class 9") has been created for the second category of townhomes as follows:

"Land Use Class 2" means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots adjacent to the River Walk amenity area.

"Land Use Class 9" means lots identified as such on the Assessment Roll, which are referred to as townhomes in the CBD and being generally lots for an attached single-family dwelling unit on individually platted lots located along the outer periphery of the CBD.

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IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the Updated Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> The identification of each Parcel as Benefited Property, Assessed Property, and Non-Assessed Property; (ii) the Assessment for each Parcel, including any adjustments authorized by the Updated Service and Assessment Plan or in the Act; (iii) the Principal Portion of the Assessment for each Parcel, including any adjustments authorized by this Updated Service and Assessment Plan or in the Act; (iv) the Annual Installment for the Parcel for the year (if the Assessment is payable in installments); and (v) payments of the Assessment, if any, as provided by Section VI.C of the Updated Service and Assessment Plan.

The Assessment Roll summary is shown in Appendix C-1. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Updated Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the equivalent units to be built on each newly subdivided Parcel
D = the sum of the equivalent units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

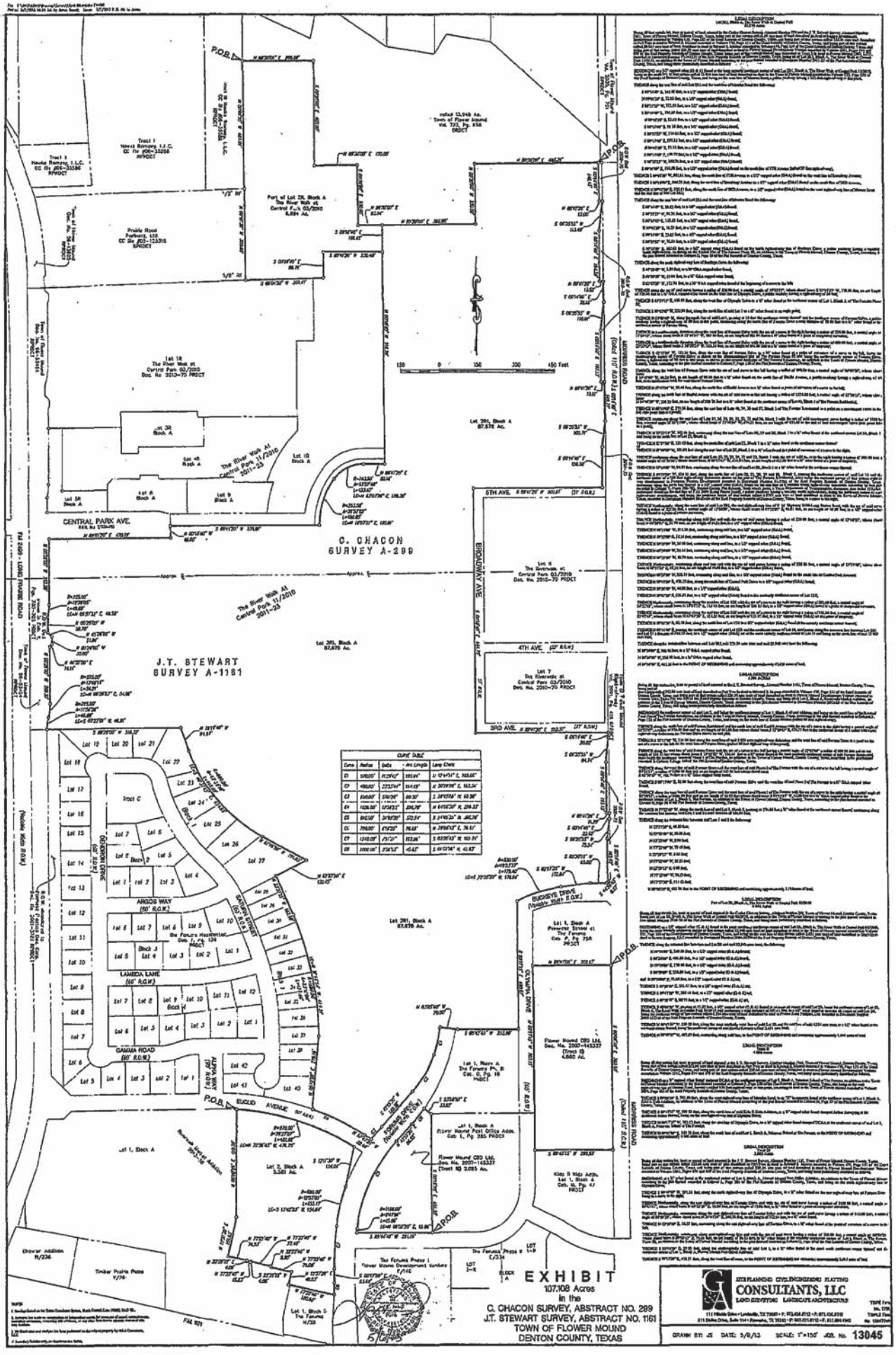
B. PREPAYMENT OF ASSESSMENTS

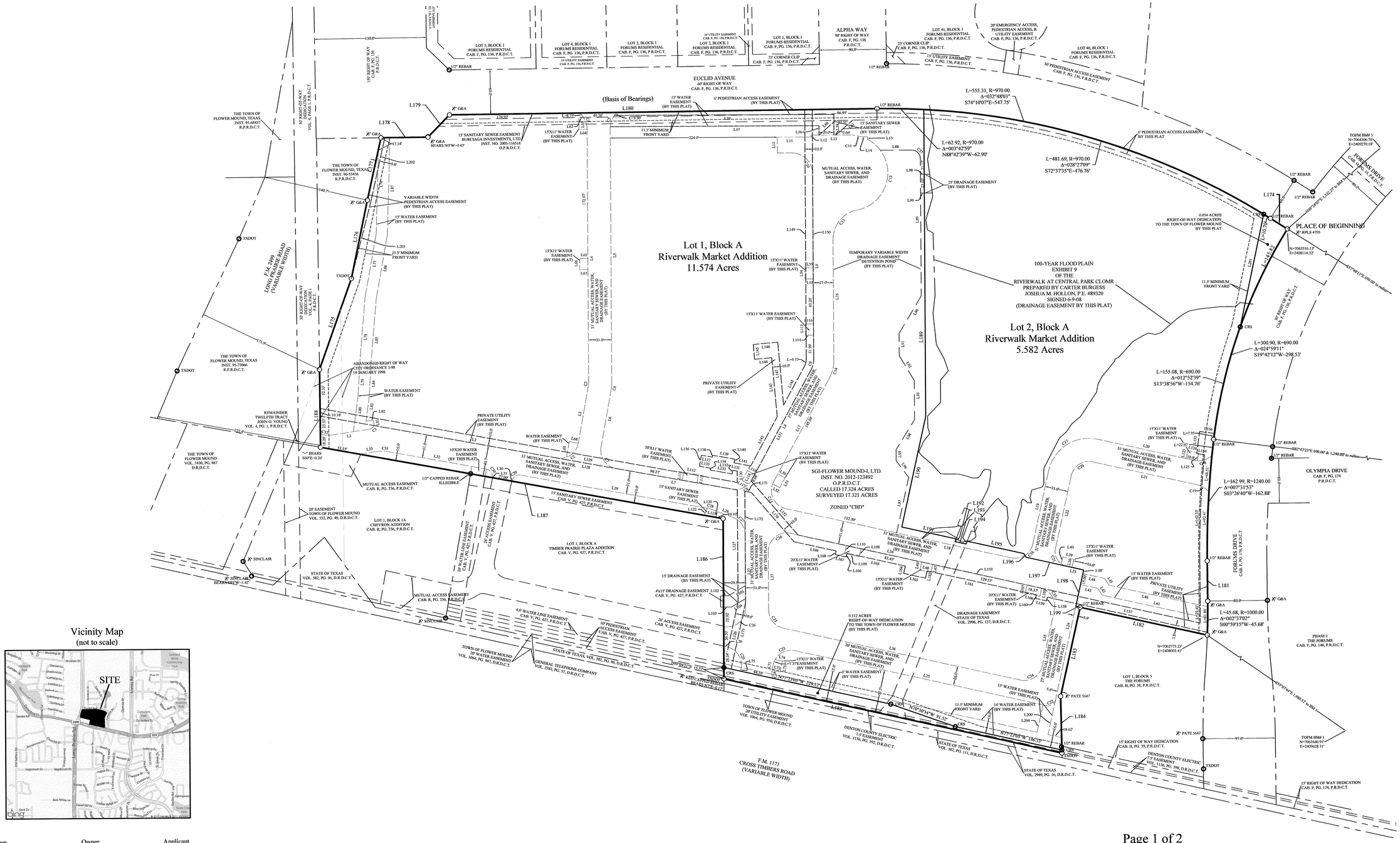
According to the Trustee, fourteen (14) Parcels have prepaid their Assessments in full, and one Parcel has partially prepaid their Assessment as of May 31, 2026. Please see Appendix B for a complete list of Parcels that have prepaid their Assessments.

The complete Assessment Roll is available for review at Flower Mound Town Hall, located at 2121 Cross Timbers Road, Flower Mound, Texas 75028.

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APPENDIX A
PID MAPS AND PLATS


EXHIBIT
107.108 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
DRAWN BY: JS DATE: 5/8/13 SCALE: 1"=150' JOB. No. 13045
C. CHACON SURVEY A-299
J.T. STEWART SURVEY A-1161
CENTRAL PARK AVE.
BROADWAY AVE.
6TH AVE.
4TH AVE.
3RD AVE.
EUCLID AVENUE
ARGOS WAY
LAMBDA LANE
GAMMA ROAD
BUCKEYE DRIVE
CROCKETT DRIVE
FM 2499 - LONG PRAIRIE ROAD
FM 1171
The River Walk At Central Park 11/2010 2011-25
The Riverwalk at Central Park 03/2010 Doc. No. 2010-70 PRDCT
Flower Mound CBD Ltd. Doc. No. 2007-145337 (Tract 3) 4.660 Ac.
Flower Mound CBD Ltd. Doc. No. 2007-145337 (Tract 2) 3.081 Ac.
Lot 261, Block A 67.678 Ac.
Lot 262, Block A 63.676 Ac.
Lot 1, Block A Flower Mound Post Office Addn. Cab. L, Pg. 285 PRDCT
Lot 1, Block A The Forums Ph. 2 Cab. O, Pg. 38 PRDCT
Lot 1, Block A Pinnacle Estates 41 The Forums Cab. A, Pg. 258 PRDCT
Lot 1, Block A The Forums Ph. 1 Cab. O, Pg. 38 PRDCT
Lot 1, Block A Kids R Kidz Addn. Cab. M, Pg. 41 PRDCT
Chavar Addition R/236
Timber Pointe Place V/76
Lot 1, Block 5 The Forums M/25
The Forums Phase I Flower Mound Development Venture F/16
The Forums Phase II F/334
Tract I Howard Ramsey, L.L.C. CC File #06-33258 RPMDCT
Tract II Howard Ramsey, L.L.C. CC File #06-33258 RPMDCT
Public Road Purpose, 1.25 CC File #03-123316 RPMDCT
Part of Lot 2R, Block A The River Walk at Central Park 03/2010 6.894 Ac.
Lot 1R The River Walk at Central Park 02/2010 Doc. No. 2010-70 PRDCT
Lot 3R Block A
Lot 4R Block A
Lot 5R Block A
Lot 10 Block A
Lot 9 Block A
Lot 8 Block A
Lot 7 Block A
Lot 6 Block A
Lot 1 Block 2
Lot 2 Block 2
Lot 3 Block 2
Lot 4 Block 2
Lot 5 Block 2
Lot 6 Block 2
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Tract Z
Tract AA
Tract BB
Tract CC
Tract DD
Tract EE
Tract FF
Tract GG
Tract HH
Tract II
Tract JJ
Tract KK
Tract LL
Tract MM
Tract NN
Tract OO
Tract PP
Tract QQ
Tract RR
Tract SS
Tract TT
Tract UU
Tract VV
Tract WW
Tract XX
Tract YY
Tract ZZ
P.O.B.
150 0 150 300 450 Feet



Vicinity Map
(not to scale)

Engineer	Owner	Applicant
Cabre & Associates, LLC 2201 Long Prairie Rd, Ste 107-322 Flower Mound, Texas 75022 Tel (214)513-8764	SGI-Flower Mound-I, LTD. 5729 Lebanon Rd., Suite 144 Frisco, TX 75034	The Seitz Group, Inc. 5729 Lebanon Road, Suite 144 Frisco, TX 75034

JPH LaNd Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jphls.com

North
0 60 120
Scale: 1" = 60'

JPH Job No. 2012.044.001
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LEGEND

D.R.D.C.T. = Deed Records, Denton County, Texas
P.R.D.C.T. = Plat Records, Denton County, Texas
O.P.R.D.C.T. = Official Public Records, Denton County, Texas
R.P.R.D.C.T. = Real Property Records, Denton County, Texas
1/2" G&A = found 1/2" capped rebar stamped "G&A"
1/2" SINCLAIR = found 1/2" capped rebar stamped "SINCLAIR"
TXDOT = found disc stamped "Texas Department of Transportation"
1/2" PATE = found 1/2" capped rebar stamped "PATE"
1/2" RPLS 4795 = found 1/2" capped rebar stamped "RPLS 4795"
CRS = 1/2" capped rebar stamped "JPH Land Surveying"
TOFM = Town of Flower Mound

SURVEYOR'S NOTES
1. Monuments are found unless marked CRS.
2. All drainage easements are to be maintained by their respective owners.
3. Basis of Bearings: Grid Bearing of the Texas Coordinate System of 1983, North Central Zone 4202 - see monumented line labeled hereon.

DRAINAGE EASEMENT NOTES:
A. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
B. Upkeep and maintenance shall include but not be limited to the following items:
   a. Grass and ground cover shall be kept to a height required by the Town ordinance.
   b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   c. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
C. No dumping of any type is permitted within the easement area.

Page 1 of 2

Record Plat
of
Lots 1 & 2, Block A
Riverwalk Market Addition

being 17.321 acres out of the
Jeremiah Taylor Stewart Survey, Abstract Number 1161
Town of Flower Mound, Denton County, Texas
2 Lots

Filed for Record
in the official records of:
Denton County
On: Feb 15, 2013 at 02:04P
In the
Plat Records
RIVERWALK MARKET ADDITION
Doc Number: 2013- 38
No of Pages: 2
Amount
Special Number - 1003772
Public Records

Curve Data Table					
No.	Arc	Radius	Delta	Bearing	Chord
C1	8.67'	9.50'	052°16'09"	N55°25'01"E	8.37'
C2	38.48'	24.50'	090°00'00"	N55°19'47"E	34.65'
C3	5.32'	29.50'	010°19'47"	N05°09'53"E	5.31'
C4	24.48'	29.50'	047°32'50"	N23°46'25"W	23.78'
C5	23.90'	29.50'	046°25'40"	N23°12'50"E	23.26'
C6	9.10'	50.50'	010°19'47"	N05°09'53"E	9.09'
C7	38.48'	24.50'	090°00'00"	N34°40'13"W	34.65'
C8	30.62'	24.50'	071°36'53"	S64°31'20"W	28.67'
C9	14.78'	29.50'	028°42'54"	S14°21'27"W	14.63'
C10	43.20'	27.50'	090°00'00"	S45°00'00"E	38.89'
C11	15.96'	50.50'	018°06'12"	S80°56'53"E	15.89'
C12	125.18'	50.50'	142°01'37"	S08°44'46"W	95.51'
C13	54.99'	39.50'	079°45'35"	S39°52'47"W	50.65'
C14	25.31'	50.50'	028°42'54"	N14°21'27"E	25.05'
C15	45.37'	24.50'	106°05'59"	N24°20'06"W	39.16'
C16	38.48'	24.50'	090°00'00"	N57°36'55"E	34.65'
C17	87.18'	55.50'	090°00'00"	N57°36'55"E	78.49'
C18	26.44'	29.50'	051°20'42"	N76°56'34"E	25.56'
C19	19.18'	29.50'	037°14'58"	N58°45'36"W	18.84'
C20	38.48'	24.50'	090°00'00"	S57°36'55"W	34.65'
C21	30.63'	19.50'	090°00'00"	S32°23'05"E	27.58'
C22	16.49'	10.50'	090°00'00"	N57°36'55"E	14.85'
C23	38.48'	24.50'	090°00'00"	S57°36'55"W	34.65'
C24	12.54'	24.50'	029°19'38"	S02°02'54"E	12.40'
C25	39.51'	24.50'	092°24'26"	N33°35'18"W	35.37'
C26	43.52'	24.50'	101°46'33"	S50°57'37"W	38.02'
C27	29.51'	24.50'	069°01'00"	S34°26'09"E	27.76'
C28	4.59'	24.50'	010°43'34"	S74°18'26"E	4.58'
C29	14.92'	9.50'	090°00'00"	N55°19'47"E	13.44'
C30	14.92'	9.50'	090°00'00"	S34°40'13"E	13.44'

Curve Data Table					
No.	Arc	Radius	Delta	Bearing	Chord
C31	16.22'	49.50'	018°46'41"	N89°03'34"W	16.15'
C32	14.44'	24.50'	033°45'41"	S81°34'03"E	14.23'
C33	38.48'	24.50'	090°00'00"	N32°23'05"W	34.65'
C34	38.49'	24.50'	090°00'17"	N57°37'03"E	34.65'
C35	33.12'	24.50'	077°27'09"	S38°39'14"E	30.65'
C36	43.85'	24.50'	102°32'34"	S51°20'38"W	38.23'
C37	17.80'	11.33'	090°00'00"	S45°00'00"E	16.03'

Line Data Table		
No.	Distance	Bearing
L1	51.99'	N81°33'06"E
L2	249.02'	S79°40'13"E
L3	77.70'	N10°19'47"E
L4	338.15'	N00°00'00"E
L5	339.95'	N00°00'00"E
L6	78.61'	N10°19'47"E
L7	158.77'	N79°40'13"W
L8	167.55'	S28°42'54"W
L9	248.49'	S00°00'00"E
L10	21.00'	S00°00'00"E
L11	45.38'	N90°00'00"W
L12	2.50'	N00°00'00"E
L13	52.12'	N90°00'00"E
L14	7.81'	N90°00'00"E
L15	3.30'	S00°00'00"E
L16	161.96'	N00°00'00"E
L17	157.63'	N28°42'54"E
L18	309.29'	N77°23'05"W
L19	100.00'	N12°36'55"E

Line Data Table		
No.	Distance	Bearing
L20	131.17'	S77°23'05"E
L21	142.72'	N77°23'05"W
L22	99.92'	S12°36'55"W
L23	23.50'	S77°23'05"E
L24	177.58'	S12°36'55"W
L25	345.00'	N77°23'05"W
L26	3.44'	N79°47'31"W
L27	98.91'	S00°04'21"W
L28	31.11'	S68°56'39"E
L29	255.99'	S79°40'13"E
L30	0.50'	N10°19'47"E
L31	0.50'	S10°19'47"W
L32	133.51'	S79°40'13"E
L33	22.88'	N81°33'06"E
L34	343.08'	N77°23'05"W
L35	77.02'	N12°36'55"E
L36	325.95'	S77°22'48"E
L37	78.88'	S00°04'21"W
L38	10.93'	N12°36'55"E

Line Data Table		
No.	Distance	Bearing
L39	15.00'	N77°23'05"W
L40	9.42'	S12°36'55"W
L41	145.00'	N77°23'05"W
L42	10.61'	S32°23'05"E
L43	23.79'	N77°23'05"W
L44	30.00'	N77°23'05"W
L45	10.61'	S32°23'05"E
L46	135.58'	N77°23'05"W
L47	11.00'	N12°36'55"E
L48	15.00'	S77°23'05"E
L49	11.00'	S12°36'55"W
L50	11.00'	N61°17'06"W
L51	15.00'	N28°42'54"E
L52	10.83'	S61°17'06"E
L53	11.00'	N90°00'00"E
L54	15.00'	S00°00'00"E
L55	11.00'	N90°00'00"W
L56	12.75'	N00°00'00"E
L57	279.90'	N90°00'00"W

Line Data Table		
No.	Distance	Bearing
L58	27.75'	N00°00'00"E
L59	294.33'	N90°00'00"W
L60	29.66'	S48°32'23"W
L61	30.01'	S48°32'23"W
L62	6.90'	N90°00'00"W
L63	15.00'	S00°00'00"E
L64	11.00'	N90°00'00"E
L65	11.00'	N90°00'00"W
L66	15.00'	S00°00'00"E
L67	11.00'	N90°00'00"E
L68	12.38'	N79°40'01"W
L69	21.30'	S10°20'04"W
L70	6.00'	S12°36'55"W
L72	11.07'	S77°23'05"E
L73	15.00'	N12°36'55"E
L74	10.03'	N77°23'05"W
L75	3.33'	N12°36'55"E
L76	93.07'	N01°53'35"E
L77	86.49'	N10°14'46"E

Line Data Table		
No.	Distance	Bearing
L78	89.32'	N04°58'56"E
L79	42.65'	N03°17'11"E
L80	48.17'	N07°54'43"E
L81	7.31'	N08°26'54"W
L82	10.07'	S81°33'06"W
L83	32.91'	N07°54'43"E
L84	43.03'	N03°17'11"E
L85	88.41'	N04°58'56"E
L86	86.90'	N10°14'46"E
L87	94.26'	N01°53'35"E
L88	42.38'	N90°00'00"E
L89	183.67'	S00°00'00"E
L90	58.31'	S30°57'50"W
L91	30.00'	S00°00'00"E
L92	38.87'	S30°57'50"E
L93	52.24'	S00°00'00"E
L94	47.17'	S32°00'19"W
L95	15.00'	S00°00'00"E
L96	27.70'	S36°49'04"E

Line Data Table		
No.	Distance	Bearing
L97	76.07'	S12°36'55"W
L98	12.29'	N90°00'00"E
L99	15.66'	N90°00'00"E
L101	27.01'	N60°04'21"E
L102	6.11'	S89°55'39"E
L103	10.13'	S89°55'39"E
L104	22.37'	N60°04'21"E
L105	10.95'	N12°36'55"E
L106	20.00'	S77°23'05"E
L107	11.00'	N12°36'55"E
L108	11.00'	S12°36'55"W
L109	20.00'	S77°23'05"E
L110	11.00'	S12°36'55"W
L111	11.00'	S10°19'47"W
L112	20.00'	S79°40'13"E
L113	11.00'	S10°19'47"W
L114	11.00'	N90°00'00"E
L115	15.00'	S00°00'00"E
L116	11.00'	N90°00'00"E

Line Data Table		
No.	Distance	Bearing
L117	10.03'	N61°10'56"W
L118	15.00'	N28°49'24"E
L119	11.00'	S61°10'36"E
L120	8.08'	S19°53'41"W
L121	15.21'	N79°40'13"W
L122	10.14'	N19°53'41"E
L123	11.00'	N12°36'55"E
L124	15.00'	S77°23'05"E
L125	10.58'	S12°36'55"W
L126	89.80'	N12°36'55"E
L127	149.66'	N00°00'00"E
L128	568.03'	N79°40'13"W
L129	568.10'	N79°40'13"W
L130	15.13'	S00°00'00"E
L131	6.02'	S79°37'28"E
L132	5.00'	N10°22'32"E
L133	30.00'	S79°37'28"E
L134	2.50'	S10°22'32"W
L135	15.00'	S79°37'28"E

Line Data Table		
No.	Distance	Bearing
L136	15.00'	N10°22'32"E
L137	15.00'	N79°37'28"W
L138	2.50'	N10°22'32"E
L139	30.00'	N79°37'28"W
L140	5.00'	S10°22'32"W
L141	22.79'	N79°37'28"W
L142	74.61'	N28°42'54"E
L143	79.49'	N04°56'46"W
L144	23.00'	N85°03'14"E
L145	20.00'	S04°56'46"E
L146	33.00'	S85°03'14"W
L147	84.47'	S04°56'46"E
L148	59.15'	S28°42'54"W
L149	333.73'	N00°00'00"E
L150	333.73'	S00°00'00"E
L151	169.24'	N28°42'54"E
L152	95.72'	S40°43'30"E
L153	551.93'	S77°23'05"E
L154	10.49'	S82°07'54"E

Line Data Table		
No.	Distance	Bearing
L155	30.00'	S07°52'06"W
L156	20.00'	N82°07'54"W
L157	219.77'	S77°23'05"E
L158	5.00'	S12°36'55"W
L159	15.00'	S77°23'05"E
L160	5.00'	N12°36'55"E
L161	150.00'	S77°23'05"E
L162	10.00'	N12°36'55"E
L163	30.00'	S77°23'05"E
L164	10.00'	S12°36'55"W
L165	80.00'	N77°23'05"W
L166	5.00'	S12°36'55"W
L167	15.00'	S77°23'05"E
L168	5.00'	N12°36'55"E
L169	57.58'	S77°23'05"E
L170	87.28'	N40°43'30"W
L171	8.92'	S79°40'13"E
L172	148.94'	S00°00'00"E
L173	90.91'	S12°36'55"W

Note: Lines 1-25, 71, 26-37 and Curves 1-36 follow the Mutual Access, Water, Sanitary Sewer, and Drainage Easement.
Lines 126-173 and Curve 9 follow the Private Utility Easement.

Lines 70 and 100 are blank.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, SGI-Flower Mound-I, LTD., is the owner of that certain tract situated in the Jeremiah Taylor Stewart Survey, Abstract No. 1161, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Instrument No. 2012-123492 of the Official Public Records of Denton County, Texas; the subject tract being more particularly described by metes & bounds as follows:

BEGINNING at a ½ inch capped rebar stamped "RPLS 4795" found at the intersection of the south right of way of Euclid Avenue and the west right of way of Forums Drive according to the plat recorded Cabinet F, Page 136 of the Plat Records of Denton County, Texas (P.R.D.C.T.), said intersection being in the beginning of a curve whose radius bears South 57 Degrees 48 Minutes 13 Seconds East, a distance of 690.00 feet, and Town of Flower Mound Bench Mark No. 5 bears North 49 Degrees 24 Minutes 07 Seconds East, a distance of 1,522.27 feet from said intersection;

THENCE in a southerly direction, with the arc of the said curve being the west right of way of said Forums Drive, through a central angle of 24 Degrees 59 Minutes 11 Seconds (an arc length of 300.90 feet) to a ½ inch rebar found at the end of the said curve, being the most southerly southwest corner of Forums Drive as dedicated on the said plat recorded in Cabinet F, Page 136 of the P.R.D.C.T., transitioning into a compound curve whose radius bears South 82 Degrees 47 Minutes 23 Seconds East, a distance of 1,240.00 feet, being the beginning of Forums Drive as dedicated by the plat recorded in Cabinet F, Page 174 of the P.R.D.C.T.;

THENCE continuing in a southerly direction, with the arc of the said curve being the west right of way of Forums, through a central angle of 7 Degrees 31 Minutes 53 Seconds (an arc length of 162.99 feet) to a ½ inch rebar found at the end of the curve;

THENCE South 00 Degrees 19 Minutes 16 Seconds East, continuing with the west right of way of Forums Drive, a distance of 53.61 feet to a ½ inch capped rebar stamped "G&A" found at the beginning of a tangent curve, concave to the west, having a radius of 1,000.00 feet;

THENCE in a southerly direction, with the arc of the said curve being the west right of way of Forums Drive, through a central angle of 2 Degrees 37 Minutes 02 Seconds (an arc length of 45.68 feet) to a ½ inch capped rebar stamped "G&A" found at the northeast corner of Lot 1, Block 5 of The Forums according to the plat recorded in Cabinet H, Page 38 of the P.R.D.C.T.;

THENCE North 77 Degrees 23 Minutes 05 Seconds West, with the north line of said Lot 1, a distance of 174.66 feet to a ½ inch rebar found at the northwest corner thereof;

THENCE South 12 Degrees 45 Minutes 12 Seconds West, with the west line of Lot 1, a distance of 121.96 feet to a ½ inch capped rebar stamped "PATE 5647" found at a bend in the said west line of Lot 1;

THENCE South 00 Degrees 57 Minutes 07 Seconds East, continuing with the west line of Lot 1 and then with the west line of the right-of-way dedication according to said The Forums plat, a distance of 75.90 feet to a metal disc stamped "TEXAS DEPARTMENT OF TRANSPORTATION" (hereinafter referred to as "TXDOT MON") found at the northeast corner of the tract described in the deed to the State of Texas recorded in Volume 2989, Page 16 of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 77 Degrees 23 Minutes 05 Seconds West, with the north line of the said State of Texas tract (north right of way of F.M. 1171, a/k/a Cross Timbers Road - a variable-width right of way), a distance of 463.95 feet to the remains of a TXDOT MON found at the northwest corner of the State of Texas tract, from which a found ½ inch red capped rebar bears North 7 Degrees East a distance of 0.17 feet;

THENCE North 00 Degrees 04 Minutes 21 Seconds East, with the east line of Timber Prairie Plaza Addition according to the plat recorded in Cabinet V, Page 427 of the P.R.D.C.T., a distance of 214.51 feet to a ½ inch capped rebar stamped "G&A" found at the northeast corner thereof;

THENCE North 79 Degrees 40 Minutes 13 Seconds West, with the north line of said Timber Prairie Plaza Addition and then with the north line of Chevron Addition according to the plat recorded in Cabinet R, Page 236 of the P.R.D.C.T., a distance of 548.06 feet to the southeast corner of the 30-foot right-of-way dedication recorded in Volume 4, Page 1 of the P.R.D.C.T., from which an "+" cut found bears South 60 Degrees East a distance of 0.26 feet, a portion of the said right-of-way dedication was abandoned by City Ordinance 3-98 dated January 19, 1998;

THENCE North 00 Degrees 23 Minutes 57 Seconds West, with the east line of the said 30-foot right-of-way dedication, a distance of 104.23 feet to a ½ inch capped rebar stamped "G&A" found at the south corner of the tract described in the deed to the Town of Flower Mound recorded under Instrument No. 96-53456 of the Real Property Records of Denton County, Texas;

THENCE North 19 Degrees 46 Minutes 46 Seconds East, with the east line of the said Town of Flower Mound tract, a distance of 128.79 feet to a TXDOT MON found at an angle point on the said east line of the Town of Flower Mound tract;

THENCE North 11 Degrees 51 Minutes 26 Seconds East, continuing with the east line of the Town of Flower Mound tract, a distance of 106.98 feet to a ½ inch capped rebar stamped "G&A" found at an angle point in the said east line of the Town of Flower Mound tract;

THENCE North 12 Degrees 41 Minutes 50 Seconds East, continuing with the east line of the Town of Flower Mound tract, a distance of 85.45 feet to a ½ inch capped rebar stamped "G&A" found at the northeast corner of the Town of Flower Mound tract;

THENCE with and to corners of the aforementioned south right of way of Euclid Avenue, the following calls:

1. North 89 Degrees 36 Minutes 58 Seconds East, a distance of 63.04 feet, from which a found ½ inch capped rebar stamped "G&A" bears North 0 Degrees West a distance of 0.43 feet;
2. North 44 Degrees 25 Minutes 52 Seconds East, a distance of 41.42 feet to a found ½ inch capped rebar stamped "G&A";
3. North 89 Degrees 25 Minutes 52 Seconds East, a distance of 573.47 feet to a ½ inch found at the beginning of a tangent curve, concave to the south, having a radius of 970.00 feet;
4. in a southeasterly direction, through a central angle of 32 Degrees 48 Minutes 03 Seconds (an arc length of 555.31 feet) to a ½ inch rebar found at the end of the said curve;
5. South 57 Degrees 46 Minutes 06 Seconds East, a distance of 26.72 feet returning to the Place of Beginning and enclosing 17.321 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, SGI-Flower Mound-I, LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as LOTS 1 & 2, BLOCK A, RIVERWALK MARKET ADDITION an addition to the Town of Flower, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot(s)/Block(s) _____, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared R. Hartwig, of SGI-Flower Mound-I, LTD., 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the

29th day of January, 2013.

Sean Mac
Notary Public in and for the State of Texas

My commission expires: May 10th, 2016

SEAN MICHAEL MACDONALD
MY COMMISSION EXPIRES
May 10, 2016

KNOW ALL MEN BY THESE PRESENTS:
That I, Jewel C. Chadd, a Registered Professional Land Surveyor in the State of Texas, do hereby state, to the best of my knowledge and belief, that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, or found, under my supervision.

Jewel C. Chadd
Registered Professional
Land Surveyor No. 5754
January 28, 2013

STATE OF TEXAS
REGISTERED
JEWEL CHADD
5754
PROFESSIONAL
LAND SURVEYOR

Approved:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Thomas Goss, Chairman Planning and Zoning Commission

Doug Powell, Executive Director of Development Services

2-13, 2013
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

TOWN OF FLOWER MOUND
SEAL
TEXAS

SURVEYOR'S NOTES
1. Monuments are found unless marked CRS.
2. All drainage easements are to be maintained by their respective owners.
3. Basis of Bearings: Grid Bearing of the Texas Coordinate System of 1983, North Central Zone 4202 - see monumented line labeled hereon.

DRAINAGE EASEMENT NOTES:
A. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
B. Upkeep and maintenance shall include but not be limited to the following items:
   a. Grass and ground cover shall be kept to a height required by the Town ordinance.
   b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   c. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
C. No dumping of any type is permitted within the easement area.

Engineer
Cabre & Associates, LLC
2201 Long Prairie Rd, Ste 107-322
Flower Mound, Texas 75022
Tel (214)513-8764

Owner
SGI-Flower Mound-I, LTD.
5729 Lebanon Rd., Suite 144
Frisco, TX 75034

Applicant
The Seitz Group, Inc.
5729 Lebanon Road, Suite 144
Frisco, TX 75034

JPH LaNd Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, Texas 76248
Tel (817)431-4971 www.jphls.com

North

0 60 120

Scale: 1" = 60'

JPH Job No. 2012.044.001

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Page 2 of 2

Record Plat
of
Lots 1 & 2, Block A Riverwalk Market Addition

being 17.321 acres out of the
Jeremiah Taylor Stewart Survey, Abstract Number 1161
Town of Flower Mound, Denton County, Texas
2 Lots

Filed for Record
in the official records of:
Denton County
On: Feb 15,2013 at 02:04P
In the
Plat Records
RIVERWALK MARKET ADDITION
Doc Number: 2013- 38
No of Pages: 2
Amount 100.00

Receipt Number - 1003772
By:
Paula Gaines

RECORD PLAT

THE RIVER WALK AT CENTRAL PARK 8/2014
Being a Replat of part of Lot 2R1, Block A THE RIVER WALK AT CENTRAL PARK 11/2010
68.957 Ac
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

VICINITY MAP 1" = 2000'

80 0 80 160 240 Feet

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

* Building permits for shaded portions of Lot 1 & 1X, Block A, Lot 1, Block B, Lot 1, Block G & Lot 1, Block i shall not be issued until LOMR is approved.

OWNER/DEVELOPER
ZLP Flower Mound LLC
1500 S. CENTRAL EXPRESSWAY, SUITE 500
MCKINNEY, TX 75070
Ph. (972) 529-5568
Contact: MR. JERRY GREEN

OWNER/DEVELOPER
SWBC Flower Mound, LP
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
Ph. (214) 987-6317
Fax (214) 987-0708
Contact: MR. SPENCER K. BYINGTON

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

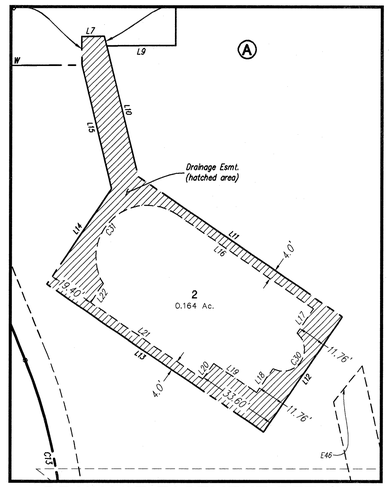
FILED _____ DOC # _____ P.R.D.C.T.

Filed for Record
in the official records of:
Denton County
On: Dec 10,2014 at 03:41P
In the
Plat Records
THE RIVER WALK AT CENTRAL PARK 8/2014
Doc Number: 2014- 408
No of Pages: 4
Amount 200.00
Receipt Number - 1233078
By:
Dwayne Kitzmiller

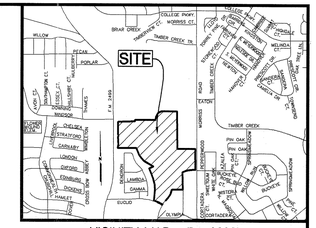
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

1/4

DRAWN BY: JS DATE: 6/11/14 SCALE: 1"=80' JOB NO. 13045A

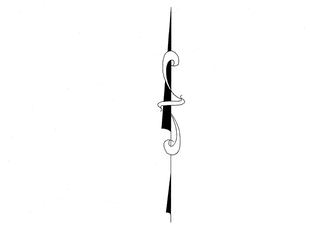


DRAINAGE EASEMENT DETAIL
1"=30'



VICINITY MAP 1" = 2000'

* Building permits for shaded portions of Lot 1 & 1X, Block A, Lot 1, Block B, Lot 1, Block G & Lot 1, Block I shall not be issued until LOMR is approved.



80 0 80 160 240 Feet

RECORD PLAT
THE RIVER WALK AT CENTRAL PARK 8/2014
Being a Replat of part of Lot 2R1, Block A THE RIVER WALK AT CENTRAL PARK 11/2010
68.957 Ac
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
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TBPE Firm No. 1798
TBPLS Firm No. 1004700

2/4

DRAWN BY: JS DATE: 6/11/14 SCALE: 1"=80' JOB NO. 13045A

OWNER/DEVELOPER
ZLP Flower Mound LLC
1500 S. CENTRAL EXPRESSWAY, SUITE 500
MCKINNEY, TX 75070
Ph. (972) 529-5568
Contact: MR. JERRY GREEN

OWNER/DEVELOPER
SWBC Flower Mound, LP
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
Ph. (214) 987-6317
Fax (214) 987-0708
Contact: MR. SPENCER K. BYINGTON

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of:
Denton County
On: Dec 10,2014 at 03:41P
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THE RIVER WALK AT CENTRAL PARK 8/2014
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By,
Dwayne Kitzmiller

FILED _____ DOC # _____ P.R.D.C.T.

LEGEND

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Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PRIVATE DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

File: J:\2013\13045\Survey\FP & Const Plans\Plat and Infrastructure Improvements\13045A RP
Plotted: 12/12/2014 3:39 PM by James Stovall - Sheet: 11/20/2014 10:13 AM by JAMES

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, CADG Riverwalk, LLC, ZLP Flower Mound, LLC and SWBC Flower Mound, LP are the owners of properties situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
Tract I
2.491 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, and the C. Chacon Survey, Abstract Number 299, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) on the north line of 5th Avenue (37' ROW), and being the west line of Broadway Avenue (37' ROW) dedicated by and shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010–70 of the Plat Records of Denton County, Texas;

THENCE S 00°18'40" E, 383.75 feet with the west line of said Broadway Avenue and the east line of said Lot 2R1, to a 1/2" capped rebar set (G&A Consultants);

THENCE S 89°41'20" W, 220.75 feet with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°18'40" W, 491.50 feet with said Tract III to a 1/2" capped rebar set (G&A Consultants) on the south line of a called 2.581 acre tract of land, described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014–56831 of the Real Property Records of Denton County, Texas;

THENCE N 89°41'20" E, 220.75 feet with said Tract I, to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of a called 0.092 acre tract of land, described as Tract XII in said deed recorded in Document Number 2014–56832;

THENCE S 00°18'40" E, 107.75 feet with the west line of said Tract XII, to the POINT OF BEGINNING and containing approximately 2.491 acres of land.

LEGAL DESCRIPTION
Tract II
2.468 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found (G&A Consultants) on the south line of 3rd Avenue (37' ROW), and being the west line of Broadway Avenue (37' ROW) dedicated by and shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010–70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, 37.00 feet with the west line of said Broadway Avenue, with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, and the east line of said Lot 2R1, to a 1/2" capped rebar set (G&A Consultants) at the POINT OF BEGINNING;

THENCE S 89°41'20" W, 220.75 feet with said Tract III to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°18'40" W, 487.00 feet with said Tract III to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°41'20" E, 220.75 feet with said Tract III to a 1/2" capped rebar set (G&A Consultants);

THENCE S 00°18'40" E, 487.00 feet, with the west line of said Broadway Avenue, and the east line of said Lot 2R1, to the POINT OF BEGINNING and containing approximately 2.468 acres.

LEGAL DESCRIPTION
Tract III
5.260 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being all of that certain called 5.280 acre tract of land described as Tract 1 in deed to SWBC Flower Mound, LP, recorded in Document Number 2014–53219 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 Consultants) on the south line of 3rd Avenue (37' ROW), dedicated by and shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010–70 of the Plat Records of Denton County, Texas, and being S 89°41'20" W, 381.06 feet from a 1/2" capped rebar found at the intersection of said 3rd avenue, and the west line of Morriss Road as described in deed to the Town of Flower Mound, recorded in Volume 2091, Page 418 of the Real Property Records of Denton County, Texas;

THENCE S 00°18'40" E, 650.50 feet with the east line of said Tract 1, and with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Tract 1;

THENCE S 89°41'20" W, 352.21 feet with the south line of said Tract 1, and with said Tract III, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of said Tract 1;

THENCE N 00°18'40" W, 650.50 feet with the west line of said Tract 1, and with said Tract III, to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of said Tract 1;

THENCE N 89°41'20" E, with the north line of said Tract 1, and with said Tract III, passing at 220.75 feet a 1/2" capped rebar found (G&A Consultants) at the intersection of the south line of said 3rd Avenue, and the west line of Broadway Avenue as dedicated by and shown on said replat of The River Walk at Central Park 03/2010, continuing with the south line thereof, a total distance of 352.21 feet to the POINT OF BEGINNING and containing approximately 5.260 acres of land.

LEGAL DESCRIPTION
Tract IV
2.382 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being all of that certain called 2.382 acre tract of land, described as Tract 2 in deed to SWBC Flower Mound, LP, recorded in Document Number 2014–53219 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) on the south line of 3rd Avenue (37' ROW), and being the west line of Morriss Road as evidenced by that certain Right–of–Way dedication described by deed to the Town of Flower Mound, recorded in Volume 2091, page 418 of the Real Property Records of Denton County, Texas, and being the most easterly northeast corner of said Lot 2R1 and being the northeast corner of said Tract 2;

THENCE S 00°14'40" E, 20.82 feet with the east line of said Tract 2 and with the east line of said Lot 2R1, and the west line of said Morriss Road to a 1/2" capped rebar found (G&A Consultants) at the north end of a right–of–way dedication shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010–70 of the Plat Records of Denton County, Texas;

THENCE S 06°35'55" W, 94.74 feet with the east line of said Tract 2 and with the east line of said Lot 2R1, and the west line of Morriss Road to a 1/2" capped rebar found (G&A Consultants)

THENCE S 00°14'40" E, with the east line of said Tract 2, and with the east line of said Lot 2R1, and the west line of said right–of–way dedication, passing at 195.13 feet the southwest corner thereof, continuing a total distance of 195.72 feet with the east line of said Lot 2R1, and the west line of said Morriss Road and being the southeast corner of said Tract 2;

THENCE West 332.41 feet with the south line of said Tract 2, and with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of said Tract 2;

THENCE N 00°18'40" W, 308.79 feet, with the west line of said Tract 2, and with said Tract III, to a 1/2" capped rebar set (G&A Consultants) on the south line of said 3rd Avenue, and a north line of said Lot 2R1 and being the northwest corner of said Tract 2;

THENCE N 89°41'20" E, 344.06 feet with the north line of said Tract 2, and with the south line of said 3rd Avenue, and a north line of said Lot 2R1 to the POINT OF BEGINNING and containing approximately 2.382 acres of land.

LEGAL DESCRIPTION
Tract V
1.926 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being all of that certain called 1.926 acre tract of land, described as Tract 3 in deed to SWBC Flower Mound, LP, recorded in Document Number 2014–53219 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found at the southerly southeast corner of said Tract 3, being a southeast corner of said Lot 2R1, and being at the south end of a corner clip of Buckeye Drive (Variable Width ROW) as shown on the plat of The Forums Phase III, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas;

THENCE S 89°30'10" W, 65.00 feet with the south line of said Tract 3, a south line of said Lot 2R1, and with the north line of said Buckeye Drive, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 82°17'25" W, 112.84 feet with the south line of said Tract 3, a south line of said Lot 2R1, and with the north line of said Buckeye Drive and a south line of said Lot 2R1, to a 1/2" capped rebar found (G&A Consultants);

THENCE Southwesterly with the arc of a curve to the left with the south line of said Tract 3, a south line of said Lot 2R1, and the north line of said Buckeye Drive, having a radius of 530.00 feet, a central angle of 15°42'50", an arc length of 145.36 feet, and whose chord bears S 74°26'01" W, 144.90 feet to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of said Tract 3;

THENCE Northwesterly with the west line of said Tract 3, and with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, and with the arc of a curve to the right, having a radius of 91.50 feet, a central angle of 29°10'28", an arc length of 46.59 feet, and whose chord bears N 14°53'54" W, 46.09 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°18'40" W, 242.75 feet with the west line of said Tract 3, and with said Tract III, to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of said Tract 3;

THENCE East 341.98 feet, with the north line of said Tract 3, and with said Tract III, to a 1/2" capped rebar set (G&A Consultants) on the east line of said Lot 2R1, and being of a called 0.041 acre right–of–way dedication for Morriss Road, shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010–70 of the Plat Records of Denton County, Texas, and being the northeast corner of said Tract 3;

THENCE S 06°35'55" W, 61.44 feet with the east line of said Tract 3, and the east line of said Lot 2R1, and with the west line of said Morriss Road, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 165.62 feet with the east line of said Tract 3, the east line of said Lot 2R1 and the west line of said Morriss Road, to a 1/2" capped rebar found (G&A Consultants) at the southwest corner of said 0.041 acre right–of–way dedication at the intersection of said Buckeye Drive and said Morriss Road;

THENCE S 44°58'45" W, 8.57 feet with the south line of said Tract 3, and the easterly southeast line of said Lot 2R1, and the north line of said Buckeye Drive, to the POINT OF BEGINNING and containing approximately 1.926 acres of land.

LEGAL DESCRIPTION
Tract VI
5.618 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas, and being all of that certain called 5.618 acre tract of land described in deed to ZLP Flower Mound, LLC, recorded in Document Number 2014–28056 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped set (G&A) at the northeast corner of said 5.618 acre tract, being on the east line of said Lot 2R1 and the west line of Olympia Drive (60' right–of–way) from which a 1/2" capped rebar found (G&A) at the intersection of the north line of Buckeye Drive (Variable width right–of–way) and the west line of said Olympia Drive bears N 00°17'15" W, 43.99 feet;

THENCE S 00°17'15" E, 399.00 feet with the east line of said 5.618 acre tract and Lot 2R1, and the west line of said Olympia Drive, to a 1/2" capped rebar set (G&A) at the southeast corner of said 5.618 acre tract, from which a 1/2" rebar found at the northeast corner of Lot 1, Block A, The Forums Phase III, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet O, Page 19 bears S 00°17'15" E, 47.97 feet;

THENCE S 89°41'20" W, 208.65 feet with the south line of said 5.618 acre tract, and with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, to a 1/2" capped rebar set (G&A);

THENCE Southwesterly with the south line of said 5.618 acre tract, and with said Tract III, and the arc of a curve to the left, having a radius of 170.50 feet, a central angle of 48°34'20", an arc length of 144.54 feet, and whose chord bears S 65°24'10" W, 140.25 feet to a 1/2" capped rebar set (G&A);

THENCE Southwesterly with the south line of said 5.618 acre tract, and with said Tract II, and the arc of a curve to the right, having a radius of 129.50 feet, a central angle of 48°34'20", an arc length of 109.78 feet, and whose chord bears S 65°24'10" W, 106.52 feet to a 1/2" capped rebar set (G&A);

THENCE S 89°41'20" W, 123.44 feet with the south line of said 5.618 acre tract, and with said Tract III, to a 1/2" capped rebar set (G&A) at the southwest corner of said 5.618 acre tract;

THENCE N 00°18'40" W, 436.00 feet with the west line of said 5.618 acre tract, and with said Tract III, to a 1/2" capped rebar set (G&A);

THENCE Northeasterly with the north line of said 5.618 acre tract, and with said Tract III, and the arc of a curve to the right, having a radius of 64.50 feet, a central angle of 90°00'00", an arc length of 101.32 feet, and whose chord bears N 44°41'21" E, 91.22 feet to a 1/2" capped rebar set (G&A);

THENCE N 89°41'20" E, 492.70 feet with the north line of said 5.618 acre tract, and with said Tract III, to the POINT OF BEGINNING and containing approximately 5.618 acres.

LEGAL DESCRIPTION
Tract VII
3.716 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas, and being all of that certain called 2.095 acre tract of land described as Tract III in deed to CADG Riverwalk, LLC, recorded in document number 2013–96505 of the Real Property Records of Denton County, Texas and being part of Forums Drive, a variable width public roadway, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Tract III, and being the southwest corner of Lot 1, Block A Flower Mound Post Office Addition, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet L, Page 285 of the Plat Records of Denton County, Texas, and being on the north line of Olympia Drive;

THENCE S 89°44'40" W, 291.16 feet, with the north line of said Olympic Drive, to a 1/2" rebar found on the east line of said Forums Drive and being the point of curvature of a non–tangent curve to the right;

THENCE with the arc of said curve, having a radius of 1160.00 feet, a central angle of 0°47'01", an arc length of 15.86 feet, and whose chord bears N 06°52'20" E, 15.86 feet, to a 1/2" capped rebar found at the point of curvature of a curve to the right, and being on the east line of said Forums drive and the west line of said Tract III;

THENCE with the arc of said curve, having a radius of 610.00 feet, a central angle of 10°35'35", an arc length of 112.78 feet, and whose chord bears N 12°33'38" E, 112.62 feet, to a 1/2" capped rebar set (G&A Consultants) at the point of curvature of a non–tangent curve to the left, and being on the east line of said Forums Drive, and the west line of said Tract III;

THENCE over across and through said Forums Drive the following 3 courses and distances;

With the arc of said curve, having a radius of 750.00 feet, a central angle of 5°39'56", an arc length of 74.16 feet, and whose chord bears N 15°01'28" E, 74.13 feet, to a 1/2" capped rebar set (G&A Consultants);

N 12°11'30" E, 52.00 feet to a to a 1/2" capped rebar set (G&A) at the point of curvature of a curve to the left;

With the arc of said curve, having a radius of 750.00 feet, a central angle of 12°30'16", an arc length of 163.68 feet, and whose chord bears N 05°56'28" E, 163.36 feet, to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°18'40" W, 266.06 feet with a called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas,;

THENCE N 89°41'20" E, 123.44 feet with said Tract III, to a 1/2" capped rebar found (G&A Consultants);

THENCE Northeasterly with said Tract III, and the arc of a curve to the left, having a radius of 170.50 feet, a central angle of 48°19'38", an arc length of 143.81 feet, and whose chord bears N 65°31'31" E, 139.59 feet;

THENCE Northeasterly with said Tract III, and the arc of a curve to the right, having a radius of 129.50 feet, a central angle of 11°12'26", an arc length of 25.33 feet, and whose chord bears N 46°57'54" E, 25.29 feet;

THENCE over, across and through said Forums drive the following 4 courses and distances:

With the arc of curve to the right, having a radius of 540.00 feet, a central angle of 8°48'30", an arc length of 83.02 feet, and whose chord bears S 14°09'55" W, 82.94 feet, to a 1/2" capped rebar set (G&A) at the point of curvature of a curve to the right;

With the arc of said curve having a radius of 420.00 feet, a central angle of 17°21'38", an arc length of 127.26 feet, and whose chord bears S 27°22'15" W, 126.77 feet, to a to a 1/2" capped rebar set (G&A);

S 53°56'55" E, 47.25 feet, to a to a 1/2" capped rebar set (G&A) at the point of curvature of a non–tangent curve to the right, and being on the west line of Lot 1, Block A, The Forums Phase III, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet O, Page 19, and being on the east line of said Forums Drive;

THENCE with the arc of said curve, having a radius of 700.00 feet, a central angle of 05°47'34", an arc length of 70.77 feet, and whose chord bears S 33°04'42" W, 70.74 feet, to a to a 1/2" rebar found, at the southwest corner of said Lot 1, and being the most northerly corner of said Tract III, and being on the east line of said Forums Drive;

THENCE S 53°58'50" E, 33.52 feet, to a 1/2" rebar found at the northeast corner of said Tract III, and being the most southerly southwest corner of said Lot 1, and being the northwest corner of said Lot 1, Block A Flower Mound Post Office Addition;

THENCE S 00°15'20" E, 451.30 feet to the POINT OF BEGINNING and containing approximately 3.716 acres of land.

LEGAL DESCRIPTION
Tract VIII
20.839 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, and the C. Chacon Survey, Abstract Number 299, Town of Flower Mound, Denton County, Texas, being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 2R1, being at the intersection of F.M. 2499 (Long Prairie Road) and Central Park Avenue, dedicated by and shown on the replat of The River Walk At Central Park, an addition to the Town of Flower Mound according to the plat thereof, recorded in Cabinet Y, Page 700 of the Plat Records of Denton County, Texas;

THENCE N 89°41'20" E, with the north line of said Lot 2R1, passing at 470.19 feet, the southeast corner of said Central Park Avenue, and being the most westerly southwest corner of that certain called 2.121 acre tract of land, described in deed as Tract V to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, continuing with a south line thereof, a total distance of 987.59 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the west line of said Tract V, the following:

S 00°18'40" E, 892.47 feet, to a point of curvature of a curve to the left;

Southeasterly with the arc of said curve, having a radius of 230.00 feet, a central angle of 51°49'23", an arc length of 208.03 feet, and whose chord bears S 26°13'22" E, 201.01 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Southeasterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 25°54'53", an arc length of 76.89 feet, and whose chord bears S 39°10'37" E, 76.24 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°41'20" E, 10.70 feet with the south line of said Tract V, to a 1/2" capped rebar set (G&A Consultants) at the most westerly northeast corner of that certain called 4.689 acre tract of land, described in deed as Tract III to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas;

THENCE with the most westerly line of said Tract III, the following:

S 22°06'55" E, 148.82 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southeasterly with the arc of said curve, having a radius of 179.50 feet, a central angle of 21°48'15", an arc length of 68.31 feet, and whose chord bears S 11°12'47" E, 67.90 feet to a 1/2" capped rebar set (G&A Consultants);

S 00°18'40" E, 911.21 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 20.00 feet, a central angle of 102°55'00", an arc length of 35.92 feet, and whose chord bear S 51°08'50" W, 31.29 feet to a 1/2" capped rebar set (G&A Consultants);

N 77°23'40" W, 47.83 feet to a 1/2" capped rebar set (G&A Consultants) on the south line of said Lot 2R1, and the north line of Euclid Avenue (Called 60' ROW);

THENCE Northwesterly with the arc of a curve to the left, having a radius of 1030.00 feet, a central angle of 08°01'48", an arc length of 144.36 feet, and whose chord bears N 66°24'04" W, 144.24 feet to a 1/2" rebar found on the north line of said Euclid Avenue, and being the southeast corner of Lot 40, Block 1 of The Forums Residential, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet F, Page 136 of the Plat Records of Denton County, Texas;

THENCE N 05°10'05" E, 279.16 feet with the east line of Lots 40, 39, 38 and 37, Block 1 of said The Forums Residential, to the point of curvature of a non–tangent curve to the left;

THENCE with the arc of said curve and the east line of Lots 37, 36, 35, 34, 33, 32, 31 and 30, Block 1 of said The Forums Residential, having a radius of 1180.00 feet, a central angel of 23°11'00", an arc length of 477.46 feet, and whose chord bears N 11°44'54" W, 474.21 feet;

THENCE N 23°32'15" W, with the east line of Lots 30, 29, and 28, Block 1 of said The Forums Residential, 162.40 feet, to a 1/2" rebar found, and being on the south line of lot 27, Block 1 thereof;

THENCE N 62°37' 50" E, with the south line of said Lot 27, 132.45 feet, to a 1/2" rebar found at the southeast corner thereof;

THENCE N 61°46'50" W, with the east line of said Lot 27, 191.93 feet to a 1/2" rebar found at the point of curvature of a curve to the right;

THENCE with the arc of said curve, and the east line of Lots 27, 26, 25, 24, 23 and 22, Block 1 of said The Forums Residential, having a radius of 600.00 feet, a central angle of 42°30'10", an arc length of 445.09 feet, and whose chord bears N 40°31'45" W, 434.95 feet to a 1/2" rebar found;

THENCE N 19°16'40" W, with the east line of said Lot 22, Block 1, 94.67 feet, to a 1/2" rebar found;

THENCE S 89°29'00" W, with the north line of Lots 22, 21, 20, 19 and 18, Block 1 of said The Forums Residential, passing the northwest corner thereof and the northeast corner of a 150 feet right–of–way dedication shown on the plat of said The Forums Residential, continuing along the north line thereof a total distance of 516.32 feet, to a Texas Department of Transportation Monument found on the east line of F.M. 2499, and being the southeast corner of that certain called 4.0797 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 1996–53454 of the Real Property Records of Denton County, Texas and being the point of curvature of a non–tangent curve to the right;

THENCE along the east line of said F.M. 2499 and the east line of those certain right–of–way dedications as shown said plat of The River Walk At Central Park, the following:

With the arc of said curve, having a radius of 225.00 feet, a central angle of 11°56'28", an arc length of 46.89 feet, and whose chord bears N 07°22'01" E, 46.81 feet, to a 1/2" capped rebar found (G&A), at the point of reverse curvature;

With the arc of said curve, having a radius of 225.00 feet, a central angle of 13°48'15", an arc length of 54.21 feet, and whose chord bears N 06°26'07" E, 54.08 feet, to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 218.30 feet to a 1/2" capped rebar found (G&A);

N 44°32'00" E, 14.14 feet to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 30.00 feet to a 1/2" capped rebar found (G&A);

N 45°28'00" W, 21.84 feet to a 1/2" capped rebar found (G&A);

N 00°29'00" W, 59.70 feet to a 1/2" capped rebar found (G&A) at the point of curvature of a non–tangent curve to the left;

With the arc of said curve, having a radius of 225.00 feet, a central angle of 12°39'05", an arc length of 49.68 feet, and whose chord bears N 05°51'32" E, 49.58 feet, to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 252.59 feet to the POINT OF BEGINNING and containing approximately 20.839 acres of land

LEGAL DESCRIPTION
Tract IX
12.037 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, and the C. Chacon Survey, Abstract Number 299, Town of Flower Mound, Denton County, Texas, being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011–23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) on a north line of said Lot 2R1, and being the most southerly southeast corner of Lot 11X, Block A of said The River Walk At Central Park 11/2010;

THENCE Northeasterly with a west line of said Lot 2R1, the east line of said Lot 11X, and with the arc of a curve to the right, having a radius of 293.50 feet, a central angle of 36°52'02", an arc length of 188.85 feet, and whose chord bears N 18°07'31" E, 185.61 feet to a 1/2" capped rebar found (G&A Consultants);

THENCE Northeasterly, continuing with a west line of said Lot 2R1 and the east line of said Lot 11X, and with the arc of a curve a curve to the right, having a radius of 143.50 feet, a central angle of 53°07'48", an arc length of 133.07 feet, and whose chord bears N 63°07'26" E, 128.35 feet to a 1/2" capped rebar found (G&A Consultants);

THENCE N 89°41'20" E, 82.10 feet with a south line of said Lot 11X, and a north line of said Lot 2R1, to a 1/2" capped rebar found (G&A Consultants);

THNECE N 00°18'40" W, 11.50 feet with a west line of said Lot 2R1, and the east line of Lot 11X, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of that called 0.085 acre tract of land, described in deed as Tract XI to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas;

THENCE N 89°41'20" E, with the south line of said Tract XI, passing at 90.40 feet the southeast corner thereof, and being the southwest corner of that called 2.581 acre tract of land, described in deed as Tract I to the Town of Flower Mound, recorded in Document Number 2014–56831 of the Real Property Records of Denton County, Texas, continuing with the south line thereof, a total distance of 95.64 feet, to a 1/2" capped rebar set (G&A Consultants) at the most northerly northwest corner of that certain called 4.689 acre tract of land, described in deed as Tract III to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas;

THENCE with a westerly line of said Tract III, the following:

S 00°18'40" E, 1638.50 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet, and whose chord bears S 44°41'20" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 12.25 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet, and whose chord bears N 45°18'41" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 10.04 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Northwesterly with the arc of said curve, having a radius of 220.50 feet, a central angle of 21°48'15", an arc length of 83.91 fete, and whose chord bears n 11°12'47" W, 83.41 feet to a 1/2" capped rebar set (G&A Consultants);

N 22°06'55" W, passing at 132.42 feet, a westerly northeast corner of said Tract III, and being the southeast corner of that certain called 2.121 acre tract of land, described in deed as Tract V to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, continuing with a east line thereof, a total distance of 148.82 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the east line of said Tract V, the following:

N 67°53'05" E, 9.35 feet to a 1/2" capped rebar set (G&A Consultants);

Northwesterly with the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 27°58'39, an arc length of 112.31 feet, and whose chord bears N 38°08'43" W, 111.20 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Northwesterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 51°49'23", an arc length of 153.76 feet, and whose chord bears N 26°13'22" W, 148.57 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 938.47 feet to a 1/2" capped rebar set (G&A Consultants) on the south line of said Lot 11X, and being the northeast corner of said Tract V;

THENCE N 89°41'20" E, 1.51 feet with the south line of said Lot 11X, and a north line of said Lot 2R1, to the POINT OF BEGINNING and containing approximately 12.037 acres of land.

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	214,495	4.924
2	Block A	7,138	0.164
1X	Block A	120,640	2.770
2X	Block A	182,055	4.179
1	Block B	108,501	2.491
1	Block C	107,508	2.468
1	Block D	229,110	5.260
1	Block E	103,766	2.382
1	Block F	83,876	1.926
1	Block G	244,738	5.618
1	Block H	161,849	3.716
1	Block I	907,750	20.839
1X	Block I	231,013	5.303

SURVEYOR'S STATEMENT

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

MARK PAINE 4998 SURVEY

8/21/14

Mark Paine, RPLS
Texas Registration No. 5078

RECORD PLAT

THE RIVER WALK AT CENTRAL PARK 8/2014

Being a Replat of part of Lot 2R1, Block A THE RIVER WALK AT CENTRAL PARK 11/2010

68.957 Ac

located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

3/4

DRAWN BY: JS DATE: 6/11/14 SCALE: 1"=100' JOB NO. 13045A

OWNER/DEVELOPER
ZLP Flower Mound LLC
1500 S. CENTRAL EXPRESSWAY, SUITE 500
MCKINNEY, TX 75070
Ph. (972) 529-5568
Contact: MR. JERRY GREEN

OWNER/DEVELOPER
SWBC Flower Mound, LP
5949 SHERRY LANE, SUITE 750
DALLAS, TX 75225
Ph. (214) 987-6317
Fax (214) 987-0708
Contact: MR. SPENCER K. BYINGTON

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

FILED _____ DOC # _____ P.R.D.C.T.

Filed for Record
in the official records of:
Denton County

On: Dec 10x2014 at 03:41P
In the
Plat Records
THE RIVER WALK AT CENTRAL PARK 8/2014
Doc Number: 2014- 408
No of Pages: 4
Amount 200.00

Receipt Number - 1233078
By:
Dwayne Kitzmiller

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	230.00'	51°49'23"	208.03'	S 26°13'22" E, 201.01'
C2	170.00'	25°54'53"	76.89'	S 39°10'37" E, 76.24'
C3	179.50'	21°48'15"	68.31'	S 11°12'47" E, 67.90'
C4	20.00'	102°55'00"	35.92'	S 51°08'50" W, 31.29'
C5	1030.00'	8°01'48"	144.36'	N 66°24'04" W, 144.24'
C6	225.00'	11°56'28"	46.89'	N 07°22'01" E, 46.81'
C7	225.00'	90°00'00"	54.21'	N 06°26'07" E, 54.08'
C8	225.00'	12°39'05"	49.68'	N 05°51'32" E, 49.58'
C9	293.50'	36°52'02"	188.85'	S 18°07'31" W, 185.61'
C10	143.50'	53°07'48"	133.07'	S 63°07'26" W, 128.35'
C11	72.50'	90°00'00"	113.88'	N 44°41'20" E, 102.53'
C12	72.50'	90°00'00"	113.88'	S 45°18'41" E, 102.53'
C13	220.50'	21°48'15"	83.91'	S 11°12'47" E, 83.41'
C14	230.00'	27°58'39"	112.31'	S 38°08'43" E, 111.20'
C15	170.00'	51°49'23"	153.76'	S 26°13'22" E, 148.57'
C16	530.00'	15°42'50"	145.36'	S 74°26'01" W, 144.90'
C17	91.50'	29°10'28"	46.59'	N 14°53'54" W, 46.09'
C18	170.50'	48°34'20"	144.54'	S 65°24'10" W, 140.25'
C19	129.50'	48°34'20"	109.78'	S 65°24'10" W, 106.52'
C20	64.50'	90°00'00"	101.32'	N 44°41'21" E, 91.22'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	1160.00'	0°47'01"	15.86'	N 06°52'20" E, 15.86'
C22	610.00'	10°35'35"	112.78'	N 12°33'38" E, 112.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, ZLP Flower Mound, LLC and SWBC Flower Mound, LP, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk At Central Park 08/2014, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 23 day of Sept, 2014.

CADG Riverwalk, LLC

Authorized Representative

STATE OF TEXAS :
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of Sept, 2014.

Laura Wayland
Notary Public
State of Texas

My commission expires the ____ day of ____

LAURA L WAYLAND
My Commission Expires
July 14, 2016

WITNESS OUR HAND this ____ day of ____, 2014.

ZLP Flower Mound, LLC

Authorized Representative

STATE OF TEXAS :
COUNTY OF Collin : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jerry Green, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of September, 2014.

PJ Powell
Notary Public
State of Texas

My commission expires the 13 day of December, 2014.

PJ POWELL
My Commission Expires
December 13, 2014

WITNESS OUR HAND this 28th day of August, 2014.

SWBC Flower Mound, LP
a Texas limited partnership
By: SWBC Flower Mound Management, LLC
a Texas limited liability company
Its: General partner

By: David S. Dunson
Name: David S. Dunson
Title: EVP

STATE OF TEXAS
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David S. Dunson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of August, 2014.

Cassandra Y. Wooten
Notary Public
State of Texas

My commission expires the 11th day of May, 2018

CASSANDRA Y. WOOTEN
Notary Public
STATE OF TEXAS
My Comm. Exp. 05/11/2018

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Dallas : Whereas, Baptist Foundation of Texas, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Baptist Foundation of Texas

Lienholder: BY
Authorized Representative Jeff W. Smith, President

Date: Oct. 8, 2014

STATE OF Texas :
COUNTY OF Dallas :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jeff W. Smith known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of October, 2014.

Marinell Turnage
Notary Public
State of Texas

My commission expires the 22nd day of July, 2017.

MARINELL TURNAGE
MY COMMISSION EXPIRES
JULY 22, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Dallas : Whereas, Bank of the Ozarks, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: 9/17/2014

STATE OF Texas :
COUNTY OF Dallas :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Brannon Hamblen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of September, 2014.

Tiffany Whittington
Notary Public
State of Texas

My commission expires the 17 day of June, 2018.

TIFFANY WHITTINGTON
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
06-17-2018

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Galveston : Whereas, American National Insurance Company, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

EDS

Lienholder:
Authorized Representative

Robert J. Kirchner
Vice President

Date: 9/4/14

STATE OF Texas :
COUNTY OF Galveston :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared ROBERT J. KIRCHNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 4 day of September, 2014.

Chelsea R. Gates
Notary Public
State of Texas

My commission expires the 31 day of October, 2015.

CHELSEA R GATES
Notary Public, State of Texas
My Commission Expires
OCTOBER 31, 2016

WITNESS OUR HAND this 4 day of September, 2014.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

~~Thomas Cass~~, Chairman Planning, Claudia Forest
and Zoning Commission

Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

12/10/14
Date

Doug Powell
Doug Powell, Executive Director
of Development Services

THE TOWN OF FLOWER MOUND SEAL TEXAS

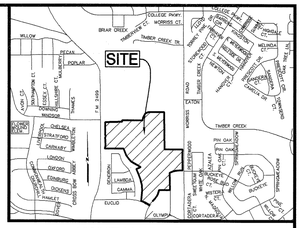
WATER LINE EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	N 90°00'00" W	78.06'
E2	S 00°00'00" E	27.50'
E3	N 90°00'00" W	36.82'
E4	S 00°00'00" E	22.00'
E5	N 90°00'00" W	20.70'
E6	S 00°00'00" E	19.79'
E7	N 90°00'00" W	47.13'
E8	S 00°00'00" E	20.00'
E9	N 90°00'00" W	65.05'
E10	S 00°00'00" E	393.26'
E11	N 90°00'00" E	45.50'
E12	S 00°00'00" E	57.59'
E13	N 90°00'00" E	21.04'
E14	S 00°00'00" E	15.00'
E15	N 90°00'00" E	90.10'
E16	S 00°00'00" E	30.00'
E17	N 90°00'00" E	21.71'
E18	S 00°00'00" E	30.00'
E19	N 90°00'00" E	117.35'
E20	N 90°00'00" E	108.18'

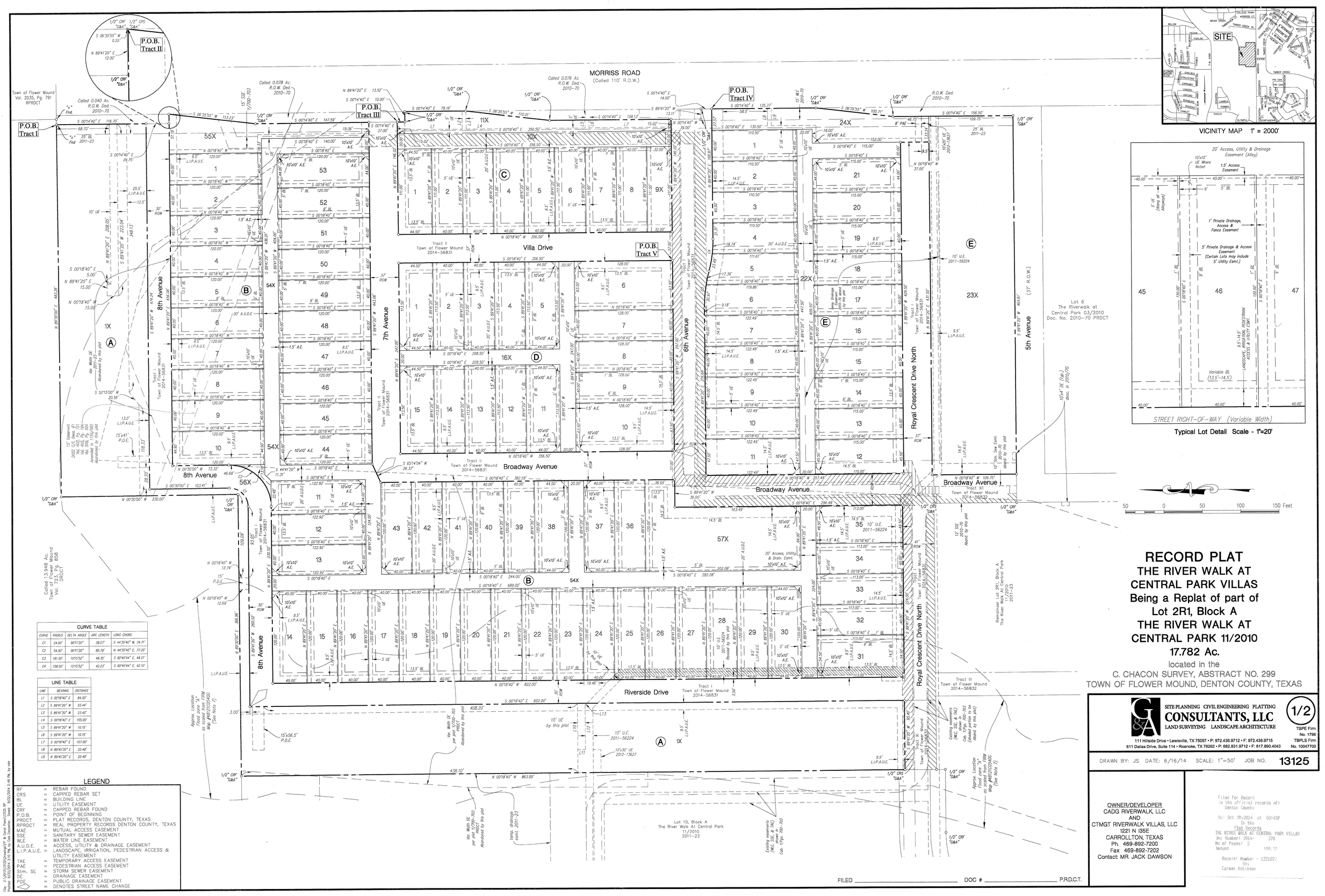
WATER LINE EASEMENT TABLE		
LINE	BEARING	DISTANCE
E21	S 00°00'00" E	22.64'
E22	N 45°00'00" W	13.36'
E23	N 90°00'00" W	9.92'
E24	N 90°00'00" E	95.74'
E25	S 00°00'00" E	33.07'
E26	N 90°00'00" E	36.50'
E27	S 00°00'00" E	21.93'
E28	N 90°00'00" E	10.00'
E29	S 00°00'00" E	22.00'
E30	N 90°00'00" E	18.28'
E31	N 00°00'00" E	18.84'
E32	N 90°00'00" E	29.59'
E33	N 00°00'00" E	82.69'
E34	N 90°00'00" W	78.00'
E35	S 00°00'00" E	31.00'
E36	N 90°00'00" W	37.33'
E37	S 00°00'00" E	32.50'
E38	N 90°00'00" W	99.61'
E39	N 00°00'00" E	12.00'
E40	N 90°00'00" W	14.25'

WATER LINE EASEMENT TABLE		
LINE	BEARING	DISTANCE
E41	N 00°00'00" E	23.63'
E42	N 90°00'00" E	25.00'
E43	N 00°00'00" E	79.84'
E43	N 90°00'00" E	103.00'
E44	N 00°00'00" E	109.87'
E45	S 12°27'30" E	123.95'
E46	N 38°07'00" E	19.42'
E47	S 12°27'30" E	120.97'
E48	N 89°41'20" E	12.61'
E49	S 45°18'40" E	63.86'
E50	N 72°49'59" E	17.01'
E51	S 45°18'40" E	49.63'
E52	N 89°41'20" E	6.39'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PRIVATE DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT


SITE
BRIAN DREW
COLLEGE PKWY
MORRIS CT
TIMBER CREEK TR
WILLOW
PECAN
POPLAR
CHAMBERLAIN
CLAUDIA
ELIZABETH
ELLEN
WILLIAM
MEADOW
LONDON
OXFORD
EDINBURG
DOUGLAS
FINLEY
CHEROKEE
STRATFORD
ORDWAY
LONDON
OXFORD
EDINBURG
DOUGLAS
FINLEY
CAMBRIA
KUDU
ELMIRA
ELMIRA CT
ELMIRA PL
ELMIRA TR
ELMIRA WAY
ELMIRA CIR
ELMIRA LN
ELMIRA DR



Typical Lot Detail Scale - 1"=20'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	24.50'	90°11'20"	38.57'	S 44°35'40" W, 34.71'
C2	54.50'	90°11'20"	85.79'	N 44°35'40" E, 77.26'
C3	181.50'	15°15'52"	48.35'	S 82°40'44" E, 48.21'
C4	158.50'	15°15'52"	42.23'	S 82°40'44" E, 42.10'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°18'40" E	84.50'
L2	S 89°41'20" W	23.44'
L3	S 89°41'20" W	23.40'
L4	S 00°18'40" E	155.00'
L5	S 89°41'20" W	10.15'
L6	S 89°41'20" W	10.15'
L7	S 00°18'40" E	107.00'
L8	N 89°45'20" E	22.48'
L9	N 89°45'20" E	22.48'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
A.U.D.E.	=	ACCESS, UTILITY & DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PUBLIC DRAINAGE EASEMENT
◇	=	DENOTES STREET NAME CHANGE

RECORD PLAT
THE RIVER WALK AT CENTRAL PARK VILLAS
Being a Replat of part of Lot 2R1, Block A THE RIVER WALK AT CENTRAL PARK 11/2010
17.782 Ac.

located in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

1/2

DRAWN BY: JS DATE: 6/16/14 SCALE: 1"=50' JOB NO. 13125

OWNER/DEVELOPER
CADG RIVERWALK, LLC
AND
CTMGT RIVERWALK VILLAS, LLC
1221 N I35E
CARROLLTON, TEXAS
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of
Denton County
On: Oct 29, 2014 at 03:45P
In the
Plat Records
THE RIVER WALK AT CENTRAL PARK VILLAS
Doc Number: 2014-
No of Pages: 2
Amount 100.00
Receipt Number - 1221027
By:
Carmen Robinson

FILED _____ DOC # _____ P.R.D.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON : WHEREAS WE, CADG Riverwalk, LLC and CTMGT Riverwalk Villas, LLC are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
TRACT I
3.181 Ac.

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract number 299, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a "+" found in concrete at the northeast corner of said Lot 2R1, and being on the west line of Morriss Road as evidenced by that certain called 0.040 acre right-of-way dedication shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, and being on the south line of that certain called 13.948 acre tract of land described by deed to the Town of Flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE S 00°14'40" E, 116.70 feet with the west line of said Morriss Road to a 1/2" capped rebar set on the west line of said Morriss Road and the most northeast corner of that certain called 2.581 acre tract of land, described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records, Denton County, Texas;

THENCE with said Tract I the following:

S 89°41'20" W, 474.24 feet to a 1/2" capped rebar set (G&A Consultants);

S 00°30' 00 E, 103.41 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 24.50 feet, a central angle of 90°11'20", an arc length of 38.57 feet, and whose chord bears S 44°35'40" W, 34.71 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 260.52 feet to a 1/2" capped rebar set (G&A Consultants);

S 00°18'40" W, 852.00 feet to a 1/2" capped rebar set (G&A Consultants) at the northeast corner of that certain called 0.085 acre tract of land, described as Tract XI in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE S 89°41'20" W, 90.40 feet with the north line of said Tract XI, to a 1/2" capped rebar set (G&A Consultants) on the east line of a Right-of-Way dedication as shown on said plat of The River Walk At Central Park 11/2010 and being on the west line of said Lot 2R1;

THENCE N 00°18'40" W, 904.89 feet with the east line of said Right-of-Way dedication, passing the northeast corner thereof, and being the southeast corner of Lot 10, Block A of the plat thereof, continuing with the east line thereof, to a 1/2" capped rebar found (G&A Consultants) at the most easterly northeast corner of said Lot 10, and being on the south line of said 13.948 acre tract;

THENCE with the north line of said Lot 2R1, and the south line of said 13.948 acre tract the following:

N 89°30'00" E, 366.96 feet to a 1/2" capped rebar found (G&A Consultants);

N 00°30'00" W, 230.00 feet to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 483.26 feet to the POINT OF BEGINNING and containing approximately 3.181 acres of land.

LEGAL DESCRIPTION
TRACT II
7.412 Ac.

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract number 299, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a "+" found in concrete at the northeast corner of said Lot 2R1, and being on the west line of Morriss Road as evidenced by that certain called 0.040 acre right-of-way dedication shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, and being on the south line of that certain called 13.948 acre tract of land described by deed to the Town of Flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE S 00°14'40" E, 146.45 feet with the west line of said Morriss Road to a 1/2" capped rebar found at the southwest corner of said 0.040 acre right-of-way dedication;

THENCE N 89°41'20" E, 12.00 feet with the south line of said 0.040 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the north corner of a called 0.078 acre right-of-way dedication shown on said replat of The River Walk At Central Park 03/2010;

THENCE S 06°35'55" W, 0.25 feet with the west line of said 0.078 acre right-of-way dedication, to the POINT OF BEGINNING;

THENCE S 06°35'55" W, 113.23 feet with the east line of said Lot 2R1, and the west line of said Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 147.59 feet with the east line of said Lot 2R1, and the west line of said 0.078 acre right-of-way dedication, and said Morriss Road, to a 1/2" capped rebar set (G&A Consultants) to the Northeast corner of that certain called 0.999 acre tract of land, described as Tract II in deed to the Town of Flower Mound, recorded in Document Number 2014-86831 of the Real Property Records, Denton County, Texas;

THENCE with said Tract II the following:

S 89°41'20" W, 443.06 feet to a 1/2" capped rebar set (G&A Consultants);

S 65°14'04" W, 26.37 feet to a 1/2" capped rebar set (G&A Consultants);

S 00°18'40" E, 382.59 feet to a 1/2" capped rebar set (G&A Consultants) to that certain called 2.581 acre tract of land, described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records, Denton County, Texas;

THENCE with said Tract I the following:

S 89°41'20" W, 36.00 feet to a 1/2" capped rebar set (G&A Consultants);

S 00°18'40" W, 296.49 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 224.00 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 822.00 feet to a 1/2" capped rebar set (G&A Consultants);

N 89°41'20" E, 230.52 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Northeasterly with the arc of said curve, having a radius of 54.50 feet, a central angle of 90°11'20", an arc length of 85.79 feet, and whose chord bears N 44°35'40" E, 77.20 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°30'00" W, 73.32 feet;

N 89°41'20" E, 456.08 feet to the POINT OF BEGINNING and containing approximately 7.412 acres of land.

LEGAL DESCRIPTION
TRACT III
1.237 Ac.

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract number 299, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a "+" found in concrete at the northeast corner of said Lot 2R1, and being on the west line of Morriss Road as evidenced by that certain called 0.040 acre right-of-way dedication shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, and being on the south line of that certain called 13.948 acre tract of land described by deed to the Town of Flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE S 00°14'40" E, 146.45 feet with the east line of said Lot 2R1, and the west line of said Morriss Road to a 1/2" capped rebar found;

THENCE N 89°41'20" E, 12.00 feet with the east line of said Lot 2R1, and the south line of said 0.040 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 06°35'55" W, 113.25 feet with the east line of said Lot 2R1, and the west line of said Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 194.59 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 10.00 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the southwest corner thereof;

THENCE N 89°41'20" E, 13.52 feet with the east line of said Lot 2R1, the west line of Morriss Road, and the south line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 79.16 feet with the east line of said Lot 2R1, and the west line of Morriss Road, to a 1/2" capped rebar found (G&A Consultants) at the north end of a called 0.076 acre right-of-way dedication shown on said replat of The River Walk At Central Park 03/2010;

THENCE S 06°35'55" W, 110.01 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.076 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 158.13 feet with the east line of said Lot 2R1, the west line of Morriss Road, and the west line of said 0.076 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 89°41'20" W, 146.02 feet with that certain called 2.581 acre tract of land described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records, Denton County, Texas to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°18'40" W, 356.50 feet with the east line of said Tract II to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°41'20" E, 146.02 feet with said Tract II, to the POINT OF BEGINNING and containing approximately 1.237 acres of land.

LEGAL DESCRIPTION
TRACT IV
3.931 Ac.

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract number 299, Town of Flower Mound, Denton County, Texas, and being part of Lot 2R1, Block A of The River Walk At Central Park 11/2010, according to the replat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a "+" found in concrete at the northeast corner of said Lot 2R1, and being on the west line of Morriss Road as evidenced by that certain called 0.040 acre right-of-way dedication shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, and being on the south line of that certain called 13.948 acre tract of land described by deed to the Town of Flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE S 00°14'40" E, 146.45 feet with the east line of said Lot 2R1, and the west line of said Morriss Road to a 1/2" capped rebar found;

THENCE N 89°41'20" E, 12.00 feet with the east line of said Lot 2R1, and the south line of said 0.040 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 06°35'55" W, 113.25 feet with the east line of said Lot 2R1, and the west line of Morriss Road as evidenced by that certain called 0.078 acre right-of-way dedication shown on said replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, and being on the south line of that certain called 13.948 acre tract of land described by deed to the Town of Flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE S 00°14'40" E, 194.59 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 10.00 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the southwest corner thereof;

THENCE N 89°41'20" E, 13.52 feet with the east line of said Lot 2R1, the west line of Morriss Road, and the south line of said 0.078 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 79.16 feet with the east line of said Lot 2R1, and the west line of Morriss Road, to a 1/2" capped rebar found (G&A Consultants) at the north end of a called 0.076 acre right-of-way dedication shown on said replat of The River Walk At Central Park 03/2010;

THENCE S 06°35'55" W, 110.01 feet with the east line of said Lot 2R1, the west line of Morriss Road and the west line of said 0.076 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants);

THENCE S 00°14'40" E, 158.13 feet with the east line of said Lot 2R1, the west line of Morriss Road, and the west line of said 0.076 acre right-of-way dedication, to a 1/2" capped rebar found (G&A Consultants) at the southwest corner thereof;

THENCE with that certain called 2.581 acre tract of land described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records, Denton County, Texas:

S 89°41'20" W, 183.20 to a 1/2" capped rebar set (G&A Consultants) at the POINT OF BEGINNING;

S 89°41'20" W, 247.00 feet with said Tract I, to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 356.50 feet with that certain called 0.999 acre tract of land described as Tract II in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records, Denton County, Texas to a 1/2" capped rebar set (G&A Consultants);

N 89°41'20" E, 247.00 feet with said Tract II, to a 1/2" capped rebar set (G&A Consultants);

S 00°18'40" E, 356.50 feet with said Tract II, to the POINT OF BEGINNING and containing approximately 2.021 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC and CTMGT Riverwalk Villas, LLC, acting by and through our duly authorized representative, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk At Central Park Villas, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 23 day of Sept, 2014.

Mehrdad Moayedi
Authorized Representative
CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative
CTMGT Riverwalk Villas, LLC

STATE OF TEXAS:
COUNTY OF DALLAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23 day of Sept, 2014.

Notary Public

LAURA L WAYLAND
My Commission Expires
July 14, 2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Dallas : Whereas, Baptist Foundation of Texas acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: Baptist Foundation of Texas
By:
Authorized Representative Jeff W. Smith, President

Date: Oct. 8, 2014

STATE OF Texas :
COUNTY OF Dallas :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jeff W. Smith known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8th day of October, 2014.

Notary Public

MARINELL TURNAGE
MY COMMISSION EXPIRES
JULY 22, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Denton : Whereas, United Development Funding IV, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative David Hanson, CAO

Date: 10/10/14

STATE OF Texas :
COUNTY OF Denton :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David Hanson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of October, 2014.

Notary Public

KELLI MORGAN
Notary Public
State of Texas
My Comm. Exp. 1-28-2015

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Denton : Whereas, American National Bank + Trust, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative Ryan Schroer, VP

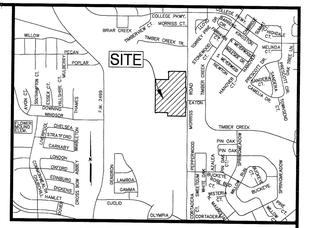
Date: 10/10/14

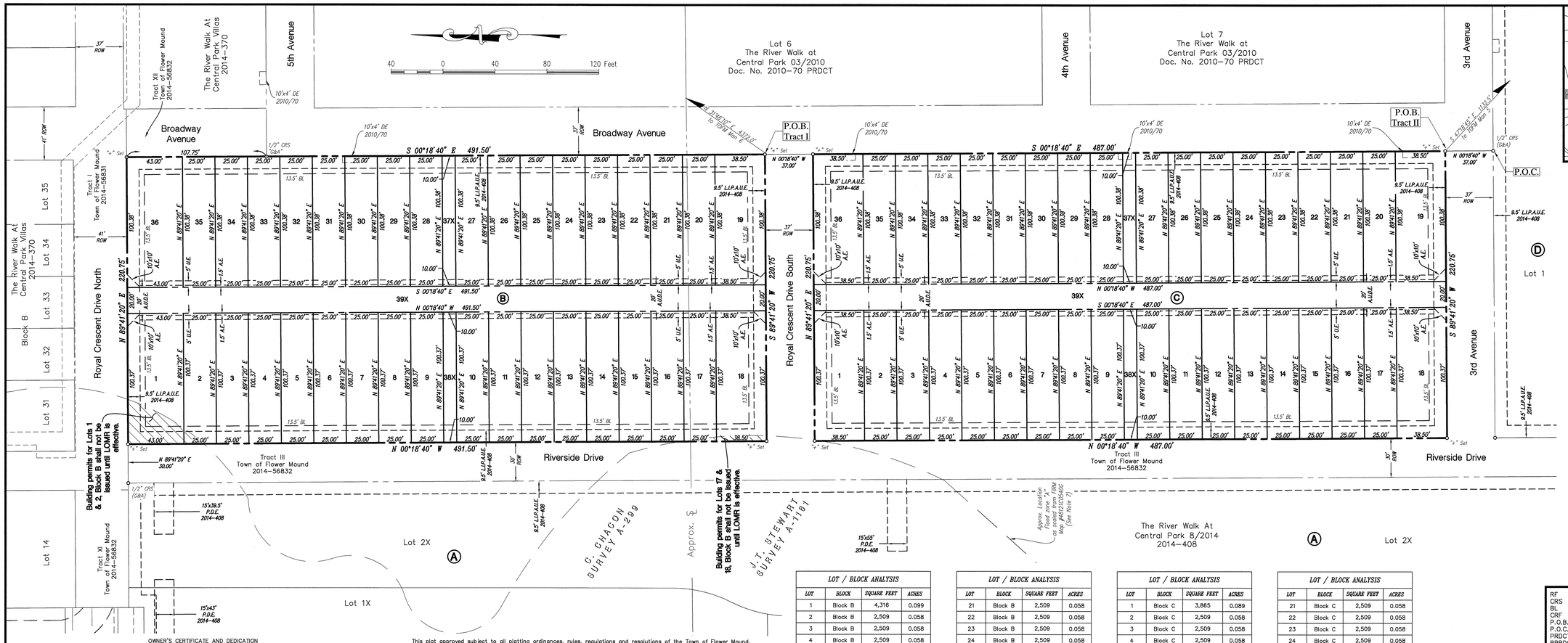
STATE OF Texas :
COUNTY OF Denton :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Ryan Schroer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

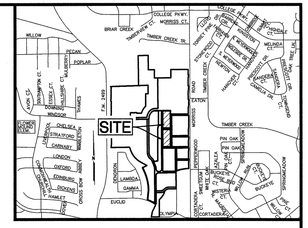
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of October, 2014.

Notary Public

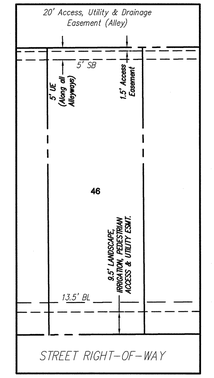
KELLI MORGAN
Notary Public
State of Texas
My Comm. Exp. 1-28-2015


SITE
WILLOW
BRIAR CREEK
COLLEGE PKWY
MORRISS CT.
TIMBER CREEK TR.
TEXAS
POPLAR
MEADOW
PEBBLE STONE
CAIRNEY
LONDON
OXFORD
EDINBURG
DOVER
DERBY
EXETER
WINDSOR
ELMORE
ELMORE CT.
FM 3040
OLIVE BRANCH
TIMBER CREEK
PIN OAK
PIN OAK CT.
MELISSA
MELISSA RD.
BOWLES
BOWLES LN.
BOWLES CT.
BOWLES PL.
BOWLES TR.
BOWLES WAY
BOWLES CIR.
BOWLES CROSSING
BOWLES CROSSING CT.
BOWLES CROSSING TR.
BOWLES CROSSING WAY
BOWLES CROSSING CIR.
BOWLES CROSSING PL.
BOWLES CROSSING LN.
BOWLES CROSSING PKWY
BOWLES CROSSING BLVD
BOWLES CROSSING TER.
BOWLES CROSSING PT.
BOWLES CROSSING RUN
BOWLES CROSSING HOLLOW
BOWLES CROSSING GLEN
BOWLES CROSSING CV.
BOWLES CROSSING PASS
BOWLES CROSSING TRL.
BOWLES CROSSING VW.
BOWLES CROSSING XING
BOWLES CROSSING MNR.
BOWLES CROSSING MDW.
BOWLES CROSSING GRN.
BOWLES CROSSING HL.
BOWLES CROSSING OVLK





VICINITY MAP 1" = 2000'



Typical Lot Detail Scale - 1"=30'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block B	4,316	0.099
2	Block B	2,509	0.058
3	Block B	2,509	0.058
4	Block B	2,509	0.058
5	Block B	2,509	0.058
6	Block B	2,509	0.058
7	Block B	2,509	0.058
8	Block B	2,509	0.058
9	Block B	2,509	0.058
10	Block B	2,509	0.058
11	Block B	2,509	0.058
12	Block B	2,509	0.058
13	Block B	2,509	0.058
14	Block B	2,509	0.058
15	Block B	2,509	0.058
16	Block B	2,509	0.058
17	Block B	2,509	0.058
18	Block B	3,865	0.089
19	Block B	3,865	0.089
20	Block B	2,509	0.058

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	Block B	2,509	0.058
22	Block B	2,509	0.058
23	Block B	2,509	0.058
24	Block B	2,509	0.058
25	Block B	2,509	0.058
26	Block B	2,509	0.058
27	Block B	2,509	0.058
28	Block B	2,509	0.058
29	Block B	2,509	0.058
30	Block B	2,509	0.058
31	Block B	2,509	0.058
32	Block B	2,509	0.058
33	Block B	2,509	0.058
34	Block B	2,509	0.058
35	Block B	2,509	0.058
36	Block B	4,316	0.099
37X	Block B	1,004	0.023
38X	Block B	1,004	0.023
39X	Block B	9,830	0.226

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block C	3,865	0.089
2	Block C	2,509	0.058
3	Block C	2,509	0.058
4	Block C	2,509	0.058
5	Block C	2,509	0.058
6	Block C	2,509	0.058
7	Block C	2,509	0.058
8	Block C	2,509	0.058
9	Block C	2,509	0.058
10	Block C	2,509	0.058
11	Block C	2,509	0.058
12	Block C	2,509	0.058
13	Block C	2,509	0.058
14	Block C	2,509	0.058
15	Block C	2,509	0.058
16	Block C	2,509	0.058
17	Block C	2,509	0.058
18	Block C	3,865	0.089
19	Block C	2,509	0.058
20	Block C	2,509	0.058

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	Block C	2,509	0.058
22	Block C	2,509	0.058
23	Block C	2,509	0.058
24	Block C	2,509	0.058
25	Block C	2,509	0.058
26	Block C	2,509	0.058
27	Block C	2,509	0.058
28	Block C	2,509	0.058
29	Block C	2,509	0.058
30	Block C	2,509	0.058
31	Block C	2,509	0.058
32	Block C	2,509	0.058
33	Block C	2,509	0.058
34	Block C	2,509	0.058
35	Block C	2,509	0.058
36	Block C	3,865	0.089
37X	Block C	1,004	0.023
38X	Block C	1,004	0.023
39X	Block C	9,740	0.224

Smallest Res. Lot = 2,509 SF / 0.058 Ac.
Largest Res. Lot = 4,316 SF / 0.099 Ac.
Average Res. Lot = 2,672 SF / 0.061 Ac.
Total Res. Lots = 72
Total Lots = 78

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
SSE	=	SANITARY SEWER EASEMENT
W.E	=	WATER LINE EASEMENT
A.E	=	ACCESS EASEMENT
U.E	=	UTILITY EASEMENT
D.E	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
A.U.D.E.	=	ACCESS, UTILITY & DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

RECORD PLAT
RIVERSIDE POINT
Being a Replat of
Lot 1, Block B & Lot 1, Block C
THE RIVER WALK AT
CENTRAL PARK 11/2010
recorded in Doc. #2014-408 P.R.D.C.T.
4.959 Ac.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, 2M Riverwalk, LLC are the owners of properties situated in the Town of Flower Mound, Denton County, Texas, and being described as follows:

LEGAL DESCRIPTION
Tract I
2.491 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, and the C. Chacon Survey, Abstract Number 299, Town of Flower Mound, Denton County, Texas, and being all of Lot 1, Block B of The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, according to the replat thereof, recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found (G&A Consultants) on the east line of that certain called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, being on the south line of 3rd Avenue (37' ROW), and being the west line of Broadway Avenue (37' ROW) dedicated by and shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, with the east line of said Tract III, and the west line of said Broadway Avenue, passing at 37.00 feet the southeast corner of Lot 1, Block C of said The River Walk At Central Park 8/2014, continuing with the east line thereof, passing at 524.00 feet the northeast corner thereof, continuing with the east line of said Tract III, a total distance of 561.00 feet to a "+" set at the POINT OF BEGINNING, and being southeast corner of said Lot 1, Block B;

THENCE S 89°41'20" W, 220.75 feet with the south line of said Lot 1, Block B, and with said Tract III, to a "+" set in concrete at the southwest corner of said Lot 1, Block B;

THENCE N 00°18'40" W, 491.50 feet with the west line of said Lot 1, Block B, and with said Tract III to a "+" set in concrete at the northwest corner of said Lot 1, Block B, being on the south line of a called 2.581 acre tract of land, described as Tract I in deed to the Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records of Denton County, Texas;

THENCE N 89°41'20" E, 220.75 feet with the north line of said Lot 1, Block b, and with said Tract I, to a"+" set in concrete at the the northeast corner of said Lot 1, Block B, and being northwest corner of a called 0.092 acre tract of land, described as Tract XII in said deed recorded in Document Number 2014-56832;

THENCE S 00°18'40" E, with the east line of said Lot 1, Block B and the west line of said Tract XII and Broadway Avenue, passing at 107.75 feet the southwest corner thereof, being on the north line of 5th Avenue, as shown on and dedicated by said plat of The River Walk At Central Park 03/2010, continuing with the west line of said Broadway Avenue, a total distance of 491.50 feet to the POINT OF BEGINNING and containing approximately 2.491 acres of land.

LEGAL DESCRIPTION
Tract II
2.468 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract number 1161, Town of Flower Mound, Denton County, Texas, and being all of Lot 1, Block C of The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, according to the replat thereof, recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found (G&A Consultants) on the east line of that certain called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, being on the south line of 3rd Avenue (37' ROW), and being the west line of Broadway Avenue (37' ROW) dedicated by and shown on the replat of The River Walk At Central Park 03/2010, recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, with the east line of said Tract III, and the west line of said Broadway Avenue, 37.00 feet to a "+" set in concrete at the POINT OF BEGINNING and being the southeast corner of said Lot 1, Block C;

THENCE S 89°41'20" W, 220.75 feet with said Tract III and the south line of said Lot 1, Block C, to a "+" set in concrete at the southwest corner thereof;

THENCE N 00°18'40" W, 487.00 feet with said Tract III and the west line of said Lot 1, Block C, to a "+" set in concrete at the northwest corner thereof;

THENCE N 89°41'20" E, 220.75 feet with said Tract III and the north line of said Lot 1, Block C, to a "+" set in concrete at northeast corner thereof, and being on the west line of said Broadway Avenue;

THENCE S 00°18'40" E, 487.00 feet, with the east line of said Lot 1, Block C, and the west line of said Broadway Avenue, to the POINT OF BEGINNING and containing approximately 2.468 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, 2M Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as RIVERSIDE POINT, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or obstructions shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 2 day of July, 2015.

2M Riverwalk, LLC
a Texas limited liability company

BY: 2M Strategic Investments, LLC,
a Texas limited liability company
Its Sole Manager and Member

BY: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

BY: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

BY: _____
Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of July, 2015.

Notary Public
State of Texas

My commission expires the _____ day of _____, July 14, 2016

LAURA L WAYLAND
My Commission Expires

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Dallas : Whereas, Trez Capital (2014) Corp., acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative

Date: 7/21/15

TREZ CAPITAL (2014) CORPORATION,
a British Columbia Corporation

By: Trez Capital Funding II, LLC,
A Delaware limited liability company,
as Administrative Agent

By: John D. Hutchinson, President

STATE OF Texas :
COUNTY OF Dallas :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared John D. Hutchinson known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of July, 2015.

Notary Public
State of TX

My commission expires the _____ day of _____, _____

TIM LITINAS
Notary Public, State of Texas
My Commission Expires
February 26, 2017

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Giardo Forest, Chairman Planning
and Zoning Commission

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

7/23/15
Date

Doug Powell

Doug Powell, Executive Director
of Development Services

THE TOWN OF FLOWER MOUND SEAL TEXAS

SURVEYOR'S STATEMENT

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

MARK PAINE 5078 REGISTERED PROFESSIONAL LAND SURVEYOR

Mark Paine, RPLS
Texas Registration No. 5078

6/29/15

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers S & 6, with the coordinates thereof provided by the Town of Flower Mound.
   a. Tract I (POB): N=7,065,481.7' E=2,408,561.2'
   b. Bearing & distance from the Tract I (POB) to Monument No. 6: N 31°46'10" E, 4372.0'
   c. Tract II (POB): N=7,064,957.7 E=2,408,564.0
   d. Bearing and distance from the Tract II (POB) to monument No. 5: S 47°16'45" E, 1132.5'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain with no base flood elevations established), it site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory Homeowners' Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
7. Existing flood plain to be amended as designed in approved River Walk Channel Grading Plans.
8. Lots 37X & 38X, Block B, and Lots 37X & 38X, Block C, shall be dedicated to and maintained by the HOA as Access Easements.
9. Lot 39X, Block B & Lot 39X, Block C, shall be dedicated to and maintained by the HOA as 20' Access, Utility and Drainage Easements (Alleyways).

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798
TBPLS Firm No. 10047700
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Suite 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028

DRAWN BY: JS DATE: 2/24/15 SCALE: 1"=80' JOB NO. 14045

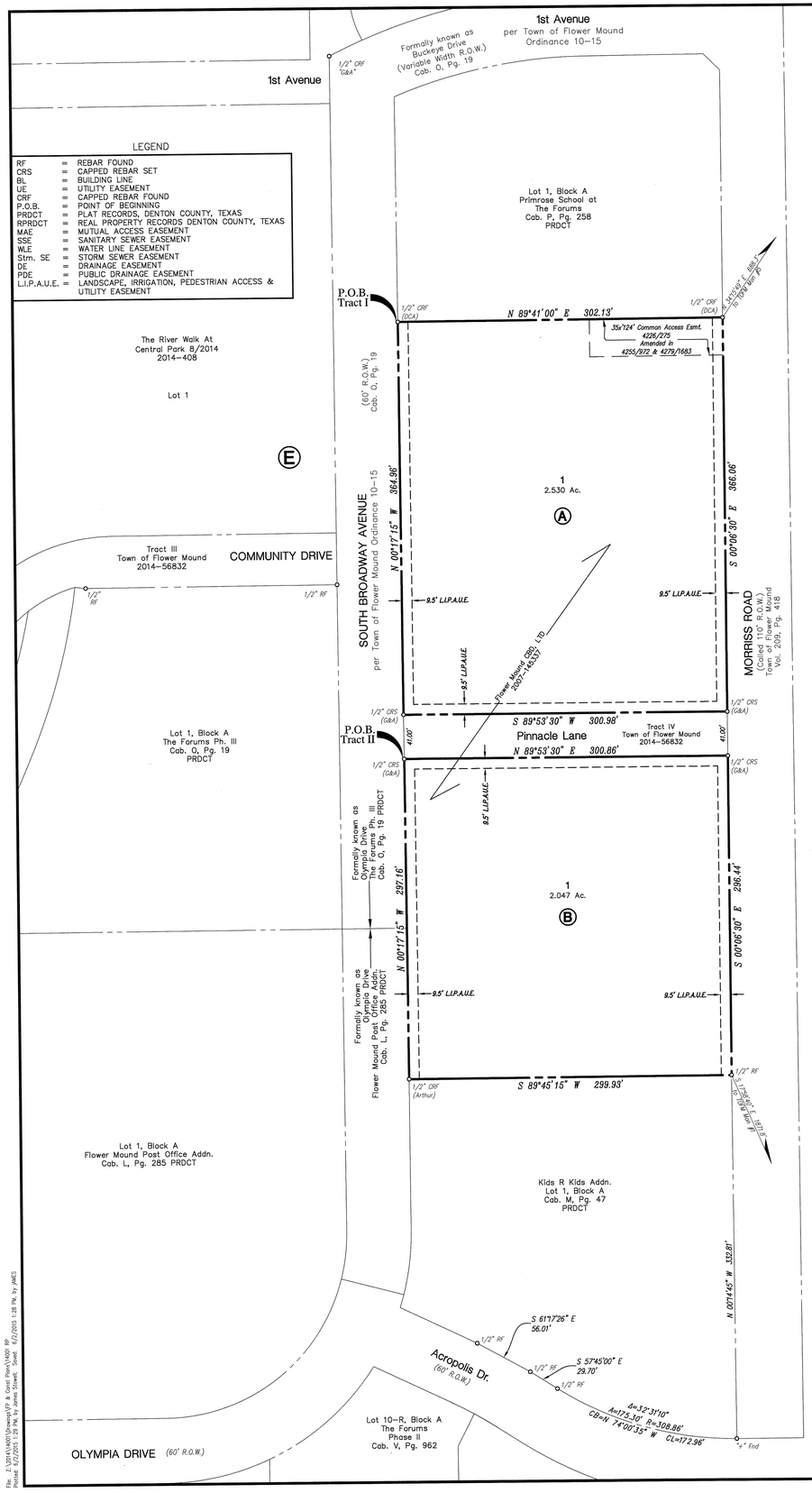
OWNER/DEVELOPER
2M RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of:
Denton County

On: Jul 23, 2015 at 03:17P
As a
Plat Records
RIVERSIDE POINT
Doc Number: 2015- 284
No of Pages: 1
Amount 50.00

Receipt Number - 1217901
By:
Sunny Parr

File: J:\2014\14045\Drawings\FP & Const Plans\14045 RP
Plotted: 6/29/2015 1:52 PM by James Stovall 6/29/2015 1:48 PM by JAMES



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, LAER TRAMS – THE RIVERWALK FLOWER MOUND, LLC, are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
Tract I
2.530 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract II in deed to Flower Mound CBD, Ltd. recorded in Document Number 2007–145357 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II, and being the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, and being on the east line of Olympia Drive as evidenced by The Forums Phase III, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas;

THENCE N 89°41'00" E, 302.13 feet with the north line of said Tract II, and the south line of said Lot 1, Block A, to a 1/2" capped rebar found (DCA) at the southeast corner thereof and being the northeast corner of said Tract II and being on the west line of Morriss Road as evidenced by that certain called 5.598 acre tract of land described in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 00°06'30" E, 366.06 feet with the west line of said Morriss Road, and the east line of said Tract II to a 1/2" capped rebar set at the northeast corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas;

THENCE S 89°53'30" W, 300.98 feet with the north line of said Tract IV, to a 1/2" capped rebar set at the northwest corner thereof, and being on the east line of said Olympia Drive and the west line of said Tract II;

THENCE N 00°17'15" W, 364.96 feet with the west line of said Tract II and the east line of said Olympia Drive to the POINT OF BEGINNING and containing approximately 2.530 acres of land.

LEGAL DESCRIPTION
Tract II
2.047 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract II in deed to Flower Mound CBD, Ltd. recorded in Document Number 2007–145357 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 Consultants) at the southwest corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014–56832 of the Real Property Records of Denton County, Texas, and being on the east line of Olympia Drive, from which a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II and the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, bears N 0°17'15" W, 405.96 feet;

THENCE N 89°53'30" E, 300.86 feet with the south line of said Tract IV to a 1/2" capped rebar set at the southeast corner thereof, being on the east line of said Tract II, and the west line of Morriss Road, as evidenced by that certain called 5.598 acre tract of land described in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 0°06'30" E, 296.44 feet with the east line of said Tract II and the west line of Morriss Road, to a 1/2" rebar found at the southeast corner of said Tract II and being the northeast corner of Lot 1, Block A Kids R Kids Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 47 of the Plat Records of Denton County, Texas;

THENCE S 89°45'15" W, 299.93 feet with the south line of said Tract II, and the north line of said Lot 1, Block A, Kids R Kids Addition, to the east line of Olympia Drive as evidenced by Flower Mound Post Office Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 285 of the Plat Records of Denton County, Texas;

THENCE N 0°17'15" W, 297.16 feet with the west line of said Tract II, and the east line of said Olympia Drive to the POINT OF BEGINNING and containing approximately 2.047 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, LAER TRAMS – THE RIVERWALK FLOWER MOUND, LLC, acting by and through our duly authorized representative, do hereby adopt this Record Plat designating the hereinabove described property as THE RIVER WALK AT CENTRAL PARK PARCEL 8 03/2015, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 8 day of June, 2015.

LAER TRAMS – THE RIVERWALK FLOWER MOUND, LLC

By: _____
David Dellinger
Authorized Representative

STATE OF TEXAS
COUNTY OF Collin : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David Dellinger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 8 day of June, 2015.

Cheryl L Neal
Notary Public
State of Texas

My commission expires the 15 day of April, 2019

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman Planning and Zoning Commission

Date, 2015

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

7/9/15
Date, 2015

THE TOWN OF FLOWER MOUND SEAL TEXAS

Doug Powell, Executive Director of Development Services

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, James D. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: James D Shelton
Date: 6-9-2015
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James. D. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of June, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Bobby Lutz, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Date: 6.9.15
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Bobby Lutz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of June, 2015.

Notary Public

MARY ELLA KIDD
Notary Public, State of Texas
My Commission Expires
January 22, 2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Jared C. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Date: 6-9-2015
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jared C. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of JUNE, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, James D. Shelton, Jr., acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Date: 6-9-2015
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James D. Shelton, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of June, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Joshua T. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Date: 6-9-2015
STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joshua T. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of June, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

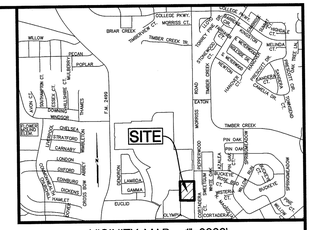
SURVEYOR'S STATEMENT

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

6/2/15

Mark Paine, RPLS
Texas Registration No. 5078

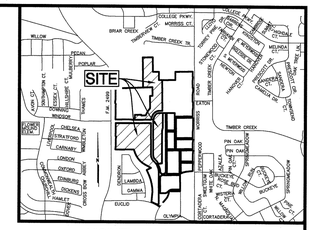
REGISTERED PROFESSIONAL LAND SURVEYOR

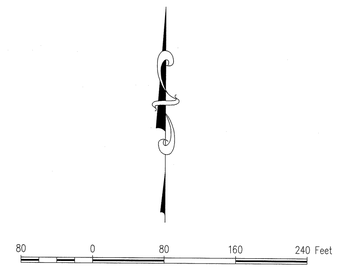

SITE
COLLEGE PKWY.
BRIAR CREEK
TIMBER CREEK TR.
WILLOW
PECAN
POPLAR
FM 3040
MORRIS ST.
MORRIS ST.
WILLIAMSON ST.
WILLIAMSON ST.
MAIN ST.
MAIN ST.
CHURCH ST.
CHURCH ST.
BROADWAY AVE.
BROADWAY AVE.
MEADOW
WILDWOOD
TIMBER CREEK
PIN OAK
PIN OAK
ROCKY
ROCKY
ROCKY

RECORD PLAT

THE RIVER WALK AT CENTRAL PARK 3/2015
Being a Replat of
Lot 1, Block I
Lot 1X & 1, Block A
THE RIVER WALK AT CENTRAL PARK 8/2014
Lot 9 & 10, Block A
THE RIVER WALK AT CENTRAL PARK 11/2010
42.759 Ac
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

VICINITY MAP 1" = 2000'





SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

1/3

DRAWN BY: JS DATE: 2/9/15 SCALE: 1"=80' JOB NO. **14044**

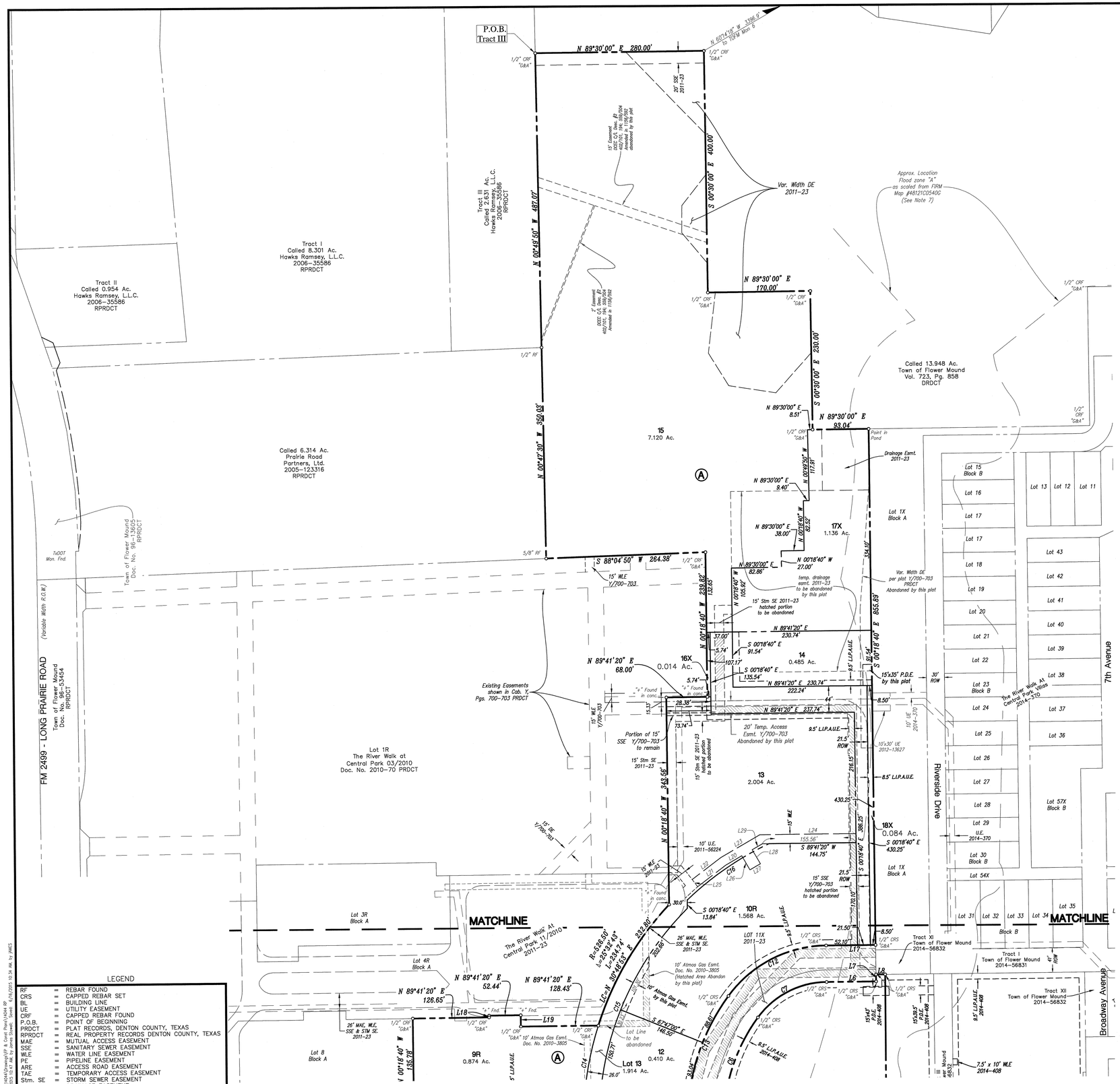
OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of:
Denton County
On: Jul 09,2015 at 02:52P
As a
Plat Records
THE RIVER WALK AT CENTRAL PARK
Doc Number: 2015- 262
No of Pages: 3
Amount 150.00
Receipt Number - 1311485
By
Sunny Parr

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

File: Z:\2014\14044\Drawing\RP & Const Plan\14044 RP
Plotted: 6/16/2015 10:47 AM by James Stowell Stowell, 6/16/2015 10:34 AM, by JAMES



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°41'20" W	21.74'
L2	N 00°28'00" W	218.30'
L3	N 44°32'00" E	14.14'
L4	N 00°28'00" W	30.00'
L5	N 45°28'00" W	21.84'
L6	N 89°41'20" E	82.10'
L7	N 00°18'40" W	11.50'
L8	N 89°41'20" E	15.24'
L9	S 89°41'20" W	28.88'
L10	N 13°39'45" W	4.11'
L11	S 89°41'20" W	9.49'
L12	S 00°18'40" E	12.00'
L13	S 89°41'20" W	73.40'
L14	N 22°06'55" W	16.40'
L15	N 67°53'05" E	9.35'
L16	N 89°41'20" E	1.51'
L17	S 89°41'20" W	82.10'
L18	N 00°18'40" W	3.00'
L19	S 00°18'40" E	19.02'
L20	N 60°08'40" E	30.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 52°49'10" E	58.83'
L22	N 52°49'10" E	59.79'
L23	N 60°08'40" E	75.25'
L24	N 89°41'20" E	159.52'
L25	S 37°10'50" E	15.00'
L26	S 29°51'20" E	27.00'
L27	N 60°08'40" E	20.00'
L28	N 29°51'20" W	27.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	230.00'	51°49'23"	208.03'	S 26°13'22" E, 201.01'
C2	170.00'	25°54'53"	76.89'	S 39°10'37" E, 76.24'
C3	600.00'	42°30'10"	445.09'	N 40°31'45" W, 434.95'
C4	225.00'	11°56'28"	46.89'	N 07°22'01" E, 46.81'
C5	225.00'	13°48'15"	54.21'	N 06°26'07" E, 54.08'
C6	293.50'	36°52'02"	188.85'	N 18°07'31" E, 185.61'
C7	143.50'	53°07'48"	133.07'	N 63°07'26" E, 128.35'
C8	100.00'	26°44'53"	46.68'	S 13°22'27" W, 46.26'
C9	100.00'	26°44'53"	46.68'	S 13°22'27" W, 46.26'
C10	230.00'	27°58'39"	112.31'	N 39°08'43" W, 111.20'
C11	170.00'	51°49'23"	153.76'	N 26°13'22" W, 148.57'
C12	204.00'	53°07'48"	189.17'	S 63°07'26" W, 182.46'
C13	354.00'	29°24'05"	181.66'	S 21°51'30" W, 179.67'
C14	526.50'	13°20'21"	122.58'	N 11°22'20" E, 122.30'
C15	500.50'	40°27'11"	353.37'	S 25°11'26" W, 346.08'
C16	510.50'	18°34'14"	165.46'	S 55°47'12" W, 164.74'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	214,495	4.924
1X	Block A	120,640	2.770
9R	Block A	38,082	0.874
10R	Block A	68,304	1.568
12	Block A	17,856	0.410
13	Block A	87,274	2.004
14	Block A	21,123	0.485
15	Block A	310,159	7.120
16X	Block A	0,616	0.014
17X	Block A	49,497	1.136
18X	Block A	3,658	0.084
1R	Block I	154,856	3.555
1X	Block I	169,564	3.893
2	Block I	330,266	7.582
3	Block I	250,658	5.754

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

RECORD PLAT

THE RIVER WALK AT CENTRAL PARK 3/2015
Being a Replat of
Lot 1, Block I
Lot 1X & 1, Block A
THE RIVER WALK AT CENTRAL PARK 8/2014
Lot 9 & 10, Block A
THE RIVER WALK AT CENTRAL PARK 11/2010
42.759 Ac
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

2/3

DRAWN BY: JS DATE: 2/9/15 SCALE: 1"=80' JOB NO. 14044

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N 185E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of:
Denton County
On: Jul 09, 2015 at 02:52P
As a
Plat Records
THE RIVER WALK AT CENTRAL PARK
Doc Number: 2015- 262
No of Pages: 3
Amount 150.00
Receipt Number - 1311485
By,
Sunny Parr

File: Z:\2014\14044\Drawings\FP & Const Plans\14044 FP Plat.dwg, 2/16/2015 10:34 AM, by JAMES
Plotted: 2/16/2015 10:34 AM by JAMES

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, CADG Riverwalk, LLC and Health Care Reit, Inc., are the owners of properties situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
Tract I
20.839 ACRES

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being part of Lot 1, Block I, The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas and being more particularly described as follows;

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 1, Block I and being at the intersection of the east line of F.M. 2499 also known as Long Prairie Road, and the south line of Central Park Avenue, as evidenced by the plat of The River Walk At Central Park, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 700 of the Plat Records of Denton County, Texas;

THENCE N 89°41'20" E, with the north line of said Lot 1, Block I, and the south line of said Central Park Avenue to a 1/2" capped rebar set (G&A Consultants), passing at 470.19 feet the southeast corner of said right-of-way dedication recorded in Cabinet Y, Page 700 and being the most westerly southwest corner of that certain called 2.121 acre tract described as Tract V, in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, continuing with a south line thereof a total distance of 987.59 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the east line of said Lot 1, Block I and the west line of said Tract V the following:

S 00°18'40" E, 892.47 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Southeasterly with the arc of said curve, having a radius of 230.00 feet, a central angle of 51°49'23", an arc length of 208.03 feet and whose chord bears S 26°13'22" E, 201.01 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Southeasterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 25°54'53", an arc length of 76.89 feet and whose chord bears S 39°10'37" E, 76.24 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 1, Block I, being the northeast corner of Lot 2X, Block I of said The River Walk At Central Park 8/2014, being the southwest corner of said Tract V and being a northwest corner of that certain called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE S 89°41'20" W, 21.74 feet with the south line of said Lot 1, Block I and north line of said Lot 2X, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE S 45°05'35" W, 162.71 feet with the south line of said Lot 1, Block and the north line of said Lot 2X, Block I to a 1/2" rebar found at the southeast corner of Lot 27, Block 1 of The Forums Residential, an addition to the Town of Flower Mound according to the plat thereof recorded in Cabinet F, Page 136 of the Plat Records of Denton County, Texas;

THENCE with the west line of said Lot 1, Block I and the east line of Lots 27, 26, 25, 24, 23 and 22 of said The Forums Residential the following:

N 61°46'50" W, 191.93 feet to a 1/2" rebar found to a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 600.00 feet, a central angle of 42°30'10", an arc length of 445.09 feet and whose chord bears N 40°31'45" W, 434.95 feet to a 1/2" rebar found;

N 19°16'40" W, 94.67 feet to a 1/2" rebar found at the northeast corner of said Lot 22;

THENCE S 89°29'00" W, with the south line of said Lot 1, Block I and the north line of Lots 22, 21, 20, 19 and 18, Block 1 of said The Forums Residential, passing the northwest corner thereof and the northeast corner of a 150 feet right-of-way dedication shown on the plat of said The Forums Residential, continuing along the north line thereof a total distance of 516.32 feet, to a 1/2" capped rebar found (G&A Consultants) on the east line of F.M. 2499, and being the southeast corner of that certain called 4.0797 acre tract of land described in deed to the Town of Flower Mound, Texas, recorded in Document Number 1996-53454 of the Real Property Records of Denton County, Texas, from which a Aluminum Texas Department of Transportation Monument found bears S 89°29' W, 0.9 feet;

THENCE along the east line of said F.M. 2499 and the east line of those certain right-of-way dedications as shown said plat of The River Walk At Central Park, the following:

With the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 11°56'28", an arc length of 46.89 feet, and whose chord bears N 07°22'01" E, 46.81 feet, to a 1/2" capped rebar found (G&A), at the point of reverse curvature;

With the arc of said curve, having a radius of 225.00 feet, a central angle of 13°48'15", an arc length of 54.21 feet, and whose chord bears N 06°26'07" E, 54.08 feet, to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 218.30 feet to a 1/2" capped rebar found (G&A);

N 44°32'00" E, 14.14 feet to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 30.00 feet to a 1/2" capped rebar found (G&A);

N 45°28'00" W, 21.84 feet to a 1/2" capped rebar found (G&A);

N 00°29'00" W, 59.70 feet to a 1/2" capped rebar found (G&A) at the point of curvature of a non-tangent curve to the left;

With the arc of said curve, having a radius of 225.00 feet, a central angle of 12°39'05", an arc length of 49.68 feet, and whose chord bears N 05°51'32" E, 49.58 feet, to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 252.59 feet to the POINT OF BEGINNING and containing approximately 20.839 acres of land.

LEGAL DESCRIPTION
Tract II
7.694 ACRES

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being part of Lots 1X & 1 Block A, The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 1X, being the northwest corner of Lot 2X, Block A of said The River Walk At Central Park 8/2014 and being on the south line of that certain called 0.085 acre tract of land, described as Tract XI in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE with the east line of said Lots 1X & 1 and the west line of said Lot 2X the following:

South, 418.66 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 100.00 feet, a central angle of 26°44'53", an arc length of 46.68 feet and whose chord bears S 13°22'27" W, 46.26 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Southwesterly with the arc of said curve, having a radius of 100.00 feet, a central angle of 26°44'53" W, an arc length of 46.68 feet and whose chord bears S 13°22'27" W, 46.26 feet to a 1/2" capped rebar set (G&A Consultants);

South, 907.08 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 28.88 feet to a 1/2" capped rebar set (G&A Consultants) on the east line of Lot 3, Block A of said The River Walk At Central Park 8/2014;

THENCE N 13°39'45" W, 4.11 feet with the south line of said Lot 1, Block A, to a 1/2" capped rebar set (G&A Consultants) at the northerly northeast corner of said Lot 3, Block A;

THENCE S 89°41'20" W, 9.49 feet with the south line of said Lot 1, Block A and the north line of said Lot 3, Block A, to a 1/2" capped rebar set (G&A Consultants) at the northerly northwest corner thereof;

THENCE S 00°18'40" W, 12.00 feet with the south line of said Lot 1, Block A and the west line of said Lot 3, Block A, to a 1/2" capped rebar set (G&A Consultants);

THENCE S 89°41'20" W, 73.40 feet with the south line of said Lot 1, Block A and the west line of said Lot 2X, Block A, to a 1/2" capped rebar set (G&A Consultants) at a northeast corner of that certain called 4.689 acre tract of land, described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain called 2.121 acre tract of land, described as Tract V in deed to the Town of Flower Mound, recorded in said Document Number 2014-56832;

THENCE with the east line of said Tract V, and the west line of said Lots 1 & 1X the following:

N 22°06'55" W, 16.40 feet to a 1/2" capped rebar set (G&A Consultants);

N 67°53'05" E, 9.35 feet to a 1/2" capped rebar set (G&A Consultants);

Northwesterly with the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 27°58'39", an arc length of 112.31 feet and whose chord bears N 38°08'43" W, 111.20 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Northwesterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 51°49'23", an arc length of 153.76 feet and whose chord bears N 26°13'22", 148.57 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 938.47 feet to a 1/2" capped rebar set (G&A Consultants) on the south line of Lot 11X, Block A, of The River Walk At Central Park 11/2010, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas;

THENCE N 89°41'20" E, 1.51 feet with the west line of said Lot 1X, Block A and the south line of said Lot 11X, Block A to a 1/2" capped rebar found (G&A Consultants);

THENCE with the west line of said Lot 1X, Block A and the east line of said Lot 11X, Block A the following:

Northeasterly with the arc of a curve to the right, having a radius of 293.50 feet, a central angle of 36°52'02", an arc length of 188.85 feet and whose chord bears N 18°07'31" E, 185.61 feet to a 1/2" capped rebar set (G&A Consultants) at a point of compound curvature;

Northeasterly with the arc of said curve, having a radius of 143.50 feet, a central angle of 53°07'48", an arc length of 133.07 feet and whose chord bears N 63°07'26" E, 128.35 feet to a 1/2" capped rebar set (G&A Consultants);

N 89°41'20" E, 82.10 feet to a 1/2" capped rebar set (G&A Consultants) to the southeast corner of said Lot 11X, Block A;

THENCE N 00°18'40" W, 11.50 feet with a west line of said Lot 1X, Block A, and the east line of said Lot 11X, Block A, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of said Tract XI;

THENCE N 89°41'20" E, 15.24 feet with the north line of said Lot 1X, Block A, and the south line of said Tract XI, to the POINT OF BEGINNING and containing approximately 7.694 acres of land.

LEGAL DESCRIPTION
Tract III
14.226 ACRES

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299, Denton County, Texas, and being part of Lots 9R & 10 Block A, The River Walk At Central Park 11/2010, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 10, being on the east line of that certain called 2.631 acre tract of land described as Tract III in deed to Hawks Ramsey, L.L.C., recorded in Document Number 2006-35586 of the Real Property Records of Denton County, Texas and being the most westerly southwest corner of that certain called 13.948 acre tract of land described in deed to the Town of flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE along the common line between said Lot 10 and said 13.948 acre tract, the following:

N 89°30'00" E, 280.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 400.00 feet, to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 170.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 230.00 feet, to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 93.04 feet, to a point in pond at the northeast corner of said Lot 10, and being the westerly northwest corner of Lot 1X, Block A, The River Walk At Central Park Villas, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-370 of the Plat Records of Denton County, Texas;

THENCE S 00°18'40" E, 855.89 feet with the east line of said Lot 10, Block A, and the west line of said Lot 1X, Block A, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 10, and being the northeast corner of certain called 0.983 acre right-of-way dedication as shown on the plat of The River Walk At Central Park 11/2010, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas;

THENCE with the south line of said Lot 10, Block A and the north line of said 0.983 acre right-of-way dedication the following:

S 89°41'20" W, 82.10 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Southwesterly with the arc of said curve, having a radius of 204.00 feet, a central angle of 53°07'48", an arc length of 189.17 feet and whose chord bears S 63°07'26" W, 182.46 feet to a 1/2" capped rebar set (G&A Consultants) at a point of compound curvature;

Southwesterly with the arc of said curve, having a radius of 354.00 feet, a central angle of 29°24'05", an arc length of 181.66 feet and whose chord bears S 21°51'30" W, 179.67 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE S 89°41'20" W, with the north line of said 0.983 acre right-of-way dedication, and the south line of said Lot 10, passing at 147.38 feet the southwest corner thereof, and being the southeast corner of said Lot 9R, Block A, continuing with the south line thereof, a total distance of 456.24 feet, to a 1/2" capped rebar found (G&A Consultants) at the southwest corner of said Lot 9R, being the southeast corner of Lot 8, Block A, of said The River Walk At Central Park 11/2010, and being on the north line of said 0.983 acre right-of-way dedication;

THENCE N 00°18'40" W, 135.78 feet with the west line of Lot 9R, Block A, and the east line of said Lot 8, Block A, to a 1/2" capped rebar found (G&A Consultants) on the south line of Lot 4R, Block A of said The River Walk At Central Park 11/2010;

THENCE with the north line of said Lot 9R, Block A, and the south line of said Lot 4R, Block A, the following:

N 89°41'20" E, 126.65 feet to a 1/2" capped rebar found (G&A Consultants);

N 00°18'40" W, 3.00 feet to a "+" found in concrete;

N 89°41'20" E, 52.44 feet to a "+" found in concrete;

S 00°18'40" E, 19.02 feet to a 1/2" capped rebar found (G&A Consultants);

N 89°41'20" E, 128.43 feet to a 1/2" capped rebar found (G&A Consultants) at the southeast corner of said Lot 4R, Block A, and being the westerly southwest corner of said Lot 10, Block A;

THENCE Northeasterly with the arc of a curve to the right, having a radius of 526.50 feet, a central angle of 25°32'43", an arc length of 234.74 feet and whose chord bears N 30°48'53" E, 232.80 feet to a "+" found in concrete;

THENCE N 00°18'40" W, with the west line of said Lot 10, Block A, and the east line of said Lot 4, Block A, passing at 52.78 feet the northeast corner thereof, and being the southeast corner of Lot 1R, Block A, of The River Walk At Central park 03/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas, continuing with the east line thereof, a total distance of 343.56 feet to a "+" found in concrete;

THENCE N 89°41'20" E, 68.00 feet with the west line of said Lot 10, Block A, and the east line of said Lot 1R, Block A, to a "+" found in concrete;

THENCE N 00°18'40" W, 239.82 feet with the west line of said Lot 10, Block A, and the east line of said Lot 1R, Block A, to a 1/2" capped rebar found (G&A Consultants) at the northeast corner thereof;

THENCE S 88°04'50" W, 264.38 feet with the west line of said Lot 10, Block A, and the north line of said Lot 1R, Block A, to a 5/8" rebar found at the southeast corner of that certain called 6.314 acre tract of land described in deed to Prairie Road Partners, Ltd. recorded in Document Number 2005-123316 of the Real Property Records of Denton County, Texas;

THENCE N 00°47'30" W, 350.03 feet, with the west line of said Lot 10, Block A, and the east line of said 6.314 acre tract, to a 1/2" rebar found at the northeast corner thereof, being the southeast corner of said Tract III;

THENCE N 00°49'50" W, 487.07 feet with the west line of said Lot 10, Block A, and the east line of said Tract III to the POINT OF BEGINNING, and containing approximately 14.226 acres.

APPROVED:
APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman Planning
and Zoning Commission

Date

Doug Powell, Executive Director
of Development Services

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date 7/8/15

SURVEYOR'S STATEMENT

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

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS
JAMES A. STOWELL
6513
PROFESSIONAL
LAND SURVEYOR

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, and Health Care Reit, Inc., acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 24 day of June, 2015.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS:
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of June, 2015.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____

LAURA L WAYLAND
My Commission Expires
July 14, 2016

WITNESS OUR HAND this 22 day of June, 2015.

Health Care Reit, Inc.

Erin C. Ibele
Executive Vice President,
Head of Human Capital and Corporate Secretary

Authorized Representative

STATE OF Ohio :
COUNTY OF Lucas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Erin C. Ibele, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22nd day of June, 2015.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____

JACLYN R. STARR
Notary Public, State of Ohio
My Commission Expires 6-8-2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Dallas : Whereas, Bartlett Foundation of Texas, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative Jeff W. Smith, President
Date: 6.29.15

STATE OF Texas :
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jeff W. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of June, 2015.

Notary Public
State of Texas

My commission expires the 22nd day of July, 2017

MARINELL TURNAGE
MY COMMISSION EXPIRES
JULY 22, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas :
COUNTY OF Denton : Whereas, American Nat'l Bank + Trust, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative Ryan Schroer, VP
Date: 6/25/15

STATE OF Texas :
COUNTY OF Denton : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Ryan Schroer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 25 day of June, 2015.

Notary Public
State of Texas

My commission expires the _____ day of _____, _____

KELLI MORGAN
Notary Public, State of Texas
My Commission Expires
December 22, 2018

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 6 & 7, with the coordinates thereof provided by the Town of Flower Mound.

   POB Tract I: N=7,065,673.3' E=2,406,909.0'

   a. Bearing & distance from POB Tract I to Monument No. 7: N 17°27'34" W, 4335.9'
   b. Bearing and distance from the Northeast corner Tract III to Monument No. 6: N 60°14'18" E, 3396.9'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain with no base flood elevations established). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory Homeowners' Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
7. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans.
8. All corners to be 1/2" capped rebar set (G&A Consultants), unless otherwise noted.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

RECORD PLAT
THE RIVER WALK AT CENTRAL PARK 3/2015
Being a Replat of
Lot 1, Block I
Lot 1X & 1, Block A
THE RIVER WALK AT CENTRAL PARK 8/2014
Lot 9 & 10, Block A
THE RIVER WALK AT CENTRAL PARK 11/2010
42.759 Ac
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

3/3

DRAWN BY: JS DATE: 2/9/15 SCALE: ---- JOB NO. 14044

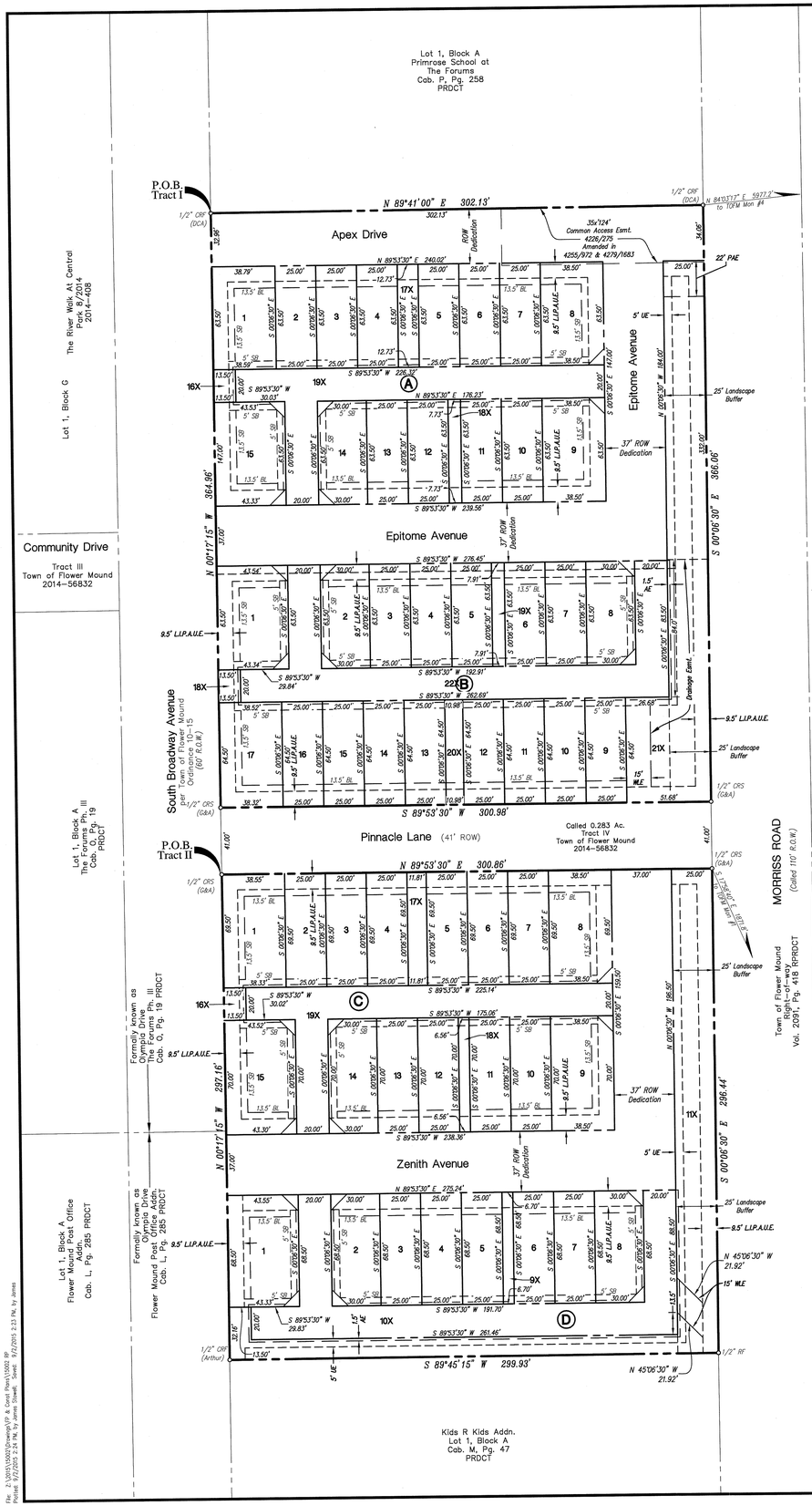
OWNER/DEVELOPER
CTMGT RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the official records of:
Denton County

On: Jul 09,2015 at 02:52P
As a
Plat Records
THE RIVER WALK AT CENTRAL PARK
Doc Number: 2015- 262
No of Pages: 3
Amount 150.00

Receipt Number - 1311485
By
Sunny Parr

Dn: J:\2014\14044\Drawings\FP & Const Plans\14044 RP Plat 3-3.dwg, 7/8/2015 10:24 AM, by JAMES



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON : WHEREAS WE, LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
Tract I
2.530 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract II in deed to Flower Mound CBD, Ltd. recorded in Document Number 2007-145337 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II, and being the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, and being on the east line of South Broadway Avenue, formerly Olympia Drive as evidenced by The Forums Phase III, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas;

THENCE N 89°41'00" E, 302.13 feet with the north line of said Tract II, and the south line of said Lot 1, Block A, to a 1/2" capped rebar found (DCA) at the southeast corner thereof and being the northeast corner of said Tract II and being on the west line of Morriss Road (called 110' ROW) as evidenced by that certain called 5.598 acre tract of land described in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 00°06'30" E, 366.06 feet with the west line of said Morriss Road, and the east line of said Tract II to a 1/2" capped rebar set at the northeast corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE S 89°53'30" W, 300.98 feet with the north line of said Tract IV, to a 1/2" capped rebar set at the northwest corner thereof, and being on the east line of said South Broadway Avenue and the west line of said Tract II;

THENCE N 00°17'15" W, 364.96 feet with the west line of said Tract II and the east line of said South Broadway Avenue, to the POINT OF BEGINNING and containing approximately 2.530 acres of land.

LEGAL DESCRIPTION
Tract II
2.047 Ac.

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being part of that certain called 4.860 acre tract of land described as Tract II in deed to Flower Mound CBD, Ltd. recorded in Document Number 2007-145337 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 Consultants) at the southwest corner of that certain called 0.283 acre tract of land described as Tract IV in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, and being on the east line of South Broadway Avenue formerly Olympia Drive as evidenced by The Forums Phase III, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet O, Page 19 of the Plat Records of Denton County, Texas, from which a 1/2" capped rebar found (DCA) at the northwest corner of said Tract II and the southwest corner of Lot 1, Block A, Primrose School at The Forums, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 258 of the Plat Records of Denton County, Texas, bears N 0°17'15" W, 405.96 feet;

THENCE N 89°53'30" E, 300.86 feet with the south line of said Tract IV to a 1/2" capped rebar set at the southeast corner thereof, being on the east line of said Tract II, and the west line of Morriss Road as evidenced by that certain called 5.598 acre tract of land described in deed to the Town of Flower Mound, Denton County, Texas, recorded in Volume 209, Page 418 of the Deed Records of Denton County, Texas;

THENCE S 0°06'30" E, 296.44 feet with the east line of said Tract II and the west line of Morriss Road, to a 1/2" rebar found at the southeast corner of said Tract II and being the northeast corner of Lot 1, Block A Kids R Kids Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 47 of the Plat Records of Denton County, Texas;

THENCE S 89°45'15" W, 299.93 feet with the south line of said Tract II, and the north line of said Lot 1, Block A, Kids R Kids Addition, to a 1/2" capped rebar found (Arthur) at the northwest corner thereof, and being the southwest corner of said Tract II, and being on the east line of said South Broadway Avenue, as evidenced by Flower Mound Post Office Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 285 of the Plat Records of Denton County, Texas;

THENCE N 0°17'15" W, 297.16 feet with the west line of said Tract II, and the east line of said South Broadway Avenue, to the POINT OF BEGINNING and containing approximately 2.047 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC, acting by and through our duly authorized representative, do hereby adopt this Record Plat designating the hereinabove described property as THE PINNACLE AT RIVER WALK, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 15 day of September, 2015.

LAER TRAMS - THE RIVERWALK FLOWER MOUND, LLC

By: _____
David Dellinger
Authorized Representative

STATE OF TEXAS:
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David Dellinger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of September, 2015.

Cheryl L Neal
Notary Public
State of Texas

My commission expires the 15 day of April, 2019

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, James D. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: James D. Shelton
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James. D. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of October, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Bobby Lutz, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Date: _____
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Bobby Lutz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15th day of SEPTEMBER, 2015.

Susan J. Skinner
Notary Public

SUSAN J. SKINNER
Notary Public, State of Texas
My Commission Expires
April 14, 2018

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Jared C. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: Jared C. Shelton
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Jared C. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of October, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 1 & 4, with the coordinates thereof provided by the Town of Flower Mound.
   a. Northwest corner: N=7064028.7' E=2409080.2'
   b. Bearing & distance from the northeast corner to Monument No. 4: N 84°03'17" E, 5977.2'
   c. Bearing and distance from the most southerly corner to Monument No. 1: S 17°58'40" E, 1871.8'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 1% annual chance flood plain). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Lots 16X-18X, Block A, Lots 18X-20X, Block B, Lots 16X-18X, Block C & Lots 9X and 11X Block D, shall be dedicated to and maintained by the HOA.
7. Lot 19X, Block A, Lot 22X, Block B, Lot 19X, Block C & Lot 10X, Block D shall be dedicated to and maintained by the HOA as Access, Utility and Drainage Easements.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudia Forest, Chairman Planning and Zoning Commission
_____, 2015
Date

Doug Powell
Doug Powell, Executive Director of Development Services

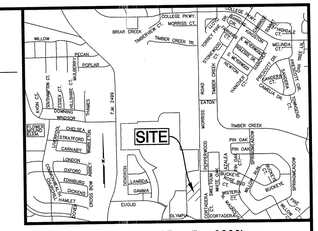
SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound
October 28, 2015
Date

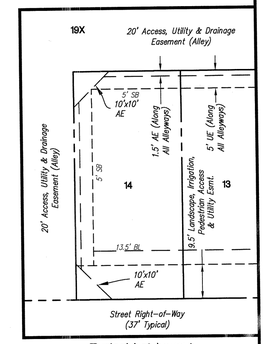
TOWN OF FLOWER MOUND SEAL TEXAS

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
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SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
PDE	=	PUBLIC DRAINAGE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
AE	=	ACCESS EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN ACCESS & UTILITY EASEMENT



VICINITY MAP 1" = 2000'



Typical Lot Layout
1"=20'

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	2,457	0.056
2	Block A	1,588	0.036
3	Block A	1,588	0.036
4	Block A	1,588	0.036
5	Block A	1,587	0.036
6	Block A	1,587	0.036
7	Block A	1,587	0.036
8	Block A	2,445	0.056
9	Block A	2,445	0.056
10	Block A	1,588	0.036
11	Block A	1,587	0.036
12	Block A	1,587	0.036
13	Block A	1,588	0.036
14	Block A	1,905	0.044
15	Block A	2,758	0.063
16X	Block A	270	0.006
17X	Block A	809	0.019
18X	Block A	491	0.011
19X	Block A	5,796	0.133
1	Block B	2,759	0.063

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
2	Block B	1,905	0.044
3	Block B	1,587	0.036
4	Block B	1,587	0.036
5	Block B	1,588	0.036
6	Block B	1,588	0.036
7	Block B	1,587	0.036
8	Block B	1,905	0.044
9	Block B	1,613	0.037
10	Block B	1,613	0.037
11	Block B	1,613	0.037
12	Block B	1,613	0.037
13	Block B	1,613	0.037
14	Block B	1,612	0.037
15	Block B	1,613	0.037
16	Block B	1,612	0.037
17	Block B	2,478	0.057
18X	Block B	270	0.006
19X	Block B	502	0.012
20X	Block B	708	0.016
21X	Block B	10,021	0.230

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
22X	Block B	7,794	0.179
1	Block C	2,671	0.061
2	Block C	1,738	0.040
3	Block C	1,737	0.040
4	Block C	1,738	0.040
5	Block C	1,738	0.040
6	Block C	1,738	0.040
7	Block C	1,737	0.040
8	Block C	2,676	0.061
9	Block C	2,695	0.062
10	Block C	1,750	0.040
11	Block C	1,750	0.040
12	Block C	1,750	0.040
13	Block C	1,750	0.040
14	Block C	2,100	0.048
15	Block C	3,039	0.070
16X	Block C	270	0.006
17X	Block C	821	0.019
18X	Block C	459	0.011
19X	Block C	5,902	0.135

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block D	2,976	0.068
2	Block D	2,055	0.047
3	Block D	1,712	0.039
4	Block D	1,713	0.039
5	Block D	1,713	0.039
6	Block D	1,712	0.039
7	Block D	1,712	0.039
8	Block D	2,055	0.047
9X	Block D	459	0.011
10X	Block D	7,970	0.183
11X	Block D	10,934	0.251

Largest Res. Lot = 3,039 SF / 0.070 Ac.
Smallest Res. Lot = 1,588 SF / 0.036 Ac.
Average Res. Lot = 1,891 SF / 0.043 Ac.
Total Res. Lot = 55
Total Lots = 71

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, James D. Shelton, Jr., acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: James D. Shelton, Jr.
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James D. Shelton, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of October, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

WHEREAS, Joshua T. Shelton, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: Joshua T. Shelton
Date: 10-13-15
STATE OF Texas
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joshua T. Shelton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of October, 2015.

Cheryl L Neal
Notary Public

CHERYL L. NEAL
Notary Public, State of Texas
My Commission Expires
April 15, 2019

SURVEYOR'S STATEMENT

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

MARK PAINE 5078 REGISTERED PROFESSIONAL LAND SURVEYOR

Mark Burns, RPLS
Texas Registration No. 5078

9/9/15

RECORD PLAT
THE PINNACLE AT RIVER WALK
Being a Replat of
The River Walk At Central Park
Parcel 8 03/2015
Lot 1, Block A & Lot 1, Block B
4.577 Acres
located in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 7/31/14 SCALE: 1"=100' JOB NO. 15002

OWNER
Laer Trams - The Riverwalk
Flower Mound, LLC
17390 Preston Rd.
Suite 100B
Dallas, Texas 75252
Ph. 972-282-8009
Contact: Mr. David Dellinger

Filed for Record
in the official records of:
Denton County
On: Oct 30 2015 at 01:34P
As a
Plat Records
THE PINNACLE AT RIVER WALK
Doc Number: 2015-
No of Pages: 1
Amount 50.00
Receipt Number - 1354965
By:
Jos Robinson

File: Z:\2015\15002\Drawing\VP & Const Plans\15002 RP
Plotted: 10/7/2015 2:24 PM, by James Dowell, Scale: 1=1.0000, 30.0000 Y/N

RECORD PLAT

PARKMONT PLACE
Being a Replat of
Lot 3, Block I
THE RIVER WALK AT
CENTRAL PARK 3/2015
5.754 Ac
located in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

VICINITY MAP 1" = 2000'

Typical Lot Detail Scale - 1"=20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°21'40" E	11.57'
L2	N 37°04'20" E	26.99'
L3	N 28°07'10" E	20.91'
L4	N 70°43'20" E	33.41'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	230.00'	51°49'23"	208.03'	S 26°13'22" E, 201.01'
C2	170.00'	25°54'53"	76.89'	S 39°10'37" E, 76.24'
C3	35.00'	71°14'20"	43.52'	N 54°53'50" W, 40.77'
C4	35.00'	70°43'20"	43.20'	S 54°38'20" E, 40.51'
C5	40.00'	50°43'20"	35.41'	S 64°38'20" E, 34.27'
C6	30.50'	56°53'55"	30.29'	S 61°33'02" W, 29.06'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
A.U.D.E.	=	ACCESS, UTILITY & DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT

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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
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TBPE Firm No. 1798 TBPLS Firm No. 10047700

1/2

DRAWN BY: JS DATE: 9/30/15 SCALE: 1"=40' JOB NO. **15003**

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2016 10:26:26 AM
In the PLAT Records
PARKMONT PLACE
Doc Number: 2016 – 2104
Number of Pages: 2
Amount: 100.00
Order#:20160815000083
By: CK

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, CADG Riverwalk, LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the Carlos Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being all of Lot 3, Block I of The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, according to the replat thereof, recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 3, Block I, and being the southeast corner of Lot 2, Block I, of said The River Walk At Central Park 11/2014, and being on the west line of that certain called 2.121 acre right-of-way dedication to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas,

THENCE with the east line of said Lot 3, Block I and the west line of said 2.121 acre right-of-way dedication, the following:

S 00°18'40" E, 449.73 feet, to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Southeasterly with the arc of said curve, having a radius of 230.00 feet, a central angle of 51°49'23", an arc length of 208.03 feet and whose chord bears S 26°13'22" E, 201.01 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Southeasterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 25°54'53", an arc length of 76.89 feet and whose chord bears S 39°10'37" E, 76.24 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 3, Block I and being on the north line of Lot 1X, Block I of The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas;

THENCE S 89°41'20" W, 21.74 feet with the south line of said Lot 3, Block I and the north line of said Lot 1X, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE S 45°05'35" W, 26.86 feet with the south line of said Lot 3, Block I and the north line of said Lot 1X, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE 130 feet parallel with and perpendicular to, the west line of said Lot 3, Block I, same being the east line of The Forums Residential, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet 7, Page 136 of the Plat Records of Denton County, Texas the following:

N 61°46'50" W, 231.36 feet, to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 470.00 feet, a central angle of 40°30'10", an arc length of 348.65 feet and whose chord bears N 40°31'45" W, 340.71 feet to a 1/2" capped rebar set (G&A Consultants);

N 19°16'40" W, 187.80 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°29'00" W, 370.40 feet to a1/2" capped rebar set (G&A Consultants) at the westerly southwest corner of said Lot 3, Block I, and being the southerly southeast corner of Lot 1R, Block I, of said The River Walk At Central Park 11/2014;

THENCE N 00°18'40" W, 128.87 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of said Lot 3, Block I, and being an inner elle corner of said Lot 1R, Block I;

THENCE N 89°29'00" E, with the north line of said Lot 1R, Block I, passing at 42.00 feet the easterly southeast corner of said Lot 1R, Block I, and being the southwest corner of said Lot 2, Block I, continuing with the south line thereof, a total distance of 420.42 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 28°07'40" E, 35.63 feet with the north line of said Lot 3, Block I, and the south line of said Lot 2, Block I to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°40'20" E, 322.50 feet with the north line of said Lot 3, Block I, and the south line of said Lot 2, Block I to the POINT OF BEGINNING and containing approximately 5.754 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as PARKMONT PLACE, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 27 day of July, 2016.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF DALLAS ; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of July, 2016.

Notary Public
State of Texas

My commission expires the_____day of_____, _____.

DEBBIE LACEY
Notary ID # 123942280
My Commission Expires
August 16, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas ;
COUNTY OF Denton ; Whereas, American National Bank, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: Ryan Schroer
Authorized Representative

Date: 8/2/16

STATE OF Texas ;
COUNTY OF Denton ; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Ryan Schroer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 2 day of August, 2016.

Notary Public
State of Texas

My commission expires the 22 day of December 2018

KELLI MORGAN
Notary Public, State of Texas
My Commission Expires
December 22, 2018

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 6 & 7, with the coordinates thereof provided by the Town of Flower Mound.

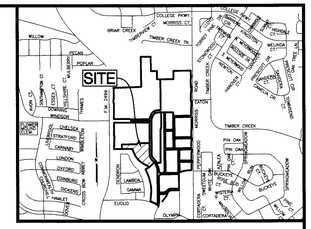
   POB: N=7,065,235.9' E=2,407,899.0'

   a. Bearing & distance from POB to Monument No. 5: S 55°52'05" E, 1761.7'
   b. Bearing and distance from the Northwest corner to Monument No. 7: N 18°22'45" W, 4853.9'

3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain with no base flood elevations established). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory Homeowners' Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
7. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans. Buildings permits for Lots 7 & 8, Block B and Lots 23-27, Block C, shall not be issued until LOMR is approved.
8. All corners to be 1/2" capped rebar set (G&A Consultants), unless otherwise noted.
9. Lots 9X, Block A, 14X, Block B and 34X, Block C shall be dedicated to and maintained by the HOA as a Access, Utility & Drainage Easement (Alleyway).
10. Lots 32X, 33X, Block C, and Lot 1X, Block D shall be dedicated to and maintained by the HOA as a pedestrian access lot.
11. Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.



VICINITY MAP 1" = 2000'

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block A	4,555	0.105
2	Block A	2,355	0.054
3	Block A	2,360	0.054
4	Block A	2,642	0.061
5	Block A	2,648	0.061
6	Block A	2,377	0.055
7	Block A	2,382	0.055
8	Block A	3,638	0.084
9X	Block A	7,019	0.161
1	Block B	3,816	0.088
2	Block B	2,357	0.054
3	Block B	2,357	0.054
4	Block B	2,632	0.060
5	Block B	2,632	0.060
6	Block B	2,357	0.054
7	Block B	3,311	0.076
8	Block B	3,312	0.076
9	Block B	2,355	0.054
10	Block B	2,355	0.054
11	Block B	2,355	0.054

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
12	Block B	2,355	0.054
13	Block B	4,097	0.094
14X	Block B	4,627	0.106
1	Block C	3,492	0.080
2	Block C	2,055	0.047
3	Block C	2,055	0.047
4	Block C	2,055	0.047
5	Block C	2,055	0.047
6	Block C	2,295	0.053
7	Block C	2,295	0.053
8	Block C	2,055	0.047
9	Block C	2,055	0.047
10	Block C	2,055	0.047
11	Block C	2,055	0.047
12	Block C	3,582	0.082
13	Block C	2,432	0.056
14	Block C	2,055	0.047
15	Block C	2,295	0.053
16	Block C	2,295	0.053
17	Block C	2,055	0.047

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
18	Block C	2,064	0.047
19	Block C	2,131	0.049
23	Block C	2,055	0.047
24	Block C	2,055	0.047
25	Block C	3,010	0.069
26	Block C	3,144	0.072
27	Block C	2,055	0.047
28	Block C	2,055	0.047
29	Block C	2,055	0.047
30	Block C	2,055	0.047
31	Block C	2,055	0.047
32X	Block C	4,761	0.109
33X	Block C	4,900	0.112
34X	Block C	25,419	0.584
1X	Block D	20,707	0.475

APPROVED:

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudia Forest, Chairman
Planning and Zoning Commission

8-9-16
Date

Doug Powell, Executive Director
of Development Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Aug 9, 2016
Date

SURVEYOR'S STATEMENT

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

7/12/16

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS
REGISTERED
JAMES A. STOWELL
6513
PROFESSIONAL
LAND SURVEYOR

RECORD PLAT

PARKMONT PLACE
Being a Replat of
Lot 3, Block I
THE RIVER WALK AT
CENTRAL PARK 3/2015
5.754 Ac
located in the
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DENTON COUNTY, TEXAS

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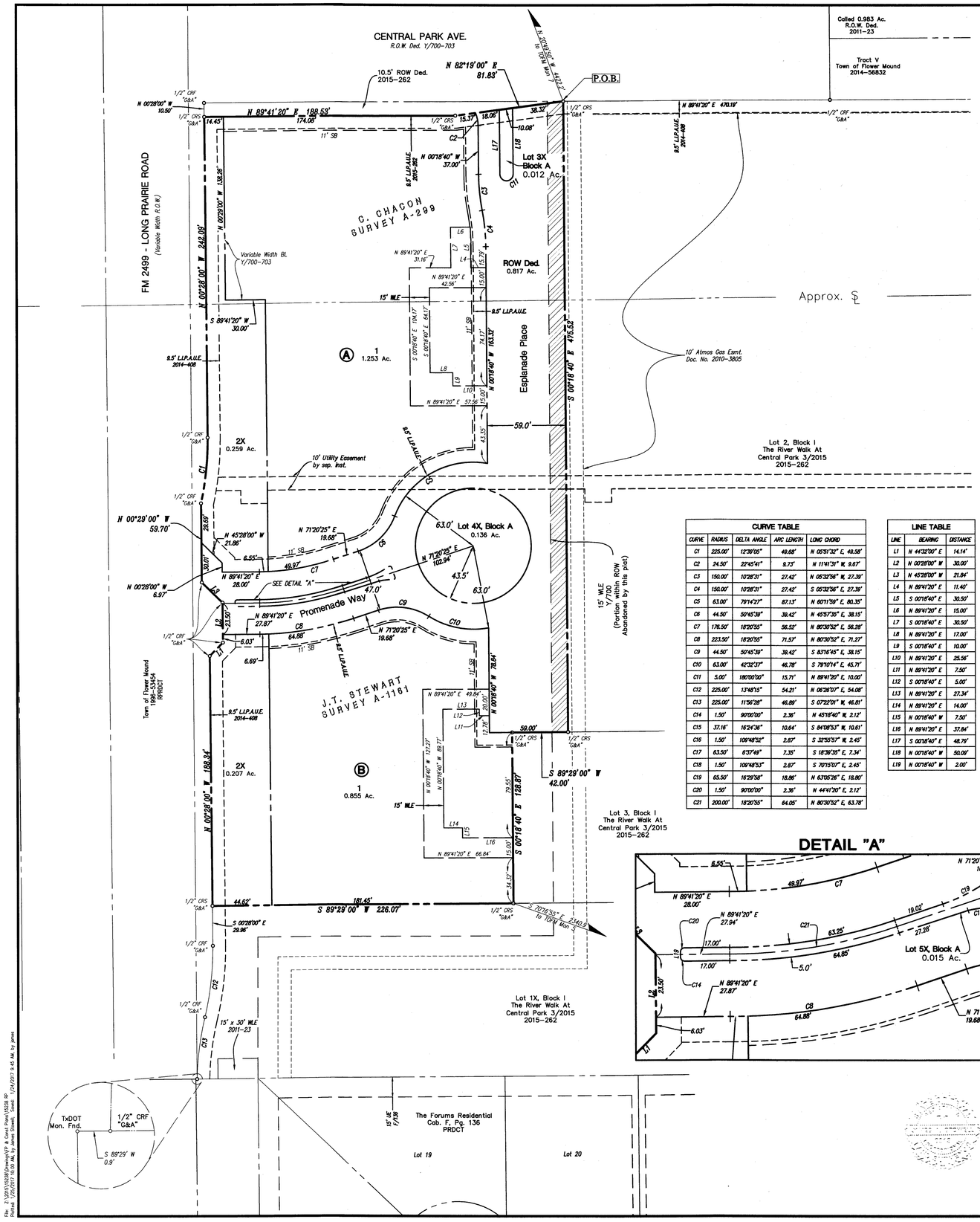
2/2

DRAWN BY: JS DATE: 9/30/15 SCALE: ---- JOB NO. 15003

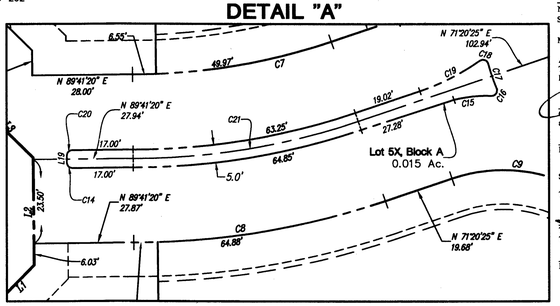
OWNER/DEVELOPER
CADG RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
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Contact: MR. JACK DAWSON

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File: Z:\2015\15003\survey\FP & Const Plans\15003 RP
Plotted: 7/12/2016 3:52 PM, by James Stowell Saved: 7/12/2016 8:44 PM, by james



DETAIL "A"



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	225.00'	12°39'05"	49.68'	N 05°51'32" E, 49.58'
C2	24.50'	22°45'41"	9.73'	N 11°41'31" W, 9.67'
C3	150.00'	10°28'31"	27.42'	N 05°32'56" W, 27.39'
C4	150.00'	10°28'31"	27.42'	S 05°32'56" E, 27.39'
C5	63.00'	79°14'27"	87.13'	N 60°11'39" E, 80.35'
C6	44.50'	50°45'39"	39.42'	N 45°57'35" E, 38.15'
C7	176.50'	18°20'55"	56.52'	N 80°30'52" E, 56.28'
C8	223.50'	18°20'55"	71.57'	N 80°30'52" E, 71.27'
C9	44.50'	50°45'39"	39.42'	S 83°16'45" E, 38.15'
C10	63.00'	42°32'37"	46.78'	S 79°10'14" E, 45.71'
C11	5.00'	180°00'00"	15.71'	N 89°41'20" E, 10.00'
C12	225.00'	13°46'15"	54.21'	N 06°26'07" E, 54.08'
C13	225.00'	11°56'28"	46.89'	S 07°22'01" W, 46.81'
C14	1.50'	90°00'00"	2.36'	N 45°18'40" W, 2.12'
C15	37.16'	16°24'36"	10.64'	S 84°08'53" W, 10.61'
C16	1.50'	109°48'52"	2.87'	S 32°55'57" W, 2.45'
C17	63.50'	6°37'49"	7.35'	S 18°39'35" E, 7.34'
C18	1.50'	109°48'53"	2.87'	S 70°15'07" E, 2.45'
C19	65.50'	16°29'58"	18.86'	N 63°05'26" E, 18.80'
C20	1.50'	90°00'00"	2.36'	N 44°41'20" E, 2.12'
C21	200.00'	18°20'55"	64.05'	N 80°30'52" E, 63.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°32'00" E	14.14'
L2	N 00°28'00" W	30.00'
L3	N 45°28'00" W	21.84'
L4	N 89°41'20" E	11.40'
L5	S 00°18'40" E	30.50'
L6	N 89°41'20" E	15.00'
L7	S 00°18'40" E	30.50'
L8	N 89°41'20" E	17.00'
L9	S 00°18'40" E	10.00'
L10	N 89°41'20" E	25.56'
L11	N 89°41'20" E	7.50'
L12	S 00°18'40" E	5.00'
L13	N 89°41'20" E	27.34'
L14	N 89°41'20" E	14.00'
L15	N 00°18'40" W	7.50'
L16	N 89°41'20" E	37.84'
L17	S 00°18'40" E	48.79'
L18	N 00°18'40" W	50.09'
L19	N 00°18'40" W	2.00'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, CADG Riverwalk, LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being all of Lot 1R, Block I, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows;

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 1R, Block I, being the northwest corner of Lot 2, Block I, of said The River Walk At Central Park 3/2015, being the east corner of that certain called 0.055 acre 10.5' Right-of way Dedication as evidenced by the plat thereof, and being on the south line of Central Park Avenue, as evidenced by the plat of The River Walk At Central Park, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet Y, Page 700 of the Plat Records of Denton County, Texas from which a 1/2" capped rebar found (G&A Consultants) at the southeast corner thereof, and being the westerly southwest corner of that certain called 2.121 acre tract described as Tract V, in deed to the Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, bears N 89°41'20" E, 470.19 feet;

THENCE S 00°18'40" E, 475.52 feet with the east line of said Lot 1R, and the west line of said Lot 2, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner thereof, and being the easterly southeast corner of said Lot 1R, and being on the north line of Lot 3, Block I, of said The River Walk At Central Park 3/2015;

THENCE S 89°29'00" W, 42.00 feet with the east line of said Lot 1R, and the north line of said Lot 3, to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof;

THENCE S 00°18'40" E, 128.87 feet with the east line of said Lot 1R, and the west line of said Lot 3, to a 1/2" capped rebar set (G&A Consultants) at the southwest corner thereof, and being the southerly southeast corner of said Lot 1R, and being on the north line of Lot 1X, Block I, of said plat of The River Walk At Central Park 3/2015;

THENCE S 89°29'00" W, 226.07 feet with the south line of said Lot 1R, and the north line of said Lot 1X, to a 1/2" capped rebar set at the northwest corner thereof, being the southwest corner of said Lot 1R, and being on the east line of F.M. 2499 and the east line of those certain right-of-way dedications as evidenced by said plat of The River Walk At Central Park;

THENCE with the west line of said Lot 1R, and the east line of said F.M. 2499 the following:

N 00°28'00" W, 188.34 feet to a 1/2" capped rebar found (G&A);

N 44°32'00" E, 14.14 feet to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 30.00 feet to a 1/2" capped rebar found (G&A);

N 45°28'00" W, 21.84 feet to a 1/2" capped rebar found (G&A);

N 00°29'00" W, 59.70 feet to a 1/2" capped rebar found (G&A) at the point of curvature of a non-tangent curve to the left;

With the arc of said curve, having a radius of 225.00 feet, a central angle of 12°39'05", an arc length of 49.68 feet, and whose chord bears N 05°51'32" E, 49.58 feet, to a 1/2" capped rebar found (G&A);

N 00°28'00" W, 242.09 feet to a 1/2" capped rebar set at the northwest corner of said Lot 1R, and the southwest corner of said 0.055 acre right-of-way dedication, from which a 1/2" capped rebar found (G&A Consultants) at the northwest corner thereof, bears N 00°28'00" W, 10.50 feet;

THENCE N 89°41'20" E, 188.53 feet with the north line of said Lot 1R, and the south line of said 0.055 acre right-of-way dedication, to a 1/2" capped rebar set (G&A Consultants);

THENCE N 82°19'00" E, 66.46 feet with the north line of said lot 1R, and the south line of said 0.055 acre right-of-way dedication, to the POINT OF BEGINNING and containing approximately 3.555 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk Retail Addition, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 26 day of Jan., 2017.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HANDAND SEAL OF OFFICE this 26 day of Jan., 2017.

Laura Wayland
Notary Public
State of Texas

My commission expires the _____ day of _____

LAURA WAYLAND
Notary ID # 1656942
My Commission Expires
July 14, 2020

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF California
COUNTY OF Los Angeles :
Whereas, Alex Vevrka, acting by and through Hotte Wayfarer Investments LLC (lienholder), its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: 3/17/17

STATE OF California :
COUNTY OF Los Angeles : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mr. Alexander Vevrka (name) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of March, 2017.

Valerie V. Szeto
Notary Public
State of Texas California

My commission expires the 14th day of April, 2019

VALERIE V. SZETO
Commission # 2106774
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2019

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Cristofer Fortes, Chairman Planning and Zoning Commission

Date

Doug Powell, Executive Director of Development Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

6/1/17
Date

THE TOWN OF FLOWER MOUND SEAL TEXAS

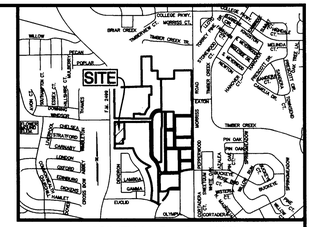
SURVEYOR'S STATEMENT

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

James Stowell, RPLS
Texas Registration No. 6513

1/25/17

STATE OF TEXAS
REGISTERED
JAMES A. STOWELL III
6513
PROFESSIONAL
LAND SURVEYOR


SITE
COLLEGE PKWY.
BRIARCREEK
WHITLEY PL.
WHITLEY CT.
WHITLEY TR.
WHITLEY CIR.
WINDSOR
CHELSEA
CARDIFF
LONDON
OXFORD
DERBY
CAMBRIDGE
DORSET
EXETER
ESSEX
ETON
WINCHESTER
ELGIN
ELDRIDGE
CT.
DUNCAN
CT.
CHESTNUT
CT.
CHESTNUT
TR.
CHESTNUT
PL.
CHESTNUT
CIR.
CHESTNUT
LN.
CHESTNUT
WAY
CHESTNUT
DR

80 0 80 160 240 Feet

P.O.B.

Riverside Drive

Royal Crescent Drive South

3rd Avenue

1st Avenue

North River Walk Drive

River Walk Drive

CENTRAL PARK AVE (92' ROW)

Block A

Block B Riverside Point 2015-284

Block C Riverside Point 2015-284

Waterfront Alley

Tract I Town of Flower Mound 2014-56831

Tract III Town of Flower Mound 2014-56832

Tract V Town of Flower Mound 2014-56832

Lot 1, Block D The River Walk At Central Park 8/2014 2014-408

Lot 1, Block E The River Walk At Central Park 8/2014 2014-408

Lot 10R, Block A The River Walk At Central Park 3/2015

Lot 11X 2011-23

Lot 12, Block A The River Walk At Central Park 3/2015

Lot 2, Block I The River Walk At Central Park 3/2015 2015-262

Lot 3, Block I The River Walk At Central Park 3/2015 2015-262

Lot 1X, Block I The River Walk At Central Park 3/2015 2015-262

Lot 1X, Block I The River Walk At Central Park 8/2014 2014-408

Detail "A" 1"=20'

RECORD PLAT

A Record plat of Lots 1R, 2XR, 3, 4, & 5, Block A THE RIVER WALK AT CENTRAL PARK 1/2017 an addition to the Town of Flower Mound, Denton County, Texas

12.037 Acres

Being a Replat of Lot 2 & 2X, Block A THE RIVER WALK AT CENTRAL PARK 8/2014 Doc. No. 2014-408 P.R.D.C.T. Lot 1 and 1X, Block A THE RIVER WALK AT CENTRAL PARK 3/2015 Doc. No. 2015-262 P.R.D.C.T.

located in the

C. CHACON SURVEY, ABSTRACT NO. 299

J.T. STEWART SURVEY, ABSTRACT NO. 1161

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Drainage Easement		
LINE	BEARING	DISTANCE
D2	S 00°00'00" E	109.07'
D3	N 90°00'00" W	111.86'
D4	N 45°00'00" E	205.83'
D5	S 00°00'00" E	96.07'
D6	N 90°00'00" W	8.88'
D7	N 55°50'00" W	69.83'
D8	N 34°10'00" E	12.32'
D9	N 34°10'00" E	12.29'
D10	S 55°50'00" E	21.83'
D11	N 34°10'00" E	8.00'
D12	S 55°50'00" E	57.00'
D13	S 34°10'00" W	9.47'

Water Line Easement		
LINE	BEARING	DISTANCE
W1	S 41°52'53" E	15.04'
W2	N 90°00'00" E	5.00'
W3	N 90°00'00" E	5.00'
W4	N 90°00'00" E	7.07'

Sanitary Sewer Easement		
LINE	BEARING	DISTANCE
S1	S 33°07'00" E	40.35'
S2	S 14°21'30" E	95.11'
S3	S 00°00'00" E	304.51'
S4	S 58°56'00" W	86.16'

Access Easement		
LINE	BEARING	DISTANCE
AL1	S 89°41'20" W	110.84'
AL2	N 00°00'00" W	31.33'
AL3	N 00°00'00" E	36.89'
AL4	N 00°00'00" W	35.91'
AL5	N 00°00'00" W	127.09'
AL6	N 06°57'31" E	16.12'
AL7	N 14°37'42" W	9.15'
AL8	N 00°00'00" W	43.51'

Drainage Easement			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
DC1	9.00'	167°13'36"	26.27'	N 34°10'00" E, 17.89'
DC2	21.50'	155°15'07"	58.26'	S 46°32'26" W, 42.00'

Access Easement				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
AC1	40.00'	90°18'40"	63.05'	N 45°09'20" W, 56.72'
AC2	75.00'	22°53'46"	29.97'	N 11°26'53" E, 29.77'
AC3	90.00'	22°53'46"	35.96'	N 11°26'53" E, 35.73'
AC4	90.00'	18°40'19"	29.33'	N 09°20'10" W, 29.20'
AC5	100.00'	18°40'19"	32.59'	N 09°20'10" W, 32.44'
AC6	100.00'	13°10'25"	22.99'	N 06°35'12" E, 22.94'
AC7	90.00'	13°10'25"	20.69'	N 06°35'12" E, 20.65'
AC8	150.00'	6°57'32"	18.22'	N 03°28'45" E, 18.21'
AC9	100.00'	21°35'13"	37.68'	N 03°50'05" W, 37.45'
AC10	100.00'	14°37'42"	25.53'	N 07°18'51" W, 25.46'
AC11	75.00'	53°43'36"	70.33'	N 26°51'47" E, 67.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°41'20" W	12.25'
L2	N 00°18'40" W	10.04'
L3	N 67°53'05" E	9.35'
L4	N 89°41'20" E	1.51'
L5	N 89°41'20" E	82.10'
L6	N 00°18'40" W	11.50'
L7	N 89°41'20" E	95.64'
L8	N 15°10'55" W	25.46'
L9	N 55°50'00" W	102.45'
L10	N 34°10'00" E	58.50'
L11	S 55°50'00" E	110.00'
L12	S 34°10'00" W	49.16'
L13	S 15°10'55" E	26.11'
L14	N 89°41'20" E	44.53'
L15	S 65°18'40" E	33.65'
L16	S 53°43'35" W	13.77'
L17	S 00°00'00" E	69.23'
L18	N 90°00'00" W	97.22'
L19	S 89°41'20" W	105.49'
L20	S 00°00'00" E	45.81'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 90°00'00" W	9.20'
L22	N 90°00'00" W	9.93'
L23	S 00°00'00" E	75.00'
L24	N 90°00'00" W	10.34'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	72.50'	90°00'00"	113.88'	S 44°41'20" W, 102.53'
C2	72.50'	90°00'00"	113.88'	N 45°18'41" W, 102.53'
C3	220.50'	21°48'15"	83.91'	N 11°12'47" W, 83.41'
C4	230.00'	27°58'39"	112.31'	N 38°08'43" W, 111.20'
C5	170.00'	51°49'23"	153.76'	N 26°13'22" W, 148.57'
C6	293.50'	36°52'02"	188.85'	N 18°07'31" E, 185.61'
C7	143.50'	53°07'48"	133.07'	N 63°07'26" E, 128.35'
C8	100.00'	26°44'53"	46.68'	N 13°22'27" E, 46.26'
C9	100.00'	26°44'53"	46.68'	S 13°22'27" W, 46.26'
C10	90.00'	49°24'47"	77.62'	N 09°29'05" E, 75.23'
C11	24.00'	55°29'52"	23.25'	N 61°56'24" E, 22.35'
C12	43.00'	72°28'34"	54.39'	N 36°14'17" E, 50.84'
C13	85.50'	53°43'35"	80.17'	N 26°51'48" E, 77.27'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1R	Block A	159,943	3.672
2XR	Block A	172,691	3.964
3	Block A	91,879	2.109
4	Block A	32,083	0.737
5	Block A	67,732	1.555

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
Stm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 6/30/15 SCALE: 1"=80' JOB NO. 15104

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1800 Valley View Ln, Suite 300
Farmers Branch, Tx 75234
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 5/10/2017 3:31:29 PM
In the PLAT Records
THE RIVER WALK AT CENTR
Doc Number: 2017 - 219
Number of Pages: 2
Amount: 100.00
Order#:20170510000511
By: CK

File: Z:\2015\15104\Drawing\SP & Const Plans\15104 RP
Plotted: 7/5/2017 10:05 AM by James Stowell

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, CADG Riverwalk, LLC is the owner of property situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being all of Lots 1 & 1X, Block A, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas, and being all of Lots 2 & 2X, Block A, The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 2X, Block A, and being on the south line Royal Crescent Drive North (41' ROW) as dedicated by that certain called 2.581 acre tract of land, described as Tract I in deed to Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records of Denton County, Texas, and being a northwest corner of that certain called 4.689 acre tract of land, described as Tract III in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE with the common line of said Lot 2X, and said Tract III, the following:

S 00°18'40" E, 1638.50 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet and whose chord bears S 44°41'20" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 12.25 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet and whose chord bears N 45°18'41" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 10.04 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Northwesterly with the arc of said curve, having a radius of 220.50 feet, a central angle of 21°48'15", an arc length of 83.91 feet and whose chord bears N 11°12'47" W, 83.41 feet to a 1/2" capped rebar set (G&A Consultants);

N 22°06'55" W, passing at 132.42 feet, a northeast corner of said Tract III, and being the southerly northwest corner of said Lot 2X, and being the southwest corner of said Lot 1, and being the southerly southeast corner of that certain called 2.121 acre tract of land, described as Tract V in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, continuing with the east line of said Tract V, and the west line of said Lot 1, a total distance of 148.82 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the west line of said Lot 1, and the east line of said Tract V, the following:

N 67°53'05" E, 9.35 feet to a 1/2" capped rebar set (G&A Consultants);

Northwesterly with the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 27°58'39", an arc length of 112.31 feet and whose chord bears N 38°08'43" W, 111.20 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Northwesterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 51°49'23", an arc length of 153.76 feet and whose chord bears N 26°13'22" W, 148.57 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, passing at 691.95 feet the northwest corner of said Lot 1, and being the southwest corner of said Lot 1X, continuing with the west line thereof, a total distance of 938.47 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, and being the northeast corner of said Tract V, and being on the south line of Lot 11X, Block A, The River Walk At Central Park 11/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas;

THENCE with the north line of said Lot 1X, and the south line of said Lot 11X, the following:

N 89°41'20" E, 1.51 to a 1/2" capped rebar set (G&A Consultants);

Northeasterly with the arc of a curve to the right, having a radius of 293.50 feet, a central angle of 36°52'02", an arc length of 188.85 feet and whose chord bears N 18°07'31" E, 185.61 feet to a 1/2" capped rebar set (G&A Consultants) at a point of compound curvature;

Northeasterly with the arc of said curve, having a radius of 143.50 feet, a central angle of 53°07'48", an arc length of 133.07 feet and whose chord bears N 63°07'26" E, 128.35 feet to a 1/2" capped rebar set (G&A Consultants);

N 89°41'20" E, 82.10 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 11X, and being an inner elle corner of said Lot 1X;

THENCE N 00°18'40" W, 11.50 feet with the east line of said Lot 11X, and the west line of said Lot 1X, to a 1/2" capped rebar set (G&A Consultants) at an outer elle corner thereof, and being the southwest corner of that certain called 0.085 acre tract of land, described as Tract XI in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE N 89°41'20" E, with the south line of said Tract XI, and the north line of said Lot 1X, passing at 15.24 feet the north east corner thereof, and being the northwest corner of said Lot 2X, continuing with the north line thereof, passing at 90.40 feet the southeast corner of said Tract XI, and being the southwest corner of said Tract I, continuing with the south line thereof, a total distance of 95.64 feet to the POINT OF BEGINNING and containing approximately 12.037 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk At Central Park 1/2016, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 26 day of Jan, 2017.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS :
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 26 day of Jan, 2017.

Notary Public
State of Texas

My commission expires the _____ day of _____

LAURA WAYLAND
Notary ID # 1656942
My Commission Expires
July 14, 2020

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION:
A LIENHOLDER AGREE OR OTHER PERSON OWNING ANY CERTIFICATE INTERESTS ONLY THE SECURITY OF THE TRUSTWORK, AND SIGNS THE AGREEMENT TO MAKE THIS CERTIFICATE A FINANCIAL AGENCY THE TRUSTHOLDERS, MORTGAGEES, OR MILITARY OF ANY AGENCY.

STATE OF California :
COUNTY OF Los Angeles :
Whereas, Alex Verba, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative

Date: 3/17/2017

STATE OF California :
COUNTY OF Los Angeles :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mr. Alexander Verba, ~~known~~ to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17th day of March, 2017.

Notary Public
State of ~~Texas~~ California

My commission expires the 14th day of April, 2019

VALERIE V. BZETO
Commission # 2106774
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2019

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudia Forest, Chairman Planning
and Zoning Commission

4/25/17
Date

Doug Powell, Executive Director
of Development Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

4/25/17
Date

THE TOWN OF FLOWER MOUND SEAL TEXAS

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 5 & 6, with the coordinates thereof provided by the Town of Flower Mound.

   Northeast Corner (NEC): N=7,065,971.8' E=2,408,307.8'
   a. Bearing & distance from NEC to Monument No. 6:
      N 38°26'30" E, 4,118.9'
      Easterly Southeast Corner (ESEC): N=7,064,333.4' E=2,408,316.7'
   b. Bearing and distance from the ESEC to Monument No. 5:
      S 08°23'30" E, 1,126.9'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas within the 1% annual chance flood plain with no base flood elevations established). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans.
7. Lots 2XR, Block A, shall be dedicated to and maintained by the BOA.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

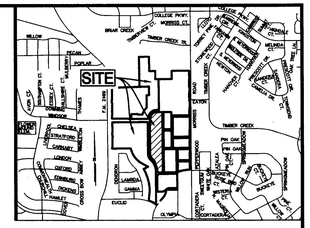
SURVEYOR'S STATEMENT

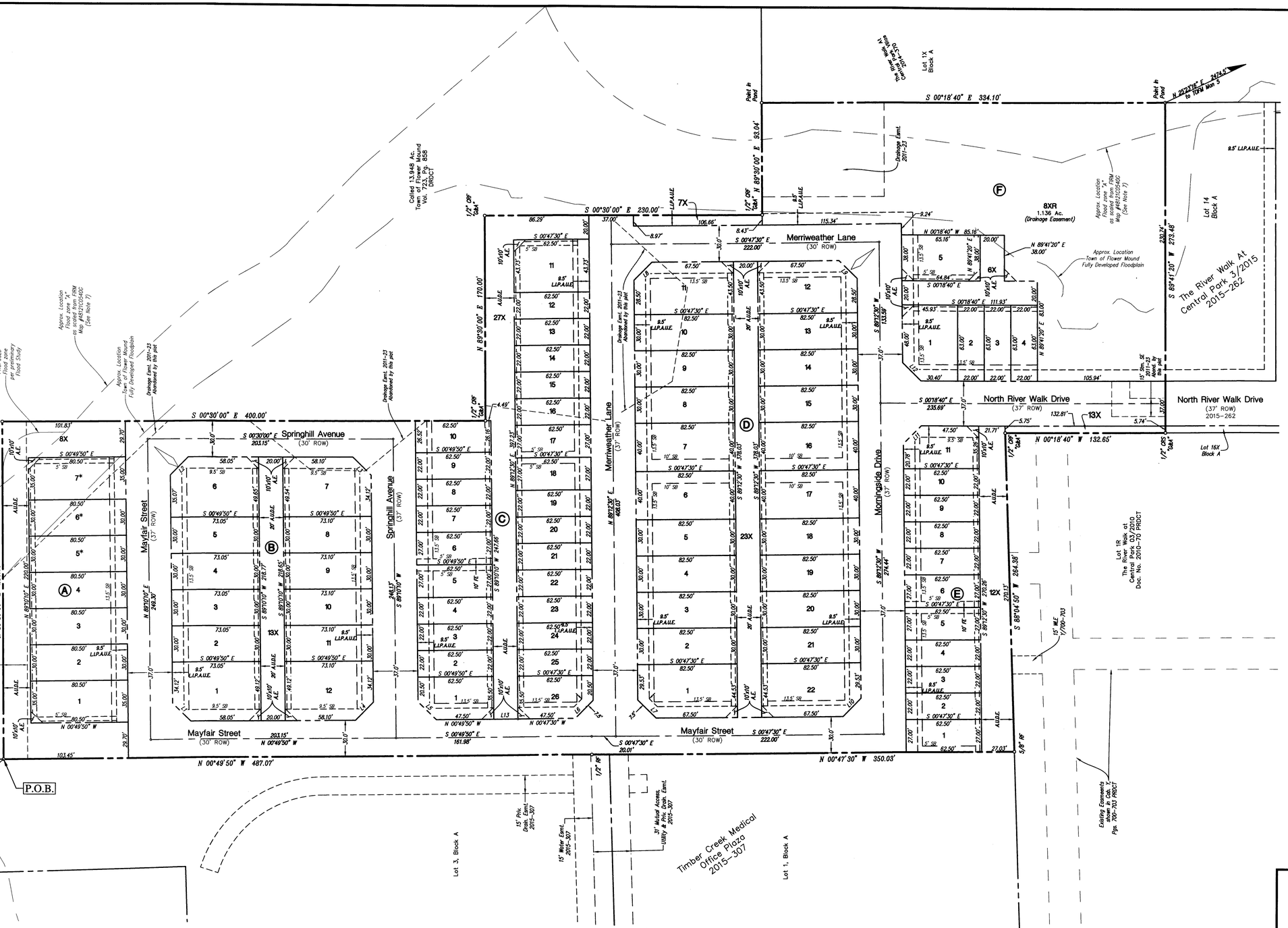
I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

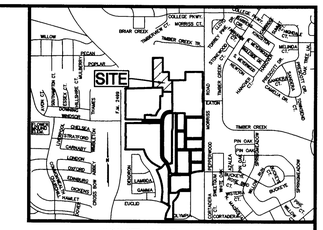
James Stowell, RPLS
Texas Registration No. 6513

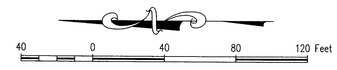
1/25/17

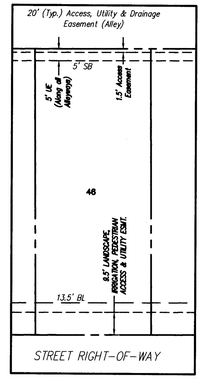
STATE OF TEXAS
REGISTERED
JAMES A. STOWELL
6513
PROFESSIONAL
LAND SURVEYOR


SITE
BRIAR CREEK
WILLOW
PECAN
POPLAR
WILLOWBEND
CHESTNUT
LONDON
OXFORD
ETONBURY
HAMLET
EUCLID
LAURENA
GABRIEL
TIMBER CREEK
PIN OAK
ELM
MAPLE
ROYAL CRESCENT
CENTER
MEADOW
MAIN
MEMORIAL
CHURCH
CHAPEL
SCHOOL
COLLEGE
PKWY
MORRIS ST
FM 3040
FM 407
SH 121
SH 121 BUS
OLIVER
DENTON
COUNTY
CONSTRUCTION
DEPARTMENT
ENGINEERING
DEPARTMENT
TOWN HALL
POLICE
DEPARTMENT
PUBLIC
WORKS
DEPARTMENT
FIRE
DEPARTMENT
PARKS
DEPARTMENT
LIBRARY
COMMUNITY
CENTER
MUNICIPAL
COMPLEX
MUNICIPAL
COURT
MUNICIPAL
COMPLEX
MUNICIPAL
COMPLEX
MUNICIPAL
COMPLEX


Called 13.948 Ac.
Town of Flower Mound
Vol. 723, Pg. 858
DRDCT
Approx. Location
Flood zone "A"
as per preliminary
Flood Study
Map #48121C0450
(See Note 7)
Approx. Location
Town of Flower Mound
Fully Developed Floodplain
Drainage Esmt. 2011-23
Abandoned by this plat
1/2" CRF "Cap"
S 00°30'00" E 400.00'
S 00°30'00" E 203.15'
Springhill Avenue
(30' ROW)
8X
7*
6*
5*
4
3
2
1
Mayfair Street
(37' ROW)
N 89°30'00" E 280.00'
N 89°30'00" E 170.00'
S 00°49'50" E
N 00°49'50" W
S 00°47'30" E
N 00°47'30" W
13X
11
12
10
9
8
7
6
5
4
3
2
1
Merriweather Lane
(37' ROW)
27X
23X
20
21
22
23
24
25
26
Merriweather Lane
(30' ROW)
S 00°30'00" E 230.00'
S 00°47'30" E 222.00'
N 89°30'00" E 93.04'
S 00°18'40" E 334.10'
Point in Pond
Lot 1X
Block A
Drainage Esmt. 2011-23
7X
8XR
1.136 Ac.
(Drainage Easement)
6X
5
4
3
2
1
Lot 14
Block A
The River Walk At
Central Park 3/2015
2015-262
8.5' L.I.P.A.U.E.
Approx. Location
Town of Flower Mound
Fully Developed Floodplain
N 00°18'40" W 85.16'
N 89°41'20" E 38.00'
S 89°41'20" W 273.48'
S 00°18'40" E 64.84'
S 00°18'40" E 111.93'
S 00°18'40" E 235.69'
North River Walk Drive
(37' ROW)
2015-262
132.81'
13X
N 00°18'40" W 132.65'
Lot 16X
Block A
12X
11
10
9
8
7
6
5
4
3
2
1
S 88°04'50" W 264.38'
S 88°04'50" W 270.13'
Lot 1R
The River Walk at
Central Park 3/2015
Doc. No. 2015-262 PRDCT
15' WLE
Y:700-703
Existing Easements
shown in Cab. Y
Pgs. 700-703 PRDCT
5/8" RF
P.O.B.
N 41°55'54" W 3056.8'
to TCFM Mon 7
Lot 3, Block A
45' Priv.
Drain. Esmt.
2015-307
15' Water Esmt.
2015-307
37' Mutual Access,
Utility & Priv. Drain. Esmt.
2015-307
1/2" RF
Timber Creek Medical
Office Plaza
2015-307
Lot 1, Block A
N 00°49'50" W 487.07'
N 00°47'30" W 350.03'
S 00°47'30" E 20.01'
S 00°49'50" E 161.98'
N 00°49'50" W 203.15'
S 00°47'30" E 222.00'
Lot 15
Lot 17X
Lot 16
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 12
Lot 13
Lot 14
Lot 15
Lot 17
Lot 8
Lot 9
Lot 10
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Lot 4
Lot 3
Lot 2
Lot 1
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 21
Lot 22
Lot 23
Lot 24
Lot 25
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot







Typical Lot Detail

REPLAT

A Record Plat of
LAKESHORE TERRACE
an addition to the Town of Flower Mound,
Denton County, Texas
7.120 Acres
Being a Replat of Lot 15 & 17X, Block A
THE RIVER WALK AT
CENTRAL PARK 3/2015
recorded in Doc. No. 2015-262 P.R.D.C.T.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
FE	=	FRANCHISE EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT
⟨⟩	=	DENOTES STREET NAME CHANGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°10'10" E	21.21'
L2	S 45°39'55" E	21.15'
L3	S 44°20'05" W	21.27'
L4	N 45°48'50" W	21.21'
L5	N 44°10'10" E	21.21'
L6	N 45°47'30" W	21.21'
L7	N 44°12'30" E	21.21'
L8	S 45°47'30" E	21.21'
L9	S 44°12'30" W	21.21'
L10	N 45°47'30" W	21.21'
L11	S 45°33'05" E	21.12'
L12	N 44°26'55" E	21.30'
L13	N 00°49'50" W	20.00'

* –Lots 5, 6, & 7, Block A, building permits shall not be issued until Lots are replated and removed from the Town of Flower Mound Ultimate Floodplain.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798
TBPLS Firm No. 10047700

1/2

DRAWN BY: JS DATE: 2/25/16 SCALE: 1"=40' JOB NO. **14155**

OWNER/DEVELOPER
2M RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 8/31/2017 10:55:24 AM
In the PLAT Records
LAKESHORE TERRACE REPL
Doc Number: 2017 – 364
Number of Pages: 2
Amount: 100.00
Orderd#:20170831000246
By: KC

File: S:\2014\14155\Drawings\FP & Const Plans\14155 RP
Plotted: 8/16/2017 9:11 AM by James Sneed; Saved: 8/11/2017 8:54 AM by James

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, 2M RIVERWALK, LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299, Denton County, Texas, and being all of Lot 15 and 17X, Block A, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 15, being on the east line of Lot 3, Block A, Timber Creek Medical Office Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, recorded in Document Number 2015-307 of the Plat Records of Denton County, Texas, and being an east line of that certain called 2.631 acre tract of land described as Tract III in deed to Hawks Ramsey, L.L.C., recorded in Document Number 2006-35586 of the Real Property Records of Denton County, Texas and being the most westerly southwest corner of that certain called 13.948 acre tract of land described in deed to the Town of flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE along the common line between said Lot 15 and said 13.948 acre tract, the following:

N 89°30'00" E, 280.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 400.00 feet, to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 170.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 230.00 feet, to a 1/2" capped rebar found (G&A Consultants) to the easterly southeast corner of said Lot 15, and being on the north line of said Lot 17X;

THENCE N 89°30'00" E, 93.04 feet, with the south line of said 13.948 acre tract, and the north line of said Lot 17X, to a point in pond at the northeast corner thereof, and being the westerly northwest corner of Lot 1X, Block A, The River Walk At Central Park Villas, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-370 of the Plat Records of Denton County, Texas;

THENCE S 00°18'40" E, 334.10 feet with the west line of said Lot 1X, and the east line of said Lot 17X, to a point in pond at the southeast corner thereof, and being the northeast corner of Lot 14, Block A, of said The River Walk At Central Park 3/2015 plat;

THENCE S 89°41'20" W, with the south line of said Lot 17X, and north line of said Lot 14, passing at 230.74 feet the northwest corner thereof, being the southwest corner of said Lot 17X, being the southerly southeast corner of said Lot 15, and being the northeast corner of a 37' right-of-way dedication as shown on said plat of The River Walk At Central Park 3/2015, continuing with the north line thereof, passing at 267.74 feet the northwest corner thereof, and being the northeast corner of Lot 16X, Block A of said The River Walk At Central Park 3/2015, continuing with the north line thereof, a total distance of 273.48 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, being the southerly southwest corner of said Lot 15, and being on the east line of Lot 1R, Block A, The River Walk At Central park 03/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, 132.65 feet with the west line of said Lot 15, and the east line of said Lot 1R, to a 1/2" capped rebar set at the northeast corner thereof, and being an inner ell corner of said Lot 15;

THENCE S 88°04'50" W, 264.38 feet with the west line of said Lot 15, and the north line of said Lot 1R, to a 5/8" rebar found at the southeast corner of Lot 1, Block A, of said Timber Creek Medical office Plaza, and being the southeast corner of that certain called 6.314 acre tract of land described in deed to Prairie Road Partners, Ltd. recorded in Document Number 2005-123316 of the Real Property Records of Denton County, Texas;

THENCE N 00°47'30" W, 350.03 feet, with the west line of said Lot 15, and the east line of said Lot 1, and said 6.314 acre tract, to a 1/2" rebar found at the northeast corner thereof, being the southeast corner of said Lot 3, and said Tract III;

THENCE N 00°49'50" W, 487.07 feet with the west line of said Lot 15, and the east line of said Lot 3, and said Tract III to the POINT OF BEGINNING, and containing approximately 8.257 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as LAKESHORE TERRACE, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 11 day of August, 2017.

2M Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF Dallas; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of August, 2017.

Notary Public
State of Texas

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas;
COUNTY OF Dallas; Whereas,TREZ CAPITAL (2014) CORPORATION, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Trez Capital (2014) Corporation
a British Columbia Corporation

By: Trez Capital Funding II, LLC
a Delaware limited liability company,
its Administrative Agent

By: _____
John D. Hutchinson, President

Date: 8-10-17

STATE OF Texas;
COUNTY OF Dallas; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared John Hutchinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2017.

Notary Public
State of Texas

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2021
Notary ID 125190354

My commission expires the 7th day of February, 2021

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	2,818	0.065
2	BLOCK A	2,415	0.055
3	BLOCK A	2,415	0.055
4	BLOCK A	2,415	0.055
5	BLOCK A	2,415	0.055
6	BLOCK A	2,415	0.055
7	BLOCK A	2,817	0.065
8X	BLOCK A	10,999	0.252
1	BLOCK B	3,475	0.080
2	BLOCK B	2,192	0.050
3	BLOCK B	2,192	0.050
4	BLOCK B	2,192	0.050
5	BLOCK B	2,191	0.050
6	BLOCK B	3,530	0.081
7	BLOCK B	3,493	0.080
8	BLOCK B	2,193	0.050
9	BLOCK B	2,193	0.050
10	BLOCK B	2,193	0.050
11	BLOCK B	2,193	0.050
12	BLOCK B	3,478	0.080

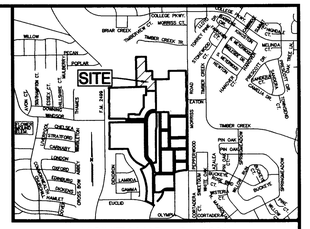
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13X	BLOCK B	4,374	0.100
1	BLOCK C	2,106	0.048
2	BLOCK C	1,375	0.032
3	BLOCK C	1,375	0.032
4	BLOCK C	1,375	0.032
5	BLOCK C	1,688	0.039
6	BLOCK C	1,687	0.039
7	BLOCK C	1,375	0.032
8	BLOCK C	1,375	0.032
9	BLOCK C	1,375	0.032
10	BLOCK C	1,646	0.038
11	BLOCK C	2,733	0.063
12	BLOCK C	1,375	0.032
13	BLOCK C	1,375	0.032
14	BLOCK C	1,375	0.032
15	BLOCK C	1,375	0.032
16	BLOCK C	1,375	0.032
17	BLOCK C	1,688	0.039
18	BLOCK C	1,687	0.039
19	BLOCK C	1,375	0.032

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
20	BLOCK C	1,375	0.032
21	BLOCK C	1,375	0.032
22	BLOCK C	1,375	0.032
23	BLOCK C	1,375	0.032
24	BLOCK C	1,375	0.032
25	BLOCK C	1,375	0.032
26	BLOCK C	2,106	0.048
27X	BLOCK C	10,351	0.238
1	BLOCK D	3,561	0.082
2	BLOCK D	2,475	0.057
3	BLOCK D	2,475	0.057
4	BLOCK D	2,475	0.057
5	BLOCK D	2,475	0.057
6	BLOCK D	3,300	0.076
7	BLOCK D	3,300	0.076
8	BLOCK D	2,475	0.057
9	BLOCK D	2,475	0.057
10	BLOCK D	2,475	0.057
11	BLOCK D	3,476	0.080
12	BLOCK D	3,476	0.080

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13	BLOCK D	2,475	0.057
14	BLOCK D	2,475	0.057
15	BLOCK D	2,475	0.057
16	BLOCK D	3,300	0.076
17	BLOCK D	3,300	0.076
18	BLOCK D	2,475	0.057
19	BLOCK D	2,475	0.057
20	BLOCK D	2,475	0.057
21	BLOCK D	2,475	0.057
22	BLOCK D	3,561	0.082
23X	BLOCK D	7,561	0.174
1	BLOCK E	1,688	0.039
2	BLOCK E	1,375	0.032
3	BLOCK E	1,375	0.032
4	BLOCK E	1,375	0.032
5	BLOCK E	1,688	0.039
6	BLOCK E	1,687	0.039
7	BLOCK E	1,375	0.032
8	BLOCK E	1,375	0.032
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LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
10	BLOCK E	1,375	0.032
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13X	BLOCK E	0,763	0.018
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8XR	BLOCK F	49,488	1.136

Smallest Res. Lot = 1,375 SF / 0.032 Ac.
Largest Res. Lot = 3,561 SF / 0.082 Ac.
Average Res. Lot = 2,137 SF / 0.049 Ac.
Total Res. Lots = 83
Total Lots = 92



VICINITY MAP 1" = 2000'

APPROVED:

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman Planning and Zoning Commission

Doug Powell, Executive Director of Development Services

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

August 30, 2017
Date

THE TOWN OF FLOWER MOUND SEAL TEXAS

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas;
COUNTY OF Dallas; Whereas, MEGATEL HOMES III, LLC, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: 8-11-17

STATE OF Texas;
COUNTY OF Dallas; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Megatel Homes III, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11th day of August, 2017.

Notary Public
State of Texas

ASHTON RENEE BARNES
Notary Public, State of Texas
My Commission Expires
March 25, 2019

My commission expires the 25th day of March, 2019

SURVEYOR'S STATEMENT

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

W. Thad Murley III, RPLS
Texas Registration No. 5802

8/9/17

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 5 & 7, with the coordinates thereof provided by the Town of Flower Mound.

   POB (NWC): N=7,067,501.4' E=2,407,658.7'

   a. Bearing & distance from POB to Monument No. 7:
      N 41°55'42" W, 3050.8'
   b. Bearing and distance from the Northeast corner Tract III to Monument No. 6:
      S 25°23'16" E, 2474.5'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "A" (areas within the 1% annual chance flood plain with no base flood elevations established). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Pursuant to Ordinance No. 35-92 of the Town of Flower Mound, Texas, a mandatory Homeowners' Association shall be established and created to assume and be responsible for the continuous and perpetual operation, maintenance and/or supervision of drainage easements, landscaping systems or other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
7. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans. No building permit shall be issued on Lot 7, Block A until LOMR is approved.
8. Lot 8XR, Block F, shall be dedicated to and maintained by the POA as a drainage easement.
9. Lot 8X, Block A, Lot 13X, Block B, Lot 27X, Block C, Lot 23X, Block D, Lot 12X, Block E and Lot 6X, Block F, shall be dedicated to and maintained by the HOA as 20' Access, Utility and Drainage Easements (Alleyways).
10. Lot 13X, Block E and Lot 7X, Block F, shall be dedicated to and maintained by the HOA.
11. All corners to be 1/2" capped rebar set (G&A Consultants), unless otherwise noted.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

REPLAT

A Record Plat of
LAKESHORE TERRACE
an addition to the Town of Flower Mound,
Denton County, Texas
7.120 Acres
Being a Replat of Lot 15 & 17X, Block A
THE RIVER WALK AT
CENTRAL PARK 3/2015
recorded in Doc. No. 2015-262 P.R.D.C.T.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798
TBPLS Firm No. 10047700
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043

2/2

DRAWN BY: JS DATE: 2/25/16 SCALE: ---- JOB NO. 14155

OWNER/DEVELOPER
2M RIVERWALK, LLC
1221 N 135E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 8/31/2017 10:55:24 AM
in the PLAT Records
LAKESHORE TERRACE REPL
Doc Number: 2017-384
Number of Pages: 2
Amount: 100.00
Order#:20170831000246
By: KC

File: J:\2015\155\Dwg\FP & Const Plans\155.dgn
Plotted: 8/9/2017 1:51 PM by Thad Murley, Saved: 8/7/2017 4:21 PM by jones

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, 2M RIVERWALK, LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299, Denton County, Texas, and being all of Lot 15 and 17X, Block A, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 15, being on the east line of Lot 3, Block A, Timber Creek Medical Office Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, recorded in Document Number 2015-307 of the Plat Records of Denton County, Texas, and being an east line of that certain called 2.631 acre tract of land described as Tract III in deed to Hawks Ramsey, L.L.C., recorded in Document Number 2006-35586 of the Real Property Records of Denton County, Texas and being the most westerly southwest corner of that certain called 13.948 acre tract of land described in deed to the Town of flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE along the common line between said Lot 15 and said 13.948 acre tract, the following:

N 89°30'00" E, 280.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 400.00 feet, to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 170.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 230.00 feet, to a 1/2" capped rebar found (G&A Consultants) to the easterly southeast corner of said Lot 15, and being on the north line of said Lot 17X;

THENCE N 89°30'00" E, 93.04 feet, with the south line of said 13.948 acre tract, and the north line of said Lot 17X, to a point in pond at the northeast corner thereof, and being the westerly northwest corner of Lot 1X, Block A, The River Walk At Central Park Villas, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-370 of the Plat Records of Denton County, Texas;

THENCE S 00°18'40" E, 334.10 feet with the west line of said Lot 1X, and the east line of said Lot 17X, to a point in pond at the southeast corner thereof, and being the northeast corner of Lot 14, Block A, of said The River Walk At Central Park 3/2015 plat;

THENCE S 89°41'20" W, with the south line of said Lot 17X, and north line of said Lot 14, passing at 230.74 feet the northwest corner thereof, being the southwest corner of said Lot 17X, being the southerly southeast corner of said Lot 15, and being the northeast corner of a 37' right-of-way dedication as shown on said plat of The River Walk At Central Park 3/2015, continuing with the north line thereof, passing at 267.74 feet the northwest corner thereof, and being the northeast corner of Lot 16X, Block A of said The River Walk At Central Park 3/2015, continuing with the north line thereof, a total distance of 273.48 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, being the southerly southwest corner of said Lot 15, and being on the east line of Lot 1R, Block A, The River Walk At Central park 03/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, 132.65 feet with the west line of said Lot 15, and the east line of said Lot 1R, to a 1/2" capped rebar set at the northeast corner thereof, and being an inner ell corner of said Lot 15;

THENCE S 88°04'50" W, 264.38 feet with the west line of said Lot 15, and the north line of said Lot 1R, to a 5/8" rebar found at the southeast corner of Lot 1, Block A, of said Timber Creek Medical office Plaza, and being the southeast corner of that certain called 6.314 acre tract of land described in deed to Prairie Road Partners, Ltd. recorded in Document Number 2005-123316 of the Real Property Records of Denton County, Texas;

THENCE N 00°47'30" W, 350.03 feet, with the west line of said Lot 15, and the east line of said Lot 1, and said 6.314 acre tract, to a 1/2" rebar found at the northeast corner thereof, being the southeast corner of said Lot 3, and said Tract III;

THENCE N 00°49'50" W, 487.07 feet with the west line of said Lot 15, and the east line of said Lot 3, and said Tract III to the POINT OF BEGINNING, and containing approximately 8.257 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as LAKESHORE TERRACE, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 11 day of August, 2017.

2M Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF Dallas; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of August, 2017.

Notary Public
State of Texas

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas;
COUNTY OF Dallas; Whereas,TREZ CAPITAL (2014) CORPORATION, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Trez Capital (2014) Corporation
a British Columbia Corporation

By: Trez Capital Funding II, LLC
a Delaware limited liability company,
its Administrative Agent

By: _____
John D. Hutchinson, President

Date: 8-10-17

STATE OF Texas;
COUNTY OF Dallas; BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared John Hutchinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10th day of August, 2017.

Notary Public
State of Texas

ANGELA WILLIAMS
Notary Public, State of Texas
Comm. Expires 02-07-2021
Notary ID 125190354

My commission expires the 7th day of February, 2021

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	2,818	0.065
2	BLOCK A	2,415	0.055
3	BLOCK A	2,415	0.055
4	BLOCK A	2,415	0.055
5	BLOCK A	2,415	0.055
6	BLOCK A	2,415	0.055
7	BLOCK A	2,817	0.065
8X	BLOCK A	10,999	0.252
1	BLOCK B	3,475	0.080
2	BLOCK B	2,192	0.050
3	BLOCK B	2,192	0.050
4	BLOCK B	2,192	0.050
5	BLOCK B	2,191	0.050
6	BLOCK B	3,530	0.081
7	BLOCK B	3,493	0.080
8	BLOCK B	2,193	0.050
9	BLOCK B	2,193	0.050
10	BLOCK B	2,193	0.050
11	BLOCK B	2,193	0.050
12	BLOCK B	3,478	0.080

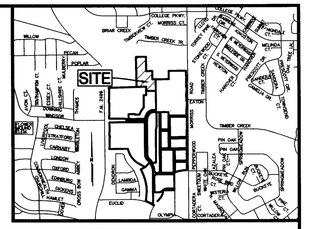
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13X	BLOCK B	4,374	0.100
1	BLOCK C	2,106	0.048
2	BLOCK C	1,375	0.032
3	BLOCK C	1,375	0.032
4	BLOCK C	1,375	0.032
5	BLOCK C	1,688	0.039
6	BLOCK C	1,687	0.039
7	BLOCK C	1,375	0.032
8	BLOCK C	1,375	0.032
9	BLOCK C	1,375	0.032
10	BLOCK C	1,646	0.038
11	BLOCK C	2,733	0.063
12	BLOCK C	1,375	0.032
13	BLOCK C	1,375	0.032
14	BLOCK C	1,375	0.032
15	BLOCK C	1,375	0.032
16	BLOCK C	1,375	0.032
17	BLOCK C	1,688	0.039
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19	BLOCK C	1,375	0.032

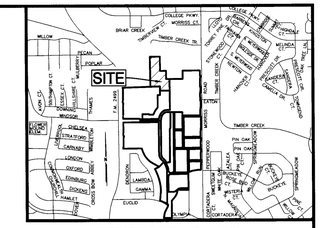
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20	BLOCK C	1,375	0.032
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25	BLOCK C	1,375	0.032
26	BLOCK C	2,106	0.048
27X	BLOCK C	10,351	0.238
1	BLOCK D	3,561	0.082
2	BLOCK D	2,475	0.057
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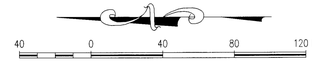
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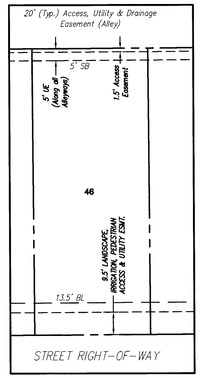
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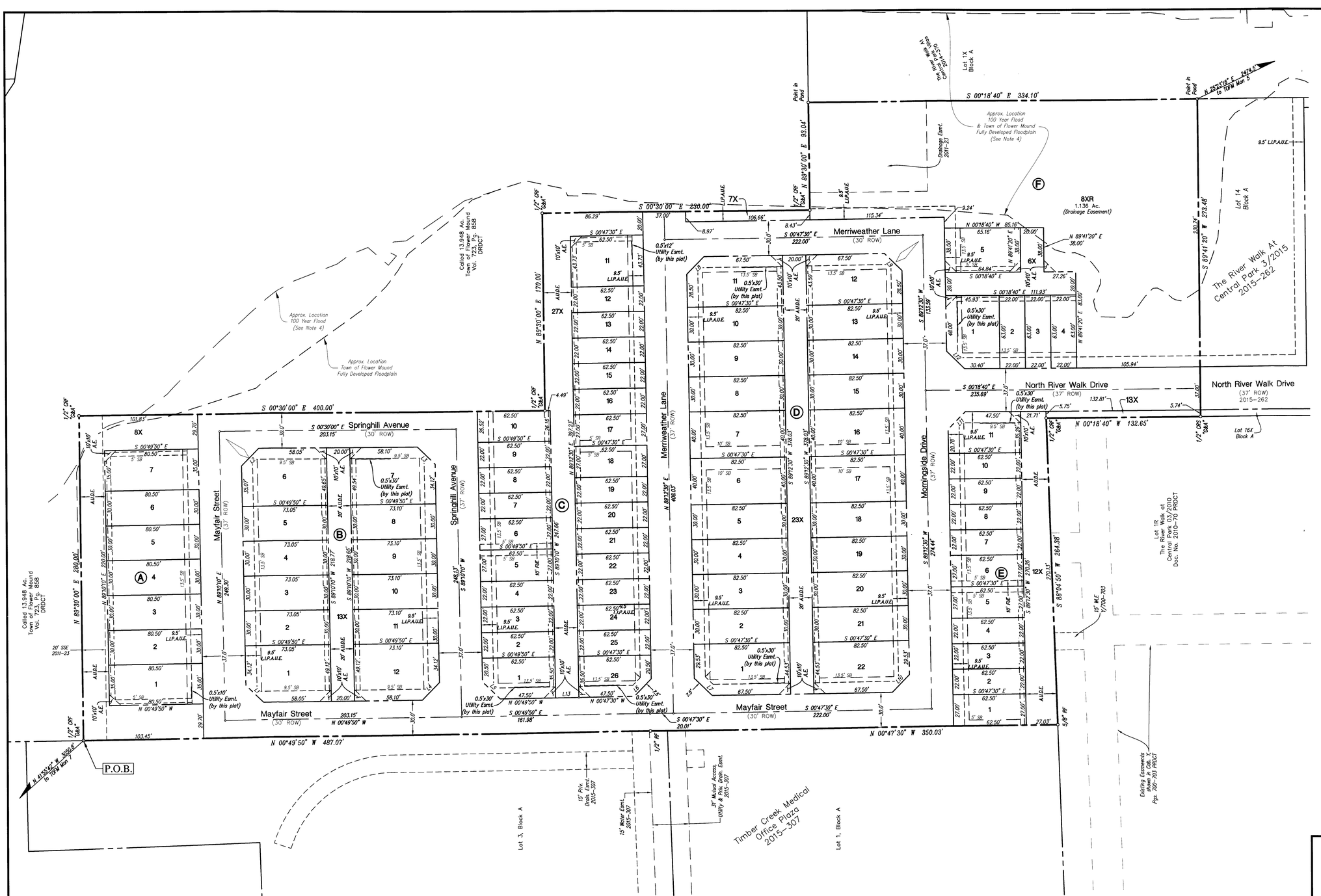

SITE
COLLEGE PKWY
BRIAR CREEK
TIMBER CREEK TR
WILLOW
PECAN
POPLAR
FM 3040
LAKEVIEW
MAGNOLIA
CHESTNUT
CHERRY
LONDON
OXFORD
EDINBURGH
DUNDEE
ASHLEE
DUNCAN
LAMESA
GARNET
EXCELSIOR
OLYMPIA
TIMBER CREEK
PIN OAK
PIN OAK CT
BLOCK E
BLOCK F
BLOCK A
BLOCK B
BLOCK C
BLOCK D
SHADOW
SPRUCE
SUNSET
SUNRISE
MEADOW
MEADOW CT
MEADOW LN
MEADOW VIEW
MEADOW VIEW CT
MEADOW VIEW LN
MEADOW VIEW TR
MEADOW VIEW WAY
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Typical Lot Detail



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°10'10" E	21.21'
L2	S 45°39'55" E	21.15'
L3	S 44°20'05" W	21.27'
L4	N 45°49'50" W	21.21'
L5	N 44°10'10" E	21.21'
L6	N 45°47'30" W	21.21'
L7	N 44°12'30" E	21.21'
L8	S 45°47'30" E	21.21'
L9	S 44°12'30" W	21.21'
L10	N 45°47'30" W	21.21'
L11	S 45°33'05" E	21.12'
L12	N 44°26'55" E	21.30'
L13	N 00°49'50" W	20.00'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
FUE	=	FRANCHISE & UTILITY EASEMENT
ARE	=	ACCESS ROAD EASEMENT
TAE	=	TEMPORARY ACCESS EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT
◇	=	DENOTES STREET NAME CHANGE

AMENDED RECORD PLAT

A Record Plat of
LAKESHORE TERRACE
an addition to the Town of Flower Mound,
Denton County, Texas
8.257 Acres
Being an Amendment of
Lots 1-8X, Block A
Lots 1-13X, Block B
Lots 1-27X, Block C
Lots 1-23X, Block D
Lots 1-13X, Block E
Lots 1-8XR, Block F
LAKESHORE TERRACE
recorded in Doc. No. 2017-384 P.R.D.C.T.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715 TBPLS Firm No. 10047700
611 Dallas Drive, Suite 114 • Roanoke, TX 76262 • P: 682.831.9712 • F: 817.890.4043
TBPE Firm No. 1798

1/2

DRAWN BY: JS DATE: 11/20/17 SCALE: 1"=40' JOB NO. 14155

OWNER/DEVELOPER
2M RIVERWALK, LLC
1221 N I35E
CARROLLTON, TEXAS 75006
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 8/15/2018 12:32:04 PM
In the PLAT Records
LAKESHORE TERRACE
Doc Number: 2018 - 357
Number of Pages: 2
Amount: 100.00
Order#:20180815000332
By: DB

File: Z:\2014\14155\Drawings\Plat & Const Plans\14155 AMEND PLAT Revised 7/3/2018 8:01 AM by James Stasel Saved: 7/6/2018 3:56 PM by JAMES

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, 2M RIVERWALK, LLC, and MEGATEL LAKESHORE TH LLC are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299, Denton County, Texas, and being all of Lot 15 and 17X, Block A, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 15, being on the east line of Lot 3, Block A, Timber Creek Medical Office Plaza, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, recorded in Document Number 2015-307 of the Plat Records of Denton County, Texas, and being an east line of that certain called 2.631 acre tract of land described as Tract III in deed to Hawks Ramsey, L.L.C., recorded in Document Number 2006-35586 of the Real Property Records of Denton County, Texas and being the most westerly southwest corner of that certain called 13.948 acre tract of land described in deed to the Town of flower Mound, recorded in Volume 723, Page 858 of the Deed Records of Denton County, Texas;

THENCE along the common line between said Lot 15 and said 13.948 acre tract, the following:

N 89°30'00" E, 280.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 400.00 feet, to a 1/2" capped rebar found (G&A Consultants);

N 89°30'00" E, 170.00 feet, to a 1/2" capped rebar found (G&A Consultants);

S 00°30'00" E, 230.00 feet, to a 1/2" capped rebar found (G&A Consultants) to the easterly southeast corner of said Lot 15, and being on the north line of said Lot 17X;

THENCE N 89°30'00" E, 93.04 feet, with the south line of said 13.948 acre tract, and the north line of said Lot 17X, to a point in pond at the northeast corner thereof, and being the westerly northwest corner of Lot 1X, Block A, The River Walk At Central Park Villas, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-370 of the Plat Records of Denton County, Texas;

THENCE S 00°18'40" E, 334.10 feet with the west line of said Lot 1X, and the east line of said Lot 17X, to a point in pond at the southeast corner thereof, and being the northeast corner of Lot 14, Block A, of said The River Walk At Central Park 3/2015 plat;

THENCE S 89°41'20" W, with the south line of said Lot 17X, and north line of said Lot 14, passing at 230.74 feet the northwest corner thereof, being the southwest corner of said Lot 17X, being the southerly southeast corner of said Lot 15, and being the northeast corner of a 37' right-of-way dedication as shown on said plat of The River Walk At Central Park 3/2015, continuing with the north line thereof, passing at 267.74 feet the northwest corner thereof, and being the northeast corner of Lot 16X, Block A of said The River Walk At Central Park 3/2015, continuing with the north line thereof, a total distance of 273.48 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, being the southerly southwest corner of said Lot 15, and being on the east line of Lot 1R, Block A, The River Walk At Central park 03/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2010-70 of the Plat Records of Denton County, Texas;

THENCE N 00°18'40" W, 132.65 feet with the west line of said Lot 15, and the east line of said Lot 1R, to a 1/2" capped rebar set at the northeast corner thereof, and being an inner ell corner of said Lot 15;

THENCE S 88°04'50" W, 264.38 feet with the west line of said Lot 15, and the north line of said Lot 1R, to a 5/8" rebar found at the southeast corner of Lot 1, Block A, of said Timber Creek Medical office Plaza, and being the southeast corner of that certain called 6.314 acre tract of land described in deed to Prairie Road Partners, Ltd. recorded in Document Number 2005-123316 of the Real Property Records of Denton County, Texas;

THENCE N 00°47'30" W, 350.03 feet, with the west line of said Lot 15, and the east line of said Lot 1, and said 6.314 acre tract, to a 1/2" rebar found at the northeast corner thereof, being the southeast corner of said Lot 3, and said Tract III;

THENCE N 00°49'50" W, 487.07 feet with the west line of said Lot 15, and the east line of said Lot 3, and said Tract III to the POINT OF BEGINNING, and containing approximately 8.257 acres.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as LAKESHORE TERRACE, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for their particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 9 day of July, 2018.

2M Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS :

COUNTY OF Dallas ;
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9 day of July, 2018.

Notary Public
State of Texas

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas ;

COUNTY OF Dallas ;
Whereas, TREZ CAPITAL (2014) CORPORATION, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Trez Capital (2014) Corporation
a British Columbia Corporation

By: Trez Capital Funding II, LLC
a Delaware limited liability company,
its Administrative Agent

By: _____
John D. Hutchinson, President

Date: 7/9/18

STATE OF Texas ;

COUNTY OF Dallas ;
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared John Hutchinson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of July, 2018.

Notary Public
State of TX

My commission expires the 22 day of February, 2022

MERRILEE CARRUTHERS
Notary ID #6399106
My Commission Expires
February 22, 2022

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	2,818	0.065
2	BLOCK A	2,415	0.055
3	BLOCK A	2,415	0.055
4	BLOCK A	2,415	0.055
5	BLOCK A	2,415	0.055
6	BLOCK A	2,415	0.055
7	BLOCK A	2,817	0.065
8X	BLOCK A	10,999	0.252
1	BLOCK B	3,475	0.080
2	BLOCK B	2,192	0.050
3	BLOCK B	2,192	0.050
4	BLOCK B	2,192	0.050
5	BLOCK B	2,191	0.050
6	BLOCK B	3,530	0.081
7	BLOCK B	3,493	0.080
8	BLOCK B	2,193	0.050
9	BLOCK B	2,193	0.050
10	BLOCK B	2,193	0.050
11	BLOCK B	2,193	0.050
12	BLOCK B	3,478	0.080

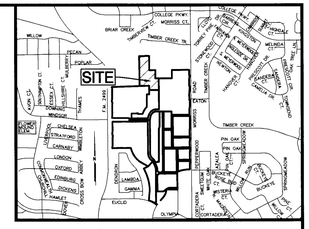
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13X	BLOCK B	4,374	0.100
1	BLOCK C	2,106	0.048
2	BLOCK C	1,375	0.032
3	BLOCK C	1,375	0.032
4	BLOCK C	1,375	0.032
5	BLOCK C	1,688	0.039
6	BLOCK C	1,687	0.039
7	BLOCK C	1,375	0.032
8	BLOCK C	1,375	0.032
9	BLOCK C	1,375	0.032
10	BLOCK C	1,646	0.038
11	BLOCK C	2,733	0.063
12	BLOCK C	1,375	0.032
13	BLOCK C	1,375	0.032
14	BLOCK C	1,375	0.032
15	BLOCK C	1,375	0.032
16	BLOCK C	1,375	0.032
17	BLOCK C	1,688	0.039
18	BLOCK C	1,687	0.039
19	BLOCK C	1,375	0.032

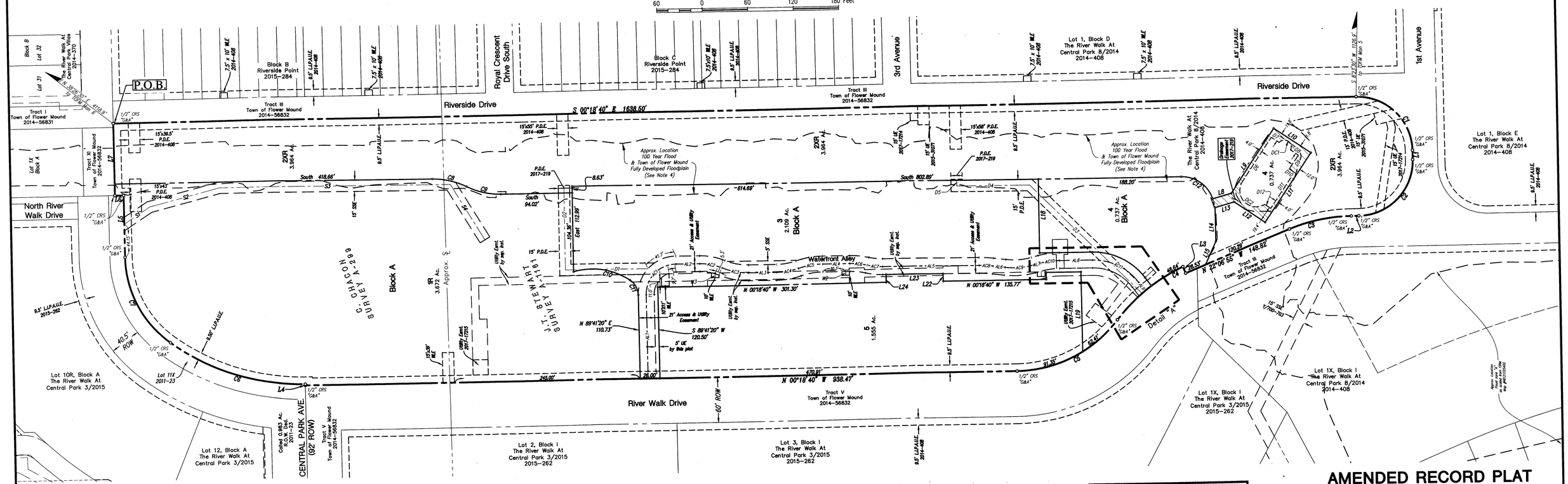
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
20	BLOCK C	1,375	0.032
21	BLOCK C	1,375	0.032
22	BLOCK C	1,375	0.032
23	BLOCK C	1,375	0.032
24	BLOCK C	1,375	0.032
25	BLOCK C	1,375	0.032
26	BLOCK C	2,106	0.048
27X	BLOCK C	10,351	0.238
1	BLOCK D	3,561	0.082
2	BLOCK D	2,475	0.057
3	BLOCK D	2,475	0.057
4	BLOCK D	2,475	0.057
5	BLOCK D	2,475	0.057
6	BLOCK D	3,300	0.076
7	BLOCK D	3,300	0.076
8	BLOCK D	2,475	0.057
9	BLOCK D	2,475	0.057
10	BLOCK D	2,475	0.057
11	BLOCK D	3,476	0.080
12	BLOCK D	3,476	0.080

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13	BLOCK D	2,475	0.057
14	BLOCK D	2,475	0.057
15	BLOCK D	2,475	0.057
16	BLOCK D	3,300	0.076
17	BLOCK D	3,300	0.076
18	BLOCK D	2,475	0.057
19	BLOCK D	2,475	0.057
20	BLOCK D	2,475	0.057
21	BLOCK D	2,475	0.057
22	BLOCK D	3,561	0.082
23X	BLOCK D	7,561	0.174
1	BLOCK E	1,688	0.039
2	BLOCK E	1,375	0.032
3	BLOCK E	1,375	0.032
4	BLOCK E	1,375	0.032
5	BLOCK E	1,688	0.039
6	BLOCK E	1,687	0.039
7	BLOCK E	1,375	0.032
8	BLOCK E	1,375	0.032
9	BLOCK E	1,375	0.032

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
10	BLOCK E	1,375	0.032
11	BLOCK E	2,108	0.048
12X	BLOCK E	6,584	0.151
13X	BLOCK E	0,763	0.018
1	BLOCK F	2,765	0.063
2	BLOCK F	1,386	0.032
3	BLOCK F	1,386	0.032
4	BLOCK F	1,386	0.032
5	BLOCK F	2,470	0.057
6X	BLOCK F	3,000	0.069
7X	BLOCK F	0,928	0.021
8XR	BLOCK F	49,488	1.136

Smallest Res. Lot = 1,375 SF / 0.032 Ac.
Largest Res. Lot = 3,561 SF / 0.082 Ac.
Average Res. Lot = 2,137 SF / 0.049 Ac.
Total Res. Lots = 83
Total Lots = 92


SITE
COLLEGE PKWY
MORRIS CT.
BRIAR CREEK
TIMBER CREEK TR.
WILLOW
PECAN
POPLAR
FM 2499
CADG
TIMBER CREEK
WINDSOR
GALENA
CORONET
LONDON
ORCHID
DOGWOOD
CHALET
EXCELSIOR
LAMBDA
GAMMA
OLYMPIA
CORTTAGEDR
PIN OAK
PIN OAK CONDOMINIUM
WILLOW CREEK
WILLOW CREEK CT.
WILLOW CREEK DR.
WILLOW CREEK PL.
WILLOW CREEK TR.
WILLOW CREEK WAY
WILLOW CREEK CIR.



Drainage Easement		
LINE	BEARING	DISTANCE
D1	S 00°00'00" E	108.89'
D2	N 90°00'00" W	111.86'
D3	N 45°00'00" E	205.83'
D4	S 00°00'00" E	96.07'
D5	N 90°00'00" W	8.88'
D6	N 55°50'00" W	69.83'
D7	N 34°10'00" E	12.32'
D8	N 34°10'00" E	12.29'
D9	S 55°50'00" E	21.83'
D10	N 34°10'00" E	8.00'
D11	S 55°50'00" E	57.00'
D12	S 34°10'00" W	9.47'

Water Line Easement		
LINE	BEARING	DISTANCE
W1	S 41°52'53" E	15.04'
W2	N 90°00'00" E	5.00'
W3	N 90°00'00" E	5.00'
W4	N 90°00'00" E	7.07'

Sanitary Sewer Easement		
LINE	BEARING	DISTANCE
S1	S 33°07'00" E	40.35'
S2	S 14°21'30" E	95.11'
S3	S 00°00'00" E	304.51'
S4	S 58°56'00" W	86.16'

Access Easement		
LINE	BEARING	DISTANCE
AL1	S 89°41'20" W	110.84'
AL2	N 00°00'00" W	31.33'
AL3	N 00°00'00" E	36.89'
AL4	N 00°00'00" W	35.91'
AL5	N 00°00'00" W	127.09'
AL6	N 06°57'31" E	16.12'
AL7	N 14°37'42" W	9.15'
AL8	N 00°00'00" W	43.51'

Access Easement				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
AC1	40.00'	90°18'40"	63.05'	N 45°09'20" W, 56.72'
AC2	75.00'	22°53'46"	29.97'	N 11°26'53" E, 29.77'
AC3	90.00'	22°53'46"	35.96'	N 11°26'53" E, 35.73'
AC4	90.00'	18°40'19"	29.33'	N 09°20'10" W, 29.20'
AC5	100.00'	18°40'19"	32.59'	N 09°20'10" W, 32.44'
AC6	100.00'	13°10'25"	22.99'	N 06°35'12" E, 22.94'
AC7	90.00'	13°10'25"	20.69'	N 06°35'12" E, 20.65'
AC8	150.00'	6°57'32"	18.22'	N 03°28'45" E, 18.21'
AC9	100.00'	21°35'13"	37.68'	N 03°50'05" W, 37.45'
AC10	100.00'	14°37'42"	25.53'	N 07°18'51" W, 25.46'
AC11	75.00'	53°43'36"	70.33'	N 26°51'47" E, 67.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°41'20" W	12.25'
L2	N 00°18'40" W	10.04'
L3	N 67°53'05" E	9.35'
L4	N 89°41'20" E	1.51'
L5	N 89°41'20" E	82.10'
L6	N 00°18'40" W	11.50'
L7	N 89°41'20" E	95.64'
L8	N 15°10'55" W	25.46'
L9	N 55°50'00" W	102.45'
L10	N 34°10'00" E	58.50'
L11	S 55°50'00" E	110.00'
L12	S 34°10'00" W	49.16'
L13	S 15°10'55" E	26.11'
L14	N 89°41'20" E	44.53'
L15	S 65°18'40" E	33.65'
L16	S 53°43'35" W	13.77'
L17	S 00°00'00" E	69.23'
L18	N 90°00'00" W	97.22'
L19	S 89°41'20" W	105.49'
L20	S 00°00'00" E	45.81'

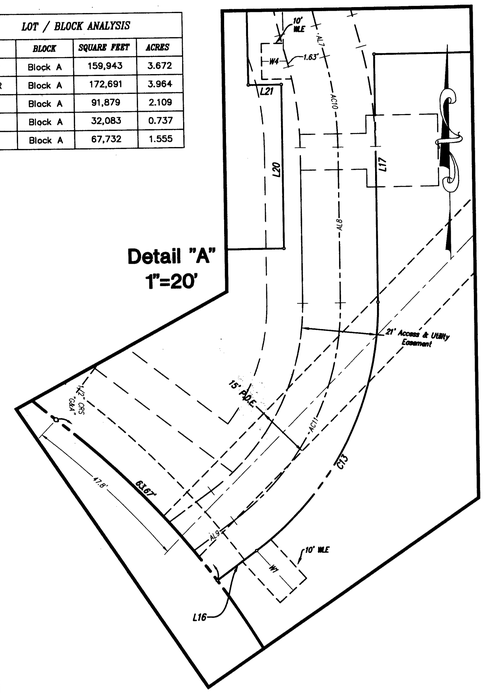
LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 90°00'00" W	9.20'
L22	N 90°00'00" W	9.93'
L23	S 00°00'00" E	75.00'
L24	N 90°00'00" W	10.34'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	72.50'	90°00'00"	113.88'	S 44°41'20" W, 102.53'
C2	72.50'	90°00'00"	113.88'	N 45°18'41" W, 102.53'
C3	220.50'	21°48'15"	83.91'	N 11°12'47" W, 83.41'
C4	230.00'	27°58'39"	112.31'	N 38°08'43" W, 111.20'
C5	170.00'	51°49'23"	153.76'	N 26°13'22" W, 148.57'
C6	293.50'	36°52'02"	188.85'	N 18°07'31" E, 185.61'
C7	143.50'	53°07'48"	133.07'	N 63°07'26" E, 128.35'
C8	100.00'	26°44'53"	46.68'	N 13°22'27" W, 46.26'
C9	100.00'	26°44'53"	46.68'	S 13°22'27" W, 46.26'
C10	90.00'	49°24'47"	77.62'	N 09°29'05" E, 75.23'
C11	24.00'	55°29'52"	23.25'	N 61°56'24" E, 22.35'
C12	43.00'	72°28'34"	54.39'	N 36°14'17" E, 50.84'
C13	85.50'	53°43'35"	80.17'	N 26°51'48" E, 77.27'

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1R	Block A	159,943	3.672
2XR	Block A	172,691	3.964
3	Block A	91,879	2.109
4	Block A	32,083	0.737
5	Block A	67,732	1.555

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
Strm. SE	=	STORM SEWER EASEMENT
DE	=	DRAINAGE EASEMENT
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
L.I.P.A.U.E.	=	LANDSCAPE, IRRIGATION, PEDESTRIAN, ACCESS & UTILITY EASEMENT



AMENDED RECORD PLAT

A Record plat of
Lots 1RA, 2XRA, 3A, 4A, & 5A, Block A
THE RIVER WALK AT
CENTRAL PARK 12/2017
Being an amendment of
Lots 1R, 2XR, 3, 4, & 5, Block A
THE RIVER WALK AT
CENTRAL PARK 1/2017
an addition to the Town of Flower Mound
Denton County, Texas,
according to the plat recorded in
Doc. No. 2017-219 P.R.D.C.T.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 11/30/17 SCALE: 1"=60' JOB NO. **15104**

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1800 Valley View Ln, Suite 300
Farmers Branch, Tx 75234
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 10/9/2018 1:57:15 PM
In the PLAT Records
THE RIVER WALK AT CENTR
Doc Number: 2018 - 433
Number of Pages: 2
Amount: 100.00
Order#:20181009000413
By: VH

File: J:\2015\15104\Drawing\FP & Const Plans\15104 AMENDED PLAT 11-30-17
Plotted: 8/10/2018 8:24 AM, by Jones Stowell Stowell 8/10/2018 8:18 AM, by jones

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, CADG Riverwalk, LLC, AND MRW INVESTORS, LLC is the owner of property situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract Number 299 and the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being all of Lots 1 & 1X, Block A, The River Walk At Central Park 3/2015, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2015-262 of the Plat Records of Denton County, Texas, and being all of Lots 2 & 2X, Block A, The River Walk At Central Park 8/2014, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2014-408 of the Plat Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" capped rebar set (G&A Consultants) at the northeast corner of said Lot 2X, Block A, and being on the south line Royal Crescent Drive North (41' ROW) as dedicated by that certain called 2.581 acre tract of land, described as Tract I in deed to Town of Flower Mound, recorded in Document Number 2014-56831 of the Real Property Records of Denton County, Texas, and being a northwest corner of that certain called 4.689 acre tract of land, described as Tract III in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE with the common line of said Lot 2X, and said Tract III, the following:

S 00°18'40" E, 1638.50 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet and whose chord bears S 44°41'20" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

S 89°41'20" W, 12.25 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the right;

Northwesterly with the arc of said curve, having a radius of 72.50 feet, a central angle of 90°00'00", an arc length of 113.88 feet and whose chord bears N 45°18'41" W, 102.53 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, 10.04 feet to a 1/2" capped rebar set (G&A Consultants) at a point of curvature of a curve to the left;

Northwesterly with the arc of said curve, having a radius of 220.50 feet, a central angle of 21°48'15", an arc length of 83.91 feet and whose chord bears N 11°12'47" W, 83.41 feet to a 1/2" capped rebar set (G&A Consultants);

N 22°06'55" W, passing at 132.42 feet, a northeast corner of said Tract III, and being the southerly northwest corner of said Lot 2X, and being the southwest corner of said Lot 1, and being the southerly southeast corner of that certain called 2.121 acre tract of land, described as Tract V in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas, continuing with the east line of said Tract V, and the west line of said Lot 1, a total distance of 148.82 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the west line of said Lot 1, and the east line of said Tract V, the following:

N 67°53'05" E, 9.35 feet to a 1/2" capped rebar set (G&A Consultants);

Northwesterly with the arc of a curve to the left, having a radius of 230.00 feet, a central angle of 27°58'39", an arc length of 112.31 feet and whose chord bears N 38°08'43" W, 111.20 feet to a 1/2" capped rebar set (G&A Consultants) at a point of reverse curvature;

Northwesterly with the arc of said curve, having a radius of 170.00 feet, a central angle of 51°49'23", an arc length of 153.76 feet and whose chord bears N 26°13'22" W, 148.57 feet to a 1/2" capped rebar set (G&A Consultants);

N 00°18'40" W, passing at 691.95 feet the northwest corner of said Lot 1, and being the southwest corner of said Lot 1X, continuing with the west line thereof, a total distance of 938.47 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, and being the northeast corner of said Tract V, and being on the south line of Lot 11X, Block A, The River Walk At Central Park 11/2010, an addition to the Town of Flower Mound, according to the plat thereof recorded in Document Number 2011-23 of the Plat Records of Denton County, Texas;

THENCE with the north line of said Lot 1X, and the south line of said Lot 11X, the following:

N 89°41'20" E, 1.51 to a 1/2" capped rebar set (G&A Consultants);

Northeasterly with the arc of a curve to the right, having a radius of 293.50 feet, a central angle of 36°52'02", an arc length of 188.85 feet and whose chord bears N 18°07'31" E, 185.61 feet to a 1/2" capped rebar set (G&A Consultants) at a point of compound curvature;

Northeasterly with the arc of said curve, having a radius of 143.50 feet, a central angle of 53°07'48", an arc length of 133.07 feet and whose chord bears N 63°07'26" E, 128.35 feet to a 1/2" capped rebar set (G&A Consultants);

N 89°41'20" E, 82.10 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner of said Lot 11X, and being an inner elle corner of said Lot 1X;

THENCE N 00°18'40" W, 11.50 feet with the east line of said Lot 11X, and the west line of said Lot 1X, to a 1/2" capped rebar set (G&A Consultants) at an outer elle corner thereof, and being the southwest corner of that certain called 0.085 acre tract of land, described as Tract XI in deed to Town of Flower Mound, recorded in Document Number 2014-56832 of the Real Property Records of Denton County, Texas;

THENCE N 89°41'20" E, with the south line of said Tract XI, and the north line of said Lot 1X, passing at 15.24 feet the north east corner thereof, and being the northwest corner of said Lot 2X, continuing with the north line thereof, passing at 90.40 feet the southeast corner of said Tract XI, and being the southwest corner of said Tract I, continuing with the south line thereof, a total distance of 95.64 feet to the POINT OF BEGINNING and containing approximately 12.037 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as The River Walk At Central Park 12/2017, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this 27 day of August, 2017.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

MRW Investors, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS :
COUNTY OF Dallas : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of August, 2017.

Notary Public
State of Texas

My commission expires the 5 day of January, 2020.

TREVOR KOLLINGER
Notary Public, State of Texas
Comm. Expires 01-05-2021
Notary ID 130950327

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF California :
COUNTY OF Los Angeles :
Whereas, Lake Westlake Investments, LLC, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: 9/20/18

A notary public or other completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California :
COUNTY OF Los Angeles :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Alexander Verba known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 20th day of September 2018 2017.

Notary Public
State of ~~Texas~~ California

My commission expires the 14th day of April, 2019

VALERIE V. SZETO
Commission # 2106774
Notary Public - California
Los Angeles County
My Comm. Expires Apr 14, 2019

APPROVED:

TOWN OF FLOWER MOUND
TOWN MANAGER

Town Manager
Jimmy Stathatos

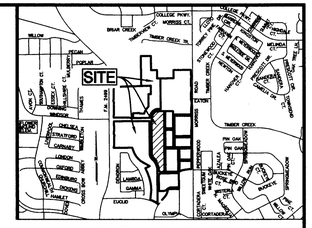
THE TOWN OF FLOWER MOUND SEAL TEXAS

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

10/9, 2017
Date



VICINITY MAP 1" = 2000'

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 5 & 6, with the coordinates thereof provided by the Town of Flower Mound.

   Northeast Corner (NEC): N=7,065,971.8' E=2,408,307.8'
   a. Bearing & distance from NEC to Monument No. 6:
   N 38°26'30" E, 4,118.9'
   Easterly Southeast Corner (ESEC): N=7,064,333.4' E=2,408,316.7'
   b. Bearing and distance from the ESEC to Monument No. 5:
   S 08°23'30" E, 1,126.9'
3. No flood Zone Area Analysis has been performed on the subject property by G&A Consultants, LLC.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP, as revised by LOMR 17-06-3797P, effective November 13, 2017, for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas determined to be in the 1% annual chance flood). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
6. Existing floodplain to be amended as designed in approved River Walk Channel Grading Plans.
7. Lots 2XR, Block A, shall be dedicated to and maintained by the BOA.
8. "The purpose of this Amended Record Plat, is to reflect the effective FEMA Flood, per LOMR 17-06-3797P, effective November 13, 2017."

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

SURVEYOR'S STATEMENT

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

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS
REGISTERED
JAMES A. STOWELL III
6513
PROFESSIONAL
LAND SURVEYOR

AMENDED RECORD PLAT

A Record plat of
Lots 1RA, 2XRA, 3A, 4A, & 5A, Block A
THE RIVER WALK AT
CENTRAL PARK 12/2017
Being an amendment of
Lots 1R, 2XR, 3, 4, & 5, Block A
THE RIVER WALK AT
CENTRAL PARK 1/2017
an addition to the Town of Flower Mound
Denton County, Texas,
according to the plat recorded in
Doc. No. 2017-219 P.R.D.C.T.
located in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161

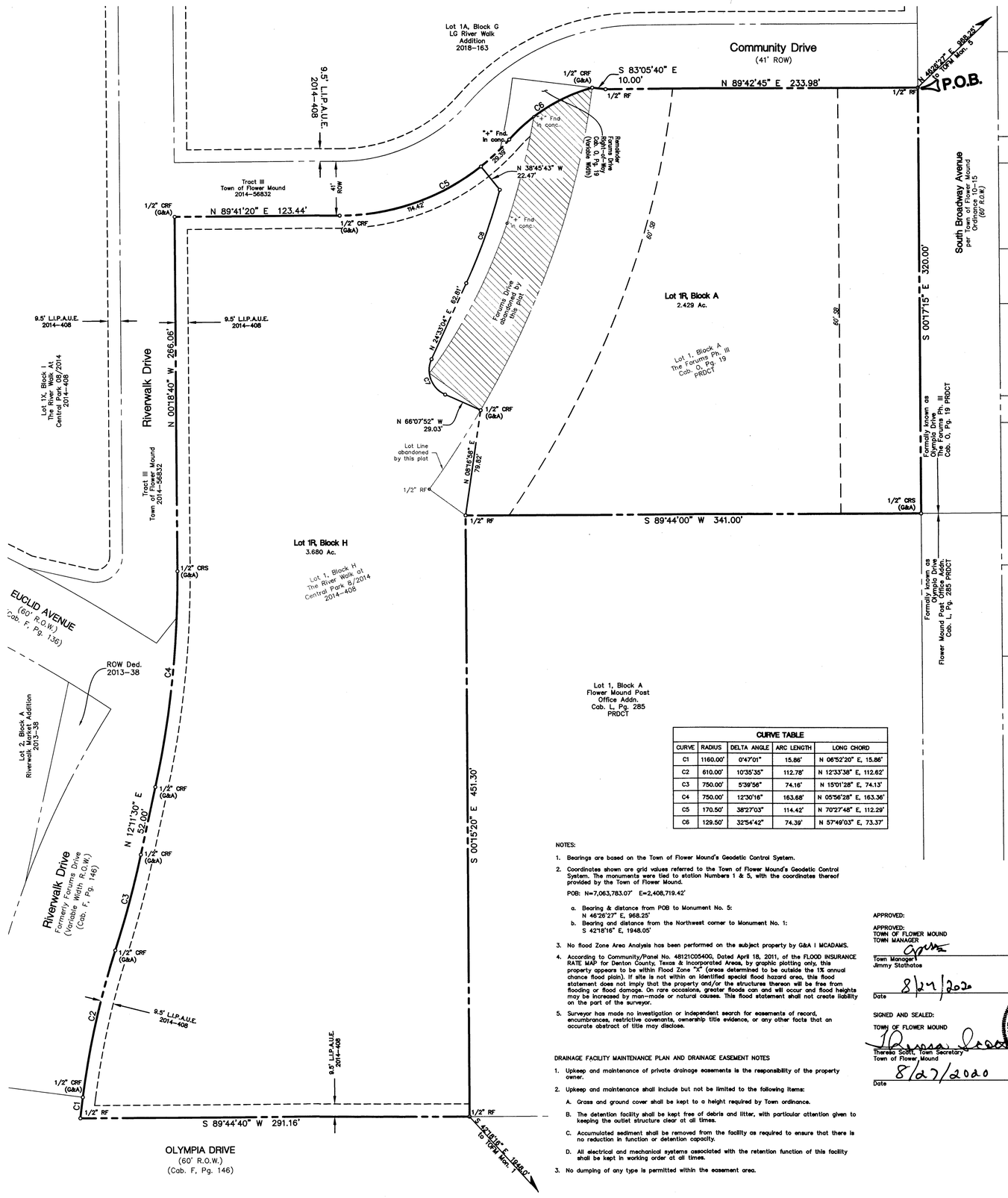
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 6/30/15 SCALE: 1"=80' JOB NO. 15104

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1800 Valley View Ln, Suite 300
Farmers Branch, Tx 75234
Ph. 469-892-7200
Fax 469-892-7202
Contact: MR. JACK DAWSON

Filed for Record
in the Official Records Of:
Denton County
On: 10/9/2018 1:57:15 PM
In the PLAT Records
THE RIVER WALK AT CENTR
Doc Number: 2018-433
Number of Pages: 2
Amount: 100.00
Order#:20181009000413
By: VH

File: Z:\2015\15104\Drawing\FP & Const Plans\15104 AMDED PLAT 11-30-17
Plotted: 9/10/2018 8:23 AM, by James Stowell Saved: 8/10/2018 8:18 AM, by jones



CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	1160.00'	0°47'01"	15.86'	N 06°52'20" E, 15.86'
C2	610.00'	10°35'35"	112.78'	N 12°33'38" E, 112.62'
C3	750.00'	5°39'56"	74.16'	N 15°01'28" E, 74.13'
C4	750.00'	12°30'16"	163.68'	N 05°56'28" E, 163.36'
C5	170.50'	38°27'03"	114.42'	N 70°27'48" E, 112.29'
C6	129.50'	32°54'42"	74.39'	N 57°49'03" E, 73.37'

NOTES:

1. Bearings are based on the Town of Flower Mound's Geodetic Control System.
2. Coordinates shown are grid values referred to the Town of Flower Mound's Geodetic Control System. The monuments were tied to station Numbers 1 & 5, with the coordinates thereof provided by the Town of Flower Mound.

   POB: N=7,063,783.07' E=2,408,719.42'

   a. Bearing & distance from POB to Monument No. 5: N 46°26'27" E, 968.25'
   b. Bearing and distance from the Northwest corner to Monument No. 1: S 42°18'16" E, 1948.05'
3. No flood Zone Area Analysis has been performed on the subject property by G&A | MCADAMS.
4. According to Community/Panel No. 48121C0540G, Dated April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 1% annual chance flood plain). If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
   A. Grass and ground cover shall be kept to a height required by Town ordinance.
   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

APPROVED:

APPROVED:
TOWN OF FLOWER MOUND
TOWN MANAGER

Town Manager
Jimmy Stathatos

8/24/2020
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

8/27/2020
Date

THE TOWN OF FLOWER MOUND SEAL TEXAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON: WHEREAS WE, CADG Riverwalk, LLC, and the Town of Flower Mound are the owners of properties situated in the Town of Flower Mound described as follows:
BEING all that certain lot, tract, or parcel of land, situated in the J. T. Stewart Survey, Abstract Number 1161, in the Town of Flower Mound, Denton County, Texas, and being all of Lot 1, Block H, The River Walk At Central Park 08/2014, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-408, Plat Records Denton County, Texas, and being all of Lot 1, Block A, The Forums Phase III, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet O, Page 19, Plat Records, Denton County, Texas, and being a portion of Forums Drive, as dedicated by said plat of The Forums Phase III, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northeast corner of said Lot 1, Block A, being on the south line of Community Drive (41' ROW), described as Tract III in deed to the Town of Flower Mound, recorded in Document Number 2014-56832, Real Property Records, Denton County, Texas, and being on the west line of South Broadway Avenue, formerly known as Olympia Drive (60' ROW) dedicated by said plat of The Forums Phase III;

THENCE S 00°17'15" E, with the east line of said Lot 1, Block A, and the west line of said South Broadway Avenue, a distance of 320.00 feet to a 1/2" capped rebar set stamped "G&A Consultants" at the southeast corner of said Lot 1, Block A, and being the northeast corner of Lot 1, Block A, Flower Mound Post Office Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet L, Page 285, Plat Records Denton County, Texas;

THENCE S 89°44'00" W, with the common line of said Lot 1, Block A, The Forums Phase III, and said Lot 1, Block A, Flower Mound Post Office Addition, a distance of 341.00 feet to a 1/2" rebar found at the northwest corner thereof, being the southwest corner of said Lot 1, Block A, The Forums Phase III, and being on the east line of said Lot 1, Block H;

THENCE S 00°15'20" E, with the east line of said Lot 1, Block H, and the west line of said Lot 1, Block A Flower Mound Post Office Addition, a distance of 451.30 feet to a 1/2" rebar found at the southwest corner thereof, being the southeast corner of said Lot 1, Block H, and being on the north line of Olympia Drive (60' ROW), dedicated by plat of The Forums Phase I, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet F, Page 146, Plat Records, Denton County, Texas;

THENCE S 89°44'40" W, with the south line of said Lot 1, Block H, and the north line of said Olympia Drive, a distance of 291.16 feet to a 1/2" rebar found at the intersection of the north line of said Olympia Drive, and the east line of River Walk Drive (Variable Width ROW), formerly known as Forums Drive, as dedicated by said plat of The Forums Phase I;

THENCE with the west line of said Lot 1, Block H, and the east line of said River Walk Drive the following:

Northeasterly with the arc of a curve to the right, having a radius of 1160.00 feet, a central angle of 00°47'01", an arc length of 15.86 feet, and whose chord bears N 06°52'20" E, 15.86 feet to a 1/2" capped rebar found stamped "G&A Consultants" at a point of compound curvature;

Northeasterly with the arc of said curve, having a radius of 610.00 feet, a central angle of 10°35'35", an arc length of 112.78 feet, and whose chord bears N 12°33'38" E, 112.62 feet to a 1/2" capped rebar found stamped "G&A Consultants" at a point of reverse curvature;

Northeasterly with the arc of said curve, having a radius 750.00 feet, a central angle of 05°39'56", an arc length of 74.16 feet, and whose chord bears N 15°01'28" E, 74.13 feet to a 1/2" capped rebar found stamped "G&A Consultants";

N 12°11'30" E, a distance of 52.00 feet to a 1/2" capped rebar found stamped "G&A Consultants" at a point of curvature, of a tangent curve to the left;

Northeasterly with the arc of said curve, having a radius of 750.00 feet, a central angle of 12°30'16", an arc length of 163.68 feet, and whose chord bears N 05°56'28" E, 163.36 feet to a 1/2" capped rebar found stamped "G&A Consultants";

N 00°18'40" W, a distance of 286.06 feet to a 1/2" capped rebar found stamped "G&A Consultants" at the northwest corner of said Lot 1, Block H, and being at the intersection of the east line of said River Walk Drive, and the south line of said Community Drive;

THENCE with the south line of said Community Drive, and the north line of said Lot 1, Block H, and Lot 1, Block A, The Forums Phase III, the following;

N 89°41'20" E, a distance of 123.44 feet to a 1/2" capped rebar found stamped "G&A Consultants" at a point of curvature, of a tangent curve to the left;

Northeasterly with the arc of said curve, having a radius of 170.50 feet, a central angle of 38°27'03", an arc length of 114.42 feet, and whose chord bears N 70°27'48" E, 112.29 feet to a "+" found in concrete at a point of reverse curvature;

Northeasterly with the arc of said curve, having a radius of 129.50 feet, a central angle of 32°54'42", an arc length of 74.39 feet, and whose chord bears N 57°49'03" E, 73.37 feet to a 1/2" capped rebar found stamped "G&A Consultants" at the northwest corner of said Lot 1, Block A, The Forums Phase III;

S 83°05'40" E, a distance of 10.00 feet to a 1/2" rebar found;

N 89°42'45" E, a distance of 233.98 feet to the POINT OF BEGINNING and containing approximately 6.108 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG Riverwalk, LLC, and the Town of Flower Mound acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as THE RIVER WALK AT CENTRAL PARK 9/2018, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and firelane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this_____day of_____, 2018.

CADG Riverwalk, LLC

Mehrdad Moayedi
Authorized Representative

STATE OF TEXAS
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrdad Moayedi, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 10 day of May 2018.

Notary Public
State of Texas

My commission expires the 18 day of October, 2021

NATALY ELBERG
Notary Public, State of Texas
Comm. Expires 10-18-2021
Notary ID 131320257

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF_____

COUNTY OF_____

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: 8/18/2020

GRAHAM MAXEY
Notary Public, State of Texas
Comm. Expires 06-13-2024
Notary ID 132473474

STATE OF Texas

COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Paul Haney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th day of August 2020.

Notary Public
State of Texas

My commission expires the 12 day of May, 2021

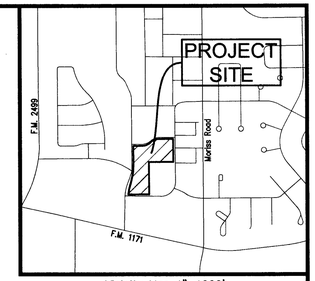
SURVEYOR'S STATEMENT

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

James Stowell, RPLS
Texas Registration No. 6513

STATE OF TEXAS
JAMES A. STOWELL
6513
REGISTERED
PROFESSIONAL
LAND SURVEYOR

FILED _____ DOC # _____ P.R.D.C.T.



Vicinity Map 1"=1000'

LEGEND

P.O.B.	=	POINT OF BEGINNING
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
BL	=	BUILDING LINE
SB	=	SETBACK
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT

40 0 40 80 120 Feet

SCALE: 1"=40'

AMENDED RECORD PLAT

Lot 1R, Block H and Lot 1R, Block A
The River Walk At Central Park 9/2018
6.108 Acres

BEING a REPLAT of
Lot 1, Block H, The River Walk At Central Park 08/2014
and Lot 1, Block A, The Forums Phase III
in the
J. T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: JS DATE: 9/21/18 SCALE: 1"=40' JOB. No. 18318

OWNER/DEVELOPER
CADG RIVERWALK, LLC
1800 Valley View Lane
Suite 300
Farmers Branch TX, 75234
Ph. 469.892.7200

Filed for Record
in the Official Records Of:
Denton County
On: 8/26/2020 3:08:43 PM
In the PLAT Records
AMENDED RECORD PLAT TY
Doc Number: 2020 - 295
Number of Pages: 1
Amount: 50.00
Order#:20200826000665
By: MK

File: Z:\2018\18318\Drawings\FP & Const Plans\18318 REPLAT
Plotted: 10/18/2018 8:16 AM, by James Stowell, Sized: 10/18/2018 7:54 AM, by jjones

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
667648	01/17/18	$21,353	Full
652931	03/27/18	$23,840	Full
667645	01/02/19	$20,946	Full
652930	02/05/19	$23,386	Full
652972	03/20/19	$23,386	Full
667418	07/26/19	$20,946	Full
667635	02/06/20	$20,537	Full
693521	04/28/20	$20,537	Full
652932	01/29/21	$22,471	Full
652959	07/01/21	$22,471	Full
675223	08/20/21	$17,160	Full
675239	02/15/22	$16,731	Full
715579	09/19/22	$18,977	Full
715553	10/13/23	$18,316	Full
652947	02/28/25	$10,000	Partial
Total		**$301,057**	

APPENDIX C-1
ASSESSMENT ROLL SUMMARY – 2026-27

Assessment Roll Summary - Riverwalk PID
2026-27

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
563269	Retail	6	25.39	$460,036.31	$20,721.75	$16,929.18	$1,563.91	$39,214.84
655447	Multi-Family	3	85.92	$1,556,644.62	$70,117.07	$57,283.99	$5,291.85	$132,692.92
705216	Retail Office	6 7	16.58	$300,440.38	$13,532.95	$11,056.10	$1,021.36	$25,610.41
705222	Retail	6	4.14	$75,005.92	$3,378.55	$2,760.19	$254.98	$6,393.72
711952	Assisted Living	4	52.50	$951,162.04	$42,843.88	$35,002.44	$3,233.50	$81,079.82
744740	Retail	6	14.49	$262,520.72	$11,824.91	$9,660.67	$892.45	$22,378.03
744741	Retail	6	8.97	$162,512.83	$7,320.18	$5,980.42	$552.47	$13,853.07
757920	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
757921	Office	6	22.05	$399,460.00	$17,993.17	$14,699.99	$1,357.97	$34,051.13
757922	Various	Various	45.87	$831,062.69	$37,434.16	$30,582.82	$2,825.22	$70,842.20
757923	Hotel	8	19.80	$358,723.97	$16,158.26	$13,200.92	$1,219.49	$30,578.68
966339	Retail Office	6 7	34.64	$627,549.54	$28,267.17	$23,093.61	$2,133.37	$53,494.15
1011391	Retail Office	6 7	7.11	$128,760.16	$5,799.84	$4,738.33	$437.72	$10,975.89
496684	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649981	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649982	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649992	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649993	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649994	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649995	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
649996	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
652930	Single Family Villa	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652931	Single Family Villa	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652932	Single Family Villa	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652933	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652934	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652935	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652936	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652937	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652938	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652939	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652940	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652941	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652942	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652943	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652944	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652945	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652946	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652947	Single Family Villa	1	0.49	$8,915.05	$401.57	$328.07	$30.31	$759.94
652948	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652949	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652950	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652951	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652952	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652953	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652954	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652955	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652956	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652957	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652958	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652959	Single Family Villa	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652963	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652964	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652965	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652966	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652967	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652968	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652969	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652970	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652971	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652972	Single Family Villa	1	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
652973	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652974	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652975	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652976	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
652977	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652978	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652979	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652980	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652981	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652982	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652983	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
652984	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
652985	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
652986	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
652987	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652988	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652989	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652990	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652991	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652992	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652993	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652994	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652995	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652996	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652997	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652998	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
652999	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653000	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653001	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653002	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653003	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653004	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653005	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653006	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653007	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653008	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653009	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653010	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653011	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653012	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653013	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653014	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653015	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653016	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653017	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653018	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653019	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653020	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653021	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653022	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653023	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653024	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653025	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653026	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653027	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653028	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653029	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653030	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653031	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653032	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653033	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653034	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
653035	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653036	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653037	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
653038	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
655450	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667418	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667423	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667598	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667599	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667600	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667601	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667602	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667603	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667604	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667605	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
667606	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667607	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667608	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667609	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667610	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667611	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667612	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667613	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667614	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667615	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667616	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667617	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667618	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667619	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667620	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667621	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667622	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667623	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667624	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667625	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667626	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667627	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667628	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667629	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667630	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667631	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667632	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667633	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667634	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667635	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667636	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667637	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667638	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667639	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667640	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667641	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667642	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667643	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667644	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667645	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667646	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667647	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667648	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
667649	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667650	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667651	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667652	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667653	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667654	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667655	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667656	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667657	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667658	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667659	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667660	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667661	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667662	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667663	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667664	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667665	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667666	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667667	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667668	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667669	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667670	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667671	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667672	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667673	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
667674	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
667675	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675215	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675216	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675217	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
675218	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675219	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675220	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675221	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675222	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675223	Periphery Townhome	9	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
675224	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675225	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675226	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675227	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675228	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675229	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675230	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675231	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675232	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675233	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675234	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675235	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675236	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675237	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675238	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675239	Periphery Townhome	9	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
675240	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675241	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675242	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675243	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675244	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675245	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675246	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675247	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675248	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675249	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675250	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675251	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675252	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675253	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675254	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675255	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675256	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675257	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675258	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675259	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675260	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675261	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675262	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675263	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675264	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675265	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675266	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675267	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675268	Periphery Townhome	9	0.38	$6,884.60	$310.11	$253.35	$23.40	$586.86
1008382	Periphery Townhome	9	0.38	$6,884.60	$310.11	$253.35	$23.40	$586.86
675269	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675270	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675271	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675272	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675273	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675274	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675275	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675276	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675277	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675278	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675279	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675280	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675281	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675282	Periphery Townhome	9	0.76	$13,835.08	$623.18	$509.13	$47.03	$1,179.34
675283	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675284	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
675285	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693466	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693467	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693468	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693469	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
693470	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693471	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693472	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693473	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693474	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693475	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693476	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693477	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693478	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693479	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693480	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693481	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693482	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693483	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693484	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693485	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693486	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693487	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693488	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693489	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693490	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693491	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693492	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693493	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693494	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693495	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693496	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693498	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693499	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693500	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693501	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693502	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693503	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693504	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693505	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693506	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693507	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693508	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693509	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693510	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
693511	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693512	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693513	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693514	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693515	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693516	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693517	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693518	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693519	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693520	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693521	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
693522	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693523	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
693524	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
705217	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
705218	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
705219	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
705220	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
705223	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715531	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715532	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715533	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715534	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715535	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715536	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715537	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715538	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715539	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715540	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715541	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715542	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715543	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715544	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
715545	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715546	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715547	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715548	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715549	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715550	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715551	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715552	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715553	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
715554	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715555	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715556	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715557	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715558	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715559	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715560	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715561	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715562	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715563	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715564	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715565	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715566	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715567	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715568	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715569	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715570	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715571	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715572	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715573	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715574	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715575	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715576	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715577	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715578	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715579	Interior Townhome	2	0.00	PREPAID	PREPAID	PREPAID	PREPAID	PREPAID
715580	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715581	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715582	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715583	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715584	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715585	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715586	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715587	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715588	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715589	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715590	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715591	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715592	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715593	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715594	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715595	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715596	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715597	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715598	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715599	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715600	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715601	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715602	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715603	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715604	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715605	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715606	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715607	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715608	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715609	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715610	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715611	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715612	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715613	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715614	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715615	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715616	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715617	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26

Parcel	Lot Size	Lot Type	Outstanding Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
715618	Interior Townhome	2	0.90	$16,227.24	$730.94	$597.16	$55.16	$1,383.26
715619	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715620	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715621	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
715622	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
744723	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
744724	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
744725	Single Family Villa	1	1.00	$18,117.37	$816.07	$666.71	$61.59	$1,544.38
744738	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
744739	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
744742	N/A	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
			649.45	**$11,766,344.43**	**$530,000.00**	**$432,997.48**	**$40,000.00**	**$1,002,997.48**

APPENDIX C-2
PROJECTED ASSESSMENT SCHEDULE

Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	1 - Single Family Villa
Outstanding Assessment	$18,117
Equivalent Unit	1.00

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$18,117	$816	$667	$62	$1,544
2027	$17,301	$839	$641	$71	$1,551
2028	$16,462	$870	$614	$73	$1,556
2029	$15,592	$893	$585	$74	$1,552
2030	$14,699	$924	$556	$75	$1,556
2031	$13,775	$955	$526	$77	$1,558
2032	$12,821	$985	$493	$79	$1,557
2033	$11,835	$1,016	$458	$80	$1,555
2034	$10,819	$1,055	$423	$82	$1,559
2035	$9,764	$1,086	$386	$83	$1,555
2036	$8,679	$1,124	$348	$85	$1,557
2037	$7,555	$1,170	$303	$87	$1,560
2038	$6,384	$1,209	$256	$88	$1,553
2039	$5,176	$1,263	$208	$90	$1,561
2040	$3,913	$1,309	$157	$92	$1,558
2041	$2,604	$1,355	$105	$94	$1,554
2042	$1,249	$1,249	$51	$96	$1,396
		$18,117	**$6,778**	**$1,387**	**$26,283**

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3 - The Annual Collection Costs shown are estimated and will be updated each year in the Annual Service Plan update.

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	2 - Interior Townhome
Outstanding Assessment	$16,227
Equivalent Unit	0.90

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$16,227	$731	$597	$55	$1,383
2027	$15,496	$752	$574	$64	$1,389
2028	$14,745	$779	$550	$65	$1,394
2029	$13,965	$800	$524	$66	$1,390
2030	$13,166	$827	$498	$68	$1,393
2031	$12,338	$855	$471	$69	$1,395
2032	$11,483	$883	$442	$70	$1,394
2033	$10,600	$910	$411	$72	$1,393
2034	$9,690	$945	$379	$73	$1,397
2035	$8,745	$972	$346	$75	$1,393
2036	$7,773	$1,007	$312	$76	$1,395
2037	$6,766	$1,048	$271	$78	$1,397
2038	$5,718	$1,083	$229	$79	$1,391
2039	$4,636	$1,131	$186	$81	$1,398
2040	$3,505	$1,172	$141	$82	$1,396
2041	$2,333	$1,214	$94	$84	$1,392
2042	$1,119	$1,119	$46	$86	$1,250
		$16,227	**$6,071**	**$1,242**	**$23,541**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	3 - Multi-Family
Outstanding Assessment	$4,348
Equivalent Unit	0.24

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$4,348	$196	$160	$15	$371
2027	$4,152	$201	$154	$17	$372
2028	$3,951	$209	$147	$17	$373
2029	$3,742	$214	$141	$18	$373
2030	$3,528	$222	$134	$18	$373
2031	$3,306	$229	$126	$18	$374
2032	$3,077	$237	$118	$19	$374
2033	$2,840	$244	$110	$19	$373
2034	$2,597	$253	$101	$20	$374
2035	$2,343	$261	$93	$20	$373
2036	$2,083	$270	$84	$20	$374
2037	$1,813	$281	$73	$21	$374
2038	$1,532	$290	$61	$21	$373
2039	$1,242	$303	$50	$22	$375
2040	$939	$314	$38	$22	$374
2041	$625	$325	$25	$23	$373
2042	$300	$300	$12	$23	$335
		$4,348	**$1,627**	**$333**	**$6,308**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	4 - Assisted Living
Outstanding Assessment (per unit)	$3,805
Equivalent Unit	0.21

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment[4]
2026	$3,805	$171	$140	$13	$324
2027	$3,633	$176	$135	$15	$326
2028	$3,457	$183	$129	$15	$327
2029	$3,274	$188	$123	$16	$326
2030	$3,087	$194	$117	$16	$327
2031	$2,893	$200	$111	$16	$327
2032	$2,692	$207	$104	$16	$327
2033	$2,485	$213	$96	$17	$327
2034	$2,272	$221	$89	$17	$327
2035	$2,050	$228	$81	$17	$327
2036	$1,823	$236	$73	$18	$327
2037	$1,586	$246	$64	$18	$328
2038	$1,341	$254	$54	$19	$326
2039	$1,087	$265	$44	$19	$328
2040	$822	$275	$33	$19	$327
2041	$547	$285	$22	$20	$326
2042	$262	$262	$11	$20	$293
		$3,805	**$1,423**	**$291**	**$5,519**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	6 - Retail
Outstanding Assessment per 1,000 square feet (SF)	$12,501
Equivalent Unit	0.69

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$12,501	$563	$460	$42	$1,066
2027	$11,938	$579	$442	$49	$1,070
2028	$11,359	$600	$423	$50	$1,074
2029	$10,759	$616	$404	$51	$1,071
2030	$10,142	$637	$384	$52	$1,073
2031	$9,505	$659	$363	$53	$1,075
2032	$8,846	$680	$340	$54	$1,074
2033	$8,166	$701	$316	$55	$1,073
2034	$7,465	$728	$292	$56	$1,076
2035	$6,737	$749	$266	$57	$1,073
2036	$5,988	$776	$240	$59	$1,074
2037	$5,213	$807	$209	$60	$1,076
2038	$4,405	$834	$177	$61	$1,072
2039	$3,571	$871	$143	$62	$1,077
2040	$2,700	$903	$109	$63	$1,075
2041	$1,797	$935	$72	$65	$1,072
2042	$862	$862	$35	$66	$963
		$12,501	**$4,677**	**$957**	**$18,135**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	7 - Office
Outstanding Assessment per 1,000 square feet (SF)	$8,334
Equivalent Unit	0.46

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$8,334	$375	$307	$28	$710
2027	$7,959	$386	$295	$33	$714
2028	$7,573	$400	$282	$33	$716
2029	$7,172	$411	$269	$34	$714
2030	$6,762	$425	$256	$35	$716
2031	$6,337	$439	$242	$35	$717
2032	$5,897	$453	$227	$36	$716
2033	$5,444	$467	$211	$37	$715
2034	$4,977	$485	$195	$38	$717
2035	$4,492	$499	$178	$38	$715
2036	$3,992	$517	$160	$39	$716
2037	$3,475	$538	$139	$40	$718
2038	$2,937	$556	$118	$41	$715
2039	$2,381	$581	$96	$41	$718
2040	$1,800	$602	$72	$42	$717
2041	$1,198	$623	$48	$43	$715
2042	$575	$575	$23	$44	$642
		$8,334	**$3,118**	**$638**	**$12,090**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	8 - Hotel
Outstanding Assessment per room	$3,623
Equivalent Unit	0.20

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$3,623	$163	$133	$12	$309
2027	$3,460	$168	$128	$14	$310
2028	$3,292	$174	$123	$15	$311
2029	$3,118	$179	$117	$15	$310
2030	$2,940	$185	$111	$15	$311
2031	$2,755	$191	$105	$15	$312
2032	$2,564	$197	$99	$16	$311
2033	$2,367	$203	$92	$16	$311
2034	$2,164	$211	$85	$16	$312
2035	$1,953	$217	$77	$17	$311
2036	$1,736	$225	$70	$17	$311
2037	$1,511	$234	$61	$17	$312
2038	$1,277	$242	$51	$18	$311
2039	$1,035	$253	$42	$18	$312
2040	$783	$262	$31	$18	$312
2041	$521	$271	$21	$19	$311
2042	$250	$250	$10	$19	$279
		$3,623	**$1,356**	**$277**	**$5,257**

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Riverwalk PID
Projected Schedule of Annual Installments

Land Use Class	9 - Periphery Townhome
Outstanding Assessment	$13,835
Equivalent Unit	0.76

Year[1]	Outstanding Assessment	Bond Principal[2]	Bond Interest[2]	Annual Collection Costs[3]	Total Annual Installment
2026	$13,835	$623	$509	$47	$1,179
2027	$13,212	$641	$489	$54	$1,185
2028	$12,571	$664	$469	$55	$1,188
2029	$11,907	$682	$447	$56	$1,186
2030	$11,225	$705	$425	$58	$1,188
2031	$10,519	$729	$402	$59	$1,190
2032	$9,790	$753	$376	$60	$1,189
2033	$9,038	$776	$350	$61	$1,187
2034	$8,262	$805	$323	$62	$1,191
2035	$7,456	$829	$295	$64	$1,187
2036	$6,627	$858	$266	$65	$1,189
2037	$5,769	$894	$231	$66	$1,191
2038	$4,875	$923	$196	$68	$1,186
2039	$3,952	$964	$159	$69	$1,192
2040	$2,988	$999	$120	$70	$1,190
2041	$1,989	$1,035	$80	$72	$1,187
2042	$954	$954	$39	$73	$1,066
		$13,835	**$5,176**	**$1,059**	**$20,070**

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APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Flower Mound, Texas (the "Town"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Riverwalk Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the Town. The exact amount of each annual installment will be approved each year by the Town Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town or MuniCap, Inc., the District Administrator for the Town, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

_____ _____
Signature of Seller Signature of Seller

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____
Notary Public, State of Texas

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

_____ _____

Signature of Purchaser Signature of Purchaser

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

_____

Notary Public, State of Texas

TOWN COUNCIL
AGENDA J.6.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Leandro Rodriguez, CIP Manager
ITEM: **Consider the approval of Amendment #2 to the Interlocal Cooperation Agreement with Denton County for the construction of the Lakeside Parkway Capacity Improvement project, and authorize the Mayor to execute the same on behalf of the Town**

BACKGROUND: The Lakeside Parkway ICA with Denton County was previously approved by Town Council on March 4, 2024, and amended on September 15, 2025. The agreement included $4,270,000 of TRIP-22 Denton County bond funding for the purpose of providing engineering, right-of-way acquisition, utility relocations, inspections, and construction of Lakeside Parkway as a six-lane divided arterial between FM 2499 and SH 121. Amendment #1 to the ICA increased the County's contribution by $5,218,000, for a total of $9,488,000 for the completion of the project, revised the project limits to FM 2499 and just west of Enterprise Drive, and increased the estimated project cost to $9,594,000 for the portion located within Denton County.

This Amendment #2 revises the funding agreement with the County for the Town to receive a payment of funds in advance, instead of through reimbursement. The funding will be deposited into a separate Town account and interest earned on the funds shall be kept in the account. The Town will still provide invoices to the County for approval for use of the funds. The total funding amount does not change.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A

Proposed Expenditure/(Revenue)	**Account Number(s):**
$(9,488,000)	506-4793

LEGAL REVIEW: Annabelle Ackling, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the agreement as to form and legality.

ATTACHMENTS:
1. ICA Amendment #2_Flower Mound_Lakeside Parkway

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

AMENDMENT NO. 2 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE TOWN OF FLOWER MOUND, TEXAS

THIS AMENDMENT NO. 2 to the Interlocal Cooperation Agreement is made, entered into and executed by and between Denton County, Texas ("the County"), a duly organized political subdivision of the State of Texas; and the Town of Flower Mound, Texas ("the Town"), a duly organized political subdivision of the State of Texas. The County and the Town are collectively referred to herein as "the Parties." On March 26, 2024, the Parties entered into an Interlocal Cooperation Agreement under Denton County Commissioners Court Order Number 24-0271, hereinafter "the original Agreement," for the purpose of providing for engineering, right-of-way acquisition, utility relocations, inspections, and construction of Lakeside Parkway as a six-lane divided arterial between FM 2499 and SH 121 located entirely within the municipal limits of the Town and within Denton County Commissioner Precinct #3, at a total estimated project cost of EIGHT MILLION FIVE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS ($8,540,000.00).

WHEREAS, under the terms of the original Agreement, the County and Town agreed that the County would contribute an amount which shall not exceed FOUR MILLION TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS ($4,270,000.00) toward satisfactory completion of the Project; and

WHEREAS, on February 3, 2026, the County and Town entered into Amendment No. 1 to the Interlocal Cooperation Agreement, under Denton County Commissioners Court Order Number 23-0092, for the engineering, right-of-way acquisition, utility relocations, inspections, and construction of Lakeside Parkway as a six-lane divided arterial between FM 2499 and SH 121 with the County agreeing to contribute an additional FIVE MILLION TWO HUNDRED EIGHTEEN THOUSAND AND NO/100 DOLLARS ($5,218,000.00) toward satisfactory completion of the Project, and

WHEREAS, in accordance with Section 791.011 (d)(3) of the Act, each Party is paying for the performance of the functions herein from current revenues available to that Party;

WHEREAS, the Parties to the original Agreement now intend to amend the original

Agreement, in order to revise Project contribution from a reimbursement to a payment through a revision in Section VI, which shall be memorialized in this document as Amendment No. 2 to the original Agreement between the County and the Town; and

NOW, THEREFORE, the County and the Town for the mutual covenants and agreements contained in the original Agreement and Amendment No. 1 and as contained herein, and for the other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree to amend Section VI of the original Agreement to reflect a revision in Project contribution from a reimbursement to a payment. All other terms and conditions of the original Agreement are hereby affirmed by the Parties. The amended portions of the original Agreement are as follows:

AMENDED SECTION VI

The County will forward to the Town the funding as outlined in this Agreement. All funds shall be deposited into a separate account, and interest earned on the funds shall be kept in the account. Interest earned may be used only after obtaining approval by the Denton County Commissioners Court and are not counted toward the County's funding requirements as set forth in this Agreement. As the Town proceeds with completion of the Project, the Town shall provide required Project documentation to the Denton County Auditor, Mr. Jeff May, 1 Courthouse Drive, Suite 2000, Denton, Texas 76208, c/o Mr. John Polster, Innovative Transportation Solutions, Inc., 1422 W. Main Street, Suite 106, Lewisville, Texas 75067. The Town shall submit invoices on a monthly basis, and the County shall provide approval to access funds held in escrow, provided that all expenditures are made in a manner which is consistent with the terms of this Agreement. Upon satisfactory completion of the Project, the County and the Town shall prepare and complete a full audit of the Project.

This Amendment to the original Agreement shall replace and supersede Section VI of the original Agreement between the Parties. **All other provisions of the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.**

This Agreement may be executed in multiple counterparts, attached to the original Agreement, and shall collectively constitute an Amendment to the original Agreement. All other terms and conditions of the original Agreement are hereby affirmed by the Parties.

Executed this _____ day of _____, 2026.

DENTON COUNTY, TEXAS
1 Courthouse Drive, Suite 3100
Denton, Texas 76209

By: _____
Honorable Andy Eads
Denton County Judge
Acting by and on behalf of the authority
of the Denton County Commissioners Court

ATTEST:

By: _____
Denton County Clerk

TOWN OF FLOWER MOUND, TEXAS
2121 Cross Timbers Road
Flower Mound, Texas 75028

By:_____
Honorable Cheryl Moore
Mayor of the Town of Flower Mound, Texas
Acting by and on behalf of the authority
of the Town of Flower Mound, Texas

ATTEST:

By: _____
Town Secretary

APPROVED AS TO FORM:

By: _____
Town Attorney

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

_____
Denton County Auditor

APPROVAL OF
AMENDMENT NO. 2 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE TOWN OF FLOWER MOUND, TEXAS

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project, hereby agrees to amend Section VI of the Interlocal Cooperation Agreement which was approved on March 26, 2024, under Denton County Commissioners Court Order Number 24-0271 and Amendment No. 1 to the Interlocal Cooperation Agreement which was approved on February 3, 2026, under Denton County Commissioners Court Order Number 26-0092.

Amendment No. 2 will amend the original Agreement and Amendment No. 1 to revise Project contribution from a reimbursement to a payment through a revision in Section VI. The scope of the Project shall continue to be to provide for engineering, right-of-way acquisition, utility relocations, inspections, and construction of Lakeside Parkway as a six-lane divided arterial between FM 2499 and SH 121. The Denton County commitment toward satisfactory completion of the Project shall continue to be in an amount which shall not exceed NINE MILLION FOUR HUNDRED EIGHTY-EIGHT THOUSAND AND NO/100 DOLLARS ($9,488,000.00).

All other provisions of the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.

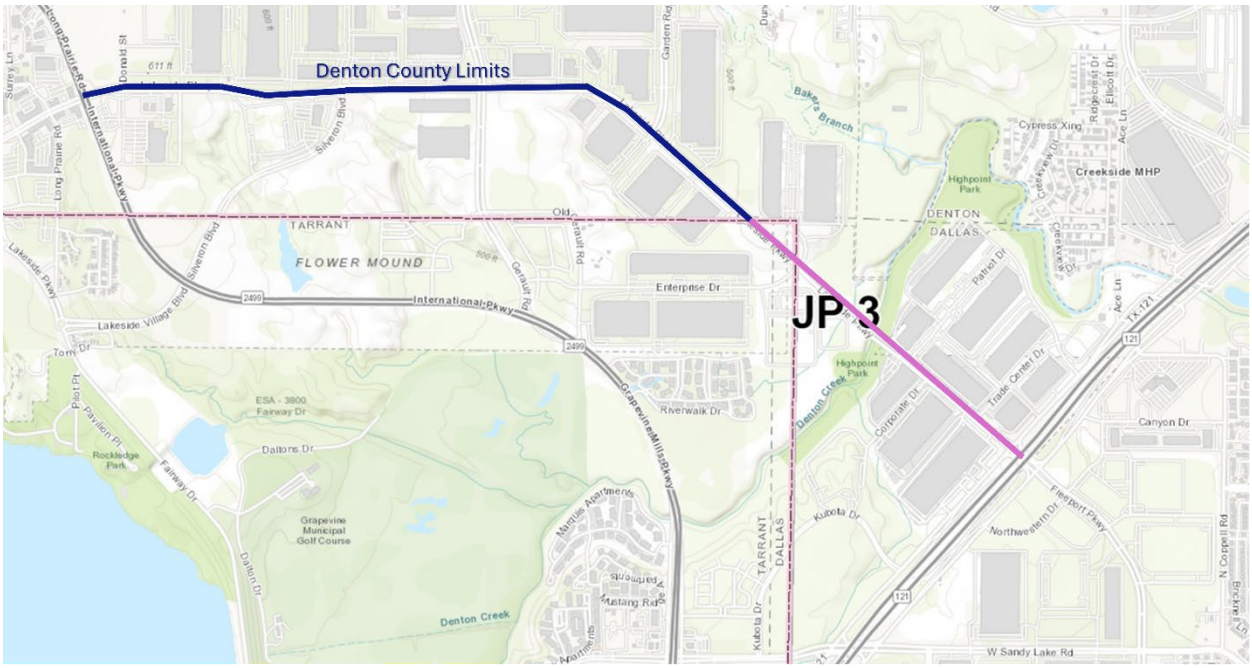
Denton County, Texas, hereby gives its specific written approval of the Parties prior to beginning the Project in satisfaction of the requirements of the Interlocal Cooperation Act, Texas Government Code Chapter 791.

By vote on this date, the Denton County Commissioners Court has approved the Project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Denton
County Commissioners Court

EXHIBIT A: PROJECT EXHIBIT



TOWN COUNCIL
AGENDA J.7.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Leandro Rodriguez, CIP Manager
ITEM: **Consider the approval of Amendment #2 to the Interlocal Cooperation Agreement with Denton County for the construction of the Denton Creek Boulevard Bridge project, and authorize the Mayor to execute the same on behalf of the Town**

BACKGROUND: The Denton Creek Bridge ICA with Denton County was previously approved by Town Council in 2018, and amended on March 4, 2024. The agreement included $1,000,000 of Denton County bond funding for the construction associated with expanding Denton Creek Boulevard Bridge as a new four-lane urban minor arterial bridge with bicycle lanes over Graham Creek. Amendment #1 to the ICA increased the County's contribution by $5,000,00 to $6,000,000 total for the completion of the project.

The project has been completed. This Amendment #2 revises the funding agreement with the County to add engineering to the scope of the project to allow for the engineering costs to be reimbursed. The total funding amount does not change.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: N/A

LEGAL REVIEW: Annabelle Ackling, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the agreement as to form and legality.

ATTACHMENTS:
1. ICA Amendment #2_Flower Mound_Denton Creek Boulevard Bridge

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE STATE OF TEXAS §
§
COUNTY OF DENTON §

AMENDMENT NO. 2 TO INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS, AND THE TOWN OF FLOWER MOUND, TEXAS

THIS AMENDMENT NO. 2 to the Interlocal Cooperation Agreement is made, and entered into, and executed by and between Denton County, Texas, hereinafter "the County"; and the Town of Flower Mound, Texas, hereinafter "the Town." The County and the Town are collectively referred to herein as "the Parties." On December 11, 2018, the Parties entered into an Interlocal Cooperation Agreement under Denton County Commissioners Court Order Number 18-0882, hereinafter "the original Agreement," for the purpose of providing for construction associated with Denton Creek Boulevard Bridge as a new four-lane urban minor arterial bridge with bicycle lanes over Graham Creek at a total estimated project cost of SEVEN MILLION AND NO/100 DOLLARS ($7,000,000.00).

WHEREAS, under the original Agreement, the County and Town agreed the County would contribute an amount which shall not exceed ONE MILLION AND NO/100 DOLLARS ($1,000,000.00) toward satisfactory completion of the Project.

WHEREAS, under the original Agreement the County and the Town agreed that the Town would contribute an amount which shall not exceed SIX MILLION AND NO/100 DOLLARS ($6,000,000.00). The Town agreed to provide all necessary construction required for satisfactory completion of the Project.

WHEREAS, on March 26, 2024, the County and Town entered into Amendment No. 1 to the Interlocal Cooperation Agreement, under Denton County Commissioners Court Order Number 24-0270, for the construction of Denton Creek Boulevard Bridge as a new four-lane minor arterial bridge with bicycle lanes over Graham Creek with the County agreeing to contribute an additional FIVE MILLION AND NO/100 DOLLARS ($5,000,000.00) for a total County contribution of SIX MILLION AND NO/100 DOLLARS ($6,000,000.00) toward satisfactory completion of the Project, and

WHEREAS, the Parties to the original Agreement now intend to amend the original Agreement, in order to reflect a revision in Project scope to include engineering, which shall be memorialized in this document as Amendment No. 2 to the original Agreement between the

County and the Town; and

NOW, THEREFORE, the County and the Town for the mutual covenants and agreements contained in the original Agreement and as contained herein, and for the other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree to amend Section II and Section IV of the original Agreement to reflect the change in the Project scope to include engineering. All other terms and conditions of the original Agreement are hereby affirmed by the Parties. The amended portions of the original Agreement are as follows:

AMENDED SECTION II

The County and the Town hereby agree that Amendment No. 2 will revise the Project scope to consist of engineering and construction associated with the new 4-lane urban minor arterial bridge with bicycle lanes for Denton Creek Boulevard Bridge at Graham Creek.

AMENDED SECTION IV

The Town hereby agrees to provide all necessary engineering and construction required for satisfactory completion of the Project.

This Amendment to the original Agreement shall replace and supersede Section II and Section IV of the original Agreement between the Parties. **All other provisions of the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.**

This Agreement may be executed in multiple counterparts, attached to the original Agreement, and shall collectively constitute an Amendment to the original Agreement. All other terms and conditions of the original Agreement are hereby affirmed by the Parties.

Executed this _____ day of _____, 2026.

DENTON COUNTY, TEXAS
1 Courthouse Drive, Suite 3100
Denton, Texas 76209

By: _____
Honorable Andy Eads
Denton County Judge
Acting by and on behalf of the authority
of the Denton County Commissioners Court

ATTEST:

By: _____
Denton County Clerk

TOWN OF FLOWER MOUND, TEXAS
2121 Cross Timbers Road
Flower Mound, Texas 75028

By:_____
Honorable Cheryl Moore
Mayor of the Town of Flower Mound, Texas
Acting by and on behalf of the authority
of the Town of Flower Mound, Texas

ATTEST:

By: _____
Town Secretary

COUNTY AUDITOR'S CERTIFICATE

I hereby certify funds are available to accomplish and pay the obligation of Denton County, Texas, under this Agreement.

_____
Denton County Auditor

APPROVAL OF AMENDMENT NO. 2 TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN DENTON COUNTY, TEXAS AND THE TOWN OF FLOWER MOUND, TEXAS

Denton County, Texas, acting by and through the Denton County Commissioners Court, having been advised of the Project, hereby agrees to amend Section II and Section IV of the Interlocal Cooperation Agreement which was approved on December 11, 2018, under Denton County Commissioners Court Order Number 18-0882 and Amendment No. 1 to the Interlocal Cooperation Agreement which was approved on March 26, 2024, under Denton County Commissioners Court Order Number 24-0270.

Amendment No. 2 will amend the original Agreement to revise the scope to consist of engineering and construction associated with the new 4-lane urban minor arterial bridge with bicycle lanes for Denton Creek Boulevard Bridge at Graham Creek.

All other provisions of the original Agreement shall remain in full force and effect unless modified by subsequent written amendment signed by both of the Parties to the original Agreement.

Denton County, Texas, hereby gives its specific written approval of the Parties prior to beginning the Project in satisfaction of the requirements of the Interlocal Cooperation Act, Texas Government Cod Chapter 791.

By vote on this date, the Denton County Commissioners Court has approved the Project identified above and authorized execution of this document by the presiding officer of the Denton County Commissioners Court.

Date: _____

By: _____
Presiding Officer of the Denton
County Commissioners Court

TOWN COUNCIL
AGENDA J.8.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: John Habern, Park Development Manager
ITEM: **Consider approval of Professional Services Agreement with Dunaway Associates, LLC., for the design services associated with the Wilkerson Trail Bridges project, in the amount of $185,000.00; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: This item is to enter into a Professional Services Agreement with Dunaway Associates, LLC., for the design and permitting work associated with the Wilkerson Trail Bridges project. The scope of services includes the replacement of two pedestrian bridges along Wilkerson Trail, between Maywood Court and Ellis Drive. The scope includes topographic survey, geotechnical investigation, floodplain analysis and permitting, and full construction documents, along with TDLR accessibility review.

The existing pedestrian bridges were installed in 1991 and are constructed of angle iron, wood, and composite materials. Having reached and exceeded the typical 30-year service life for this type of construction, prior inspections found the bridges to be in poor condition, warranting their replacement to maintain public safety and long-term reliability. Staff is evaluating replacement bridge options that will provide a durable, low-maintenance, long-term solution with an anticipated service life exceeding 100 years.

If approved, this agreement would provide for the full design and construction plans for the Wilkerson Trail Bridges project that will be used for construction bidding for the project.

BOARD REVIEW/CITIZEN FEEDBACK: The bridge replacements were presented during the Parks Board and Community Development Corporation (CDC) Capital Improvement Program (CIP) discussions as part of the Trail Master Plan Implementation project. On April 9, 2026, the Parks Board recommended including the project in the FY 2026-27 Five-Year CIP and supported using available FY 2025-26 Trail Master Plan Implementation project funds to complete the bridge replacement design and construction documents. The Community Development Corporation subsequently approved the project and funding approach during its April 28, 2026, meeting.

ALTERNATIVES: A decision not to approve the Professional Services Agreement would leave the two Wilkerson Trail bridges in their current condition, where the aging composite decking has already required patching to remain in service. The bridges would continue to deteriorate under ongoing use, requiring repeated temporary repairs and making partial or full closure of the trail segment between Maywood Court and Ellis Drive increasingly likely.

FISCAL IMPACT: $185,000.00

Proposed Expenditure/(Revenue)	**Account Number(s):**
$185,000.00	317-110-70424-6210

LEGAL REVIEW: The Town's standard professional service agreement form documents, prepared by Taylor, Olson, Adkins, Sralla, & Elam L.L.P., was used to draft this agreement. No alteration to the legal content of this form document was made.

ATTACHMENTS:
1. Professional Services Agreement
2. Form 1295

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE STATE OF TEXAS §
COUNTY OF DENTON §

PROFESSIONAL SERVICES AGREEMENT WITH DUNAWAY ASSOCIATES, LLC

This contract is entered into on this 3 day of August, 2026, by and between the **TOWN OF FLOWER MOUND, TEXAS,** a municipal corporation located in Denton County, Texas, (hereinafter referred to as "TOWN"), acting by and through its Mayor, and **Dunaway Associates, LLC.,** ("hereinafter referred to as "CONSULTANT") whose address is 3030 Lyndon B Johnson Fwy, Suite 600, Dallas, TX 75234

RECITALS

WHEREAS, TOWN desires to obtain professional services from CONSULTANT relative to surveying, design and providing construction documents for the Wilkerson Trail Bridges project; and

WHEREAS, CONSULTANT is an engineering firm qualified to provide such services and is willing to undertake the performance of such services for the TOWN in exchange for fees hereinafter specified;

TERMS OF AGREEMENT

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter contained and subject to the terms and conditions hereinafter stated, the parties hereto do mutually agree as follows:

I.
Employment of Consultant

CONSULTANT will perform as an independent contractor all services under this Contract to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the architectural, engineering and planning professions, both public and private, currently practicing in the same locality under similar conditions including but not limited to the exercise of reasonable, informed judgments and prompt, timely action. If CONSULTANT has represented or is representing that it has special expertise in one or more areas to be utilized in this Contract, then CONSULTANT agrees to perform those special expertise services to the appropriate local, regional and national professional standards.

II.
Scope of Services

CONSULTANT shall perform such services as are necessary to provide services for the Wilkerson Trail Bridges project specifically including, but not necessarily limited to, the tasks enumerated more fully in Attachment "A" hereto entitled "Scope of Work" (hereafter referred to as the "Project"). Attachment "A" is hereby incorporated herein by reference and made a part hereof as if written word for word. However, in case of conflict in the language of Attachment "A" and this Contract, the terms and conditions of this Contract shall be final and binding upon both parties hereto.

III.
Payment for Services

Total payment for services described herein shall be a sum not to exceed One Hundred Eighty-Five Thousand and No/100 Dollars ($185,000.00). This total payment for services includes CONSULTANT's ordinary expenses. Additional expenses and charges, which are extraordinary in nature, must be approved in advance by TOWN in writing signed by the parties. Such extraordinary expenses may be paid as incurred and billed to the TOWN pursuant to this Contract over and above the total payment amount identified in this provision. Any extraordinary expenses or charges not approved in writing in advance by the TOWN shall remain the sole responsibility of the CONSULTANT. If CONSULTANT retains any subcontractors to perform any of the work, CONSULTANT acknowledges that payments to such subcontractors are due and payable in accordance with the provisions of Texas Government Code Section 2251.022, and that interest on unpaid and overdue amounts shall accrue in accordance with Texas Government Code Section 2251.025.

CONSULTANT will bill TOWN on a lump sum basis in accordance with Attachment "B"; provided however that this Contract shall control in the event of any conflict between the language in Attachment "B" and the language in this Contract. If additional services, trips or expenses are requested, CONSULTANT will not provide such additional services until authorized by TOWN in writing to proceed. The scope of services shall be strictly limited. TOWN shall not be required to pay any amount in excess of the amount identified in the preceding paragraph unless TOWN shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

Each month CONSULTANT will submit to TOWN an invoice for supporting the percentage for which payment is sought by CONSULTANT during the previous month for which payment is sought. Each invoice shall also state the percentage of work completed on the Project, the total of the current invoice amount and a running total balance for the Project to date.

Assuming that TOWN agrees with the invoice, that TOWN has not determined any of the work to be unsatisfactory, or that TOWN otherwise does not dispute any of the

amounts billed, TOWN shall make payments in the amount shown by CONSULTANT's approved monthly statements and other documentation submitted in compliance with the Texas Prompt Payment Act, Texas Government Code Chapter 2251.

Nothing contained in this Contract shall require TOWN to pay for any work that TOWN has determined has not been successfully completed or is unsatisfactory as determined by TOWN, or which is not otherwise submitted in compliance with the terms of this Contract, nor shall failure to withhold payment pursuant to the provisions of this section constitute a waiver of any right, at law or in equity, which TOWN may have if CONSULTANT is in default, including the right to bring legal action for damages or for specific performance of this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

IV.
Revisions of the Scope of Services

TOWN reserves the right to revise or expand the scope of services after due approval by TOWN as TOWN may deem necessary, but in such event TOWN shall pay CONSULTANT equitable compensation for such services. In any event, when CONSULTANT is directed to revise or expand the scope of services under this Section of the Contract, CONSULTANT shall provide TOWN a written proposal for the entire costs involved in performing such additional services. Prior to CONSULTANT undertaking any revised or expanded services as directed by TOWN under this Contract, TOWN must authorize in writing the nature and scope of the services and accept the method and amount of compensation and the time involved in all phases of the Project.

It is expressly understood and agreed by CONSULTANT that any compensation not specified in Paragraph III herein above may require Flower Mound Town Council approval and is subject to the current budget year limitations.

V.
Term

This Contract shall begin on the date first written above, and shall terminate when TOWN has approved the Project as being final or otherwise terminates this Contract as provided herein.

VI.
Contract Termination Provision

Notwithstanding any other provision of this Contract, this Contract may be terminated at any time by TOWN for any reason, with or without cause, by providing CONSULTANT thirty (30) days written notice of such termination. Upon receipt of such notice, CONSULTANT shall immediately terminate working on, placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with

this Contract and shall proceed to promptly cancel all existing contracts insofar as they are related to this Contract.

VII.
Ownership of Documents

All materials and documents prepared or assembled by CONSULTANT under this Contract shall become the sole property of TOWN and shall be delivered to TOWN without restriction on future use. CONSULTANT shall provide documents in any commonly-used electronic file format as requested by TOWN. CONSULTANT may retain in its files copies of all drawings, specifications and all other pertinent information for the work. CONSULTANT shall have no liability for changes made to any materials or other documents by others subsequent to the completion of the Contract.

Vendor agrees they will not use the Town's data for AI purposes and will disclose if they submit documents to the Town that include AI generated statements. This includes proposals/bid submittals.

VIII.
Insurance

A. CONSULTANT shall, at its own expense, purchase, maintain and keep in force during the term of this Contract such insurance as set forth below. CONSULTANT shall not commence work under this Contract until CONSULTANT has obtained all the insurance required under this Contract and such insurance has been approved by TOWN, nor shall CONSULTANT allow any subcontractor to commence work on its own subcontract until all similar insurance of the subcontractor has been obtained and approved. All insurance policies provided under this Contract shall be written on an "occurrence" basis save and except the Professional Liability Insurance which may be written on a "claims-made" basis, provided that "tail coverage" or continuation coverage is provided. The insurance requirements shall remain in effect throughout the term of this Contract.

The CONSULTANT shall furnish to TOWN certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the Project and be addressed as follows:

Town of Flower Mound
2121Cross Timbers Road
Flower Mound, TX 75028
Email: purchasing@flowermound.gov

The following policies and coverage shall be required:

1. Worker's Compensation Insurance (as required by law) with the policy endorsed to provide a waiver of subrogation as to TOWN; such policy to provide for Employers' Liability Insurance of not less than $100,000.00 for each accident, $100,000.00 disease-each employee, $500,000.00 disease-policy limit;

2. Commercial General Liability Insurance including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractor's and Contractual Liability, including but not limited to coverage for all of the indemnification obligations of CONSULTANT under this Contract, and fully insuring CONSULTANT's liability for injury to or death of employees of TOWN and of third parties, extended to include personal injury liability coverage and for damage to property of third parties, with minimum combined single limits of $1,000,000 per occurrence, $1,000,000 Products/Completed Operations Aggregate and $1,000,000 general aggregate per occurrence. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis;

3. Business Automobile Liability Insurance, covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of $1,000,000.00 per occurrence; and

4. Professional Liability Insurance: CONSULTANT shall obtain and maintain at all times during the prosecution of the work under this Contract professional liability insurance, which may be written on a claims made form provided that "tail coverage" or continuation coverage is provided. Limits of liability shall be $1,000,000.00 per claim, $1,000,000.00 annual aggregate. The coverage under this policy shall include a contractual liability endorsement.

If any of the foregoing insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than thirty-six (36) months following completion of the Contract and acceptance by the TOWN. All such insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by A.M. Best Company or equivalent.

B. Each insurance policy to be furnished by CONSULTANT shall include the following conditions by endorsement to the policy

1. The TOWN shall be named as an additional insured on the Commercial General Liability policy, by using endorsement CG2026 or broader;

2. The TOWN shall also be named as an additional insured as to all other applicable coverage save and except the Worker's Compensation Insurance and Professional Liability Insurance;

3. Each policy will require that thirty (30) days prior to the expiration, cancellation, nonrenewal or any material change in coverage, a notice thereof shall be given to TOWN by certified mail to:

John Habern
Park Development Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6343 Telephone

However, if the policy is canceled for nonpayment of premium, only ten (10) days advance written notice to TOWN is required. CONSULTANT shall also notify TOWN within twenty-four (24) hours after receipt of any notices of expiration, cancellation, nonrenewal or any material change in coverage it receives from its insurer(s);

4. The term "Owner" or "TOWN" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of TOWN and the individual members, employees and agents thereof in their official capacities, and/or while acting on behalf of TOWN;

5. The policy phrase "Other Insurance" shall not apply to TOWN where TOWN is an additional insured on the policy; and

6. All provisions of the Contract concerning liability, duty and standards of care together with the indemnification provision shall be underwritten by contractual liability coverage sufficient to include such obligations within applicable policies.

C. Concerning insurance to be furnished by CONSULTANT, it is a condition precedent to acceptability thereof that:

1. Any policy submitted shall not be subject to limitations, conditions or restrictions deemed inconsistent with the intent of the insurance requirements to be fulfilled by CONSULTANT. The TOWN's decision(s) thereon shall be final;

2. All policies are to be written through companies duly approved to transact that class of insurance in the State of Texas; and
3. All liability policies required herein, save and except Professional Liability Insurance, shall be written with an "occurrence" basis coverage trigger.

D. CONSULTANT agrees to the following:

1. CONSULTANT hereby waives subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of

recovery or subrogation against TOWN, it being the intention that the insurance policies shall protect all parties to this Contract and be primary coverage for all losses covered by the policies;

2. Companies issuing the insurance policies and CONSULTANT shall have no recourse against TOWN for payment of any premiums, or assessments for any deductible, as all such premiums are the sole responsibility and risk of CONSULTANT;

3. Approval, disapproval or failure to act by TOWN regarding any insurance supplied by CONSULTANT (or any subcontractors) shall not relieve CONSULTANT of full responsibility or liability for damages and accidents as set forth in the Contract documents. Neither shall the insolvency or denial of liability by the insurance company exonerate CONSULTANT from liability; and

4. No special payments shall be made for any insurance that the CONSULTANT and subcontractors are required to carry; all are included in the contract price and the contract unit prices.

Any of the insurance policies required under this section may be written in combination with any of the others, where legally permitted, but none of the specified limits may be lowered thereby.

IX.
Right to Inspect Records

CONSULTANT agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of CONSULTANT involving transactions relating to this Contract. CONSULTANT agrees that TOWN shall have access during normal working hours to all necessary CONSULTANT facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. TOWN shall give CONSULTANT reasonable advance notice of intended audits.

If TOWN agrees that CONSULTANT may retain any subcontractors, CONSULTANT further agrees to include in subcontract(s), if any, a provision that any subcontractor or engineer agrees that TOWN shall have access to and the right to examine any directly pertinent books, documents, papers and records of such engineer or sub-contractor involving transactions to the subcontract, and further, that TOWN shall have access during normal working hours to all such engineer or sub-contractor facilities and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of the paragraph. TOWN shall give any such engineer or sub-contractor reasonable advance notice of intended audits.

X.
Successors and Assigns

TOWN and CONSULTANT each bind themselves and their successors, executors, administrators and assigns to the other party to this Contract and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Contract. Neither TOWN nor CONSULTANT shall assign or transfer its interest herein without the prior written consent of the other.

XI.
CONSULTANT's Liability

Acceptance of the final plans by the TOWN shall not constitute nor be deemed a release of the responsibility and liability of CONSULTANT, its employees, associates, agents or consultants for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by TOWN for any defect in the designs, working drawings, specifications or other documents and work prepared by said CONSULTANT, its employees, associates, agents or sub-consultants. In this regard, CONSULTANT acknowledges that TOWN is retaining CONSULTANT to provide the services described herein, in reliance upon CONSULTANT's specialized expertise and experience, and in reliance thereon.

XII.
Indemnification

THE PROVISIONS OF THIS SECTION ARE SUBJECT TO THE LIMITATIONS OF TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 AND SHALL BE CONSTRUED TO THAT EFFECT. THE CONSULTANT AS ALLOWED BY TEXAS LOCAL GOVERNMENT CODE SECTION 271.904 WILL STILL NAME TOWN AS ADDITIONAL INSURED IN ITS GENERAL LIABILITY POLICY AND PROVIDE ANY DEFENSE AS ALLOWED BY THE POLICY. CONSULTANT DOES HEREBY COVENANT AND CONTRACT TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY AND HOLD HARMLESS TOWN AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION, INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, THAT MAY ARISE BY REASON OF DEATH OR INJURY TO PERSONS OR DAMAGE TO OR LOSS OF USE OF PROPERTY OCCASIONED BY ANY WRONGFUL INTENTIONAL ACT OR OMISSION OF CONSULTANT AS WELL AS ANY NEGLIGENT OMISSION, ACT OR ERROR OF CONSULTANT, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, OR OTHER PERSONS FOR WHOM CONSULTANT IS LEGALLY LIABLE WITH REGARD TO THE

PERFORMANCE OF THIS CONTRACT, REGARDLESS OF WHETHER SUCH LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION IS THE RESULT IN PART OF TOWN'S NEGLIGENCE OR FAULT, AND CONSULTANT WILL, AT ITS OWN COST AND EXPENSE, DEFEND AND PROTECT TOWN AGAINST ANY AND ALL SUCH CLAIMS AND DEMANDS, INCLUDING PAYMENT OF TOWN'S REASONABLE ATTORNEYS' FEES. IN THE EVENT OF A CLAIM IS BROUGHT AGAINST TOWN, TOWN SHALL HAVE THE RIGHT TO RETAIN LEGAL COUNSEL OF ITS CHOOSING IN DEFENSE OF SUCH A CLAIM, AND SUCH ELECTION SHALL NOT RELIEVE CONSULTANT OF ITS OBLIGATIONS UNDER THIS SECTION.

XIII.
Independent Contractor

CONSULTANT's status shall be that of an Independent Contractor and not an agent, servant, employee or representative of TOWN in the performance of this Contract. No term or provision of or act of CONSULTANT or TOWN under this Contract shall be construed as changing that status. CONSULTANT will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and engineers and the doctrine of respondeat superior shall not apply as between TOWN and CONSULTANT, its officers, agents, employees, contractors, subcontractors and engineers, and nothing herein shall be construed as creating a partnership or joint enterprise between TOWN and CONSULTANT.

XIV.
Default

If at any time during the term of this Contract, CONSULTANT shall fail to commence the work in accordance with the provisions of this Contract, or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract, or fail to use an adequate number or quality of personnel to complete the work or fail to perform any of its obligations under this Contract, then TOWN shall have the right, if CONSULTANT shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract for cause. Any such act by TOWN shall not be deemed a waiver of any other right or remedy of TOWN. If after exercising any such remedy due to CONSULTANT's nonperformance under this Contract, the cost to TOWN to complete the work to be performed under this Contract is in excess of that part of the Contract sum which has not theretofore been paid to CONSULTANT hereunder, CONSULTANT shall be liable for and shall reimburse TOWN for such excess.

TOWN's remedies for CONSULTANT's default or breach under this Contract shall be limited to one or more of the following remedies which may be exercised separately or in combination at TOWN's sole exclusive choice:

(a) Specific performance of the Contract;

(b) Re-performance of this Contract at no extra charge to TOWN; or

(c) Monetary damages.

XV.
Provisions Surviving Termination

The terms of Sections XII entitled Indemnification, and XVIII entitled Confidential Information shall survive termination of this Contract.

XVI.
Changes

TOWN may, from time to time, require changes in the scope of services to be performed under this Contract. Such changes as are mutually agreed upon by and between TOWN and CONSULTANT shall be incorporated by written modification to this Contract.

XVII.
Conflicts of Interest

CONSULTANT covenants and agrees that CONSULTANT and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Contract. All activities, investigations and other efforts made by CONSULTANT pursuant to this Contract will be conducted by employees, associates or subcontractors of CONSULTANT.

No officer or employee of TOWN shall have any personal, financial interest, direct or indirect, in this Contract nor have any direct financial interest in the sale to TOWN of any land, materials, supplies, or services under this Contract, except on behalf of TOWN as a TOWN officer or employee. Any violation of this prohibition with knowledge, expressed or implied, of the person or corporation contracting with TOWN shall render the Contract voidable by the Director or the Town Council.

XVIII.
Confidential Information

CONSULTANT hereby acknowledges and agrees that its representatives may have access to or otherwise receive information during the furtherance of its obligations in accordance with this Contract, which is of a confidential, non-public or proprietary nature. CONSULTANT shall treat any such information received in full confidence and will not disclose or appropriate such Confidential Information for its own use or the use of any third party at any time during or subsequent to this Contract. As used herein,

"Confidential Information" means all oral and written information concerning TOWN, its affiliates and subsidiaries, and all oral and written information concerning TOWN or its activities, that is of a non-public, proprietary or confidential nature including, without limitation, information pertaining to customer lists, services, methods, processes and operating procedures, together with all analyses, compilation, studies or other documents, whether prepared by CONSULTANT or others, which contain or otherwise reflect such information. The term "Confidential Information" shall not include such materials that are or become generally available to the public other than as a result of disclosure of CONSULTANT, or are required to be disclosed by a governmental authority or by law, as determined by TOWN's attorney.

XIX.
Notice Information

All notices and communications under this CONTRACT to be mailed to TOWN shall be sent to the address of TOWN's agent as follows, unless and until CONSULTANT is otherwise notified:

John Habern
Park Development Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
972-874-6343 Telephone

Notices and communications to be mailed or delivered to CONSULTANT shall be sent to the address of CONSULTANT as follows, unless and until TOWN is otherwise notified:

Elizabeth McILrath, PLA, ASLA
Senior Vice President PLA | Principal
550 Bailey Ave #400
Fort Worth, TX 76107
T 214.518.3849
EMcIlrath@dunaway.com

Any notices and communications required to be given in writing by one party to the other shall be considered as having been given to the addressee on the date the notice or communication is posted, faxed or personally delivered by the sending party.

XX.
Applicable Law

The Contract is entered into subject to the Flower Mound Town Charter and ordinances of TOWN, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal

laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income.

XXI.
Non-Discrimination

CONSULTANT shall not discriminate against any employee, applicant for employment, contractor, or sub-contractor because of the race, age, color, religion, sex, or national origin of such person. Engineer shall take affirmative action to insure that all such persons are treated equally during their employment without regard to their race, age, color, religion, sex, or national origin. If CONSULTANT fails to comply with the federal or state laws relating to Equal Employment Opportunity, it is agreed that TOWN, at its option, may do either or both of the following:

(a) Cancel, terminate, or suspend the Contract in whole or in part; or

(b) Declare CONSULTANT ineligible for future TOWN contracts until it is determined to be in compliance.

XXII.
Arbitration

CONSULTANT agrees not to enter into any agreement to arbitrate arising out of, or relating to, this Contract which would subject TOWN to being a party to any arbitration without TOWN's prior written consent.

XXIII.
No Waiver of Governmental Immunity

Nothing in this Contract shall be construed as a waiver of TOWN'S governmental immunity, or of any applicable limitation on damages, or any other legal protection or defense or privilege of TOWN, except to the extent expressly provided otherwise herein.

XXIV.
Severability

If any of the terms, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

XXV.
Remedies

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

XXVI.
Entire Agreement

This Contract embodies the entire agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein cannot be modified without written agreement of the parties.

XXVII.
Non-Waiver

It is further agreed that one (1) or more instances of forbearance by TOWN in the exercise of its rights herein shall in no way constitute a waiver thereof.

XXVIII.
Headings

The headings of this Contract are for the convenience of reference only and shall not affect any of the terms and conditions hereof in any manner.

XXIX.
Venue

Situs of this Contract is agreed to be Denton County, Texas, for all purposes, including performance and execution, and the parties to this Contract agree and covenant that this Contract will be enforceable in Flower Mound, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Denton County, Texas.

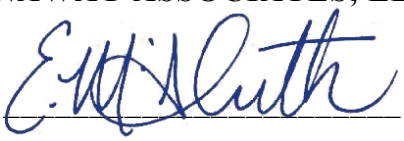
XXX.
No Third Party Beneficiary

For purposes of this Contract, including its intended operation and effect, the parties (TOWN and CONSULTANT) specifically agree and contract that: (1) the Contract only affects matters/disputes between the parties to this Contract, and is in no way intended by the parties to benefit or otherwise affect any third person or entity notwithstanding the fact that such third person or entity may be in contractual relationship

with TOWN or CONSULTANT or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either TOWN or CONSULTANT.

[Signature Page to Follow]

AGREED AND SIGNED by the authorized representatives of the Parties hereto on the dates indicated below.

CONSULTANT: **DUNAWAY ASSOCIATES, LLC**	**THE TOWN OF FLOWER MOUND, TEXAS**
By: 	By: _____
Name: ELIZABETH McILRATH	Name: _____
Title: Sr. Vice President, PLA	Title: _____
Dated: July 15, 2026	Dated: _____

Firm Registration Engineering F-1114 / Survey 10098100

Dunaway Location
3030 Lyndon B Johnson Fwy, Suite 600,
Dallas, TX 75234

June 25, 2026

Mr. Chuck Jennings
Director of Parks & Recreation
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

RE: 17444.001 Wilkerson Trail Bridges

Dear Chuck,

Dunaway is pleased to submit the following scope and fee proposal to provide landscape architectural and engineering services for the Wilkerson Trail Bridge Replacement project for the Town of Flower Mound, Texas.

Having previously supported the Town on past efforts, we appreciate the opportunity to continue that collaboration in a new capacity with Dunaway and bring that familiarity to this project.

The proposed services are outlined in the attached Proposal for Professional Services. We look forward to initiating this project and delivering the high-quality design and responsive service the Town has come to expect.

Thank you for the opportunity to submit our proposal. Please feel free to contact me at 210.364.5833 or jmarston@dunaway.com with any questions or comments.

Sincerely,

Dunaway

Justin Marston, PLA, ASLA
Project Manager

PROPOSAL FOR PROFESSIONAL SERVICES
WILKERSON TRAIL BRIDGE REPLACEMENT

Flower Mound, Texas

June 25, 2026

I. PROJECT UNDERSTANDING

Dunaway Associates, L.L.C. **("Dunaway")** will perform professional design services for the Town of Flower Mound **("Client")** to develop prefabricated bridge replacement improvements at Wilkerson Trail located between Maywood Court and Ellis Drive in Flower Mound, Texas, as shown in Appendix A. Dunaway will perform landscape architectural and engineering services for bridge replacement. Dunaway will provide topographic survey, geotechnical report, hydraulic analysis, design development drawings, and final construction documents to be used for the purpose of bidding and construction. This scope of services includes bid phase and construction phase services.

Dunaway's scope of services includes professional landscape architectural, survey, and engineering services. This scope of services and fee schedule is based upon an approximate construction budget of **$1,000,000**. It is our understanding that this project will be designed, permitted, and constructed as a single phase. This scope includes submitting the project for ADA review and TDLR registration. If program items substantially change, Dunaway reserves the right to review the scope and fees.

II. SCOPE OF SERVICES

PHASE I – CONSTRUCTION DOCUMENTS

A. TOPOGRAPHIC SURVEY

1. Dunaway will provide a Topographic Survey for Design of two (2) bridges along Wilkerson Trail and TC-2, in Flower Mound, Texas. Dunaway will perform a topographic survey for the site (approximately 0.6 acres), including all man-made structures, vegetation, and above ground site features/utilities within the current property lines. This survey will also include a general tree survey showing location, type, and size of trees 6" caliper or larger within the survey limits of the Project Area.

2. Dunaway will prepare a contour map at 1' intervals for use as the existing site conditions. This map will also include spot elevations for items listed in A.1.

3. Dunaway will establish benchmarks used and provided by the Client.

Task A Deliverables:
- Topographic Survey Exhibit (in PDF Format)

B. GEOTECHNICAL INVESTIGATION

1. Subsurface Drilling
   a. Dunaway will provide the Geotechnical Engineer (hired by Dunaway as part of this contract) a boring location map showing proposed locations for borings. Dunaway will also coordinate field work and obtain geotechnical information from subconsultant for use in the Final Construction Documents phase of work. This work will include basic testing for contaminated and hazardous soils.
      - A total of three (3) sample borings according to the following field program:
      - Three (3) borings will be drilled to a depth of 40-45 feet.

2. Geotechnical Report
   a. A geotechnical report will be prepared to present the results of the field and laboratory testing together with an analysis of the results and provide recommendations. The report will address the following:
      - general soil and groundwater conditions
      - recommendations for foundation type, depth, and allowable loading
      - minimum penetration of piers to resist uplift (if required)
      - foundation construction requirements
      - evaluation of the swell characteristics of the subgrade soils
      - earthwork recommendations
      - guidelines for pavement design

Task B Deliverables:
- Geotechnical Boring Location Map (PDF Format)
- Geotechnical Report (PDF Format)

C. FLOODPLAIN ANALYSIS & PERMITTING

1. Data Collection and Review - Dunaway will obtain and review available hydrologic and hydraulic models, effective flood studies, and other relevant drainage or floodplain information associated with Stream TC-2, TC-4, and TC-5 within the Town of Flower Mound. Dunaway will also obtain publicly available LiDAR point cloud data

and conduct a site visit to observe existing field conditions and confirm key hydraulic features. Detailed field survey data required to support the hydraulic analysis will be obtained under a separate task.

2. Hydraulic Analysis - Dunaway will perform a hydraulic analysis of Stream TC-2, TC-4, and TC-5 within the limits of the proposed pedestrian bridge replacement project using available topographic information, publicly available LiDAR data, and existing bridge geometry. The analysis is anticipated to be completed using HEC-RAS or equivalent hydraulic modeling software.

3. The analysis will utilize the effective FEMA-approved or Town-approved hydrologic flows (Town Fully Developed Flows); no hydrologic updates are included in this scope.

4. Dunaway will model the two (2) existing pedestrian bridges to establish existing base flood elevations and floodplain limits within the study reach. Dunaway will then model the proposed replacement pedestrian bridges (bridge design geometry to be provided by others) per Town Design Criteria or Town approved alternative and compare existing and proposed conditions to verify that the proposed improvements result in Zero-rise in Water Surface Elevation (0.00 ft) in the regulatory floodway/floodplain and create no adverse upstream or downstream impacts within the analyzed project limits.

5. Narrative Flood Study Memorandum and Coordination - Dunaway will prepare a narrative flood study memorandum documenting the methodology, assumptions, hydraulic modeling procedures, and findings of the analysis. Supporting exhibits and technical documentation will be prepared for submission to the Town in support of local floodplain permitting requirements. The submittal package will be provided as part of the 60% design package.

6. Dunaway will also prepare the technical documentation necessary to support a Floodplain Development Permit (FP) application for submission to the Town.

Task C Deliverables:

- Preliminary 30% Floodplain analysis
- Digital and hard copy submittals of flood study report and supporting exhibits
- Digital HEC-RAS hydraulic model of existing and proposed conditions
- Evaluation and documentation of no-rise and no change in velocity conditions.
- Floodplain Permit application

D. SCHEMATIC DESIGN

1. Based on the site review and new topographic survey information, Dunaway will prepare one (1) Schematic Design Submittal that sets the architectural direction of the proposed program elements. The Schematic Design drawings will be prepared at an approximate 30% level of completion.

2. Based upon the Schematic Design Submittal, Dunaway will prepare a Preliminary Cost Opinion for the proposed improvements.

3. Dunaway will attend one (1) virtual meeting with City staff to review the Schematic Design Submittal and Cost Opinion to confirm the overall design layout and obtain City approval before proceeding into the Design Development phase of work. If the City increases the program and construction budget, Dunaway will review with the City the required additional fees necessary to cover the increase in scope of work. Dunaway will not proceed into the Design Development phase until the final program and cost opinion have been approved in writing by the Client.

Task D Deliverables:

- Schematic Design Submittal in PDF Format
- Schematic Design Meeting Notes in PDF Format
- Preliminary Cost Opinion in PDF Format
- All submittals will be in digital PDF format and up to five (5) hard copies 11x17 upon request

E. DESIGN DEVELOPMENT

1. Dunaway will prepare Design Development drawings for the proposed improvements. The Design Development drawings will be prepared at an approximate 60% level of completion.

2. The Client will provide to Dunaway all front-end documents, contracts, insurance requirements, general conditions, etc. for use by Dunaway in preparing the specifications and contract documents.

3. Dunaway will prepare a preliminary Table of Contents for the specifications and contract documents.

4. Based upon the Design Development drawings, Dunaway will prepare an updated Cost Opinion for the proposed improvements.

5. Dunaway will submit the Design Development drawings, Cost Opinion and Table of Contents for the specifications and contract documents to the Client for review and comment.

Task E Deliverables:

- Design Development Drawings
- Design Development Cost Opinion
- Front End Project Specifications & Contract Documents
- All submittals will be in digital PDF format and up to five (5) hard copies 11x17 upon request

F. FINAL CONSTRUCTION DOCUMENTS

1. Based upon approval from the Client for the Design Development drawings submittal, Dunaway will prepare 90%, and 100% final Construction Documents. The Construction Documents will be comprised of both the drawings and the specifications & contract documents.

2. The 90%, and 100% submittal milestones shall include the anticipated improvements identified in the project's scope and assumptions sections. Design for improvements shall follow current Client standards.

3. All construction documents will be provided in 24x36 format at each submittal. Each submittal will be digital submission in PDF format.

4. At each milestone submittal, Dunaway will prepare a cost opinion for all the proposed improvements.

5. After each submittal milestone has been delivered to the Client, Dunaway will schedule and conduct a comment review meeting with the Client to discuss submittal review comments related to the project at the submittal milestones identified below. The number of comment review meetings shall not exceed two (2). Meeting objectives will include design feedback, comment review discussions, and describe subsequent submittal deliverables per the Scope of Work, with general question and answer. Notes will be taken by Dunaway at these meetings to document items discussed and decisions made. The submittal milestones are as follows:

   i. 90% Construction Documents – One (1) Virtual meeting (2 Hour maximum duration)
   ii. 100% Bid Package – One (1) Virtual meeting (2 hour maximum duration)

6. Dunaway will submit the 100% Construction Documents and cost opinion to the Client for final review and comments. The Client will provide Dunaway final, written comments for all revisions requested to the Final Construction Documents.

7. Based upon the final written comments received from the Client, Dunaway will prepare signed and sealed Construction Documents for the Client to utilize in bidding the project.

Task F Deliverables:

- 90%, 100% Construction Documents
- Cost Opinion
- Project Specifications/Project Manual (up to three (3), bound hard copies)
- All submittals will be in digital PDF format and up to five (5) hard copies 11x17 upon request
- Final Signed/Sealed full size Construction drawings shall be up to three (3) hard copies

G. ENVIRONMENTAL

1. Desktop Environmental Review – Environmental Scientists from Dunaway will conduct a desktop review of the subject property to assess the proposed bridge replacements and potential impacts to Waters of the US. The desktop review will utilize existing datasets (USGS Topographic, USDA Soils, USFWS NWI, etc.). Potential permitting options will be discussed as part of this desktop review, e.g. utilizing Nationwide Permit 14 to discharge dredged or fill material into Waters of the U.S. under Section 404 of the Clean Water Act, Section 7 consultation for any Threatened and Endangered Species issues, Section 106 of National Historic Preservation Act, Municipal Urban Forestry requirements, etc. This review will provide guidance to the Town of Flower Mound and the design team on demolition and construction methodology for removing the existing structures and constructing new bridges. A site visit is not part of this scope.

H. BIDDING

1. Dunaway will provide the Client with PDF files of the documents for the Bid and Construction Document Package. The Client will be responsible for the advertisement of the bidding, printing and distribution of bid sets and overall management of the bidding process.

2. Dunaway will attend one (1) in-person pre-bid meeting with Client representatives and the potential bidders.

3. Dunaway will review Client-prepared addenda and assist with questions during the bid phase.

4. Dunaway will assist the Client in reviewing the Contractor's bids and providing a recommendation to the Client for award of contract.

Task H Deliverables:
- Final construction set in 24x36 size
- Review of contractor's bids and letter of recommendation for award of contract

I. TDLR REGISTRATION/INSPECTION

1. Dunaway will submit the Final Construction Documents to the Texas Department of Licensing and Regulation (TDLR) for the State required accessibility review of compliance accessibility standards. Dunaway will incorporate any comments received and adjust the plans as needed. Fees associated with the Plan Review, Project Filings and Site Inspections will be considered a reimbursable expense.

J. H&H - CLOMR/LOMR

1. Conditional Letter of Map Revision (CLOMR) If required, due to changes in the fully developed floodplain mapping, Dunaway will prepare a submittal package for FEMA review prior to construction. A follow up Letter of Map Revision is required by FEMA within six (6) months after the proposed improvements have been constructed. Typical approval time of a CLOMR through FEMA ranges from six (6) to nine (9) months.
    a. Included in this item:
        - Completed FEMA application (MT-2 Forms):
            - Form 1 - Overview & Concurrence
            - Form 2 - Riverine Hydrology and Hydraulics
            - Form 3 – Riverine Structures
        - Floodplain work map;
        - Annotated FIRM;
        - Sample public notices; and
        - Coordination with FEMA.

    b. Not included in this item:
        - CLOMR FEMA Application and review fee will be paid by the Client (approximately $4,400.00); and

2. Letter of Map Revision (LOMR) If required, Dunaway will prepare a submittal package for FEMA review. Typical approval time of a LOMR through FEMA ranges from six (6) to nine (9) months after the improvements have been constructed.

a. Included in this item:
   - Updated narrative drainage report;
   - Completed FEMA application (MT-2 Forms):
     - Form 1 - Overview & Concurrence
     - Form 2 - Riverine Hydrology and Hydraulics
     - Form 3 – Riverine Structures
   - Floodplain work map;
   - Annotated FIRM;
   - FEMA notifications and public notices; and
   - Coordination with FEMA.

b. Not included in this item:
   - Verification survey of constructed conditions; and
   - FEMA Application and review fee will be paid by the Client (approximately $8,250.00).

PHASE II – CONSTRUCTION

A. CONSTRUCTION SERVICES

1. Dunaway will assist the Client by attending one (1) in person pre-construction.

2. Dunaway will conduct construction progress site observations up to four (4) construction progress meetings (up to four (4) hours each including travel time, time on site, and field observation notes) throughout the course of construction to evaluate completion of work by the Contractor. If the number of required meetings or the amount of meeting time increases, additional time can be provided by Dunaway as an additional service as requested and approved by the Client in writing. These meetings will be billed to the Client monthly as a reimbursable expense according to Dunaway's standard hourly rate schedule. The Client will be responsible for the day-to-day administration of the construction contract.

3. Dunaway will process submittal, shop drawing reviews, and RFIs as submitted by the Contractor during the construction process. Pay applications will also be reviewed each month by Dunaway and will then be forwarded to the Client with the appropriate recommendation.

4. Dunaway will assist the Client in attending one (1) initial walk-through with the Contractor and subcontractors to review substantial completion of work. Dunaway will provide written comments to the

Client for the preparation of a "punch list" for work to be completed by the Contractor.

5. When the Contractor indicates "punch list" items are completed, Dunaway will assist the Client in attending one (1) final walk-through with the Contractor and subcontractors to review completion of work. Dunaway will provide a written field report to the Client to document work completed and remaining. If additional walk-throughs are required, Dunaway can attend as an additional service as requested and approved by the Client in writing. These additional meetings will be billed to the Client monthly according to Dunaway's standard hourly rate schedule included in this proposal.

6. Following the completed construction of the project, Dunaway shall prepare Record Drawings as recorded and provided by the Contractor. Dunaway cannot be responsible for the completeness or accuracy of the Record Drawings as provided by the Contractor. The Record Drawings will be digitized and delivered to the Client in both digital PDF and printed format.

Task A Deliverables:

- Meeting notes for progress meetings/reviews as necessary
- Processing of submittals, shop drawings, and RFIs
- Review of monthly Pay Applications
- "Punch List" from Initial Walk-Through
- Field report from Final Project Walk-Through
- Record Drawings (digital PDF)

III. ASSUMPTIONS

In preparing this proposal, Dunaway has made the following assumptions:

A. Any additional work not specifically outlined above in the Scope of Services will be accomplished as Additional Services.

B. The Client will provide, as expeditiously as possible, all readily available base information that it currently has in its possession, necessary to complete the Scope of Services described herein. All information provided by the Client is assumed by Dunaway to be accurate and complete, unless indicated otherwise by the Client. Any information required to complete this Scope of Services that cannot be readily provided by the Client will remain the responsibility of the Client. All such information shall be provided to Dunaway and any costs associated with acquisition of information will be borne by the Client.

C. This Scope of Services does not include preparation or permitting of Storm Water Pollution Prevention Plan (SWPPP). The Contractor shall be responsible for coordinating and permitting with the Client prior to construction.

D. This Scope of Services does not include water permitting related to the following agencies: U.S. Army Corps of Engineers 404 Permitting; Federal Emergency Management Agency (FEMA) map revision preparation and processing; Texas Commission on Environmental Quality (TCEQ) permits or applications. These services are being prepared under a separate agreement.

E. Any services for environmental engineering such as an Environmental Assessment (E.A.) or Environmental Impact Statement (E.I.S.) are not included in this Scope of Services and would be considered additional services.

F. This Scope of Services does not include Antiquities permits from the Texas Historical Commission (THC), preparation of a research design, performing a reconnaissance survey or intensive surveys (i.e., on the ground or archival research for historic structures/districts and shovel testing/deep trenching for archeological sites), evaluation of National Register of Historic Places (NRHP) eligibility for any resources, evaluation of effects on NRHP-eligible or -listed sites, development of mitigation plans, or Section 4(f) evaluations.

G. This Scope of Services does not include any services for traffic studies or transportation engineering/planning studies.

H. This Scope of Services does not include design or production of any marketing materials to be utilized by the Client for such items as press releases, web postings, brochures, flyers, posters, 3D animations, videos, etc.

I. The Client will pay for all required governmental processing fees, public notice advertising costs, and printing of bid documents/plans for bidding and construction.

J. All milestone submittals (90%, preliminary 100%) will all be submitted in digital PDF format. Final signed/sealed submittal will be hard copies. Additional milestone prints will be available upon request, and will be printed and delivered under reimbursable expenses.

K. It is anticipated that the proposed improvements identified in this scope of work will be prepared as one bid package. If additional bid packages are required by the Client, Dunaway will re-evaluate the scope of services to address additional fees not covered in this scope of work.

L. Any opinions of probable construction costs provided by Dunaway will be on a basis of experience and judgment. Dunaway has no control over market conditions or bidding procedures and cannot warrant that bids or ultimate

construction costs will not vary from these opinions of probable construction costs.

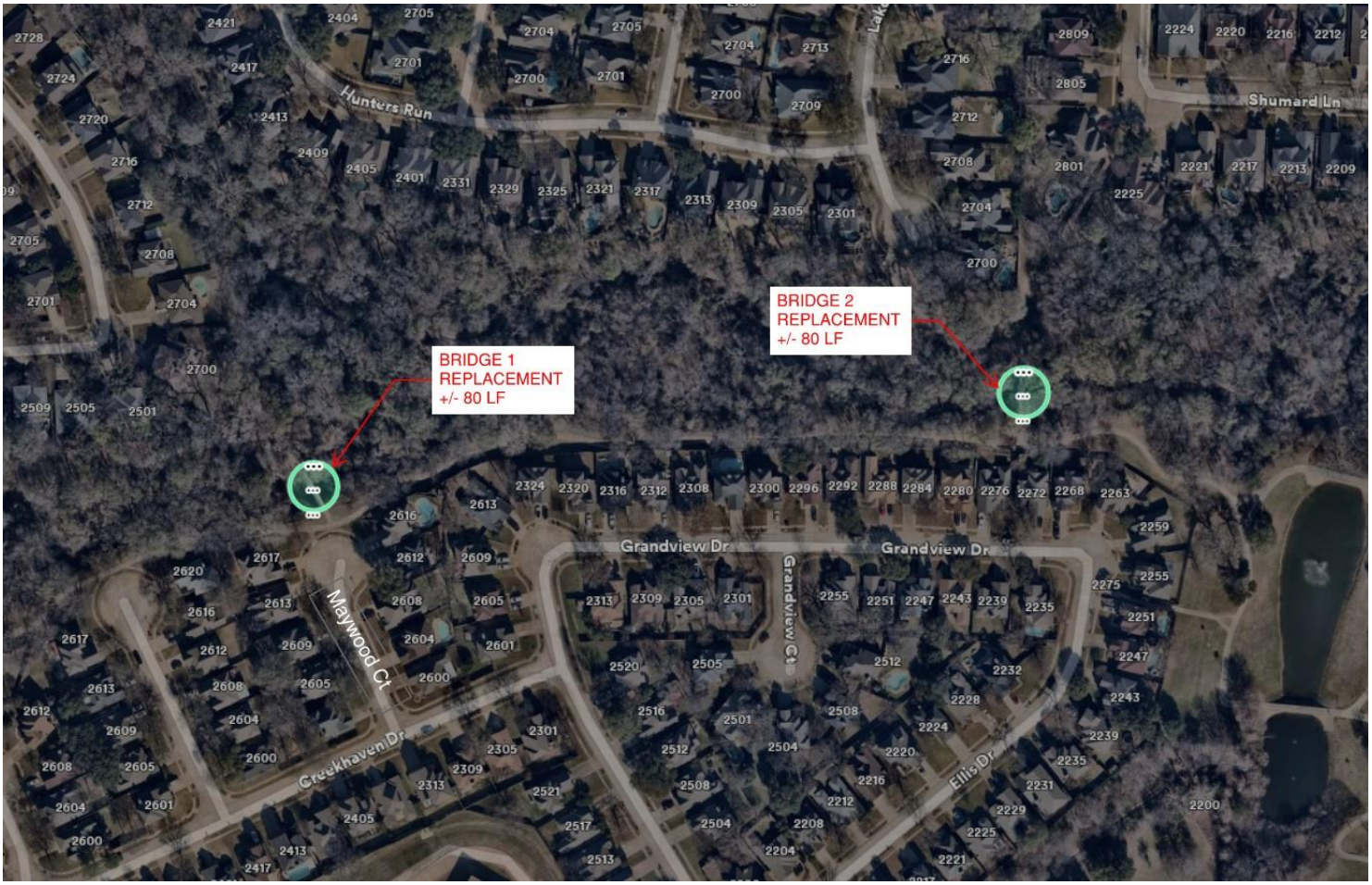
COMPENSATION

Dunaway Associates, L.L.C. proposes to provide the above-described scope of work for a Lump Sum fee of **$185,000 (One hundred eighty-five thousand and 00/100 Dollars)** as follows:

	Phase/Tasks	Fees
PHASE I – CONSTRUCTION DOCUMENTS		
A	Topographic Survey	$14,000
B	Geotechnical Investigation	$11,500
C	Floodplain Analysis & Permitting	$34,000
D	Schematic Design	$10,000
E	Design Development	$17,000
F	Final Construction Documents	$14,000
G	Environmental	$3,500
H	Bidding	$5,500
I	TDLR Registration/Inspection	$3,000
J	H&H CLOMR/LOMR*	$50,000
	PHASE I TOTAL (Tasks A-J)	**$162,500**
	**Special Service, if required*	
PHASE II – CONSTRUCTION		
A	Construction Services**	$15,000
	PHASE II TOTAL (Tasks A)	**$15,000**
	*** Billed Hourly (Not to Exceed)*	
	****Direct Costs (Estimated Reimbursable Expenses)**	**$7,500**
PROJECT GRAND TOTAL (Phases I-II + Direct Costs)		**$185,000**

* Customary in-house expenses incurred by Dunaway related to performing this Scope of Services are included in the lump sum fee listed above (e.g., in-house copies, computer plotting, local meals, etc.). Reimbursable expenses will be in compliance with Town of Flower Mound Guidelines for Direct Expenses.

Appendix A
Proposed Site



TOWN COUNCIL
AGENDA J.9.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of utilizing Buy Board Contract No. KPBB776-25 with Kleen Pipe, Inc. for closed-circuit television (CCTV) inspection and sanitary sewer cleaning services in an amount not to exceed $200,000; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND:

The Public Works Utility Line Maintenance (ULM) Sewer Division is requesting authorization to utilize Buy Board Contract No. KPBB776-25 with Kleen Pipe, Inc. to provide closed-circuit television (CCTV) inspection and pressure cleaning services for the Town's sanitary sewer system.

The ULM Sewer Division maintains approximately 1,633,429 linear feet (309 miles) of sanitary sewer main. As part of the Town's preventative maintenance program, staff targets the inspection and cleaning of approximately 125,000 linear feet of sewer main annually. Due to current staffing shortages within the Sewer Division, contracting these services will allow the Town to maintain its established maintenance schedule and continue proactively maintaining the sanitary sewer infrastructure. Funding for these services will be provided through salary savings within the Utility Line Maintenance Division.

Kleen Pipe, Inc. is a North Central Texas-based contractor and an approved Buy Board vendor with extensive experience providing CCTV inspection and sanitary sewer cleaning services for municipal utilities. Staff have met with company representatives, evaluated the firm's qualifications, and verified references. The proposed services are consistent with the Town's operational practices and maintenance objectives.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: A decision not to approve this item may limit the Town’s ability to perform routine sanitary sewer maintenance activities and could increase risk of noncompliance with applicable TCEQ requirements.

FISCAL IMPACT: $200,000.00

Proposed Expenditure/(Revenue)	**Account Number(s):**
$200,000.00	200-690-92330-5110

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Kleen Pipe Estimate

DRAFT MOTION: Move to approve as presented in the agenda caption.

KLEEN PIPE
UNDERGROUND PIPE MAINTENANCE

ESTIMATE

 # EST-8079

11729 E FM 917
Alvarado, Texas 76009

817-779-4262
www.kleenpipe.com

Bill To:
City of Flower Mound
201 Spinks Rd.
Flower Mound, Texas 75028

Estimate Date : 07/02/2026
Sales person : Tanner Deiro
Job : City of Flower Mound, TX Cleaning/Inspection

Description	Qty	Rate	Amount
Scope of Service - Kleen Pipe, LLC will furnish all labor, equipment, and materials necessary to perform high-pressure cleaning and closed-circuit television (CCTV) inspection services, as well as cleaning-only services, for sanitary sewer pipelines at locations designated by the City of Flower Mound. CCTV inspections will include digital video and inspection reports. Removed debris will be properly disposed of, and standard traffic control consisting of truck-mounted warning devices and cones is included. Bypass pumping, specialized traffic control, excavation, repairs, and restoration are excluded. The City will provide a water source for cleaning operations and an approved location for disposal of recovered debris and wastewater. Kleen Pipe BuyBoard: KPBB776-25	1.00 Ea	0.00	0.00
Cleaning & CCTV Inspection			
Clean & CCTV - High-pressure cleaning and CCTV inspection of sanitary sewer and/or stormwater pipelines, including videos and digital inspection reports. 4 hour minimum applies. Estimated Production: 2,000-3,000 LF per crew per day.	8.00 Hr	750.00	6,000.00
Mobilization/Travel Rate	2.00 Hr	295.00	590.00
Cleaning Only			
Combo Truck - High-pressure cleaning of sanitary sewer and/or stormwater pipelines. 4 hour minimum applies. Estimated Production: 5,000-7,000 LF per crew per day.	8.00 Hr	395.00	3,160.00
Mobilization/Travel Rate	2.00 Hr	295.00	590.00
Production Note			
The production assumptions above are intended solely for planning and budgeting purposes. Actual daily production may vary based on pipeline size, depth, accessibility, traffic control requirements, flow conditions, cleaning requirements, weather, and unforeseen field conditions. Final quantities will be based on the actual work completed.	0.00 Ea	0.00	0.00

Sub Total	10,340.00
Total	**$10,340.00**

Kleen Pipe Standard Terms & Conditions

Client to provide access to additional water source; Spoils to be dumped and washed out onsite unless otherwise noted; KP will arrange for disposal and water upon request, at an additional cost. Rates exclude any Bypass or plug requirements. Backfilling HX trench work and/or safety measures beyond stakes and caution tape excluded but available at an additional cost.

Traffic control beyond cones (if applicable) is available at an additional cost (otherwise traffic control is client responsibility).

Client will provide clear and adequate access to all working locations and pipe access points. Client will faciliate and manage any access challenges as needed with local personnel, property owners, etc. Any delays or problems with access not related to KP may be subject to standard "Stand By" rates or return charges when applicable.

Hourly rates are port to port unless otherwise noted, including disposal and decontamination of equipment; Overtime rates apply after eight (8) hours, after 5:00pm on weekdays; or on weekends.

All hourly quoted work will be invoiced on actual Time and Material basis unless noted above (4 hr onsite minimum applies); All LF quotes will be invoiced at the actual distance completed (a minimum LF charge will be applicable when noted). Standard cleaning assumes up to 2 passes, otherwise Heavy Cleaning (3 passes or more) may be required which is conducted at KP "Standard Hourly Rates". All lines not completed but do include a reverse attempt will be considered complete and invoiced in total.

Client agrees other charges incurred but not listed above or added during the job will be invoiced at normal KP rates.

KP will provide base level insurance coverage and associated COI to client as required and/or requested; Additional insurance coverage, bonding, or other that exceeds KP standard levels will be prorated and invoiced accordingly

Standard terms are NET 30 days from the date of the invoice. Owner/Client must provide sales tax exemption certificate prior to job start, if applicable, otherwise local and state level tax rate will apply. All Sales are Final.

TOWN COUNCIL
AGENDA J.10.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Chuck Jennings, Director of Parks and Recreation
ITEM: **Consider approval of a Service Agreement for Demand Response Transit Service with SPAN, Inc., in an amount not-to-exceed $81,450.06, to provide transportation service for Town citizens who are age 65 or older and Town citizens with verifiable disabilities that prevent them from driving; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: This item is to enter into a Service Agreement for Demand Response Transit Service with SPAN, Inc., (SPAN) to provide transportation for Town citizens who are age 65 or older and/or Town citizens with verifiable disabilities that prevent them from driving. Eligible riders will be taken anywhere in the service area (Denton County) at a cost to the Eligible Riders of $3.00 per one-way ride for the limited purposes of medical treatments, doctor's and dentist's appointments, shopping for necessities, personal grooming, travel to and from places of employment, to support programs for persons with special needs, administrative, special purpose with Town approval, and participation in the Town's Seniors In Motion senior citizen program.

Town representatives met with the SPAN representatives in July to discuss the upcoming contract renewal period and the §5310 (Enhanced Mobility for Seniors and People with Disabilities) grant funding. Staff discussed various items, including trip purposes, grants, rates, cost to riders, and surveys. SPAN indicated that the one-way rate would have to increase slightly due to inflationary increases related to labor, fuel and vehicles. No additional changes are proposed for this upcoming year.

The one-way rate breakdown for FY27 is listed below.

Breakdown of the one-way trip rate:
Overall Rate: $55.92 per one-way trip
Less Maintenance Expense Rate: ($5.63) per one-way trip
Less Passenger Fares: ($3.00) per one-way trip
Operations Rate charged to the Town: $23.65 per one-way trip

Ridership continues to steadily increase over the last couple of years and is now averaging 356 one-way trips per month this fiscal year. Through June 2026, SPAN has provided 3,207 one-way rides to over 66 different residents. If the Town averaged the same number of one-way trips per month next fiscal year, the total number of annual trips would equal 4,275 trips. Utilizing the rate of $23.65 (Town's portion), the annual cost would equal $101,103.75, which is more than the $81,450.06 not-to-exceed amount. However, with the addition of the §5310 grant funds of $30,000, there will be sufficient funds to accommodate the increased ridership.

BOARD REVIEW/CITIZEN FEEDBACK: SPAN annually surveys their ridership and many respondents indicated they were satisfied with the service, but continue to point to limiting trip denials as a way to improve.

SPAN does inform riders that their trips to the doctor or dentist's office, hospital, drug store, or other locations may qualify as a Medicaid eligible trip. Medicaid eligible trips are fully reimbursed by the federal government and are not charged to the rider or the Town.

ALTERNATIVES: At this time, there are no other transportation options available to the Town. The proposed SPAN contract does have a 30-day termination clause that could be used if a more viable option becomes available during the contract period.

FISCAL IMPACT: $81,450.06

Proposed Expenditure/(Revenue)	**Account Number(s):**
$39,761.06	100-630-34300-5110
$41,689.00	361-726-97820-5110

LEGAL REVIEW: No alteration to the legal content of this agreement was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P.

ATTACHMENTS:
1. FY 2027 SPAN Agreement w Exhibits
2. FY25 SPAN Audit Report
3. SPAN Budget Report

DRAFT MOTION: Move to approve as presented in the agenda caption.

STATE OF TEXAS §

COUNTY OF DENTON §

SERVICE AGREEMENT FOR DEMAND RESPONSE TRANSIT SERVICE

THIS SERVICE AGREEMENT ("Agreement") is entered into by and between Town of Flower Mound, Texas ("TOWN"), acting by and through its duly authorized Mayor and Span, Inc., ("SPAN"), a Texas non-profit corporation operating in Denton County, Texas as an organization described in Section 501(c)(3) of the Internal Revenue Code, acting by and through its duly authorized Chief Executive Officer. The TOWN or SPAN may hereinafter be referred to individually as a "Party" or collectively as "Parties."

RECITALS:

WHEREAS, SPAN enables people to live as fully and independently as possible by providing nutrition, transportation and social services to older persons, persons with disabilities, veterans, and the general public; and

WHEREAS, the TOWN is charged with the responsibility of promoting and preserving the health, safety, peace, good government, and welfare of its citizens; and

WHEREAS, the TOWN recognizes that it needs transportation alternatives for its elderly and disabled citizens to seek routine medical care and to deal with daily routine matters, and the TOWN desires to assist and provide public transportation to said citizens; and

WHEREAS, TOWN desires to engage SPAN as an independent contractor, and not as a joint venture, partnership, or employee, to provide the transportation services described herein; and

WHEREAS, SPAN is a non-profit corporation, authorized under the Texas Transportation Code to provide this type of transportation to municipalities found in whole or in part within Denton County, Texas; and

WHEREAS, SPAN desires to provide transportation services for TOWN on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, In exchange for the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree to as follows

Article I
Term

1.01. This Agreement shall commence on October 1, 2026 ("Effective Date") and continue until September 30, 2027.

1.02. Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of termination, SPAN shall be entitled to receive compensation for services completed in accordance with this Agreement prior to termination.

Article II
Service

2.01. In accordance with this Agreement, SPAN shall provide door-to-door demand response transit services to the TOWN's residents who are sixty-five (65) years or older and persons with documented disabilities (hereafter referred to collectively as "Riders").

2.02. Riders in the TOWN are taken anywhere in the Demand Response Transit Service Area. (Denton County)

2.03. Riders in TOWN are taken anywhere in the Demand Response Transit Service area at a cost to the Riders of $3.00 per one-way ride for the limited purposes of medical treatments, doctor's and dentist's appointments, shopping for necessities, personal grooming, travel to and from places of employment, to support programs for persons with special needs, Administrative, Special Purpose (with Town approval as outlined in 2.04), and participation in the TOWN'S Seniors In Motion senior citizen program.

2.04. Situations may arise when Riders call and request service that is not identified as a part of the limited purposes. SPAN may make a request to the Town appointed representative to accommodate the Rider by temporarily transporting for the requested trip purpose. The limited purposes may be more permanently amended at the request of either Party if both Parties mutually agree to such amendment in writing.

2.05. SPAN shall provide door-to-door Demand Response Transit Services to TOWN citizens who are Eligible Riders in accordance with this Agreement and SPAN's "Transportation Policy and Procedures" which is attached hereto as Exhibit "A" and incorporated herein by reference as though it were set out in its entirety ("Policy").

2.06. Riders may call at least two (2) days in advance, but no more than two (2) weeks in advance, to set up appointments for pick-up and drop off. Riders may schedule a ride by calling SPAN'S Transportation Office at 940-382-1900, weekdays between the hours of 8:00 a.m. and 2:00 p.m.

2.07. Demand response transit service is available between the hours of 6:00 a.m. and 6:00 p.m., Monday through Friday, excluding Saturday, Sunday, and major holidays, and is subject to capacity, constraints, and availability.

Article III
Schedule of Work

3.01. SPAN shall provide all equipment, facilities, qualified employees, training, and insurance necessary to establish a demand response transit service for the Riders. SPAN shall further establish, operate, and maintain an accounting system for this program that will allow for a tracking of services provided to Riders and a review of the financial status of the program. SPAN shall also track and break down the information regarding the number of one-way trips it provides to Riders.

3.02. SPAN will be responsible for verifying and documenting the eligibility of Riders. SPAN reserves the right to determine on an individual basis whether SPAN has the capability to safely transport a Rider, based on the information provided. If SPAN determines that a Rider cannot safely be transported, SPAN shall decline transportation and shall provide documentation as to the reason why service was declined.

3.03. The TOWN shall have the right to review the activities and financial records kept incident to the services provided to the Riders by SPAN under this Agreement. In addition, SPAN shall provide monthly ridership information to the TOWN appointed designee specifically identifying the number of Rider trips including rider origination, destination, and purpose.

3.04. SPAN will inform riders that their trips to the doctor or dentist's office, drug store or other location may qualify as a Medicaid eligible trip. SPAN will direct potential Medicaid eligible riders to call Texas Health and Human Services to schedule free transportation through Medicaid by calling toll free 1-877-633-8747 (TTY: 1-800-735-2989) or 1-877-MED-TRIP, Monday through Friday between 8:00 a.m. and 5:00 p.m., at least two days before their appointment or trip.

3.05. The services provided under this Agreement may be, in part, eligible for reimbursement from the Community Development Block Grant (CDBG) program. SPAN shall comply with all necessary requirements of the CDBG program as set forth in Exhibit "B." The TOWN shall assume all responsibility for CDBG submittals and required reporting, unless otherwise requested in writing to and agreed to by SPAN. SPAN shall provide all information necessary for the TOWN to comply with CDBG requirements.

3.06. The services provided under this Agreement may be, in part, eligible for funding through the Enhanced Mobility for Seniors and People with Disabilities (§5310) grant program. SPAN shall comply with all necessary requirements of the grant program. SPAN shall assume all responsibility for invoices, submittals and required reporting, unless otherwise requested in writing to TOWN.

3.07. SPAN will administer a user survey to all riders in the TOWN to solicit feedback on SPAN services at least one time per contract year. The survey results shall be compiled and shared with the TOWN and used by SPAN to ensure services are adequate for riders.

Article IV
Compensation and Method of Payment

4.01. TOWN agrees to pay a reasonable fee for Service provided to eligible Riders under this Agreement. Such fee ("Fee") shall not to exceed Eighty-One Thousand Four Hundred and Fifty Dollars and Six Cents ($81,450.06) for up to Three Thousand Four Hundred and Forty-Four (3,444) one-way trips. Fee shall be invoiced monthly, at a price per one-way trip of Twenty-Three Dollars and Sixty-Five Cents ($23.65). Riders shall pay SPAN a price per one-way trip of Three Dollars ($3.00), to be collected by SPAN at the time of such trip.

4.02. SPAN shall produce monthly trip reports to help monitor usage and shall work with the TOWN to implement limitations as needed to ensure that funding is sufficient for the entire length of this contract. The TOWN will limit and/or suspend non-medical trip purposes as needed when funding is insufficient and will give SPAN the authority to not accept new riders for those trip purposes until appropriate funding is available.

4.03. The Fee is based on Two Hundred and Eighty-Seven (287) one-way trips per month. If fewer than Two Hundred and Eight-Seven (287) are used in any given month, the accrued trips shall continue to roll forward monthly until the end of this Agreement.

4.04. It is further understood and agreed that the service provided hereunder shall be secondary to and not in lieu of or as a substitute for transportation services available through or funded by Medicare and/or Medicaid or any other program, insurance, or provider.

4.05. If an otherwise eligible Rider contacts SPAN for service and the Rider's trip does not qualify for payment by the TOWN under this Agreement and/or there are no remaining trips or funding available under this Agreement for such trip, SPAN may offer its service to such Rider in the Service Area at the total cost of Twenty-Three Dollars and Sixty-Five Cents ($23.65) per one-way trip, which is to be collected by SPAN at the time of such trip.

Article V
Devotion of Time, Personnel, and Equipment

5.01. SPAN shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should TOWN require additional services not included under this Agreement, SPAN shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement and shall be compensated for such additional services on a time and materials basis, in accordance with SPAN' s standard hourly rate schedule, or as otherwise agreed between the Parties.

5.02. To the extent reasonably necessary for SPAN to perform the services under this Agreement, SPAN shall be authorized to engage the services of any agents, assistants, persons, or corporations that SPAN may deem proper to aid or assist in the performance of the services under this Agreement. The cost of such personnel and assistance shall be included as part of the total compensation to be paid SPAN hereunder and shall not otherwise be reimbursed by TOWN unless otherwise agreed to in writing.

5.03. The TOWN shall not be required to furnish any facilities, equipment, or personnel necessary to perform the services required under this Agreement unless otherwise provided herein. The Services provided under this Agreement are based on availability.

5.04. SPAN reserves the right to suspend or terminate Riders who violate SPAN's policies and procedures.

Article VI
Miscellaneous

6.01. Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

6.02. Assignment. Neither Party may assign this Agreement without the prior written consent of the other Party.

6.03. Successor and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

6.04. Mediation. In the event of any dispute regarding this Agreement or the terms contained herein, the Parties hereto agree that they shall submit such dispute to non-binding mediation, prior to any litigation being filed.

6.05. Governing Law. The laws of the State of Texas shall govern this Agreement without regard to any conflict of law rules; and venue for any action concerning this Agreement shall be in Denton County, Texas or the Federal courts having jurisdiction over claims arising in Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

6.06. Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

6.07. Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

6.08. Independent Contractor. It is understood and agreed by and between the Parties that SPAN, in satisfying the conditions of this Agreement, is acting independently. All services to be performed by SPAN pursuant to this Agreement shall be for the TOWN as an independent contractor, and not as an agent or employee of TOWN. SPAN shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. Nothing contained herein shall constitute or provide for as a waiver of the TOWN's immunity under state or federal law.

6.09. Notice. Any notice required or permitted to be delivered hereunder may be sent by electronic mail, first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for TOWN:
Chuck Jennings
Director of Parks and Recreation
2121 Cross Timbers Road
Flower Mound, Texas 75028
972.874.6273

If intended for SPAN:
Michelle McMahon
Chief Executive Officer
Span, Inc.
1800 Malone Street
Denton, Texas 76201
940.382.2224– Office

6.10. Insurance.

(a) SPAN shall during the term hereof maintain in full force and effect the following insurance:

(1) a comprehensive commercial general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to SPAN' s performance of services pursuant to this Agreement with a minimum combined single limit of not less than $1,000,000.00 per occurrence for injury to persons (including death), and for property damage with an aggregate of $2,000,000.00.

(2) policy of automobile liability insurance covering any vehicles owned and/or operated by SPAN, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than $5,000,000.00 combined single limit and aggregate for bodily injury and property damage.

(3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of SPAN' s employees involved in the provision of services under this Agreement with policy limit of not less than $500,000.00; and

(b) All policies of insurance shall be endorsed and contain the following provisions:

(1) provide TOWN, its officers, and employees with indemnification under all applicable coverage with the exception of Workers Compensation Insurance;

(2) name TOWN, and its officials, officers, and employees, as additional insureds;

(3) provide for at least thirty (30) days prior written notice to TOWN for cancellation of the insurance;

(4) provide for a waiver of subrogation against TOWN for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance. SPAN shall provide written notice to TOWN of any material change of or to the insurance required herein.

(c) All insurance companies providing the required insurance shall be authorized to transact business in Texas.

(d) A certificate of insurance and copies of the policy endorsements evidencing the required insurance shall be submitted prior to commencement of services and upon request by TOWN.

6.11. In performing services under this Agreement, the relationship between the TOWN and SPAN is that of an independent contractor. No term or provision of this Agreement or act of SPAN in the performance of this Agreement shall be construed as making SPAN the agent, servant, or employee of the TOWN. It is expressly understood that the TOWN assumes no operational supervision, control or oversight to the services provided under this Agreement. TOWN does not have any ownership or beneficial interest in the business; and does not share any profits or losses generated from the business.

6.12. Indemnification. TOWN SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF SPAN PURSUANT TO THIS AGREEMENT. SPAN HEREBY WAIVES ALL CLAIMS AGAINST TOWN, ITS OFFICERS, AGENTS, AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "TOWN") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF TOWN OR BREACH OF TOWN'S

OBLIGATIONS HEREUNDER. SPAN AGREES TO INDEMNIFY AND SAVE HARMLESS TOWN FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY SPAN'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF SPAN, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF TOWN, IN WHOLE OR IN PART, IN WHICH CASE SPAN SHALL INDEMNIFY TOWN ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO SPAN AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). SPAN'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY SPAN UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

6.13. Subject to the requirements of the Texas Public Information Act or as required by Court order, both Parties agree to endeavor to take all reasonable measures to keep in confidence the confidential data and information of any Party that another Party may know or access during performance of this Agreement ("Confidential Information"), and shall not disclose, make available or assign such Confidential Information to any third Party without the prior written consent of the Party providing the information except as required by the Texas Public Information Act or Court order.

6.14. Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all the Parties hereto.

6.15. Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

6.16. Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

EXECUTED this _____ day of _____,2026

FLOWER MOUND, TEXAS

By: _____
Cheryl Moore, Mayor

EXECUTED this _____ day of _____,2026

SPAN, INC

By: _____
Michelle McMahon, Chief Executive Officer

SPAN, INC.

TRANSPORTATION POLICY AND PROCEDURES

TOWN OF FLOWER MOUND

DRAFT REVISED JULY 2026

Proposed effective date: October 1, 2026

Subject to review and final approval by Span and the Town of Flower Mound

1800 Malone Street, Denton, Texas 76201 | 940-382-1900 | www.span-transit.org

Contents

1. Introduction
2. Description of Flower Mound Service
3. Approved Trip Purposes
4. Definitions
5. Service Hours
6. Application Process
7. Disability Certification
8. How to Schedule a Trip
9. Inclement Weather
10. Flower Mound Fares
11. Aides, Companions, and Animals
12. Wait Time, No-Shows, Trip Cancellations, and Penalties
13. Mobility Devices
14. Seatbelts and Restraints
15. Carry-On Items and Priority Seating
16. Rider Courtesy and Conduct
17. Termination of Services
18. Grievance and Appeal Procedures
19. Customer Complaints
20. Title VI Complaints
21. ADA Notice and Complaint Procedure
22. Frequently Asked Questions
23. Transportation Service Complaint Form

This draft combines Span's current general transportation policy with the requirements specific to Flower Mound service.

1. Introduction

Span, Inc. is a private nonprofit organization that has served Denton County since 1974. Span enables people to live as fully and independently as possible by providing nutrition, transportation, and social services to older adults, people with disabilities, veterans, and the public.

It is the policy of Span that no person shall, on the basis of race, color, national origin, religion, sex, age, disability, or income status, be excluded from participation in, denied the benefits of, or otherwise subjected to discrimination or retaliation under any program or activity administered by Span.

These policies supplement Span's general transportation policies and identify requirements applicable to transportation provided under contract with the Town of Flower Mound. When a Flower Mound-specific requirement differs from the general policy, the Flower Mound requirement applies to contracted Flower Mound service, subject to the Interlocal Agreement between Span and the Town.

Span reserves the right to modify, add to, or remove portions of these policies and procedures when necessary. Current policies will be maintained by Span and made available upon request and on Span's website.

2. Description of Flower Mound Service

Span provides door-to-door, demand-response, shared-ride transportation using lift-equipped vehicles. Multiple riders with different destinations may be transported on the same vehicle.

Contracted Flower Mound service is available to individuals who:

- Reside within the Town of Flower Mound; and

- Are age sixty-five (65) or older, with age verification when requested; or
- Have a verifiable disability that prevents them from driving.

Eligible riders may travel to locations anywhere within Denton County for approved trip purposes. Span may also provide transportation to DCTA train stations within Denton County for riders who need to connect to an approved destination outside Denton County.

Span will make reasonable efforts to accommodate requested trips. Service is subject to vehicle capacity, staffing, scheduling limitations, safety requirements, funding availability, and the terms of the Town's agreement with Span. Acceptance of an application does not guarantee that every requested trip can be provided.

Driver Assistance

Drivers are available to provide limited assistance. Drivers are not trained to provide medical assistance.

Driver assistance may include:

- Assisting a passenger from the door of a residence or pick-up location to the vehicle, when needed.
- Attempting to notify passengers when the vehicle arrives.
- Assisting passengers while boarding and exiting the vehicle.
- Escorting the passenger to the door of the destination.
- Securing wheelchairs and other mobility devices.

Driver assistance does not include:

- Assisting a passenger into or out of a wheelchair.
- Helping a passenger get ready for the trip.
- Administering medication or oxygen.
- Assisting a wheelchair passenger up or down stairs.
- Assisting a passenger on a ramp determined to be unsafe.
- Carrying personal belongings, groceries, or purchases.

SPAN IS NOT AN EMERGENCY MEDICAL TRANSPORTATION SERVICE. DRIVERS MAY NOT LOSE VISUAL CONTACT WITH THE AGENCY VEHICLE AT ANY TIME.

3. Approved Trip Purposes

Trips provided at the Flower Mound contracted rate are limited to the purposes approved by the Town and Span, including:

- Medical treatment and doctor or dentist appointments.
- Shopping for necessities.
- Employment.
- Life-skills programs.
- Administrative appointments.
- Hair appointments.
- Participation in the Town of Flower Mound Seniors in Motion program.
- Transportation to DCTA train stations within Denton County for riders connecting to an approved destination outside Denton County.

Employment trips may require proof of employment, such as an employee identification badge or a letter from the employer confirming the rider's position and employment status.

4. Definitions

Aide or Personal Care Attendant (PCA) - A person required to travel with a passenger to assist the passenger in using Span transportation. An approved aide rides free.

Companion - A person other than an aide who travels with an eligible passenger. A companion is charged the same fare as the registered passenger unless otherwise provided by law or policy.

Demand-Response Service - Non-fixed-route, shared transportation using vans or buses, with passengers boarding and exiting at prearranged times and locations.

Disability - A physical or mental impairment that substantially limits one or more major life activities, a record of such an impairment, or being regarded as having such an impairment.

Late Cancellation - A cancellation made on the day of service more than three hours before the scheduled pick-up time.

Mobility Device - A wheelchair, walker, scooter, or other device designed to assist a passenger with a mobility impairment. A mobility device may be manual or powered.

No-Show - A failure to cancel at least three hours before the scheduled pick-up time, or a failure to board within five minutes after the vehicle arrives within the ready-time window.

ParaPass - Span's electronic fare card. Funds may be added by telephone using an accepted payment method, by mail using check or money order, or in person at Span's administrative office.

Ready-Time Window - The thirty-minute period beginning fifteen minutes before and ending fifteen minutes after the scheduled pick-up time.

Service Animal - An animal individually trained to perform tasks for a person with a disability. Service animals are working animals, not pets.

Service Area - Flower Mound contracted service is provided to eligible Town residents traveling to locations within Denton County for approved trip purposes. Transportation to DCTA train stations within Denton County may be provided for riders connecting to an approved destination outside Denton County.

Subscription Service - A recurring reservation for a passenger traveling to the same place at the same time each week. Subscription availability is limited.

Wheelchair - A three- or four-wheeled mobility device designed for and used by a person with a mobility impairment, whether manually operated or powered.

5. Service Hours

Trips may be scheduled for pick-up as early as 7:00 a.m. and drop-off as late as 6:00 p.m., Monday through Friday. There is currently no weekend service.

Service is not provided on the following observed holidays:

- New Year's Day
- Martin Luther King Jr. Day
- Good Friday
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Eve
- Christmas Day

6. Application Process

Prospective riders must complete and submit an application, meet the eligibility requirements, and receive approval from Span before scheduling service.

Applications may be obtained by calling the Span Dispatch Office at 940-382-1900 or through Span's website. Completed and signed applications may be submitted by email, mail, delivery, or fax:

Span, Inc. | 1800 Malone Street, Denton, TX 76201 | span@span-transit.org | Fax: 940-383-8433

Span begins processing properly completed applications upon receipt. Please allow up to twenty-one (21) days for processing. Only complete and signed applications will be reviewed. Applicants will receive written notice of the eligibility decision and, when approved, instructions for scheduling trips.

Passengers must notify Span when their address, telephone number, emergency contact, or other relevant information changes.

Reapplication

Passengers generally must reapply every three (3) years from the date of initial approval. Reapplication helps ensure that eligibility and contact records remain accurate. Span may request updated information at any time when needed to confirm continued eligibility or safe transportation.

7. Disability Certification

Applicants seeking Flower Mound eligibility based on disability must submit a completed disability Certification Form in addition to the transportation application. Both documents must be received and reviewed before disability-based eligibility can be determined.

A licensed physician or certified human-services professional familiar with the applicant's condition must verify the disability and the functional limitations related to transportation. Qualifying professionals may include a physician, psychiatrist, psychologist, social worker, rehabilitation professional, physical or occupational therapist, physician assistant, nurse practitioner, or registered nurse.

Span may request additional relevant information needed to evaluate functional limitations. The applicant will receive written notice of the eligibility decision. The notice will identify any conditions or limitations, including whether a personal care attendant is required.

Applicants denied disability-based eligibility may appeal the decision under the Grievance and Appeal Procedures. An applicant may also qualify for service under another Span program at the applicable fare.

Accessible Information and Reasonable Modifications

Span will make reasonable accommodations during the application and transportation process. Accessible materials may be requested in formats such as large print, braille, audio, or electronic text compatible with screen-reading technology. Individuals who are deaf, hard of hearing, or speech impaired may use 711 relay service or request other appropriate communication assistance.

Span will consider reasonable modifications to policies or procedures when necessary to avoid disability discrimination or provide program access. Requests should be made in advance whenever feasible and must describe the modification needed. A request may be denied if it would fundamentally alter the service, create a safety risk, or impose an undue burden.

To request a reasonable modification, contact the Transportation Manager at 940-382-1900 or email span@span-transit.org with “Attention: Transportation Manager” in the subject line.

8. How to Schedule a Trip

Trip Requests

1. Call the Span Dispatch Office at 940-382-1900 between 8:00 a.m. and 2:00 p.m., Monday through Friday.
2. Trips may be requested up to fourteen (14) days in advance and must be requested no later than 2:00 p.m. at least two (2) days before the date of service.
3. Provide the rider's name and telephone number, pick-up and destination addresses, requested appointment or arrival time, expected return time, and whether an aide, companion, mobility device, or service animal will travel with the rider.
4. Same-day requests, unscheduled stops, and will-call return trips are not accepted. Drivers cannot add unscheduled trips or stops.
5. Span does not provide pick-up service from public schools under this program.

Scheduling and Notifications

1. Span is a shared-ride public transportation service. Requested times are not guaranteed and may be adjusted to accommodate routing, other riders, traffic, capacity, and operational needs.
2. The evening before a scheduled trip, riders will receive an automated call or text with the scheduled pick-up time. An “On the Way” notification may also be provided when the vehicle is approaching.
3. The vehicle may arrive up to fifteen minutes before or fifteen minutes after the scheduled pick-up time. Riders must be ready throughout this thirty-minute window.
4. Once the vehicle arrives, the driver will wait no more than five minutes for the passenger to board.
5. Whenever possible, Span will notify riders of delays beyond the ready-time window. Riders are responsible for keeping current contact information on file.
6. Riders should carry necessary medication, oxygen, and medically necessary snacks in case of delay. Eating and drinking on the vehicle are prohibited except when medically necessary and approved by the driver.
7. Subscription service may be available for recurring trips. Subscription riders must confirm their pick-up time as directed and cancel trips that are not needed. Three cancellations within a one-month period may result in loss of the subscription slot.

9. Inclement Weather

Span may suspend, modify, or cancel service when weather or road conditions could jeopardize the safety of riders, drivers, or vehicles. If service is canceled, riders may not receive the usual confirmation notification. Riders should monitor local weather and service announcements during severe conditions.

10. Flower Mound Fares

The fare for an eligible Flower Mound rider is $3.00 per one-way trip.

A one-way trip is each boarding of the vehicle. The fare must be paid before the vehicle departs. Riders must pay the exact cash fare or use a ParaPass. Drivers cannot make change and cannot accept advance payment for a return trip that may be provided by another vehicle or driver.

If the required fare is not available, the driver will contact the Span Dispatch Office. The trip may be denied and may be recorded as a no-show when appropriate.

ParaPass

Funds may be added to a ParaPass by calling 940-382-2224 using an accepted payment method, by mailing a check or money order, or in person at Span's administrative office during business hours. Do not mail cash. Contact Span promptly if a ParaPass is lost.

Inactive Accounts and Remaining Funds

When a rider becomes inactive because of relocation, service termination, health changes, death, or another reason, remaining funds will be handled according to the rider's most recent instructions and Span's current refund and donation procedures. Riders or authorized representatives should contact Span within sixty (60) days.

Drivers are not permitted to accept gratuities, tips, or gifts.

11. Aides, Companions, and Animals

Aides or Personal Care Attendants

An approved aide rides free and must be picked up and dropped off at the same address as the passenger. The aide must be scheduled with the passenger. If a passenger's eligibility requires an aide, the passenger may not be transported without the aide. Span does not provide aides.

Span may require a rider to provide an aide when reasonably necessary for safe transportation, including when a rider is unable to communicate, remain seated and belted, control their actions, independently transfer, or manage common travel activities.

Companions

A companion may travel with an eligible rider when space is available. The companion must be scheduled in advance, must board and exit at the same locations as the rider, and must pay the same fare as the registered rider. An approved aide does not count as a companion.

Animals

Service animals are permitted on Span vehicles. Other small animals may travel only in an approved pet carrier and must remain secured in the carrier throughout the trip. Riders must notify dispatch when scheduling an animal. The rider is responsible for controlling the animal and for any damage or injury caused by the animal.

12. Wait Time, No-Shows, Trip Cancellations, and Penalties

Wait Time

Riders must be ready when the vehicle arrives. When the vehicle arrives within the thirty-minute ready-time window, the passenger must board within five minutes. Drivers cannot extend the five-minute wait because delays affect other scheduled riders.

No-Shows

A no-show occurs when a passenger does not board within five minutes after the vehicle arrives, or when the passenger does not cancel at least three hours before the scheduled pick-up time. A rider is allowed two (2) no-shows per calendar month without penalty.

Events beyond the rider's control may be excused, including a family emergency, an appointment canceled by the provider, illness preventing the rider from calling, failure of a required aide to arrive, or failure of the rider's mobility device.

Late Cancellations

A cancellation made on the day of service more than three hours before the scheduled pick-up time is a late cancellation. A rider is allowed four (4) late cancellations per calendar month without penalty.

Penalties

- Three (3) no-shows within a thirty-day period will result in a one-month suspension of service. Continued violations may result in an indefinite suspension.
- A combination of five (5) late cancellations and no-shows within a thirty-day period will result in a one-month suspension. Continued violations may result in an indefinite suspension.
- Span may impose reasonable penalties when a passenger develops a pattern or practice of missing scheduled trips.
- Subscription riders who incur penalties may lose their subscription slot.

A passenger will receive notice of a suspension and information about the right to appeal. Penalties will not be imposed for missed trips caused by Span error or circumstances outside the rider's control.

13. Mobility Devices

Span vehicles are designed to carry passengers using wheelchairs and other mobility devices in accordance with the ADA and applicable federal regulations. All mobility devices must be secured by the driver and positioned as directed for safe transportation.

Span vehicles are not designed to accommodate an occupied wheelchair weighing 800 pounds or more. Span may deny transportation when a mobility device cannot be safely accommodated or when carrying the passenger would be inconsistent with legitimate safety requirements.

14. Seatbelts and Restraints

All passengers must wear available seatbelts while the vehicle is in operation. Wheelchairs and other wheeled mobility devices must be properly secured by the driver at all times during transportation.

15. Carry-On Items and Priority Seating

Riders may bring only items they can carry and control without driver assistance. A rider may bring a maximum of two standard-size paper grocery bags or an equivalent volume of plastic bags. Bulk items, cases of drinks, large bags of pet food, and similar items are not permitted. Items may not block aisles, displace another rider, or create a safety hazard.

Priority seating and mobility-device securement areas are reserved for older adults and riders with disabilities. Other passengers may be asked to move when those seats or spaces are needed.

16. Rider Courtesy and Conduct

Riders must maintain reasonable personal hygiene and wear shirts and footwear. Service animals should not be touched without the handler's permission.

The following activities are prohibited on Span vehicles and may result in refusal or termination of service:

- Smoking or using electronic cigarettes.
- Eating or drinking, except for an approved medical need.
- Playing audio without headphones or at a volume audible to other passengers.
- Consuming alcoholic beverages.
- Using or possessing illegal drugs.
- Using obscene, abusive, or threatening language.
- Indecent exposure, sexual conduct, harassment, or bullying.
- Violent, disruptive, threatening, or disorderly behavior.
- Interfering with the driver or the safe operation of the vehicle.
- Causing actual or potential damage to the vehicle.

Span may deny service or remove a passenger from the vehicle when a situation is unsafe for the passenger, other riders, the driver, or the public.

17. Termination of Services

When a passenger does not follow Span policies, the following progressive process will generally apply:

- A verbal warning will be provided when feasible.
- If the issue continues, the passenger will receive a written warning describing the noncompliance and possible sanctions.
- If compliance is not achieved, the passenger will receive written notice that all or part of Span service is suspended or terminated, including the reason for the decision and appeal information.

Span may immediately suspend or terminate service without prior warning when a passenger presents a safety risk to themselves or another person.

18. Grievance and Appeal Procedures

1. A passenger may appeal a suspension, termination, or fare-eligibility decision. The appeal must be submitted in writing within sixty (60) days after notice of the decision.
2. The Chief Executive Officer or designee will review the initial appeal. If the decision is upheld, the passenger may request review by a panel of Span Board members designated by the Board Chair.
3. Service will generally continue while an appeal is pending unless the action resulted from conduct determined to pose a safety risk to the passenger or others.
4. Span will notify the passenger in writing of the decision and the reasons for it. The Board panel's decision is final.

Span staff and the Board of Directors will seek a cooperative accommodation process and will document reasonable efforts to address disability-related eligibility and access requests.

19. Customer Complaints

Span records, investigates, and responds to transportation complaints, including ADA complaints. Investigations may include review of vehicle and facility video, telephone recordings, written communications, dispatch and location data, driver manifests, interviews, and other relevant information.

Complaints may be submitted by:

- Calling 940-382-1900 and asking for the Transportation Manager or Transportation Supervisor.
- Emailing span@span-transit.org.
- Mailing a letter to Span, Inc., Attention: Transportation Manager, 1800 Malone Street, Denton, TX 76201.
- Faxing the Transportation Department at 940-383-8433.

Please provide the date, time, location, people involved, a description of the concern, and any supporting information. A complaint form is included at the end of this document.

20. Title VI Complaints

Span operates its programs and services without discrimination based on race, color, or national origin in accordance with Title VI of the Civil Rights Act. Span also accepts complaints alleging adverse treatment based on religion, sex, age, or disability under applicable laws and policies.

Title VI complaint forms and information are available from Span at 940-382-2224 or from the Texas Department of Transportation. Complaints may be mailed to Span at 1800 Malone Street, Denton, TX 76201, or to the TxDOT Office of Civil Rights, 125 East 11th Street, Austin, TX 78701. TxDOT may also be contacted at 1-866-480-2518.

For information in another language, call 940-382-2224.

21. ADA Notice and Complaint Procedure

Span is committed to providing safe and accessible transportation in accordance with the Americans with Disabilities Act. Span does not discriminate on the basis of disability in the provision of transportation services.

A person who believes they were discriminated against because of a disability may file a complaint within 180 days of the incident. The complaint should include the person's name and contact information, the date and description of the incident, and any relevant supporting documentation.

ADA complaints: Span Transportation Manager or Safety and Compliance Manager | 940-382-2224 | span@span-transit.org | 1800 Malone Street, Denton, TX 76201

A written or verbal response will generally be provided within thirty (30) days. A complaint may also be filed with the Federal Transit Administration, Office of Civil Rights.

22. Frequently Asked Questions

What if my appointment runs late?

Riders should overestimate rather than underestimate travel and appointment time when scheduling a return trip. Same-day will-call returns are not available.

Do I have to schedule every recurring trip separately?

Subscription service may be available for riders traveling to the same place at the same time each week. Riders must follow confirmation and cancellation procedures to avoid penalties and retain the subscription slot.

Will I be taken directly to my destination?

Not necessarily. Span provides shared-ride public transportation, and other passengers may be picked up or dropped off during the trip.

What is the Flower Mound service area?

Eligible Flower Mound residents may travel to locations within Denton County for approved trip purposes. Transportation to DCTA train stations within Denton County may be provided for riders connecting to an approved destination outside Denton County.

How many grocery bags may I bring?

A rider may bring no more than two standard-size paper grocery bags or an equivalent volume of plastic bags and must be able to carry the items on and off the vehicle without driver assistance.

23. Transportation Service Complaint Form

This form may be mailed, emailed, faxed, or delivered to Span. Attach additional pages when needed.

Field	Information
Date of complaint	_____
Submitted by	_____
Passenger or client name	_____
Name of person submitting complaint	_____
Telephone number	_____
Email address	_____
Street address, city, ZIP	_____
Date and approximate time of incident	_____
Pick-up or incident location	_____
Vehicle number	_____
Driver or employee name	_____
Route number	_____
Description of complaint	_____ _____ _____ _____ _____
Requested resolution	_____ _____ _____ _____ _____
Signature and date	_____

Submit to: Span, Inc., Attention: Transportation Manager, 1800 Malone Street, Denton, TX 76201 | span@span-transit.org | Fax: 940-383-8433

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

1. Statement of Work

During the period October 1, 2026 through September 30, 2027, the Town of Flower Mound may use Community Development Block Grant (CDBG) funds to reimburse SPAN for providing “Demand Response” transit service to the following citizens of the Town of Flower Mound (TOWN):

- Elderly who are 65 years and older
- Severely disabled adults who are 18 years and older and
    - Use a wheelchair or another special aid for six months or longer; or
    - Are unable to perform one or more “functional activities” (i.e., seeing, hearing, having one’s speech understood, lifting and carrying, walking up a flight of stairs, or walking); or
    - Need assistance with an “ADL” (i.e., an activity of daily living including getting around inside the home, getting in or out of bed or a chair, bathing, dressing, eating, and toileting); or
    - Need assistance with an “IADL” (i.e., going outside the home, keeping track of money or bills, preparing meals, doing light housework and using the telephone); or
    - Are prevented from working at a job or doing housework; or
    - Have a selected condition including autism, cerebral palsy, Alzheimer’s disease, senility or dementia, or mental retardation; or
    - Are less than 65 years and covered by Medicare or receive Supplemental Social Security Income.

It is expressly agreed and understood that the total amount of CDBG funds to be paid by the TOWN under this Agreement shall not exceed Forty-One Thousand Six Hundred Eighty-Nine Dollars ($41,689.00). Costs exceeding Forty-One Thousand Six Hundred Eighty-Nine Dollars ($41,689.00) for providing Demand Response transit service to the above citizens will be paid with TOWN funds in accordance with the Agreement.

The TOWN’s obligations under this Agreement are contingent upon the actual receipt of adequate CDBG funds to meet SPAN’s liabilities under this Agreement. If adequate CDBG funds are not available to make payments under this Agreement, the TOWN will notify SPAN in writing within a reasonable time after such fact has been determined, so that SPAN can modify its services. The TOWN may, at its option, either reduce the amount of its liability, or terminate the Agreement. It is expressly understood that this Agreement in no way obligates the TOWN’s General Fund or any other monies or credits of the TOWN for payment of the CDBG funds.

CDBG grant funds will not be used for any cost or portion there of which:

- Has been paid, reimbursed or is subject to payment or reimbursement from any other source;
- Was incurred prior to the beginning date, or after the ending date specified in this Agreement;

- Is not in strict accordance with the terms of this Agreement; or,
- Has not been billed to TOWN within 30 calendar days following termination of the Agreement.

CDBG grant funds reimbursed under this Agreement will not be paid to any party other than SPAN. Upon termination of this Agreement, should any expense for which payment has been made be subsequently disallowed or disapproved as a result of any auditing or monitoring by the TOWN, the Department of Housing and Urban Development, or any other federal agency, SPAN will refund such amount to the TOWN within ten working days of a written notice to SPAN, which specifies the amount disallowed. Refunds of disallowed costs may not be made from these or any funds received from or through the TOWN.

2. Records and Reports

SPAN agrees to maintain records that provide accurate, current, separate, and complete disclosure of the status of the CDBG funds received under this Agreement. SPAN shall retain all records pertinent to expenditures incurred under this Agreement for five years from the date of termination of the Agreement. If there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs first.

SPAN agrees to grant access by the TOWN, the U. S. Department of Housing and Urban Development, and the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records of SPAN which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions.

At the time SPAN submits a request to TOWN for reimbursement, SPAN shall provide a report to TOWN identifying the costs by line item and the actual ridership provided, including name, address, age, disability, and race. SPAN will provide TOWN staff access to records necessary to obtain documentation to support CDBG eligibility requirements.

3. Program Income

No program income will be generated under this Agreement.

4. Uniform Administrative Requirements

In regard to CDBG funds provided under this Agreement, SPAN agrees to comply with the requirements of Title 24: Housing and Urban Development of the Code of Federal Regulations (CFR) Part 570.502 concerning Community Development Block Grants (CDBG). The TOWN has a copy available for review or reproduction. SPAN also agrees to comply with all other applicable Federal, state and local laws, regulations, and policies governing the CDBG funds provided under this Agreement.

5. Other Program Requirements

SPAN further agrees to utilize CDBG funds available under this Agreement to supplement rather than supplant funds otherwise available. For example, if an eligible rider's fee is partially paid by other funds, CDBG funds will be used to pay only the difference in cost for the ride. CDBG grant funds will not be used to fund any claims, actions, suits, charges or judgments whatsoever that arise out of SPAN's performance or nonperformance of the services or subject matter called for in the Agreement. SPAN shall:

- Hold harmless, defend, and indemnify TOWN from any and all claims, actions, suits, charges and judgments whatsoever that arise out of SPAN's performance or nonperformance of the services or subject matter called for in the Agreement;

- Comply with the bonding and insurance requirements of OMB Circular A-110 (Flower Mound has a copy available for review or reproduction). Actual losses not covered by insurance as required by this Agreement are not allowable costs under this Agreement and remain the sole responsibility of SPAN;

- Comply with all applicable equal employment opportunity and affirmative action laws or regulations;

- Provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement;

- Maintain adequate and continuous liability insurance on all vehicles owned, leased or operated that are used to provide services under this Agreement; and,

- Ensure that all drivers possess a valid Texas driver's license.

6. Conditions for Religious Organizations

SPAN shall provide all services under this Agreement in a manner that is exclusively non-religious in nature and scope. There shall be no religious services, proselytizing, instruction or any other religious preference, influence or discrimination in connection with providing these services.

7. Reversion of Assets

Payment for allowable costs under the terms of the Agreement is on a reimbursement basis. Expenditures will not be reimbursed to SPAN for the purchase of real property or equipment. These are not allowable costs under this Agreement.

SPAN, INCORPORATED

ANNUAL FINANCIAL REPORT

YEAR ENDED SEPTEMBER 30, 2025

TABLE OF CONTENTS

	Page
FINANCIAL SECTION	
Independent Auditors' Report	1
Statement of Financial Position	4
Statement of Activities	5
Statement of Cash Flows	6
Statement of Functional Expenses	7
Notes to the Financial Statements	8
FEDERAL AWARDS SECTION	
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	13
Independent Auditors' Report on Compliance For Each Major Federal Program and Report on Internal Control Over Compliance In Accordance With the Uniform Guidance	15
Schedule of Findings and Questioned Costs	17
Schedule of Status of Prior Findings	18
Corrective Action Plan	19
Schedule of Expenditures of Federal Awards	20
Notes to Schedule of Expenditures of Federal Awards	22

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AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

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902 NORTH LOCUST
P.O. BOX 977
DENTON, TX 76202-0977

TEL. (940) 387-8563
FAX (940) 383-4746

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
SPAN, Incorporated
Denton, Texas

Opinion

We have audited the accompanying financial statements of SPAN, Incorporated (a nonprofit organization), which comprise the statement of financial position as of September 30, 2025, and the related statements of activities, cash flows, and functional expenses for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of SPAN, Incorporated as of September 30, 2025, and the changes in its net assts and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of SPAN, Incorporated and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibility of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about SPAN, Incorporated's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our responsibilities are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefor is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of SPAN, Incorporated's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about SPAN, Incorporated's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit findings, and certain internal control related matters we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles*, and *Audit Requirements for Federal Awards*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 30, 2026, on our consideration of SPAN, Incorporated's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering SPAN, Incorporated's internal control over financial reporting and compliance.

Hankins, Eastup, Deaton, Tonn, Seay & Scarborough, LLC
Denton, Texas

March 30, 2026

FINANCIAL SECTION

SPAN, INCORPORATED

STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2025

ASSETS

Current Assets:		
Cash and cash equivalents	$ 780,881	
Accounts receivable	840,992	
Accrued interest receivable	189	
Prepaid expenses	4,501	
Total Current Assets		$ 1,626,563
Property and equipment:		
Land	181,100	
Building	624,730	
Transportation equipment	4,327,761	
Office/Shop furniture and equipment	224,672	
	5,358,263	
Less accumulated depreciation	(3,009,642)	
Net Property and Equipment		2,348,621
Total Assets		$ 3,975,184

LIABILITIES AND NET ASSETS

Current Liabilities:		
Accounts payable	$ 251,690	
Total Current Liabilities		$ 251,690
Net Assets:		
Without donor restriction	3,706,973	
With donor restriction	16,521	
Total Net Assets		3,723,494
Total Liabilities and Net Assets		$ 3,975,184

The accompanying notes are an integral part of these financial statements.

SPAN, INCORPORATED

STATEMENT OF ACTIVITIES
YEAR ENDED SEPTEMBER 30, 2025

	Without Donor Restriction	With Donor Restriction	Total
Support and Revenue:			
Support			
Contributions	$ 261,182	$ 21,562	$ 282,744
Support from local governments	144,670		144,670
United Way	30,612		30,612
Total Support	436,464	21,562	458,026
Revenue:			
Transportation grants	3,077,434		3,077,434
Transportation contracts	470,386		470,386
Aging grants	717,354		717,354
Aging contracts	119,873		119,873
Transportation program income	124,327		124,327
Meals program income	17,256		17,256
Miscellaneous	33,698		33,698
Fundraising	27,899		27,899
Interest income	17,628		17,628
Total Revenue	4,605,855	-	4,605,855
Net assets released from restrictions:			
Satisfaction of usage restrictions	5,041	(5,041)	-
Total Support and Revenue	5,047,360	16,521	5,063,881
Expenses:			
Functional Expenses:			
Transportation program	3,016,292		3,016,292
Senior citizen meals and other services	1,226,759		1,226,759
Management and general	500,859		500,859
Fundraising	88,857		88,857
Total Expenses	4,832,767	-	4,832,767
Change in net assets	214,593	16,521	231,114
Net Assets, Beginning of Year	3,492,380	-	3,492,380
Net Assets, End of Year	$ 3,706,973	$ 16,521	$ 3,723,494

The accompanying notes are an integral part of these financial statements.

SPAN, INCORPORATED

STATEMENT OF CASH FLOWS
YEAR ENDED SEPTEMBER 30, 2025

Cash Flows From Operating Activities:		
Change in net assets	$ 231,114	
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	485,618	
Increase in accounts receivable	(159,795)	
Decrease in accrued interest receivable	9,124	
Decrease in prepaid expenses	27,756	
Increase in accounts payable	156,664	
Decrease in deferred income	(62,013)	
Noncash grant - buses	(860,940)	
Net Cash Used By Operating Activities		$ (172,472)
Cash Flows From Investing Activities:		
	-	
Net Cash Provided by Investing Activities		-
Net decrease in cash and cash equivalents		(172,472)
Cash and cash equivalents - September 30, 2024		953,353
Cash and cash equivalents - September 30, 2025		$ 780,881
Supplemental disclosure:		
Interest paid during the year		$ -
Income taxes paid during the year		$ -
Noncash grant - buses transferred to SPAN by grantor		$ 860,940

The accompanying notes are an integral part of these financial statements.

SPAN, INCORPORATED

STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED SEPTEMBER 30, 2025

	Transportation	Senior Citizen Meal and Other Services	Management and General	Fundraising	Total
Salaries and Wages	1,353,601	367,590	387,268	43,030	2,151,489
Payroll taxes	108,530	27,130	30,524	3,392	169,576
Workers compensation ins.	57,346	25,083	18,547	2,061	103,037
Health insurance	91,487	28,935	27,095	3,011	150,528
Retirement	23,618	10,329	7,638	849	42,434
Travel	287	5,486	-	-	5,773
Occupancy	29,194	11,610	2,647	661	44,112
Insurance	99,640	6,557	2,098	394	108,689
Telephone	6,465	2,827	821	155	10,268
Office expense	7,036	6,844	1,577	315	15,772
Conferences and meetings	5,157	1,032	546	103	6,838
Advertising	28,837	12,945	3,693	693	46,168
Professional fees	71,666	31,033	5,187	518	108,404
Computer & equipment expenses	88,721	21,312	9,726	1,824	121,583
Fundraising expenses	-	-	-	31,483	31,483
Fuel and oil	213,759	-	-	-	213,759
Licensing	6,154	-	-	-	6,154
Vehicle repairs & maintenance	149,658	-	-	-	149,658
Tolls	14,205	-	-	-	14,205
Health & background screenings	10,832	216	-	-	11,048
Uniforms	2,896	-	-	-	2,896
Other	9,908	-	-	-	9,908
Loss on Bus Sales	142,740	-	-	-	142,740
Miscellaneous	15,033	7,225	1,968	368	24,594
Cost of meals	-	649,210	-	-	649,210
Supplies and fees	-	6,823	-	-	6,823
Total expenses before deprec.	2,536,770	1,222,187	499,335	88,857	4,347,149
Depreciation of property & equip	479,522	4,572	1,524	-	485,618
Total expenses	3,016,292	1,226,759	500,859	88,857	4,832,767

The accompanying notes are an integral part of these financial statements.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Nature of Activities

SPAN, Incorporated (SPAN) is a not-for-profit agency established to provide transportation, meals and other services to senior citizens and others within the community.

B. Financial Statement Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States. Net assets and revenues, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Organization and changes therein are classified and reported as follows:

Net assets without donor restriction - Net assets that are not subject to donor-imposed stipulations.

Net assets with donor restriction - Net assets subject to donor-imposed stipulations that may or will be met, either by actions of the Organization and/or the passage of time. When a restriction expires, net assets with donor restriction are reclassified to net assets without donor restriction and reported in the statement of activities as net assets released from restrictions.

C. Description of Programs

Transportation - SPAN provides transportation programs for citizens throughout Denton County. Programs include demand response transportation in Denton County for senior citizens, persons with disabilities, and the general public. Funding for these programs is provided through Federal and State transportation grants and contracts; fares and donations received from riders; and local public and private support.

Senior Citizen Meals and Other Services - Daily (Monday through Friday) hot meals are served to senior citizens at seven sites throughout Denton County. The program also includes home delivered meals to qualifying home-bound senior citizens. Funding for the meal programs is provided by Federal and State aging grants and contracts, donations from meal recipients and local public and private support. SPAN also provides a variety of programs for senior citizens including information and referral and recreational activities at senior centers.

D. Contributions

Contributions, including unconditional promises to give, are recorded as made. All contributions are available for unrestricted use unless specifically restricted by the donor. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Unconditional promises to give due in the next year are recorded at their net realizable value. Unconditional promises to give due in subsequent years are reported at the present value of their net realizable value, using risk-free interest rates applicable to the years in which the promises are to be received.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Property and Equipment

Expenditures for property and equipment are stated at cost. Donated property and equipment is recorded at its estimated fair market value at the date of donation. The organization capitalizes property and equipment purchases that exceed $5,000.

Depreciation of property and equipment is calculated on the straight-line method over the following estimated useful lives:

Buildings	31.5 years
Vehicles	4-10 years
Equipment	4-8 years
Furniture and fixtures	7-10 years

F. Contributed Services and Materials

SPAN receives donated services from a variety of unpaid volunteers assisting SPAN in its programs. No amounts have been recognized in the accompanying statement of activities because the criteria for recognition of such volunteer effort under SFAS No. 116 have not been satisfied.

G. Income Taxes

SPAN is organized as a Texas nonprofit corporation and has been recognized by the IRS as exempt from Federal income taxes under IRC Section 501(a) as an organization described in IRC Section 501(c)(3), qualifies for the charitable contribution deduction under IRC Section 170(b)(1)(A)(vi) and (viii), and has been determined not to be a private foundation under IRC Sections 509(a)(1) and (3), respectively. SPAN is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, SPAN is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purposes. We have determined that SPAN is not subject to unrelated business income tax and has not filed an Exempt Organization Business Tax Return (Form 990-T) with the IRS.

H. Functional Allocation of Expenses

The costs of providing SPAN's various programs and supporting services have been reported on a functional basis in the statement of activities in order to present the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Cash Equivalents

For purposes of the statement of cash flows, SPAN considers all cash and other highly liquid investments with initial maturities of three months or less to be cash equivalents.

J. Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates, and those differences could be material.

NOTE 2 – CONCENTRATIONS OF RISK

SPAN maintains several bank accounts at one bank and one credit union. Accounts at an institution are insured by the Federal Deposit Insurance Corporation (FDIC) up to $250,000. Cash held at Wells Fargo Bank and DATCU Credit Union exceeded Federally insured limits at certain times during the year. At September 30, 2025, cash balances at Wells Fargo Bank were $509,503 and DATCU Credit Union were $271,103.

SPAN receives a significant portion of its revenues under transportation grants from Texas Department of Transportation (TXDOT) and North Central Texas Council of Governments (NCTCOG). Revenue from these grants were $1,205,989 from TXDOT and $1,840,890 from NCTCOG during the year ended September 30, 2025.

SPAN also received $739,160 in aging and transportation grants from the Area Agency on Aging during the year ended September 30, 2025.

NOTE 3 – RETIREMENT PLAN

SPAN sponsors a retirement plan for its employees. The plan is a salary reduction retirement plan under Internal Revenue Code Section 403(b). Under the plan, employees can elect to contribute to the plan, up to Internal Revenue Code limits. SPAN matches eligible employee's contributions up to three percent of the employee's compensation. During the fiscal year ended September 30, 2025, SPAN contributed $42,434 in matching contributions to the plan.

NOTE 4 – FAIR VALUE OF FINANCIAL INSTRUMENTS

The carrying amounts of cash and cash equivalents, investments, accounts receivable, accrued interest receivable, and accounts payable reported in the statement of financial position approximate fair values because of the short maturities of those instruments.

NOTE 5 – SUBSEQUENT EVENTS

Management has reviewed events subsequent to September 30, 2025 through March 30, 2026, which is the date the financial statements were available to be issued. No subsequent events were identified that were required to be recorded or disclosed in the financial statements.

NOTE 6 – LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure without donor restrictions limiting their use, within one year of the balance sheet date, comprise the following:

Cash and cash equivalents-unrestricted	$	780,881
Accounts receivable		840,992
Accrued interest receivable		189
		1,622,062

FEDERAL AWARDS SECTION

Members:
AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

HANKINS, EASTUP, DEATON, TONN, SEAY & SCARBOROUGH
A Limited Liability Company
CERTIFIED PUBLIC ACCOUNTANTS

902 NORTH LOCUST
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DENTON, TX 76202-0977

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
SPAN, Incorporated
Denton, Texas

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of SPAN, Incorporated (a nonprofit organization), which comprise the statement of financial position as of September 30, 2025, and the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated March 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered SPAN, Incorporated's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of SPAN, Incorporated's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether SPAN, Incorporated's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the organization's internal control or on compliance. This report is an integral part of the audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Hankins, Eastup, Deaton, Tonn, Seay & Scarborough, LLC
Denton, Texas

March 30, 2026

Members:
AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
TEXAS SOCIETY OF CERTIFIED PUBLIC ACCOUNTANTS

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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE IN ACCORDANCE WITH THE UNIFORM GUIDANCE

To the Board of Directors
SPAN, Incorporated
Denton, Texas

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited SPAN, Incorporated's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of SPAN, Incorporated's major federal programs for the year ended September 30, 2025. SPAN, Incorporated's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of finding and questioned costs.

In our opinion, SPAN, Incorporated complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of SPAN, Incorporated and to meet other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a legal determination of SPAN, Incorporated's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirement of laws, statutes, regulations, contracts, and grants applicable to its federal programs.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on SPAN Incorporated's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefor is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards,* and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgement made by a reasonable user of the report on compliance about SPAN, Incorporated's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards,* and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding SPAN, Incorporated's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of SPAN, Incorporated's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of SPAN, Incorporated's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses, as defined above. However, material weaknesses may exist that have not been identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Hankins Eastup Deaton Tonn Seay & Scarborough

Hankins, Eastup, Deaton, Tonn, Seay & Scarborough, LLC
Denton, Texas

March 30, 2026

SPAN, INCORPORATED

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED SEPTEMBER 30, 2025

I. Summary of Auditors' Results

Financial Statements

Type of auditors' report issued:	Unmodified
Internal control over financial reporting:	
Material weakness(es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported.
Noncompliance material to financial statements noted?	No

Federal Awards

Internal control over major federal programs:	
Material weakness(es) identified?	No
Significant deficiencies identified that are not considered to be material weaknesses?	None reported.
Type of auditors' report issued on compliance for major federal programs:	Unmodified
Any audit findings disclosed which are required to be reported in accordance with 2 CFR 200.516(a)?	No

Identification of major programs:

Transportation Cluster:	
Federal Transit – Formula Grants (Urbanized Area Formula Program)	FALN 20.507
Buses & Bus Facilities Formula	FALN 20.526

Dollar threshold used for distinguishing between Type A and Type B federal programs?	$750,000
Auditee qualified as low-risk auditee?	Yes

II. Financial Statement Findings

None

III. Federal Awards Findings and Questioned Costs

None

SPAN, INCORPORATED

SCHEDULE OF STATUS OF PRIOR FINDINGS
YEAR ENDED SEPTEMBER 30, 2025

PROGRAM	DESCRIPTION

No findings were noted in the prior year.

SPAN, INCORPORATED

CORRECTIVE ACTION PLAN
YEAR ENDED SEPTEMBER 30, 2025

PROGRAM	DESCRIPTION
None required.	

SPAN, INCORPORATED

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/Pass-Through Grantor/Program Title	Federal FALN Number	Agency or Pass-Through Number	Federal Expenditures
U.S. Department of Health and Human Services			
Pass-through Texas Department on Aging: Contracted through the North Central Texas Council of Governments Area Agency on Aging:			
Aging Cluster:			
Title III, Part B – Supporting Services and Senior Centers *	93.044	088995790	$ 30,545
Title III, Part C – Nutrition Services *	93.045	088995790	708,615
Subtotal – Aging Cluster			739,160
Total U.S. Department of Health and Human Services			739,160
U.S. Department of Transportation			
Pass-through Texas Department of Transportation:			
Public Transportation for Nonurbanized Areas	20.509	RPT-2502(18)076-25	472,338
	20.509	RPT-2602(18)083-25	12,446
Total FALN 20.509			484,784
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	ED-2502(18)110-23	33,468
	20.513	ED-2503(18)108-24	66,532
Total FALN 20.513	20.513		100,000
Buses and Bus Facilities Formula**	20.526	DIS-2301(18)014-23	19,518
	20.526	BBF-2502(18)097-24	98,307
	20.526	DIS-2502(18)116-24	175,793
Total FALN 20.526			293,618
Subtotal			878,402

SPAN, INCORPORATED

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS (CONTINUED)
YEAR ENDED SEPTEMBER 30, 2025

Federal Grantor/Pass-Through Grantor/Program Title	Federal FALN Number	Agency or Pass-Through Number	Federal Expenditures
U.S. Department of Transportation (continued)			
Pass-through North Central Texas Council of Governments:			
Federal Transit – Formula Grants (Urbanized Area Formula Program) **			
Discretionary	20.507	TX-2017-058-00	702,339
Buses	20.507	TX-2017-058-00	292,802
Total FALN 20.507			995,141
Enhanced Mobility of Seniors And Individuals with Disabilities	20.513	TX-2020-080-00	557,096
Total FALN 20.513			557,096
Buses & Bus Facilities Formula**	20.526	TRN6743	288,653
Subtotal			1,840,890
Total U.S. Department of Transportation			2,719,292
Total Expenditures of Federal Awards			$ 3,458,452

* Clustered Programs – Aging Cluster

** Clustered Programs – Federal Transit Cluster

NOTE 1 – BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal grant activity of SPAN, Incorporated ("SPAN") under programs of the federal government for the year ended September 30, 2025. The information in this schedule is presented in accordance with the requirements of the Uniform Guidance. Because the schedule presents only a selected portion of the operations of SPAN, it is not intended to and does not present the financial position, changes in net assets or cash flows of SPAN.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

SPAN accounts for all awards under federal programs using the accrual basis of accounting in accordance with accounting principles generally accepted in the United States. This basis of accounting recognizes revenue in the accounting period in which they are earned, and expenses in the accounting period in which the liability is incurred. Expenses are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenses are not allowable.

SPAN, INC.
For the One Month Ending Sunday, May 31, 2026

	May	YTD	Budget	YTD/Budget
REVENUE				
FEDERAL, STATE, & LOCAL GOV'T GRANTS	$416,134.98	$3,060,699.72	$3,899,795.00	78%
IND. FOUND. & CORP. DONATIONS	13,047.36	213,691.79	479,574.00	45%
TRANSPORTATION FARE REVENUE	10,376.85	84,815.59	140,000.00	61%
MISCELLANEOUS	12,345.64	107,005.92	22,140.00	483%
TOTAL REVENUE	**451,904.83**	**3,466,213.02**	**4,541,509.00**	**76%**
EXPENSE				
SALARIES, TAXES, AND BENEFITS	304,889.46	1,874,385.07	2,915,545.00	64%
CATERED AND PURCHASED MEALS	40,594.42	322,040.30	574,800.00	56%
FUEL & LUBRICANTS	24,014.33	161,039.78	231,345.00	70%
VEHICLE REPAIRS / PARTS	22,990.00	146,631.50	160,520.00	91%
INSURANCE	6,848.17	92,737.40	107,662.00	86%
BUILDING / GROUNDS MAINTENANCE	2,039.36	14,648.30	21,371.00	69%
PROFESSIONAL SERVICES	27,624.77	179,838.87	221,355.00	81%
DUES AND MEMBERSHIPS	425.00	1,954.74	4,459.00	44%
MILEAGE	1,139.77	6,009.12	11,976.00	50%
TELEPHONE / UTILITIES	1,581.95	14,077.25	21,975.00	64%
FEES & PERMITS	807.82	6,955.49	13,110.00	53%
MEETINGS / TRAINING	1,510.62	7,542.32	7,365.00	102%
OFFICE SUPPLIES / EQUIPMENT	1,523.13	8,431.71	14,861.00	57%
EQUIPMENT LEASING	750.00	3,767.18	4,994.00	75%
COMPUTER EQUIPMENT / SOFTWARE	5,821.38	185,653.45	56,110.00	331%
FUNDRAISER EXPENSE	400.00	22,442.21	58,000.00	39%
MISCELLANEOUS	4,777.79	40,955.50	54,988.00	74%
TOLLS	2,000.00	12,860.00	18,206.00	71%
TOTAL EXPENSE	**449,737.97**	**3,101,970.19**	**4,498,642.00**	**69%**
NET PROFIT / LOSS	**2,166.86**	**364,242.83**		

TOWN COUNCIL
AGENDA J.11.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Mary Huning, Director of Accounting Services
ITEM: **Consider approval of the engagement letter with Forvis Mazars, LLP, to perform external auditing services for the fiscal year ending September 30, 2026 at a cost of $72,250; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND:

The Town Charter requires an independent annual audit to be conducted of the books and accounts of every department. To ensure the designated accounting firm is the most appropriate for the Town, Request for Statement of Qualifications (SOQ) No. 2025-88-A for Financial Audit Services was issued requesting qualifications to provide audit services for the fiscal year beginning October 1, 2024 and ending September 30, 2025, with an option to renew for four (4) additional one (1) year periods. Six proposals were received by the due date and time. A selection committee comprised of the Chief Financial Officer, Director of Treasury Operations, Director of Accounting Services, Accounting Supervisor, and Senior Management Analyst conducted evaluations of the proposals based on the following evaluation criteria:

1. Qualifications
2. Experience with similar engagements
3. Scope and audit approach
4. Level of assistance with all Governmental Accounting Standards Board (GASB) statements
5. The proposer's overall ability to meet or exceed the Town's objectives
6. Cost of Services

Forvis Mazars, LLP was the highest scoring firm and the engagement was approved by Town Council August 18, 2025. This is the second year of the audit which covers the fiscal year ending September 30, 2026, at a cost of $72,250 in accordance with the fee schedule submitted as part of the original proposal.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES:

FISCAL IMPACT: $72,250

Proposed Expenditure/(Revenue)	**Account Number(s):**
$72,250	100-650-51000-5110

LEGAL REVIEW: No alteration to the legal content of this engagement letter agreement was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P.

ATTACHMENTS:

1. Town of Flower Mound - Agreement ATT - 9.30.2026 (2664042) - Firm Signed

DRAFT MOTION: Move to approve as presented in the agenda caption.

Forvis Mazars, LLP
14221 Dallas Parkway, Suite 400
Dallas, TX 75254
P 972.702.8262 | F 972.702.0673
forvismazars.us

July 15, 2026

Honorable Mayor, Members of Town Council, and Town Manager
Mr. John Zagurski, Chief Financial Officer
Town of Flower Mound, Texas
2121 Cross Timbers Road
Flower Mound, TX 75028

We appreciate your selection of **Forvis Mazars, LLP** ("Forvis Mazars") as your service provider and are pleased to confirm the arrangements of the engagement in this letter agreement (this letter agreement and the attachments hereto are collectively referred to as the "Agreement"). Within the requirements of our professional standards and any duties owed to the public, regulatory, or other authorities, our goal is to provide you an **Unmatched Client Experience**®.

The Agreement shall include the following, each incorporated fully by this reference:

- Scope of Services
- Terms and Conditions Addendum

Summary Scope of Services

As described in the attached **Scope of Services,** Forvis Mazars' services will include the following:

TOWN OF FLOWER MOUND, TEXAS
- Audit Services for the year ended September 30, 2026

You agree to be ultimately responsible for the results of nonattest services, including assuming all management responsibility, overseeing the services by a management-level individual(s) who possesses suitable skill, knowledge, and/or experience, and evaluating the adequacy and results of the services, as well as the business decisions you make following the services or any other services Forvis Mazars may provide.

As required by Chapter 2271, Texas Government Code, Forvis Mazars represents that Forvis Mazars does not boycott Israel and will not boycott Israel through the term of this engagement. For purposes of this representation, "boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

Engagement Fees

The fee for our services will be $72,250. The engagement fees are based on testing one (1) major program under the Uniform Guidance or *Texas Grant Management Standards* (TxGMS). Incremental fees for the testing of additional major programs, if applicable, will be at a cost of $5,000 per additional major program. We will provide a written request and consult with the Town concerning any additional fees if significant additional time is required prior to incurring such costs. Our fees will be based on time, skill, and resources, including our proprietary information required to complete the services.

Pricing under this Agreement for this engagement and the fee structure are based upon the expectation that invoices will be paid promptly. Payment of all Forvis Mazars' invoices is due upon receipt. We will issue progress billings during the course of our engagement.

The timely completion of services and the fees thereon depends on the assistance you provide to Forvis Mazars in accumulating information and responding to inquiries Forvis Mazars submits to you. Inaccuracies or delays in providing this information or the responses may result in additional billings, untimely filings, or inability to meet deadlines. The fees do not contemplate the following transactions or activities during the period of this engagement:

- Change in accounting principles
- Substantial doubt about the entity's ability to continue as a going concern
- Violation of covenants in debt arrangements
- Indications of fraudulent financial reporting or misappropriation of assets
- Quantitative impairment analysis of long-lived assets
- More than 1 major federal or state awards programs

If there are changes in circumstances where these or other conditions become known and significant additional time is necessary or additional services are requested, Forvis Mazars reserves the right to revise the fees.

Assistance With New Standards

Assistance and additional time as a result of the adoption of the following new standard is not included within the standard engagement fees. We have estimated the time, skills, and resources for assistance with implementation of the new standard, including required audit procedures below to range between $5,000 and $10,000.

Governmental Accounting Standards Board (GASB) Statement No. 103, *Financial Reporting Model Improvements*, is effective for the Town's fiscal year 2026.

The purpose is to eliminate diversity in practice and improve comparability. Impacted areas include management's discussion and analysis, unusual or infrequent items, the definitions and presentation of operating and nonoperating revenues and expenses in enterprise funds, presentation of major component units, presentation of budgetary comparison information, and financial trends information within the statistical section of separately issued financial reports. Forvis Mazars can assist you with the adoption of this standard by providing services which may include, but are not limited to:

- Assessing your readiness by assisting with the evaluation of your:
    - Current controls and policies
    - Current internal resources and system capabilities

- Assisting with changes required to adopt Statement No. 103, including:
    - Assisting with information gathering by reviewing current financial statement presentation
    - Discussing potential impact

- Recommending enhancements to existing controls and policies or suggesting new controls and policies to address Statement No. 103
- Documenting any changes from previous financial statement presentation
- Drafting the required disclosures

The time it will take to perform the above assistance and the additional audit procedures relating to the adoption of the Statement, and any time to assist you with the adoption, may be minimized to the extent your personnel will be available to provide timely and accurate documentation and information as requested.

Agreement

Please sign and return this Agreement to indicate your acknowledgment of, and agreement with, the arrangements for the completion of the services subject to this Agreement including each party's respective responsibilities.

Forvis Mazars, LLP

Forvis Mazars, LLP

Acknowledged and agreed to as it relates to the entire Agreement, including the **Scope of Services and Terms and Conditions Addendum,** on behalf of the TOWN OF FLOWER MOUND, TEXAS.

BY _____
Honorable Mayor, Cheryl Moore

DATE _____

BY _____
John Zagurski, Chief Financial Officer

DATE _____

Scope of Services – Audit Services

Forvis Mazars will audit the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information and related disclosures, which collectively comprise the basic financial statements for the following entity:

TOWN OF FLOWER MOUND, TEXAS as of and for the year ended September 30, 2026

The audit has the following broad objectives:

- Obtaining reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error
- Expressing opinions on the financial statements
- Issuing a report on your internal control over financial reporting and compliance and other matters based on the audit of your financial statements in accordance with *Government Auditing Standards*
- Expressing an opinion on your compliance with the types of compliance requirements described in the OMB *Compliance Supplement* and *Texas Grant Management Standards* (TxGMS) that could have a direct and material effect to each of your major federal and state award programs in accordance with the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the TxGMS
- Issuing a report on your internal control over compliance in accordance with the Uniform Guidance and TxGMS
- Issuing a report on your schedule of expenditures of federal and state awards

You have informed Forvis Mazars that the audited financial statements are expected to be presented along with management's annual comprehensive financial report. Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections, but does not include the financial statements and the auditor's report thereon. Forvis Mazars' opinion on the financial statements will not cover the other information, and Forvis Mazars will not express an opinion or any form of assurance thereon. In connection with the audit of the financial statements, Forvis Mazars' responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or whether the other information otherwise appears to be materially misstated. If, based on the work performed, Forvis Mazars concludes that an uncorrected material misstatement of the other information exists, Forvis Mazars is required to describe it in the report.

Forvis Mazars will also express an opinion on whether the combining and individual fund financial statements and schedules and the schedule of expenditures of federal and state awards ("supplementary information") is fairly stated, in all material respects, in relation to the financial statements as a whole.

Forvis Mazars will complete the auditee portion of the Form SF-SAC (Data Collection Form) through the Federal Audit Clearinghouse. Forvis Mazars will not make the submission on your behalf. You will review a draft(s) of the submission prior to transmission and agree that you are solely responsible for approving the final draft for transmission as well as for the auditee submission and certification.

Forvis Mazars will also provide you with the following nonattest services:

- Assistance with preparation of the schedule of expenditures of federal and state awards and related notes

You agree to assume all management responsibilities and to oversee the nonattest services Forvis Mazars will provide by designating an individual possessing suitable skill, knowledge, and/or experience. You acknowledge that nonattest services are not covered under *Government Auditing Standards*. You are responsible for:

- Making all management decisions and performing all management functions
- Evaluating the adequacy and results of the services performed
- Accepting responsibility for the results of such services
- Designing, implementing, and maintaining internal controls, including monitoring ongoing activities

Rachel Ormsby, Partner, is responsible for supervising the engagement and authorizing the signing of the reports.

Forvis Mazars will issue written reports upon completion of the audits, addressed to the following parties:

Entity Name	**Party Name**
TOWN OF FLOWER MOUND, TEXAS	Honorable Mayor and Members of Town Council

You are responsible to distribute the reports to other officials who have legal oversight authority or those responsible for acting on audit findings and recommendations, and to others authorized to receive such reports.

The following apply for the audit services described above:

Forvis Mazars' Responsibilities

Forvis Mazars will conduct the audit in accordance with auditing standards generally accepted in the United States of America (GAAS), the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the Uniform Guidance and the TxGMS. Those standards require that Forvis Mazars plan and perform:

- The audit of the financial statements to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by fraud or error
- The audit of compliance to obtain reasonable rather than absolute assurance about whether the entity complied with the types of compliance requirements described in the OMB Compliance Supplement and the TxGMS that could have a direct and material effect on each major federal and state award program

Forvis Mazars will exercise professional judgment and maintain professional skepticism throughout the audit.

Forvis Mazars will identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for Forvis Mazars' opinion.

Forvis Mazars will obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances.

Forvis Mazars will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

Forvis Mazars will also conclude, based on audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the entity's ability to continue as a going concern for a reasonable period of time.

Forvis Mazars will identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the entity's compliance with compliance requirements subject to audit and performing such other procedures as the auditor considers necessary in the circumstances.

Forvis Mazars will obtain an understanding of the entity's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance and the TxGMS but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over compliance. Accordingly, no such opinion is expressed.

Forvis Mazars is required to communicate with those charged with governance, regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that the auditor identified during the audit.

Limitations & Fraud

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit that is planned and conducted in accordance with GAAS will always detect a material misstatement or material noncompliance with federal and state award programs when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements. Forvis Mazars' responsibility as auditors is limited to the period covered by the audit and does not extend to any later periods for which Forvis Mazars is not engaged as auditors.

The risk of not detecting a material misstatement or material noncompliance resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with compliance requirements is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the entity's compliance with the requirements of the federal and state programs as a whole.

Forvis Mazars' understanding of internal control is not for the purpose of expressing an opinion on the effectiveness of your internal control. However, Forvis Mazars will communicate to you in writing any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that are identified during the audit.

Forvis Mazars is available to perform additional procedures with regard to fraud detection and prevention at your request, subject to completion of Forvis Mazars' normal engagement acceptance procedures. The actual terms and fees of such an engagement would be documented in a separate agreement to be signed by you and Forvis Mazars.

Opinion

Circumstances may arise in which the report may differ from its expected form and content based on the results of the audit. Depending on the nature of these circumstances, it may be necessary to modify the opinion, add an emphasis-of-matter paragraph or other-matter paragraph(s) to the auditor's report, or if necessary, decline to express an opinion or withdraw from the engagement.

If Forvis Mazars discovers conditions that may prohibit Forvis Mazars from issuing a standard report, Forvis Mazars will notify you. In such circumstances, further arrangements may be necessary to continue the engagement.

Your Responsibilities

Management and, if applicable, those charged with governance acknowledge and understand their responsibility for the accuracy and completeness of all information provided and for the following:

- **Audit Support** – to provide Forvis Mazars with:
  - Unrestricted access to persons within the entity or within components of the entity (including management and those charged with governance) from whom Forvis Mazars determines it necessary to obtain audit evidence
  - Information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, including access to information relevant to disclosures
  - Information about events occurring or facts discovered subsequent to the date of the financial statements, of which management may become aware, that may affect the financial statements
  - Information about any known or suspected fraud affecting the entity involving management, employees with significant role in internal control, and others where fraud could have a material effect on the financials
  - Identification and provision of report copies of previous audits, attestation engagements, or other studies that directly relate to the objectives of the audit, including whether related recommendations have been implemented
  - Additional information that may be requested for the purpose of the audit

- **Internal Control and Compliance** – for the:
  - Design, implementation, and maintenance of internal control relevant to compliance with laws and regulations and the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error
  - Alignment of internal control to ensure that appropriate goals and objectives are met; that management and financial information is reliable and properly reported; and that compliance with and identification of the laws, regulations, contracts, grants, or agreements (including any federal and state award programs) applicable to the entity's activities is achieved
  - Remedy, through timely and appropriate steps, of fraud and noncompliance with provisions of laws, regulations, contracts, or other agreements reported by the auditor
  - Establishment and maintenance of processes to track the status and address findings and recommendations of auditors

- **Accounting and Reporting** – for the:
  - Maintenance of adequate records, selection and application of accounting principles, and the safeguard of assets

- Adjustment of the financial statements to correct material misstatements and confirmation to Forvis Mazars in the representation letter that the effects of any uncorrected misstatements aggregated by Forvis Mazars are immaterial, both individually and in the aggregate, to the financial statements taken as a whole
- Preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America
- Inclusion of the auditors' report in any document containing financial statements that indicates that such financial statements have been audited by Forvis Mazars
- Distribution of audit reports to any necessary parties

The results of our tests of compliance and internal control over financial reporting performed in connection with our audit of the financial statements may not fully meet the reasonable needs of report users. Management is responsible for obtaining audits, examinations, agreed-upon procedures, or other engagements that satisfy relevant legal, regulatory, or contractual requirements or fully meet other reasonable user needs.

Required Supplementary Information

Accounting principles generally accepted in the United States of America provide for certain required supplementary information ("RSI") to accompany the basic financial statements. Forvis Mazars understands the following RSI will accompany the basic financial statements:

1. Management's Discussion and Analysis ("MD&A")
2. Budgetary comparison
3. Pension and Other Postemployment Benefit information

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Management is responsible for the fair presentation of the RSI. As part of the engagement, Forvis Mazars will apply certain limited procedures to the RSI in GAAS. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to the inquiries, the basic financial statements, and other knowledge obtained during the audit of the basic financial statements.

Forvis Mazars will not express an opinion or provide any assurance on the information because the limited procedures do not provide sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

With regard to any supplementary information that Forvis Mazars is engaged to report on:

- Management is responsible for its preparation in accordance with applicable criteria
- Management will provide certain written representations regarding the supplementary information at the conclusion of the engagement

- Management will include the report on this supplementary information in any document that contains this supplementary information and indicates Forvis Mazars has reported on the supplementary information
- Management will make the supplementary information readily available to intended users if it is not presented with the audited financial statements

Such information is:

- Presented for the purpose of additional analysis of the financial statements
- Not a required part of the financial statements
- The responsibility of management
- Subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the accounting and other records used to prepare the financial statements or the financial statements themselves, and other additional procedures in accordance with GAAS

Written Confirmations Required

As part of the audit process, Forvis Mazars will request from management and, if applicable, those charged with governance written confirmation acknowledging certain responsibilities outlined in this Agreement and confirming:

- The availability of this information
- Certain representations made during the audit for all periods presented
- The effects of any uncorrected misstatements, if any, resulting from errors or fraud aggregated by Forvis Mazars during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole

Peer Review Report

Government Auditing Standards require that Forvis Mazars provides you with a copy of Forvis Mazars' most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the Agreement, upon request. If you would like a copy, please request from your engagement executive.

Terms and Conditions Addendum

GENERAL

1. **Overview.** This Terms and Conditions Addendum ("Terms and Conditions") sets forth the standard terms and conditions applicable to Forvis Mazars, LLP ("Forvis Mazars") providing services (collectively the "Services") to the specific client ("You" or "Client"). Capitalized terms not otherwise defined in these Terms and Conditions shall be defined as set forth in the Agreement.

BILLING, PAYMENT, & TERMINATION

2. **Billing and Payment Terms.** Forvis Mazars will bill Client for fees and costs as outlined in the Agreement. Unless otherwise provided in the Agreement, payment is due upon receipt. Interest will be charged on any unpaid balance after 30 days at the rate of 10% per annum. All fees, charges, and other amounts payable to Forvis Mazars hereunder do not include any sales, use, excise, value-added, or other applicable taxes, tariffs, or duties, payment of which shall be the Client's sole responsibility. Fees also do not include any applicable taxes based on Forvis Mazars' net income or taxes arising from the employment or independent contractor relationship between Forvis Mazars and Forvis Mazars' personnel.

   Forvis Mazars reserves the right to suspend or terminate work under the Agreement for nonpayment of fees. If the Services are suspended or terminated for nonpayment of fees, Client acknowledges and agrees that Forvis Mazars will not be responsible for Client's failure to meet any deadlines or for any penalties or interest that may be assessed against Client resulting from failure to meet such deadlines.
   Client agrees that the fees incurred to complete the Services may increase if Forvis Mazars' duties or responsibilities are increased by the rulemaking of any regulatory body or any new accounting or auditing standards. The fees do not include any time for post-engagement consultation with Client's personnel or third parties, consent letters and related procedures for the use of the reports generated as part of the Services, in offering documents, inquiries from regulators, or testimony or deposition regarding any subpoena. Charges for such services will be billed separately.

3. **Billing Records.** If the Services are determined to be within the scope and authority of Section 1861(v)(1)(I) of the Social Security Act, Forvis Mazars will make available to the Secretary of Health and Human Services, or to the U.S. Comptroller General, or their duly authorized representatives, the books, documents, and records that are necessary to certify the nature and extent of the Services, until the expiration of four (4) years after the furnishing of the Services. The Agreement allows access to contracts of a similar nature between subcontractors and related organizations of the subcontractor, and to their books, documents, and records.

4. **Termination.** Either party may terminate the Agreement at any time for any reason. If the Agreement is terminated, Client agrees to pay Forvis Mazars for time expended through the date of termination. In addition, Client will be billed costs and fees for services from other professionals, if any, as well as the Administrative Fee. Unless terminated sooner in accordance with the Agreement, the Agreement shall terminate upon the completion of the Services.

DISPUTES & DISCLAIMERS

5. **Mediation.** Any dispute arising out of or related to the Agreement will, prior to resorting to litigation, be submitted for nonbinding mediation upon written request by either party. Both parties agree to try in good faith to settle the dispute through mediation. The mediator will be selected by agreement of the parties. The mediation proceeding shall be confidential. Each party will bear its own costs in the mediation, but the fees and expenses of the mediator will be shared equally.

6. **Indemnification.** To the extent allowed under Texas Law, and unless disallowed by law or applicable professional standards, You agree to hold Forvis Mazars harmless from any claims which arise from knowing material misrepresentations to Forvis Mazars, or the intentional withholding or concealment of material information from Forvis Mazars by You or Your personnel. You also agree to indemnify Forvis Mazars for any claims made against Forvis Mazars by third parties, which arise from any wrongful actions of You or Your personnel under the terms of this Agreement. The provisions of this paragraph shall apply regardless of the nature of the claim.

7. **Statute of Limitations.** Client agrees that any claim or legal action arising out of or related to the Agreement shall be commenced no more than two (2) years from the date of delivery of the Work Product to Client or the termination of the Services (whichever is earlier), regardless of any law, regulation, or statute of limitations prescribing a longer period of time for commencing such a claim. This time limitation shall apply regardless of whether Forvis Mazars performs other or subsequent services for Client. A claim is understood to be a demand for money or services, demand for mediation, or the service of suit based on a breach of the Agreement or the acts or omissions of Forvis Mazars in performing the Services. This provision shall not apply if enforcement is disallowed by applicable law or professional standards.

8. **Limitation of Liability.** Client agrees that Forvis Mazars' liability, if any, arising out of or related to the Agreement shall be limited to the amount of three times (3x) fees paid by Client for the Services. This limitation shall not apply to the extent it is finally, judicially determined that the liability resulted from the intentional or willful misconduct of Forvis Mazars or if enforcement of this provision is disallowed by applicable law or professional standards.

9. **Waiver of Certain Damages.** In no event shall Forvis Mazars be liable to Client or a third party for any indirect, special, consequential, punitive, or exemplary damages, including but not limited to lost profits, loss of revenue, interruption, loss of use, damage to goodwill or reputation, regardless of whether Client was advised of the possibility of such damages, regardless of whether such damages were reasonably foreseeable, and regardless of whether such damages arise under a theory of contract, tort, strict liability, or otherwise.

10. **Choice of Law.** Client acknowledges and agrees that any dispute arising out of or related to this Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws principles.

11. **Severability.** If any term or provision of this Agreement shall be held to be invalid, void, or unenforceable, then the remainder of this Agreement shall not be affected, and each such term and provision of this Agreement shall be fully valid and enforceable permitted by law.

12. **Assignment.** Client acknowledges and agrees that the terms and conditions of this Agreement shall be binding upon and inure to the parties' successors and assigns, subject to applicable laws and regulations.

13. **Disclaimer of Legal or Investment Advice.** The Services do not constitute legal or investment advice. Client should seek the advice of legal counsel in such matters. Client acknowledges the applicable laws, regulations, and regulators' enforcement activities related to the Services may change over time. Regulatory authorities may interpret circumstances differently than Forvis Mazars has in completing the Services.

RECORDS, WORKPAPERS, DELIVERABLES, & PROPRIETARY INFORMATION

14. **Maintenance of Records.** Client agrees to assume full responsibility for maintaining Client's original data and records and that Forvis Mazars has no responsibility to maintain this information. Client agrees that Client will not rely on Forvis Mazars to provide hosting, electronic security, or backup services, *e.g.*, business continuity or disaster recovery services, to Client unless separately engaged to do so. Client understands that Client's access to data, records, and information from Forvis Mazars' servers, *i.e.*, Forvis Mazars portals used to exchange information, can be terminated at any time and Client will not rely on using these services to host Client's data and records.

15. **Forvis Mazars Workpapers.** Forvis Mazars' Workpapers and documentation retained in any form of media for this engagement are the property of Forvis Mazars. "Workpapers" are papers or records of the procedures applied, tests performed, information obtained, and conclusions reached in the work, including programs or documents for professional services, analyses, memoranda, correspondence, checklists, and other supporting documentation for the work so specified, retained in any form of media.

16. **Subpoenas or Other Legal Process.** Client acknowledges Forvis Mazars can be compelled to provide information under legal process. In addition, Forvis Mazars may be requested by regulatory or enforcement bodies (including any State Board) to make certain Client information or Workpapers available to them pursuant to authority granted by law or regulation. Unless Forvis Mazars is prohibited from doing so by law or regulation, Forvis Mazars will inform Client of any such legal process or request. Client agrees that Forvis Mazars has no legal responsibility to Client in the event Forvis Mazars determines Forvis Mazars is obligated to provide such documents or information. In the event Forvis Mazars is required to respond to any subpoena, court order, government regulatory inquiry legal process, or request for the production of documents and/or testimony relative to information Forvis Mazars obtained or prepared incident to this Agreement, in a matter in which Forvis Mazars is not a party, Client agrees to compensate Forvis Mazars for reasonable time expended in connection with such response at normal and customary hourly rates. Furthermore, Client will reimburse Forvis Mazars for all reasonable out-of-pocket expenses incurred in such response.

17. **Use and Disclosure of Work Product and Drafts.** Client agrees to not modify any deliverables or drafts prepared by Forvis Mazars for internal use or for distribution to third parties. Client also understands that Forvis Mazars may on occasion send Client documents marked as draft and understands that those are for the Client's review purpose only, should not be distributed in any way, and should be destroyed as soon as possible.

    Forvis Mazars' report on any financial statements must be associated only with the financial statements that were the subject of Forvis Mazars' engagement. Client may make copies of Forvis Mazars' report, but only if the entire financial statements (exactly as attached to Forvis Mazars' report, including related footnotes) and any supplementary information, as appropriate, are reproduced and distributed with Forvis Mazars' report. Client agrees not to reproduce or associate Forvis Mazars' report with any other financial statements, or portions thereof, that are not the subject of Forvis Mazars' engagement.

18. **Forvis Mazars Proprietary Information.** Client acknowledges that Forvis Mazars' pre-existing proprietary information, documents, materials, management techniques, and other intellectual property are a material source of the Services Forvis Mazars performs. Excluding Work Product, any new forms, software, documents, or intellectual property Forvis Mazars develops during completion of the Services for Client's use shall belong to Forvis Mazars, and Client shall have the limited right to use the Work Product solely within Client's business. Excluding the Work Product, all reports, templates, manuals, forms, checklists, questionnaires, letters, agreements, and other documents which Forvis Mazars makes available to Client are confidential and proprietary. Neither Client, nor any of Client's agents, will copy, electronically store, reproduce, or make any such documents available to anyone other than Client's personnel. This provision will apply to all materials whether in digital, "hard copy" format, or other medium.

REGULATORY

19. **U.S. Securities and Exchange Commission ("SEC") and other Regulatory Bodies.** Where Forvis Mazars provides services requiring independence either for (a) an entity that is registered with the SEC; (b) an affiliate of such registrant; or (c) an entity or affiliate that is subject to rules, regulations, or standards beyond those of the American Institute of Certified Public Accountants ("AICPA"), any term of this Agreement that would be prohibited by or impair independence under applicable law or regulation shall not apply to the extent necessary only to avoid such prohibition or impairment.

20. **Offering Document.** Client may wish to include Forvis Mazars report(s) on financial statements in an exempt offering document. Client agrees that any report, including any auditor's

report, or reference to Forvis Mazars, will not be included in any such offering document without notifying Forvis Mazars. Any agreement to perform work in connection with an exempt offering document, including providing agreement for the use of the auditor's report in the exempt offering document, will be a separate engagement.

Any exempt offering document issued by Client with which Forvis Mazars is not involved will clearly indicate that Forvis Mazars is not involved by including a disclosure such as, "Forvis Mazars, LLP, our independent auditor, has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. Forvis Mazars, LLP also has not performed any procedures relating to this offering document."

21. **Not a Municipal Advisor.** Forvis Mazars is not acting as Client's municipal advisor under Section 15B of the *Securities Exchange Act of 1934*, as amended. As such, Forvis Mazars is not recommending any action to Client and does not owe Client a fiduciary duty with respect to any information or communications regarding municipal financial products or the issuance of municipal securities. Client should discuss such matters with internal or external advisors and experts Client deems appropriate before acting on any such information or material provided by Forvis Mazars. Any such information is provided purely for educational purposes only.

22. **Not a Fiduciary.** Client acknowledges and agrees that Forvis Mazars is not in a fiduciary relationship with Client, and Forvis Mazars has no fiduciary responsibilities to Client in the performance of the Services.

TECHNOLOGY

23. **Electronic Sites.** Client agrees to notify Forvis Mazars if Client desires to place any of the Work Product, including, if applicable, any reports on Client's financial statements, along with other information, such as a report by management or those charged with governance on operations, financial summaries or highlights, financial ratios, etc., on an electronic site. Client acknowledges and agrees that Forvis Mazars has no responsibility to review information contained in/on electronic sites.

24. **Electronic Signatures and Counterparts.** This Agreement and other documents to be delivered pursuant to this Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy and all of which, when taken together, will be deemed to constitute one and the same agreement or document, and will be effective when counterparts have been signed by each of the parties and delivered to the other parties. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby, bearing an original manual or electronic signature by facsimile transmission (including a facsimile delivered via the internet), by electronic mail in "portable document format" (".pdf") or similar format intended to preserve the original graphic and pictorial appearance of a document, or through the use of electronic signature software, will have the same effect as physical delivery of the paper document bearing an original signature.

25. **Electronic Data Communication and Storage.** In the interest of facilitating the Services, Forvis Mazars may send data over the internet, temporarily store electronic data via computer software applications hosted remotely on the internet, or utilize cloud-based storage. Client acknowledges and agrees that Client's confidential electronic data may be transmitted or stored using these methods. In using these data communication and storage methods, Forvis Mazars will employ industry recognized measures designed to maintain data security. Forvis Mazars will use reasonable efforts to keep such communications and electronic data secure in accordance with any obligations under applicable laws, regulations, and professional standards.

    Client acknowledges and agrees that Forvis Mazars has no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed to keep such data secured. Client agrees to Forvis Mazars' use of these electronic devices and applications during the completion of the Services.

OTHER MATTERS

26. **Cooperation.** Client agrees to cooperate with Forvis Mazars in the performance of completing the Services, including the reasonable and timely access to Client's facilities, data, information, and personnel. Client shall be responsible for the performance and actions of Client's employees and agents.

27. **Service Providers.** Forvis Mazars may from time to time utilize affiliates, subsidiaries, third-party service providers, including but not limited to entities in the Network (defined hereafter), onshore providers, and offshore providers. Forvis Mazars may need to disclose confidential information about Client to other Forvis Mazars firms or third-party service providers to comply with regulatory requirements, to check conflicts, to provide financial accounting and other administrative support services, for quality and risk management services, or in order to complete the Services, and Client data may reside or be accessed outside of the United States. Forvis Mazars maintains internal policies, procedures, and safeguards to protect the confidentiality and security of Client's information. Forvis Mazars will be responsible to You for maintaining the confidentiality of the Client information.

28. **Independent Contractor.** When providing services to Client, Forvis Mazars will be functioning as an independent contractor; and in no event will Forvis Mazars or any Forvis Mazars employees be an officer of Client. This Agreement does not create a relationship of joint venturers, partners, employer and/or employee, principal and/or agent, or any similar relationship giving rise to a fiduciary duty to Client. Decisions regarding management of Client's business remain the sole responsibility of Client at all times. Neither Client nor Forvis Mazars shall act or represent itself, directly or by implication, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

29. **Hiring of Forvis Mazars Personnel.** Forvis Mazars asks that Client respect the employment relationship that Forvis Mazars personnel have with the firm and to refrain from any employment offers to Forvis Mazars personnel. However, if Client finds it necessary to make an offer of employment and if it is accepted, during the term of this engagement and for a period of 18 months after Forvis Mazars stops providing Services, Client agrees that Forvis Mazars will be paid a one-time employment fee equal to 100% of the employee's highest annual salary. This fee will be payable prior to Forvis Mazars personnel commencing employment with Client. Provided, however, Client shall not be in violation of the nonsolicitation covenant set forth herein with respect to any position Client advertises in the form of a general solicitation not delivered to or focused upon any single individual.

30. **Use of Party Names.** Any time either party intends to reference the other party's name in any manner in any published materials, including on an electronic site, the referencing party agrees to provide the other party with draft materials for review and written approval before publishing or posting such information. For purposes of this approval, email approval is deemed sufficient by both parties.

31. **Network.** Forvis Mazars Global Limited ("the Network") is a leading global professional services network consisting of independent members Forvis Mazars, LLP in the U.S. and Forvis Mazars Group, a Belgium integrated partnership with member firms operating in over 100 countries. The Network is a United Kingdom company limited by guarantee and does not provide any services to clients.

32. **Entire Agreement.** The Agreement, including these Terms and Conditions, the Business Associate Agreement (if any) and any other attachments or addenda, encompasses the entire agreement between Client and Forvis Mazars and supersedes all previous understandings and agreements between the parties, whether oral or written. Any modification to the terms of this Agreement must be made in writing and signed by both Client and Forvis Mazars.

33. **Force Majeure.** Excluding incurred fees, neither party shall be held responsible for any failure to fulfill its obligations under this Agreement if such failure was caused by circumstances beyond its control, including, without limitation, fire or other casualty, act of God, act of terrorism, strike or labor dispute, war or other violence, explosion, flood or other natural catastrophe, epidemic or pandemic, or any law, order, or requirement of any governmental agency or authority affecting either party, including without limitation orders incident to any such epidemic or pandemic, lockdown orders, stay-at-home orders, and curfews.

34. **Data Usage.** Notwithstanding anything herein to the contrary, Client's information and data may be utilized for internal purposes applying various technologies, including but not limited to large language models or generative artificial intelligence. To the extent necessary, Forvis Mazars will utilize confidentiality and similar standards for such applications as it utilizes for similar work on Forvis Mazars' own work and processes. Forvis Mazars shall not sell or resell information obtained from Client.

TOWN COUNCIL
AGENDA J.12.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Steven Strickland, Captain Support Services
ITEM: **Consider approval of the purchase of equipment and contract services for NICE 911 recording system and associated ICS Athena bridge in the total amount of $53,600.00.**

BACKGROUND: Software that enables the recording of all 911 phone lines and radio communications. Current equipment is failing and will reach end-of-support in June 2027. After that time, the system will no longer receive security updates or vendor support, increasing the risk of system failure, cybersecurity vulnerabilities, and potential non-compliance with evolving public safety standards. We are requesting funding for this mission-critical system to ensure the integrity of public safety operations. ICS Athena bridge coordinates CAD information with call recordings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: Continue investing money to repair a platform that will soon be obsolete.

FISCAL IMPACT: $53,600.00

Proposed Expenditure/(Revenue)	Account Number(s):
$51,500.00	100-640-43500-4100
$2,100.00	100-640-43500-5130

LEGAL REVIEW: No alteration to the legal content of this contract was made, which had originally been approved by Taylor, Olson, Adkins, Sralla, & Elam L.L.P. per contract DIR-TSO-3873.

ATTACHMENTS:
1. Flower Mound PD Q-69232 NICE DIR Proposal 7-20-26
2. ICSQ3050 Flower Mound NICE INT

DRAFT MOTION: Move to approve as presented in the agenda caption.

VoiceProducts

NICE Intent. Insight. Impact.



NICE Inform Proposal #Q-69232 Prepared for:

Flower Mound TX Police Department
4150 Kirkpatrick Ln, Flower Mound, TX 75028
Lisa Gallegos, 972-874-3320
Lisa.Gallegos@flower-mound.com
July 20, 2026

Submitted by:
Brett Johnson
Regional Sales Manager
800-466-1152
bjohnson@voiceproducts.com

Texas Department of Information Resources
DIR-CPO-5060

Record. Replay. Resolve.

NICE Premier Partner

We want to thank you for the opportunity to submit this proposal. We've identified ways Voice Products Inc. can help your organization meet your unique requirements based on our discussions. This proposal outlines our recommendation for an offering tailored to your needs and summarizes the initial estimated investment.

We look forward to your feedback on this proposal and appreciate the opportunity to work with Flower Mound TX Police Department's team to ensure the project's long-term success.

If you have any questions or need other information, please feel free to contact me. Thank you for your time and consideration of this proposal.

Sincerely,

Brett Johnson

Voice Products Inc.



GSA Schedule
Contract # GS-35F-0126Y

LOUISIANA NAME BRAND CONTRACT NUMBER:
4400031675
and
4400031676

division of
Purchasing and
General Services
Contract MA4910

Texas Department of Information Resources
DIR-CPO-5060

CMAS Approved Contractor
DGS California Multiple
CMAS
Award Schedules
CMAS# 3-20-70-3818A

HGACBuy
RP07-20

State of New Mexico
Statewide Price
Agreement:
50-00000-25-00059
And
45-00000-24-00089

Proposed Solution

We based the following offering on the Flower Mound TX Police Department's stated requirements and the Voice Products Inc. team's experience with projects of a similar size and scope.

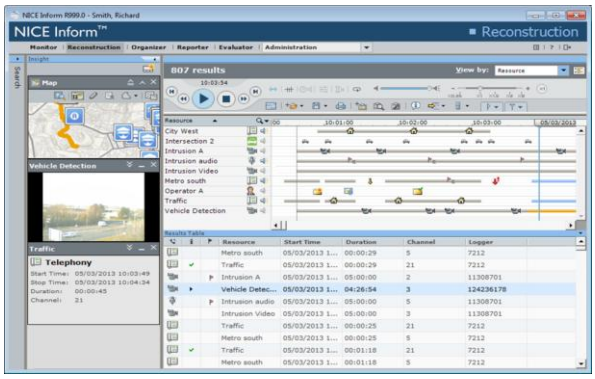
NICE Inform Recording Professional Package

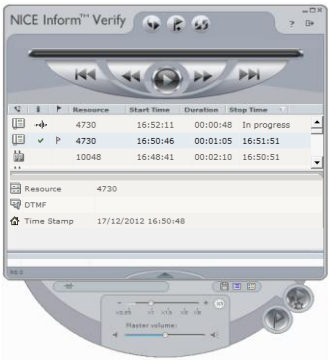
NICE Inform Recording is the Next-Generation Emergency Center Solution that enables organizations to generate accurate event reconstructions. It ensures the right information is in the right place and at the right time to handle investigative inquiries.

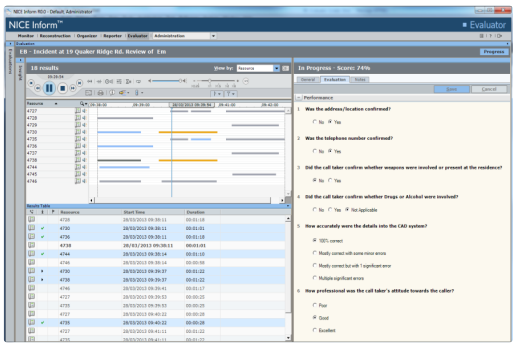
System Solution Summary

Key capabilities of the NICE Inform Recording package include:

- Legacy Migration / Playback of audio from the existing NICE System.
- 24 Audio Recording Licenses for Analog.
- 6 Text-to-911 Recording Licenses = Allows you to Search and Review captured text Interactions with Inform Reconstruction.
- User Administration Software = User, Group, and permission settings.
- System Status Software = Recorder Status, Media Management, Channel Overview, Monitor, Alarms & Audit Trail.
- ANI/ALI Tagging Software associates ANI/ALI information from the 911 system to recordings.
- Audit Trail = Track who did what, when, and from where.
- Reconstruction = Long-Term Search-and-Replay Software provides simultaneous multi-channel playback.
- Audio Redaction allows users to "whiteout" any part of the saved audio that they cannot release due to privacy regulations without altering the original recording.
- Verify = Instant recall of recent audio interactions.
- Monitor = Listen in on active Interactions.
- Quality Assurance Pack: This module enables you to evaluate performance and quickly impact the overall quality of service. It includes Licenses for Supervisors and named agents/dispatchers.
- Reporter = Calls per resource for a given period, channel utilization per hour, etc. With the Quality Assurance Pack as part of the system, several reports specific to completed evaluations will also be available.
- Aqua Integration = Allows users to playback recordings from the NICE system in their Aqua software.







Investment Proposal

Flower Mound TX Police Department
4150 Kirkpatrick Ln, Flower Mound, TX 75028
Lisa Gallegos, 972-874-3320
Lisa.Gallegos@flower-mound.com
July 20, 2026

Texas Department of Information Resources
DIR-CPO-5060

Brett Johnson Regional Sales Manager
Voice Products Inc. - Houston, TX
P 800.466.1152 | F 316.263.1823
bjohnson@voiceproducts.com
#Q-69232

NICE Inform Recording with Professional Package
Single Site System

NICE Inform Recording Software Solution				
NICE Part #	**Qty**	**Description**	**Unit Price**	**Total**
VP-NIR-BNDL-24-1B	1	NICE Inform Recording Software Bundle 24-1B	$32,190.00	$32,190.00
			NIR-Inform Software Subtotal:	**$32,190.00**
NICE Inform Recording Hardware Solution				
NICE Part #	**Qty**	**Description**	**Unit Price**	**Total**
VP-NIR-BNDL-24-1B	1	NICE Inform Recording Hardware Bundle 24-1B	$12,846.00	$12,846.00
			NIR-Inform Hardware Subtotal:	**$12,846.00**
Professional Services (Installation, Training, Professional Services)				
NICE Part #	**Qty**	**Description**	**Unit Price**	**Total**
VP-SRV-TRN-SLA-BNDL-24-1B	1	NICE Installation, Training, PM, SLA Bundle 24-1B	$6,017.00	$6,017.00
			Services Subtotal:	**$6,017.00**
			NICE NIR Software, Hardware & Services Total:	**$51,053.00**

Payment Terms:

1) Order placed with receipt of Purchase Order.

2) Balance due at completion of system delivery and installation.

Pricing quotation listed above reflects a total recording solution. Server hardware for NIR/Inform is Included. Delivery, Training and Remote Support Included; One Year Warranty Included; 110v AC should be located within six (6) feet of the NICE installation; Sales Tax not included. (All applicable sales tax will be billed in addition to quote). Agencies which are tax exempt should provide a copy of a tax exemption form with purchase order.

Implementation and Services

This offering includes turnkey project management: Professional implementation, complete training package and ongoing support.

Implementation

The implementation approach may include a technical needs identification, coordination of pre-install activities, confirmation of services, site preparation, installation, testing and go-live. Once the order is accepted, the actual implementation project scope and dates are determined and confirmed.

Voice Products Inc. Support Program

Voice Products Inc. is committed to providing customers with outstanding service and support and therefore offers two levels of support to best suit your organization's needs:

Gold Support

Our *Standard Support* package covers web-based sessions and on-site visits for software and hardware repairs. This package is valid from 8 AM to 5 PM local time, Monday through Friday. Holidays are not included in this plan.

Platinum Support

Our Extended Support package covers web-based sessions and on-site visits for software and hardware repairs 24 hours a day, every day of the year including holidays.

Gold General Maintenance Agreement (GMA) Software and Hardware (M-F 8-5)	
NICE Inform Recording System Annual Pricing	
Year One (1)	Warranty
Year Two (2)	$5,656.00
Year Three (3)	$5,656.00
Year Four (4)	$5,656.00
Year Five (5)	$5,656.00
5 year Maintenance Total:	$22,624.00
NICE System Total Including Maintenance	
NICE System Total	$51,053.00
5 Year Maintenance Total	$22,624.00
NICE System Total with 5 year Maintenance:	**$73,677.00**

NICE System Training

The NICE Inform Recording system training may be conducted at the Customer site or via Remote Session (depending on customer requirements) for ten (10) students, providing instruction with the agency's data. The following courses are part of the total purchase price:

Flower Mound TX Police Department's Training Package will include:

Course Description
System Overview
Understanding and Navigating the Browser-Based Interface
For Supervisors and Administrators - How to Perform User Management and Designate Permissions
How To Search and Replay Interactions with the NICE Inform Reconstruction Software
How To Replay Recent Interactions with the NICE Inform Verify Software
How To Monitor In-Progress Interactions with the NICE Inform Monitor Module with Recent Call Replay
How to Manage Incidents with the NICE EC Pack, Inform Organizer Module
How to Generate Data with the NICE Inform Reports Package

- **Project Management /** *Project Management for NIR Includes:*
  - Pre-Installation Teleconference
  - Mid-way Project Management Teleconference
  - Debriefing Teleconference

Additional Information

Pricing

- This proposal has been prepared and provided by Voice Products Inc. to Flower Mound TX Police Department for budgetary purposes only. The information in this proposal is subject to change due to factors that include but are not limited to, the number of products or services desired to be purchased by Flower Mound TX Police Department.
- Flower Mound TX Police Department's purchase from Voice Products Inc. of products and services is subject to (a) the parties entering into and executing Voice Products Inc. Purchase and Services Agreement and (b) Flower Mound TX Police Department issuing a purchase order to Voice Products Inc. for the products and services desired to be purchased by Customer
- The pricing information contained herein is firm for 90 days from the date of this proposal unless otherwise stated.
- The pricing contained in this exhibit is valid for this order only. Additional features and services are available at an additional cost. Don't hesitate to contact your Voice Products Inc. sales representative for more details or a quotation.
- Prices outlined in this proposal are exclusive of, and the customer will be responsible for, any excise, sales, import and use taxes, and like charges imposed concerning the products licensed or services provided by Voice Products. All prices are quoted in U.S. Dollars.

Integration

- The customer is responsible for hardware, software, interfaces, and other related fees associated with enabling an integration or other servers or systems for communication with the NICE solution, such as PBX, ACD, ANI/ALI, Text, etc.
- Licenses do not include connectors or reports for the contact router, ANI/ALI, ACD or PBX systems, etc. The customer should contact the respective vendor for information related to those fees. Integrations with certain vendors may also require additional costs.
- For integrations that NICE Systems does not currently support, the customer may be requested to initiate discussions between the Voice Products Inc. Professional Services team and the respective vendor. Please note that additional charges may occur.



Versaterm Public Safety US, Inc.
7300 SH 121, Suite 470 McKinney, TX 75070
214-544-0022
adara.flowers@versaterm.com

QUOTATION

Number: ICSQ3050
Date: Mar 19, 2026

Bill To	Contact
Flower Mound Police Dept Lisa Gallegos 4150 Kirkpatrick Ln. Flower Mound, TX 75028 Lisa.Gallegos@FlowerMound.gov	**Flower Mound Police Dept** Lisa Gallegos 4150 Kirkpatrick Ln. Flower Mound, TX 75028 Lisa.Gallegos@FlowerMound.gov

Quote for NICE Interface

Expiration Date	P.O. Number	Requested Install Date	Terms
10/1/2026			NET30

Product and Description	Qty	List $	Disc Price	Extended	SAP3
INT-CAD-NICE: CAD to NICE The interface processes and extracts CFS and unit information from the Athena database	1				375.00
SVC-PM: Project Management Services (hourly rate) Project Management Services	5	195.00	195.00	975.00	
SVC-TECH-I: One Hour of Technical Services, Level I technician	5	225.00	225.00	1,125.00	

Please contact me if I can be of further assistance.

Sub-total	2,100.00
Less discount	0.00
Distribution	0.00
Total	$2,100.00

Software Assurance Plan (SAP 3) per Yr $375.00
(Annual maintenance starts in Year 2)

Signature or valid purchase order number

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 7300 SH 121, Suite 470, McKinney, Texas 75070, and is subject to all terms and conditions or user license agreements executed at an earlier date.

TOWN COUNCIL
AGENDA J.13.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Melissa Demmitt, Director of Communications
ITEM: **Consider approval of an extended ADA compliance contract with Accessibility Officer, in the amount of $19,780; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: Communications has been working with AccessAbility Officer as a consultant to assist with remediating the Town's website, social media, and other digital assets to come into compliance with federal ADA regulations going into effect in Spring 2027.

Communications has so far paid $46,425 to AccessAbility Officer for work completed through April 2026, which included trainings for staff, a comprehensive accessibility audit of the Town's website, and remediation support. This contract will provide for additional consulting work through October 2026, to include accessibility strategic planning, third-party vendor accessibility management, remediation support, and additional trainings.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: $19,780

Proposed Expenditure/(Revenue)	**Account Number(s):**
$19,780	100-670-71000-5110

LEGAL REVIEW: Internal Purchasing review determined there is nothing that puts the Town at risk in the document.

ATTACHMENTS:
1. AccessAbility Contract

DRAFT MOTION: Move to approve as presented in the agenda caption.

Digital Accessibility Partner Proposal & Scope of Work

February 27, 2026

Contents

Statement of Work 3

Assets in Scope 3

Accessibility Services to be Performed 5

Comprehensive Accessibility Audit 5

Accessibility Conformance Report 6

Expedited Remediation Support 6

Digital Accessibility Training 7

Ability Compliance Badge 7

Digital Accessibility Report & Test Suite 8

Costs & Fees for Statement of Work 8

Acceptance and Agreement to SOW and Fees 10

Accounts Payable & Remittance Instructions 11

Executive Summary

Hi Melissa and Flower Mound team!

We are excited to present this proposal, statement of work, and the opportunity to become your long-term accessibility partner, bringing Flower Mound into ADA Title II compliance and maintaining accessibility for your residents predictably, reliably, and with the highest value possible!

This is the second proposed contract AccessAbility Officer has delivered Flower Mound as a part of a long term digital accessibility compliance strategy. The first Statement of Work was focused on expediting Title II compliance remediation of the Flower Mound website, providing accessibility trainings and knowledge transfer to help mitigate on-going risks, and providing access to DARTSuite (Agency) for accessibility automation, compliance intelligence, and accessibility project management.

This second proposed contract builds upon the successes we will achieve across the first agreement, incorporates DARTDemand to provide on-demand accommodation requests, and prorates pricing down by 58% to cover from May 1 to October 1, 2026.

Once we achieve compliance, we will need to maintain it with active automation monitoring, manual testing, and remediation support as needed when accessibility compliance bugs make it to production. Additionally, Flower Mound may need a website refresh, build a new website, and have other accessibility or vendor compliance needs. That multi-year contract is separate to this one, but represents the final and on-going step to monitor and maintain compliance long term.

As a result of new ADA Title II compliance rules, Flower Mound will be required to change how the website is updated, how social media is published, and how PDFs are created, affecting departments and teams across the city. This will be accomplished in the multi-year accessibility transition plan and contract.

Best Regards,

Tanner Gers and the AccessAbility Officer Audit Team

Statement of Work

Contract Term: May 1, 2026 to October , 2026.

Project Kickoff: May 1, 2026

Compliance Standard: WCAG 2.1 AA

Assets in Scope

a. https://flowermound.gov/
b. All associated electronic communications and multimedia for Flower Mound, including but not limited to electronic documents, PDFs, videos, etc.
*Each of these above digital assets may be referred to individually or collectively as “Digital Assets” or “Digital Asset.”
c. The following pages and user journeys have been identified and prioritized for manual testing:
    1) Home page
    2) Library
    3) Forms
    4) Pay your Utility Bill
    5) Community Activities
    6) Animal Services
    7) Municipal Court
    8) Parks and Rec
    9) Building Information

d) Automated testing will only be performed on the home page of third party sites

1) Aspen Discovery (library card)
2) YourCloudLibrary
3) Libby
4) Hoopla
5) 2TurnItOn
6) ActiveCommunities (campground reservations)
7) invoicecloud
8) Better Impact (animal volunteering)

e) The following forms and complex graphics will also be manually reviewed

1) https://anc.apm.activecommunities.com/flowermoundparksandrec/reservation/landing/maplist/map/1
2) https://www.flowermound.gov/FormCenter/Police-Department-19/Find-My-Home-Enrollment-Application-99

3) https://www.flowermound.gov/FormCenter/Parks-and-Recreation-21/CAC-Membership-Cancelation-Form-225
4) https://www.flowermound.gov/FormCenter/Municipal-Court-16/Court-Date-Reschedule-Request-106

f) Flower Mound has engaged third-party vendors for its website, including CivicPlus. AccessAbility Officer will support these vendors that are procured by Flower Mound if and as directed by Flower Mound, under the terms of service outlined in this SOW. Any level of effort to support vendors in achieving or maintaining accessibility compliance must be authorized by Flower Mound via email.

Accessibility Services to be Performed

The following will be provided and delivered to Flower Mound under this contract and Statement of Work in an ongoing monthly basis.

1. Comprehensive Accessibility Monitoring & Maintenance
2. Accessibility Conformance Reports
3. Remediation Support as needed
4. Strategic Accessibility Service Suite
5. Accessibility Compliance Badge
6. DARTDemand – On-Demand Accommodation Request Service
7. DARTSuite (Digital Accessibility Report & Test Suite) (Agency)

Comprehensive Accessibility Monitoring & Maintenance

AccessAbility Officer is scheduled to help Flower Mound audit its website and expedite remediation ahead of the ADA Title II deadline April 24, 2026. This effort is a part of a separate Statement of Work.

Following this effort and specific to this annual contract, we will provide scheduled automated testing and manual testing across the core user journeys described in the Assets In Scope section above. Using DARTSuite for scale and certified manual testers with disabilities, we will continue to monitor Flower Mound for WCAG 2.1 AA violations and any ADA compliance regressions.

Here is what's included:

- **Comprehensive Compliance monitoring and maintenance.** Conduct monthly automated and manual testing across the key user journeys and web pages identified the Assets in Scope section above.
- **Ongoing Compliance Reports**. Providing courts with a history of compliance audits, reports, and a policy for ensuring digital accessibility is only possible when you are documenting and organizing this effort as we do at AccessAbility Officer. We will continue to maintain, update, and share these ongoing compliance reports via email so Flower Mound is knowledgeable and aware of their compliance status ongoing.
- **On**-demand accommodation requests. All residents will be able to receive accommodations on-demand and Flower Mound will be ultimately shielded from predatory law firms.
- **Compliance Reviews.** In July and September, , Flower Mound and AccessAbility Officer teams will meet to review the work performed, review accessibility compliance reports, provide support for remediation implementation, and discuss any upcoming changes or additions to the website.

Accessibility Conformance Report

Our comprehensive audit reports are always actionable with technical and user-focused insights for each violation, including:

- **Suggested Fixes**. Clear, actionable code guidance to resolve each issue, improving accessibility and usability.
- **Screenshots and Videos**. Visual documentation of the issue for clarity.
- **User-Centric Descriptions**. We go beyond the WCAG success criteria to describe the violation's importance, its impact on users, the disability groups affected, and how it blocks access or impairs usability. Advisory best practices will also be provided and noted.
- **Severity**. All identified issues are logged, categorized, and prioritized based on their severity impact on people with disabilities, from severe road blockers to advisory issues.
- **Reproduction Steps**. Instructions for replicating each compliance issue so it can be verified and resolved.

Our comprehensive Accessibility Conformance Reports can be delivered in multiple ways:

- Export a csv – to be used by Excel or Google Sheet.
- Manage everything-accessibility projects, tests, violations, tickets, and more-right in the DARTSuite portal.

Remediation Support

AccessAbility Officer's reports will guide the Flower Mound team in remedying many of the compliance violations without computer science degrees. However, some compliance violations may be more complex, and Flower Mound resources may not have the time or bandwidth to remediate them directly. If, for any reason, Flower Mound is unable to remediate violations discovered, AccessAbility Officer's engineering team will help you implement the fixes directly. This will be done in "Working Sessions," where our teams meet to work through the list of issues remotely. These Working Sessions are one of the most efficient means of expediting remediation if needed by Flower Mound.

Third Party Compliance Management

Third-party accessibility compliance management is the most time-consuming and difficult deliverable for many government agencies. AccessAbility Officer will prioritize the Severe and High severity violations caused by third-party vendors as these are the accessibility violations that can actually create access barriers for individuals with

disabilities. While Flower Mound will not be able to fix third party code, we will help you communicate effectively with your vendors, prioritizing those we have account managers with.

It will be important for AccessAbility Officer to help Flower Mound with third party compliance management and strategy beyond the ADA Title II deadline April 24, 2026 as these vendors will be the slowest to change, most difficult to change, and create compliance risks for Flower Mound, and barriers for your residents.

Digital Accessibility Training

AccessAbility Officer's digital accessibility training program includes live, interactive, hands-on workshops tailored to job roles and responsibilities. From developers and designers to web content creators and document authors, to social media and procurement professionals, our training portfolio is robust.

These trainings will be provided as needed and determined by Flower Mound. Our entire training portfolio and other services are made available to Flower Mound through our Strategic Accessibility Service Suite.

On-Demand Accessibility Accommodation Requests

When a resident or employee with a disability needs an accessible version of a document, an alternative format, or accommodation support, Flower Mound needs the ability to respond to accommodation needs in real time, consistently, and at a quality standard and speed that meets ADA Title II requirements.

That's what DARTDemand was designed for. Delivered through AO's platform and experts in the needs of your community, DARTDemand delivers Flower Mound and its residents immediate access to professional accommodation support.

Common DARTDemand Accommodation Requests Include:

- Remediating an inaccessible PDF
- Accessing meeting minutes and agendas
- Submitting a job application
- Paying a utility bill
- Getting public transit and transportation information
- Applying for permits and business licenses

What's Included:

- Platform access with accommodation request intake, tracking, and reports
- Fulfillment by AO's trained US-based workforce

- An escalation path for complex and high-priority requests

The ability for Flower Mound to use the same portal to request pre-review of HTML pages, videos, or files prior to publication

Strategic Accessibility Credits Suite

AccessAbility Officer only offers long term partners like Flower Mound access to our Strategic Accessibility Credit Suite-an agile framework leveraging cross functional certified experts on-demand to adapt to your changing needs.

We know from experience. Change happens. And we're here to help you navigate it successfully.

Whether Flower Mound is building a new website or mobile app, needing support assessing a vendor for compliance, or is experiencing unforeseen turnover or staff changes, our Strategic Accessibility Credits relieve the stress and pressure of the Flower Mound team who's ultimately held responsible for ensuring ADA Title II compliance.

Boiled down, our Strategic Accessibility Credit Suite delivers you a menu of services to choose from to ensure Flower Mound stays ADA Title II compliant and serves all of its residents equally.

Based on known information right now, Here is the SAC menu of services available to your team on-demand:

Service	Hours	Description
Remediation Support	1-2	Working sessions with developers, designers, and content teams to implement fixes identified during manual testing or automated scans. This is a hands-on service to help your team resolve issues efficiently.
User Testing by Disabled Users	10 (per test group)	Watch as individuals with disabilities access your website. This service provides invaluable insights into the actual user experience and pain points of people using assistive technologies. (User testing is not traditional ADA Title II compliance testing)
Accessibility Office Hours	1	Live, open-door support for developers, content creators, website administrators, and others to answer questions and provide real-time guidance on accessibility issues.

Service	Hours	Description
Accessibility Strategy Session	4	90 minute collaborative session to design, review, and update your accessibility roadmap, policies, processes, and strategic planning. This service helps align accessibility efforts with your organizational goals.
VPAT / ACR Validation	10	Accessibility experts analyze a vendor's VPAT/ACR for third-party vendor ADA compliance management and procurement best-practices for digital accessibility.
Accessibility Statement and Policy Drafting	5	Accessibility compliance expert drafts or updates accessibility statements or policies to protect the agency and maximize compliance.
Simple PDF Remediation	0.05 (per page)	Remediation of standard electronic files that can contain any number or volume of headings, paragraphs, single- or multi-level lists, images, and tables. If descriptions of images are not provided, "simple" pdfs are billed as "complex" pdfs.
Complex PDF Remediation	0.1 (per page)	Remediation for complex electronic files containing fillable form fields, checkboxes, or radio buttons.
Content Creator Training	5	90 minute trainings on creating accessible content, testing your work for accessibility, fixing compliance issues, and avoiding third-party vendor problems.
Developer Training	8	90 minute trainings on building with accessibility in mind, testing for violations in dev environments, reproducing reported issues, and implementing remediation suggestions.
Designer Training	8	90 minute training on designing for everyone, accessibility barriers that create technical debt, and ensuring the best user experience and interface possible.

Service	Hours	Description
Document and Media Creator Training	5	90 minute training on creating accessible documents, PDFs, slide decks, closed captions, transcripts, and videos that avoid the need for Audio Description.
Project and Community Manager Training	5	90 minute training on ensuring meeting presentations, invitations, and file attachments are accessible to everyone, improving stakeholder communication and participant satisfaction.
Train the Trainer	10	2 hour training on self-sustaining organizations, this program provides a path to technical certification, reducing your dependency on external consultants.
DARTDemand	1	1 accommodation request is 1 credit, up to 60 minutes of resolution time. If additional time is needed, 1 hour is equal to 1 credit. 90 min = 1.5 credits. Etc.

Ability Compliance Badge

Flower Mound will have already earned the Ability Compliance Badge by the time this contract begins-assuming contract execution of the 1st SOW. As we will continue to monitor, maintain, and manage accessibility compliance, Flower Mound will continue to be able to keep our Ability Compliance Badge of certification in your website's footer or accessibility statement. This will include details of the effort Flower Mound has undertaken to bring the asset into compliance and how Flower Mound will maintain compliance on an ongoing basis.

Digital Accessibility Report & Test Suite

DARTSuite (Digital Accessibility Report and Test Suite) is AccessAbility Officer's proprietary tool, featuring an interactive project management portal, a Chrome extension, a customizable manual testing module, single-page automated testing, and sitewide automated testing with "Compliance Intelligence." Beyond its automated testing capabilities, DARTSuite was built to maximize operational efficiency and simplify accessibility testing, reporting, and remediation management.

DARTSuite is unique in that its usage is unlimited. Flower Mound will have unlimited usage and users. You can run sitewide accessibility scans with Compliance Intelligence. Users can export accessibility compliance reports, use the Google Chrome Extension for automated and manual testing, and add vendors to projects so they can see their violations directly.

DARTSuite is the digital accessibility tool designed by digital accessibility testers. While automation can't cover all WCAG requirements**, sitewide automated accessibility testing is required for scale, as it enables Flower Mound to monitor the "pulse" of your website's accessibility compliance status easily, quickly, and economically without being an accessibility expert.

**It is important to note. The best automated accessibility testing in the industry provides 35% coverage across ADA Title II compliance. For this reason, manual testing is required to achieve 100% coverage across ADA Title II compliance.

Costs & Fees for Statement of Work

The costs and fees identified below are our best not-to-exceed price and have been prorated for 5 months for Flower Mound, based on all information available today, FlowerMound.gov, and the scope identified in this proposal's Statement of Work.

In addition to using accessibility automation with DARTSuite and having DARTDemand available to residents, we estimate the level of effort it will take Flower Mound is 240 hours per year, or 20 hours per month, less than 1 hour per day Monday to Friday with our Strategic Accessibility Service Suite.

We prorated this 12 month contract by 58% to 5 months and 100 hours (May 1 to October 1, 2026).

Strategic Accessibility Service Suite:

$ 40,296 per year. ($167.90/HR)

We prorated this down by 58% to be just 5 months at 20 hours per month.

$16,790

DARTDemand: Based on population, Flower Mound is at the lowest Tier (under 75,000 residents).

$7200 per year is the normal price, but we've prorated it to just $3000 for the 5 months.

We removed the $950 DARTDemand setup and integration fee.

DARTSuite (Agency):

$5990 per year

Contract Total:

$19,780

Payment Terms

The cost for DARTDemand ($3000) will be invoiced upon contract execution. All other services will be invoiced in the month that follows when services are delivered. Invoices will include a labor log of hours worked and brief notes on work performed. Invoices are due net 30.

Acceptance and Agreement to SOW and Fees

As represented by each party's signatures below, Client and Consultant agree to and understand all services, deliverables, timelines, fees, and fee schedules described herein this Agreement. This entire Agreement has been reviewed, approved, and executed by an authorized representative of the Client who has the authority to enter into a legally binding agreement with the Consultant.

Flower Mound (“Client”)		Accessibility Officer (“Consultant”)	
Signature:		Signature:	
Name:		Name:	**Tanner Gers**
Title:		Title:	**CEO**
Date:	**MM.DD.YYY**	Date:	**03/31/2026**

Accounts Payable & Remittance Instructions

Flower Mound AP Contact Name:

Flower Mound AP Contact Email Address:

Purchase Order Number Required for Payment (Yes/No)?

Initial Purchase Order Number:

If any, please Provide Special Invoice Submission Instructions here:

AccessAbility Officer's Remittance address for checks is:

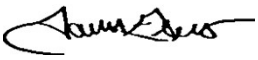
1005 S. Tiago Dr. Gilbert, AZ 85233

Consider approval of an extended ADA compliance contract with Accessibility Officer, in the amount of $19,780; and authorization for the Mayor to execute same on behalf of the Town.

Thank You

Thank you again Flower Mound for reviewing our proposal closely and choosing AccessAbility Officer as your digital accessibility partner!

Sincerely,



Tanner Gers

Co-Founder and CEO

Tanner.Gers@AccessAbilityOfficer.com

AccessAbility OFFICER

TOWN COUNCIL
AGENDA J.14.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of a Ford Transit T250 Mid Roof Cargo Van from Sam Packs Five Star Ford through Buyboard Cooperative Contract # 724-23 for the Utility Operations Laboratory Division in the total amount of $70,388.87.**

BACKGROUND: The Public Works Department Street Division is requesting the purchase of one Ford Transit T250 Mid Roof Cargo Van with other options in the amount of $70,388.87. This unit will be purchased through Buyboard Cooperative Contract # 724-23. This equipment purchase replaces Unit 92440-01, a 2018 Ford T250 Cargo Van assigned to Utility Operations Laboratory Division and is part of the approved Fiscal Year 2025–26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Department's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: N/A

FISCAL IMPACT: $70,388.87

Proposed Expenditure/(Revenue)	**Account Number(s):**
$70,388.87	565-450-84500-6130

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. Copy of FLOWER MOUND R1C PUBLIC WORKS REV
3. Bid Award Recommendation
4. Ford Transit Cargo Van Picture

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	7/6/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Five Star Ford	ATTN:	FLEET SERVICES
Contact (if known):	Kevin Moore	Address:	1101 Duncan Lane
Address (if available):	1635 S. I 35		Flower Mound, TX 75028
	Carrollton, TX	PO #:	
Phone/Fax:	972-466-5031	Department Name:	Lab

G/L Account # (if Decision Package)	$ Amount Estimated	Qty.	Unit Description (Specifications)	Quoted Unit Price	Amount
VERF	$ 68,000	1	New Ford Transit T250 with Upfit	$70,388.87	$70,388.87
					-
			See attached quote.		-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$70,388.87**

Name/Phone Ext.:	Gavin Garcia	**APRROVALS:**	
Approved By:		Fleet Manager:	**Bill Sterner**
Unit #(s) to be replaced or specify NEW Unit:	92440-01		
		Bid/Solicitation #:	
Spec Name:	Lab T250 Van w/Upfit	Co-Op/Contract #:	BuyBoard 724-23

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
(888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - Austin Moore-Kevin Moore - Jorge Guerra - Alan Rosner

BuyBoard - 724-23

End User: FLOWER MOUND **Sam Pack's Rep:** KEVIN MOORE

Contact: GAVIN GARCIA **Date:** 7.2.26

Contact TN/Email Phone # 972-874-6448

Product Description: 2026 FORD TRANSIT T250 MID ROOF CARGO VAN Exterior Color / Interior **WHITE**

A. Bid Line # **129** **Base Price:** **$ 46,133.00**

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	10 SPEED Automatic Transmission	INCLUDED		9150# GVWR PKG	INCLUDED
	Air Conditioning	INCLUDED		REAR A/C	$ 975.00
	Power Group 101A	INCLUDED			
	Speed Control	$ 325.00		2 ADDL KEYS	$ 75.00
	2YR STATE INSPECTION	INCLUDED		D-PILLAR ASSIST HANDLES	$ 60.00
	REAR VIEW CAMERA	INCLUDED			
	VINYL INTERIOR	INCLUDED			
	148 INCH WHEEL BASE	INCLUDED			
	253 DEGREE OPENING	$ 95.00			
	3.5L PFDI V6	INCLUDED			
	3.73 NON LIMITED SLIP AXLE	INCLUDED			
	FRONT OVERHEAD SHELF	$ 75.00			
				Total of B. - Published Options	**$ 1,605.00**

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
				Total of C. - Dealer Published Options	**$ -**

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	TINT	$275.00		STORAGE BENCH DIVERS SIDE	
	UP FIT PKG	$15,985.00		PADDED SEATING	
	HOLMAN 1000WAT POWERINVERTER			HEAVY DUTY STEPS FRONT/REAR/SIDES	
	WEATHER GUARD HD FLOORING				
	PARTITION DEEP OFF SET			2027 PRICE INCREASE 4%	$2,690.00
	HEAVY DUTY ADJ SHELVING				
	CABINET LOCKER				
	SHELVING DOORS				
	WALL COVERING				
	ECONLITE LINER PKG				
	LED LIGHTING				
	SURFACE MOUNT ETRAC				
Off Menu Options limited to 25% of Published Price		Current %	**39.70%**	**Total of D. - Off Menu Options**	**$18,950.00**
	Delivery Charges	**0**	**Miles @ $1.49/mile**		**$ -**
	Floorplan Expense	**60**	**Days**	**$10.05 Per Diem**	**$ 602.93**
	Lot Insurance Expense	**60**	**Days**	**$10.05 Per Diem**	**$ 602.93**
	Manufacturer Delivery Fee				**$ 2,095.00**
				Total Each	**$ 69,988.87**
	Quantity Ordered **1**	**X F =**			**$ 69,988.87**
	Administrative Fee				**$ 400.00**
	Trade In Allowance - Non-Equipment debits and credits				
	TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				**$70,388.87**

Bid Award Recommendation

Date: 7/6/2026– VERF FY 25-26

Description: **Ford Transit T250 Cargo van**

Qty.: 1

Replaces: *92440-01, a 2018 Ford T250 Cargo Van – Lab Services.*

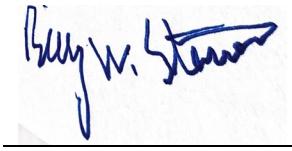
Bidder: Sam Packs Five Star Ford, Kevin Moore 214-838-7018, kevinmoore@spford.com

Item: 1 – T250 Cargo van w/Shelving and Storage system.

Total Cost of Vehicles, Equipment & Installation:

$70,388.87

It is Fleet Services recommendation to award the bid to **Sam Packs Five Star Ford** in the amount of **$70,388.87** utilizing the **BuyBoard Cooperative Contract 724-23**.



7/6/2026

Fleet Services Manager

Date



Ford Transit T250 Mid Roof Cargo Van

TOWN COUNCIL
AGENDA J.15.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of a Ford F550 Super Cab Dump Truck from Sam Packs Five Star Ford through Buyboard Cooperative Contract # 724-23 for the Streets Division in the total amount of $108,551.10; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: The Public Works Department Street Division is requesting the purchase of one Ford F550 Super Cab Dump Truck with other options in the amount of $108,551.10. This unit will be purchased through Buyboard Cooperative Contract # 724-23. This equipment purchase replaces Unit 92240-17, a 2018 Ford F350 Dump Truck assigned to Streets Division and is part of the approved Fiscal Year 2025–26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Department's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES:

FISCAL IMPACT: $108,551.10

Proposed Expenditure/(Revenue)	**Account Number(s):**
$108,551.10	565-450-84500-6130

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. Quote
3. 550 Bed Spec.
4. Bid Award Recommendation
5. Ford F550 Dump Body Truck Picture

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	4/7/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Five Star Ford	ATTN:	FLEET SERVICES
Contact (if known):	Kevin Moore	Address:	1101 Duncan Lane
Address (if available):	1635 S. I 35		Flower Mound, TX 75028
	Carrollton, TX	PO #:	
Phone/Fax:	972-466-5031	Department Name:	Streets

G/L Account # (if Decision Package)	$ Amount Estimated	Qty.	Unit Description (Specifications)	Quoted Unit Price	Amount
VERF	$99,000.00	1	New Ford F-550 Super Cab 11' Dump Body with Tommy Gate, 4 Wheel drive, Diesel, Toolboxes under bed, Running Boards, Bed Tarp, 410 Gears and Vibrator under bed.(No toolbox mounted behind cab)	$108,551.10	$108,551.10
					-
			See attached quote.		-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$108,551.10**

Name/Phone Ext.:	Keith Gabbard 6412	**APRROVALS:**	
Approved By:		Fleet Manager:	**Billy Sterner**
Unit #(s) to be replaced or specify NEW Unit:	92240-17		
		Bid/Solicitation #:	
Spec Name:	F550 Dump	Co-Op/Contract #:	BuyBoard 724-23

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
(888) 8 FLEET 9 (888-835-3389) - FAX 972-245-5278

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - Kevin Moore - Jessica Wooten - Jorge Guerra - Alan Rosner

Contract Name:BuyBoard 724-23

End User: FLOWER MOUND **Sam Pack's Rep:** KEVIN MOORE

Contact: KEITH GABBARD **Date:** 7.2.26

Contact TN/Email **Phone #**

Product Description: NEW FORD F550 Interior and Exterior Color Code: WHITE/VINYL

A. Bid Line # 122 **Base Price:** $ 48,470.00

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	AUTO TRANS	INCLUDED	X4L	4.10 LT SLIP WITH MOTOR COMBO	$ 395.00
	A/C	INCLUDED			
	SYNC SYSTEM BLUE TOOTH	INCLUDED			
	2YR STATE INSPECTION	INCLUDED	169	84 CA	$ 750.00
	6.7L DIESEL	$ 10,975.00	512	SPARE TIR, WHEEL AND JACK	$ 350.00
18B	PLAT FORM RUNNING BOARDS	$ 320.00		19500 GVWR PKG	INCLUDED
41P	SKID PLATE	$ 100.00	52B	BRAKE CONTROLLER	$ 270.00
X5G	EXTENDED CAB	$ 4,255.00	65Z	**AFT AXLE TANK**	**INCLUDED**
90L	PWR GROUP	$ 1,125.00	TGJ	225 BSW AP 19.5	INCLUDED
525	CRUISE	$ 235.00	X5H	4X4 OPTION	$ 3,275.00
872	REAR VIEW CAMERA PREP PKG	$ 415.00		PTO PROV CUT OUT	INCLUDED
535	HIGH CAPACITY TRAILER TOW	$ 580.00			
				Total of B. - Published Options	**$ 23,045.00**

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
				Total of C. - Dealer Published Options	$ -

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	TER CUSTOM FAB	$ 33,135.00			
	11 X 96 DUMP BODY				
	CUSTOM PASS THROUGH BOXES				
	PER CUSTOMER SPECS				
	BODY SPECS ATTACHED				

Off Menu Options limited to 25% of Published Price — Current % **46.33%** — **Total of D. - Off Menu Options** **$33,135.00**

Delivery Charges	**10**	**Miles @ $1.49/mile**		**$ 14.90**
Floorplan Expense	**60**	**Days**	**$5.76 Per Diem**	**$ 345.60**
Lot Insurance Expense	**60**	**Days**	**$5.76 Per Diem**	**$ 345.60**
Manufacturer Delivery Fee				**$ 2,795.00**
			Total Each	**$ 108,151.10**
Quantity Ordered	**1**	**X F =**		**$ 108,151.10**
Administrative Fee				**$ 400.00**
Trade In Allowance - Non-Equipment debits and credits				
TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				**$108,551.10**

TRUCK EQUIPMENT RESOURCE

TER - DFW
PO Box 94
Conroe TX 77305
United States

Quote

Quote # DFW8510
Date 3/26/2026
Expiration Date 4/25/2026
Sales Rep Aaron Davis
adavis@tertexas.com
(972) 268-4857
Claim #
Unit #

ADDRESS

Sam Pack's Five Star Ford C...
1635 S Interstate 35E
Carrollton TX 75006
United States

VIN#	Year	Make	Model	GVW	Port
	2025	Ford	F-550	84	

Item	Description	Options Description	Qty
TERCUSTOM FAB	11'x96" TER Dump bed w/outside pockets & rubrails Headboard: Full smooth plate with jailhouse cutout, Square Cab guard: 30" over cab guard with additional Mounting location for Light bar, at the front Flatbed: 11' x 96" overall width Deck: 3/16" Smoothplate Crossmembers: 4" Longsills: 6" ICC Bumper: BUYER DUMP BUMPER ***20" Tall solid sides made from 2" Square tubing and 1/8" Smooth plate, BUILD AROUND THE CUSTOM TOOLBOX BELOW BED WIDTH PASS-THOUGH SHOVEL BOX WITH CAGE ON TOP (See Drawing AND DESCRIPTION BELOW -12"x12" BED LENGTH PASS- THROUGH SHOVELBOX ,WELDED TO FLOOR AGAINST THE BULKHEAD WITH DOOR ON D/S AND P/S. -12"x 6" EXPANDED METAL CAGE WELDED TO TOP OF SHOVEL BOX WITH DOOR ON D/S AND P/S Build Body rear to Receive Dump-through G2 Liftgate **Paint WHITE**		1
VENVC516SF-ED	VENCO VC516 Dump Hoist- 12V SUBFRAME MOUNTED MONARCH ELEC. DOUBLE Power Up- Power Down		1

TRUCK EQUIPMENT RESOURCE

TER - DFW
PO Box 94
Conroe TX 77305
United States

Quote

Quote # DFW8510
Date 3/26/2026
Expiration Date 4/25/2026

Item	Description	Customer Description	QTY
TOMG2-92-16 50 LD33	Tommy Gate G2 Series Lift-N-Dump 92-inch Frame Width, 1600lb Capacity, 33-inch Dump-Through Steel Treadplate Platform		1
BUYDBV2500	Buyers Products 2500 Pound Dump Body Vibrator with Installation Kit		1
BUY1809070	Buyers Products Flatbed/Flatbed Dump Hitch Plate Bumper with 2-1/2 Inch Receiver	REAR BUMPER	1
CUR56443	Factory Type 7 Way - 2020 F350	-mount on rear bumper	1
BUYTC1006	Buyers Products 6-Way Die Cast Metal Trailer Connector - Truck Side	-mount on rear bumper	1
BUYDTR7515	Buyers Products Aluminum Tarp System With Mesh Tarp 7-1/2 x 15 Foot	MOunt on Cab guard with Rope on Driver side	1
BUY1702305	Buyers Products 18x18x36 Inch Black Steel Underbody Truck Box	Frame Mounted	2
Shop Supplies - F	Shop Supplies		1
Freight	Freight		1
Install DFW	Install QC Make-ready FURNISH AND INSTALL *11' X 96" TER CUSTOM DUMP BODY WITH PASS-THROUGH BOX AND CAGE *BODY PAINTED WHITE * 30" CAB GUARD * 20" SOLID FIXED SIDES * G2 DUMP THOUGH LIFTGATE * VENCO VC516 ELECTRIC HOIST * DUMP BED VIBRATOR * MANUAL TARP SYSTEM * FACTORY B/U CAMERA * DUMP BUMPER * 7-WAY & 6-WAY PLUG * 2- 36" FRAME MOUNTED TOOL BOXES WEIGHT SLIP AND CERTIFICATION		28

Thank you for the opportunity to quote your project. Please call us today for scheduling.

50% deposit required on all special order items.

Accepted By _____ Accepted Date _____

Disclaimer
Truck Equipment Resource is not responsible for any personal belongings, valuables, or other items left inside a vehicle at the time of drop-off. By leaving a vehicle at any of our locations, the customer acknowledges and agrees that all personal property should be

Bid Award Recommendation

Date: 7/6/2026 – VERF FY 25-26

Description: **New, F550 Dump Truck**

Qty.: 1

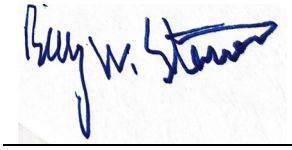
Replaces: *92240-17, a 2018 F350 Dump Truck – Street Services*

Bidder: Sam Packs Five Star Ford, Kevin Moore, 214-838-7018, kevinmoore@spford.com

Item: 1 – New Ford F550 Super Cab Dump Truck White with options and Up-Fit as detailed on Sam Packs Quote dated 7/2/2026

Total Cost of Vehicles, Equipment & Installation:
$108,551.10

It is Fleet Services recommendation to award the bid to **Sam Packs Five Star Ford** in the amount of **$108,551.10** utilizing the **BuyBoard Cooperative Contract 724-23**.



Fleet Services Manager

7/6/2026

Date



Ford F550 Super Cab Dump Body Truck

TOWN COUNCIL
AGENDA J.16.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of a Ford F250 Super Cab 4x4 from Sames Auto Group through TIPS Cooperative Contract # 240901 for the Drainage Division in the total amount of $56,764.55; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: The Public Works Department Street Division is requesting the purchase of one 2027 Ford F250 Super Cab 4x4 with other options in the amount of $56,764.55. This unit will be purchased through TIPS Cooperative Contract # 240901. This equipment purchase replaces Unit 94100-06, a 2017 Ford F250 Pick-up Truck assigned to the Drainage and ROW Division and is part of the approved Fiscal Year 2025–26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Department's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: N/A

FISCAL IMPACT: $56,764.55

Proposed Expenditure/(Revenue)	**Account Number(s):**
$56,764.55	565-450-84500-6130

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. SAG-5521_Town_of_Flower_Mound (2)
3. Upfit Inc in sames Quote 94100-06
4. Bid Award Recommendation
5. Vehicle Picture

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	7/6/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Sames Bastrop Ford	ATTN:	FLEET SERVICES
Contact (if known):	Jake Schobinger	Address:	1101 Duncan Lane
Address (if available):	1115 State Hwy 71		Flower Mound, TX 75028
	Bastrop TX 78602	PO #:	
Phone/Fax:		Department Name:	Drainage ROW

G/L Account # (if Decision Package)	$ Budget Estimate	Qty.	Unit Description (Specifications)	Updated Quote	Amount
VERF	$60,000.00	1	New F250 SuperCab with Tool Boxes , Headache rack and Aux Fuel tank	56,764.55	56,764.55
					-
					-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**56,764.55**

Name/Phone Ext.:	Ty Bickford #6413	**APRROVALS:**	
Approved By:		Fleet Manager:	**Bill Sterner**
Unit #(s) to be replaced or specify NEW Unit:	94100-06		
		Bid/Solicitation #:	
Spec Name:	F250 Super Cab	Co-Op/Contract #:	TIPS 240901

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Sames Texas' Oldest Dealership — Government Fleet Sales

QUOTE

Quote #: SAG-5521 Date: 6/24/2026 Expires: 9/30/2026

Quote From:	Quote For:
Sames Bastrop Ford, Inc 1115 State Highway 71 Bastrop, TX 78602 Jake Schobinger | jakes@sames.net Phone: 210.381.8674	**Town of Flower Mound** 2121 Cross Timbers Road Flower Mound, TX 75028

Vehicle Information

Year	Make/Model	Contract #	Color	Qty	Price	Total
2027	Ford F-250 Super Cab 4x4 164 in. Wheelbase - XL X2B	TIPS 240901	Oxford White	1	$46,350.00	$46,350.00

Vehicles Subtotal: $46,350.00

Est. Delivery: 2027 Ford F-250 Super Cab 4x4 164 in. Wheelbase - XL X2B — Factory Order (60-90 days)

Standard Options: 2027 Ford F-250 Super Cab 4x4 164 in. Wheelbase - XL X2B

- 7.3L DEVCT NA PFI V8 Engine
- 10-Speed Auto Torqshift-G Transmission
- 4x4 Four-Wheel Drive
- Preferred Equipment Package 600A
- Air Conditioning - CFC Free
- AM/FM Stereo MP3 with Clock
- Vinyl 40/20/40 Seats
- LT245/75R17E BSW All-Season Tires
- 3.73 Ratio Non-Limited Slip Axle
- 10,000# GVWR Package
- 50 State Emissions
- Spare Tire and Wheel
- Jack
- Front License Plate Bracket
- Trailer Connection Package with 1-Year Ford App Included
- Security Package with 1-Year Included
- Oxford White Exterior Paint
- Medium Dark Slate Interior Trim
- 164-Inch Wheelbase
- XL Trim Level

Options/Upgrades

Description	Qty	Price	Total
Extra Key Fob	1	$100.00	$100.00

Options Subtotal: $100.00

Upfitter Information

Upfitter	Quote #	Contract #	Qty	Price	Total
Star Truck Equipment	103114	-	1	$9,814.55	$9,814.55

Upfitters Subtotal: $9,814.55

View attached upfitter quote

Transport Route: 1115 State Highway 71, Bastrop, TX, 78602 to 2121 Cross Timbers Road, Flower Mound, TX, 75028
Transport: $500.00/vehicle x 241.6 miles = **$500.00**

PRICING SUMMARY

Vehicles: $46,350.00
Options: $100.00
Upfitters: $9,814.55
Transport: $500.00
Trade-In: ($0.00)

GRAND TOTAL: $56,764.55

TERMS AND CONDITIONS

Balance on the vehicle is due within thirty (30) days of delivery to the upfitter or customer. A $500 per month floor plan interest charge will be applied to any unpaid balance beyond Net 30 terms.

All prices provided in this quote are based on current market conditions and are subject to change. Pricing may be impacted by changes in OEM production availability, allocation limits, material shortages, tariffs, trade regulations, or other factors beyond the dealership's control.

Vehicle availability, production timing, and delivery schedules are subject to OEM manufacturing constraints and supply-chain conditions. The dealership shall not be held liable for delays, cancellations, or non-production resulting from OEM constraints or manufacturer decisions. In the event an OEM is unable to produce or deliver a vehicle as quoted, the dealership reserves the right to modify, delay, substitute, or cancel the order without penalty.

Any resulting price or availability changes will be communicated prior to final purchase or delivery.

View our in-stock vehicles at samesgovfleet.com/inventory

www.samesgovfleet.com

Follow us on Facebook

Trailer Place / Star Truck Equipment

2507 County Rd 231
Wharton, TX 77488 US
(979) 453-1745
jon.cochrum@trailerplace.com
www.trailerplace.com

Estimate

ADDRESS
Sames Auto Group
1115 State Hwy 71
Bastrop, Tx 78602

ESTIMATE 103114
DATE 06/24/2026

PURCHASE ORDER
City of Flower Mound

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	PROVIDE AND INSTALL THE FOLLOWING RKI HEADACKE RACK WG11, WG TRANSFER TANK #354-3-02, CROSS BED TOOLBOX WG #116-3-04, (2) SIDE MOUNT BOXES WG#185-3-04, RUNNING BOARDS #AL6007B, CLASS V HITCH SPRAY-IN BEDLINER QC WITH FOUR PICTURES	1	9,814.55	9,814.55

City of Flower Mound F250 long bed, super cab accessories

SUBTOTAL	9,814.55
TAX	0.00
TOTAL	**$9,814.55**

Accepted By

Accepted Date

*After 7 working days, all deleted truck beds will accrue storage charges at the rate of $10/day.

Bid Award Recommendation

Date: 7/6/2026 – VERF FY 25-26

Description: **New, F250 SuperCab Pick-Up with Tool Boxes and Aux Fuel Tank**

Qty.: 1

Replaces: *94100-06, a 2017 F250 Pick-up With Tool Boxes & Aux Fuel Tank – Drainage/ROW*

Bidder: Sames Auto Group, Jake Schobinger, 903-513-2316, jakes@sames.net

Item: 1 – New Ford F250 SuperCab Pick-Up White With Toolboxes and Headache Rack, Aux Fuel Tank, and options as identified on quote SAG-5521

Total Cost of Vehicles, Equipment & Installation: $56,764.55

It is Fleet Services recommendation to award the bid to **Sames Bastrop Ford** in the amount of **$56,764..55** utilizing the **TIPS Cooperative Contract 240901**.

Fleet Services Manager

7/6/2026

Date



Ford F250 Super Cab 4x4

TOWN COUNCIL
AGENDA J.17.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of a John Deere 410P Backhoe/Loader from RDO Equipment Company through Sourcewell Cooperative Contract # 011723-JDC for the Utility Line Maintenance Sewer Division in the total amount of $159,318.80; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: The Public Works Department ULM Sewer Division is requesting the purchase of one John Deere 410P Backhoe/Loader with other options in the amount of $159,318.80. This unit will be purchased through Sourcewell Cooperative Contract # 011723-JDC. This equipment purchase replaces Unit 92330-06, a 2015 John Deere 410LX Backhoe/Loader assigned to Utility Line Maintenance Sewer Division and is part of the approved Fiscal Year 2025–26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Department's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: $159,318.80

Proposed Expenditure/(Revenue)	**Account Number(s):**
$159,318.80	565-450-84500-6110

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. Quote
3. Bid Award Recommendation
4. Email Re Quote Expiration
5. Picture John Deere Backhoe

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	7/16/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	RDO Equipment Company	ATTN:	FLEET SERVICES
Contact (if known):	Ben Johnson	Address:	1101 Duncan Lane
Address (if available):	2902 N. Central Expressway		Flower Mound, TX 75028
	McKinney TX 75071	PO #:	
Phone/Fax:	972-837-6832	Department Name:	ULM-Sewer

G/L Account # (if Decision Package)	$ Budget Estimate	Qty.	Unit Description (Specifications)	Updated Quote	Amount
VERF	$158,000.00	1	John Deere 410P Backhoe	$159,318.80	$159,318.80
					-
					-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$159,318.80**

Name/Phone Ext.:	Jeremy Jennings/ 6440	**APRROVALS:**	
Approved By:		Fleet Manager:	**Bill Sterner**
Unit #(s) to be replaced or specify NEW Unit:	92330-06		
		Bid/Solicitation #:	
Spec Name:	John Deere 410P	Co-Op/Contract #:	Sourcewell 011723-JDC

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Investment Proposal (Quote)

JOHN DEERE

RDO Equipment Co.
2902 N Central Expy
McKinney TX, 75071
Phone: (214) 856-4899 - Fax:

Proposal for:
TOWN OF FLOWER MOUND
2121 CROSS TIMBERS RD
FLOWER MOUND, TX, 750282699
DENTON

Investment Proposal Date:	7/8/2026
Pricing Valid Until:	7/22/2026
Deal Number:	2046038
Customer Account#:	6006001
Sales Professional:	Benjamin Johnson
Phone:	1 (214) 856-4899
Fax:	
Email:	bjohnson@rdoequipment.com

Equipment Information

Quantity	Serial Number Stock Number	Hours (approx.)	Status / Year / Make / Model Additional Items	Cash Price
1	TBD TBD	0	New 2026 JOHN DEERE 410P 17E1T 410 P-Tier Backhoe Loader 0202 United States 0351 Translated Text Labels 0259 English 0608 Level 2 Cab 0651 Level 1 Performance Package 0950 Less Vision System 1210 Premium Package Radio 183N JDLink™ 3009 Autoshift Transmission - Mechanical Front Wheel Drive (MFWD) with Limited Slip Differential 4006 John Deere 4.5L - FT4/Stage IV 5250 Galaxy 21L-24 12PR Rear & 12.5/80-18 10PR Front 6152 Single Battery with Disconnect and Jump Post 6752 Extendible Dipperstick 6577 1250 lb. (567 kg.) Front Counterweight 7000 No Auxiliary 7028 Pilot Controls, Two Lever, with Pattern Selection 7037 Two-Function Loader Hydraulics, Single Lever 7806 24 in. (611 mm.) Heavy-Duty Bucket, 6.9 cu. ft. (0.20 cu. m.) 7702 Deere Standard Quick Coupler - Less Thumb 7865 92 in. (2.33 m.) General Purpose Bucket, 1.50 cu. yd. (1.15 cu. m.) Customer Discount Sourcewell Contract #011723-JDC	$256,569.47 ($101,456.55)
1	TBD TBD	0	New 2026 JOHN DEERE FORKS48 Forks 48" Forks	$4,205.88

Equipment Subtotal: **$159,318.80**

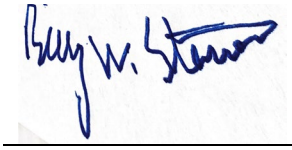
Purchase Order Totals

Balance:	$159,318.80
Total Taxable Amount:	$0.00
TX STATE TAX:	$0.00
TX CITY TAX:	$0.00
Sales Tax Total:	$0.00
Sub Total:	$159,318.80
Cash with Order:	$0.00
Balance Due:	**$159,318.80**

Bid Award Recommendation

Date:	7/16/2026 – VERF – FY25-26
Description:	**John Deere 410P Backhoe/Loader**
Qty.:	1
Replaces:	*92330-06, a 2015 John Deere 410LX backhoe/Loader, ULM Sewer*
Bidder:	RDO Equipment Company, Ben Johnson, 972-837-6832, bjohnson@rdoequipment.com
Item:	New John Deere 410P Backhoe/Loader as per quote 2046038
	Total Cost of Vehicles, Equipment & Installation: $159,318.80

It is Fleet Services recommendation to award the bid to **RDO Equipment Company** in the amount of **$159,318.80** utilizing the **Sourcewell Cooperative Contract 011723-JDC**.



Fleet Services Manager

7/16/2026

Date

From: Johnson, Benjamin
To: Billy Sterner
Subject: [EXTERNAL] Re: 410P Quote
Date: Thursday, July 16, 2026 2:34:20 PM
Attachments: image001.png

We will be fine. Consider this email a promise to hold pricing through August.

Get Outlook for iOS

From: Billy Sterner <billy.sterner@flowermound.gov>
Sent: Thursday, 16 July 2026 13:20:23
To: Johnson, Benjamin <bjohnson@rdoequipment.com>
Subject: RE: 410P Quote

CAUTION: This email originated from outside of R.D. Offutt Company. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe.

Hello Ben, can you give me an expiration date in August sometime to allow me time to pass this thru council and get a PO? Our council has limited meetings in July. I see this quote expires on the 22nd.

Thanks,

Billy Sterner, CAFM/CEM
Fleet Services Manager
Fleet Division
Town of Flower Mound
1101 Duncan Lane, 75028
Office: 972-874-6431
Cell: 817-239-9137
Billy.Sterner@flowermound.gov
I am now sending emails from flowermound.gov, as the Town has transitioned its website domain. You can learn more at flowermound.gov/official.

From: Johnson, Benjamin <bjohnson@rdoequipment.com>
Sent: Wednesday, July 8, 2026 5:01 PM
To: Billy Sterner <billy.sterner@flowermound.gov>
Subject: [EXTERNAL] 410P Quote

Bill,

Attached is the quote as requested. I went by all previous standards to match as closely as possible. The only things we would look to add would be PM programs and extended warranty. Take a look and let me know what a good time is to come by and discuss. We appreciate the opportunity!

Ben Johnson
Sales Professional
RDO Equipment Co. - McKinney
2902 N. Central Expressway
McKinney, Tx. 75071

Cell: (972) 837-6832
bjohnson@rdoequipment.com



John Deere 410P Backhoe/Loader

TOWN COUNCIL
AGENDA J.18.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Manuel Palacios, Assistant Director of Public Works
ITEM: **Consider approval of the purchase of a Portable Trailer Mounted 323 KW Diesel Generator from Loftin Equipment through Sourcewell Cooperative Contract # 020923-CEC for the Utility Operations Division in the total amount of $181,045.00; and authorization for the Mayor to execute same on behalf of the Town.**

BACKGROUND: The Public Works Department Utility Operations Division is requesting the purchase of a Portable Trailer Mounted 323 KW Diesel Generator in the amount of $181,045.00 from Loftin Equipment Company. This unit will be purchased through Sourcewell Cooperative Contract # 020923-CEC. This equipment purchase replaces Unit 9243-04, a 1999 Portable Trailer Mounted Generator assigned to Utility Operations Division and is part of the approved Fiscal Year 2025–26 Vehicle and Equipment Replacement Fund (VERF). This request is in accordance with the Fleet Department's recommendations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: $181,045.00

Proposed Expenditure/(Revenue)	**Account Number(s):**
$181,045.00	565-450-84500-6110

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. Bid Award Recommendation
3. Generator Picture
4. Quote

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	7/16/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Loftin Equipment	ATTN:	FLEET SERVICES
Contact (if known):	Gage Aaron	Address:	1101 Duncan Lane
Address (if available):			Flower Mound, TX 75028
		PO #:	
Phone/Fax:	469-261-8190	Department Name:	Utility Svc.

G/L Account # (if Decision Package)	$ Budget Estimate	Qty.	Unit Description (Specifications)	Updated Quote	Amount
VERF	$170,000.00	1	Bobcat Trailer Mounted Diesel Generator	$181,045.00	$181,045.00
					-
					-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$181,045.00**

Name/Phone Ext.:		**APRROVALS:**	
Approved By:	Clayton Norton	Fleet Manager:	**Bill Sterner**
Unit #(s) to be replaced or specify NEW Unit:	9243-04		
		Bid/Solicitation #:	
Spec Name:	Portable Generator	Co-Op/Contract #:	Sourcewell 020923-CEC

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Bid Award Recommendation

Date: 7/16/2026 – VERF – FY25-26

Description: **Portable Trailer Mounted 323 KW Diesel Generator**

Qty.: 1

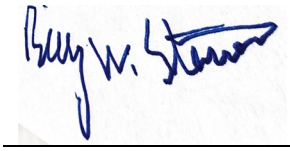
Replaces: *9243-04, a 1999 Portable Trailer Mounted Generator– Utility Services-WWTP.*

Bidder: Loftin Equipment, Gage Aaron, 469-261-8190, gaaron@loftinequip.com

Item: Bobcat Trailer Mounted Portable Diesel Generator, PG325WCU-3B-T4F

Total Cost of Vehicles, Equipment & Installation: $181,045.00

It is Fleet Services recommendation to award the bid to **Loftin Equipment** in the amount of **$181,045.00** utilizing the **Sourcewell Cooperative Contract 020923-CEC**.



7/16/2026

Fleet Services Manager

Date



Bobcat Trailer-Mounted Generator

Proposal

07/27/2026
TOWN OF FLOWER MOUND
Attn: CLAYTON NORTON

Project: Town of Flower Mound - Portable

Quote Number: 00001888
Quote Name: Town of Flower Mound - Portable

Thank you for your request. We are pleased to provide the following proposal:

Product/Service Name	Qty	Description
Industrial Freight	1	Inbound Freight with Crane Off Loading at Loftin Iring Branch
PG325WCU-3B-T4F	1	Bobcat Trailer Mounted Genset Rated for 323KW Standby, 293KW Prime.
Surcharge	1	Manufacturer's Surcharge

TOTAL PRICE **$181,045.00**

All pricing is FOB destination, freight prepaid and allowed to Town of Flower Mound. Offloading
CONTRACT NUMBER: 020923-CEC
MEMBER NUMBER: 77514
Price does not include any federal, state, or local sales, use, property, TERP, or excise taxes that may be applicable. THIS PROPOSAL IS VALID FOR THIRTY (30) DAYS. Due to market volatility, orders placed or released beyond fifteen days from proposal date may require a revised proposal prior to order acceptance by Loftin Equipment Company.

Proposed by: Gage Aaron
gaaron@loftinequip.com

Estimated Lead Times

Generator Set: 18 - 20 weeks

After approved submittals and written release to production

Important Lead Time Information

Lead times listed above are the best estimates available at the time of this proposal. Actual schedules may vary and should be confirmed prior to order release. Ongoing market volatility continues to affect production planning across the industry. As a result, **ship dates cannot be guaranteed**, though we will provide updates as schedules evolve.

SOURCEWELL 36% OFF LIST 2 026 PRICING BASED OFF 2026
OPTION # 46883064 - PG325WCU-3B-T4F (LIST): $250,710.00 (CUST): $160,454.00
TOTAL: (LIST): $250,710.00 (CUST): $160,454.00
SURCHARGE (CUST): $6,937.00
TOTAL (CUST): $169,841.00
OPEN MARKET ITEMS:
Freight: $5,993.00
Startup and Commissioning: $5,211.00

CLARIFICATIONS / EQUIPMENT NOTES

1. ATS fault current ratings are shown above and should be reviewed by the contractor for compliance with project requirements.
2. Manufacturer's warranty period begins at time the equipment is initially started up by our service department.
3. Lugs for generator breakers and automatic transfer switches will be provided per submittal information furnished, and compliant with UL2200 and UL1008 approvals. Please review prior to equipment release. If the project requires lug changes from the factory offering it will be done by others and at their expense and is not included in our proposal.
4. Nominal generator rating shown above. Standard derates for altitude and temperature may apply per Rehlko publication TIB-101. For additional information, please contact your Rehlko representative.
5. Any fines, fees, or permits for the installation or operation of this equipment are the responsibility of the equipment owner and will not be paid for by Loftin Equipment.
6. Unless otherwise noted, the generator set uses integral isolation, and does not include steel spring isolators.
7. Vapor Gas Fuel System includes fuel mixer, electronic secondary gas regulator, gas solenoid valve, and flexible fuel line between the engine and the skid-mounted fuel system components. External fuel supply components are not included.
8. Protective relay calibration, settings, coordination study, 3rd party site testing, etc. are not part of this proposal unless specifically listed as included.
9. NETA acceptance testing, infrared scanning, harmonic content testing, insulation resistance testing, and/or ground fault testing is not included in our proposal and will need to be provided by others. Standard onsite testing at unity power factor will be provided
10. Rehlko standard production tests consist of the following:
    a. Warnings / Shutdown test:
        i. Emergency stop
        ii. Overcrank
        iii. Locked rotor
        iv. Overspeed (not available on units with ECMs)
        v. If applicable: overvoltage, pre-low oil pressure (PLOP), low oil pressure (LOP), pre-high engine temperature (PHET), high engine temperature (HET), low coolant level (LCL), low water temperature (LWT).
    b. Electrical Readings (At 0, 1/4, 1/2, 3/4, and full load)
        i. 3-phase current Frequency Power factor

c. Mechanical Readings
    i. Oil pressure
    ii. Ambient air temperature
    iii. Coolant temperature
d. 100% block load acceptance

CUSTOMER RESPONSIBILITIES (ELECTRICAL CONTRACTOR) - NOT PROVIDED BY LOFTIN EQUIPMENT

1. All equipment ships to Customer designated site. No storage of equipment is provided by Loftin Equipment Company. Any off-site storage and related charges are the sole responsibility of Customer. Offloading and installation of the proposed equipment, as well as related crane fees, mechanical piping, plumbing, electrical conduit and electrical wiring is not included in this proposal.
2. Customer will provide all required fuel for initial fill and testing of equipment. Full tank is required for testing at startup.
3. Loftin Equipment will provide start up and commissioning of the above equipment. It is the electrical contractor responsibility to have the generator set installed, secured to the concrete pad, fueled, all electrical wiring and conduit installed and terminated and tested and utility power available prior to scheduling system start up. If items are found not to be completed after arrival to site, it is the responsibility of the electrical contractor to issue a new purchase order to Customer for the return trip need to complete start up and testing of the equipment.
4. Installation or assembly of exhaust silencer atop the generator set enclosure when the silencer is removed for delivery to the project site shall be the responsibility of the electrical contractor or installing contractor.
5. FOR INDOOR UNITS:

- Installation of engine exhaust system and related piping or insulation for the engine exhaust system for the proposed equipment is not included in this proposal. All mechanical piping, insulation, fittings, and supports for installation to be provided by mechanical contractor.
- Installation of engine radiator cooling discharge system and related mechanical material required to discharge the radiator air outside the generator room is not included in this proposal. All mechanical ductwork and supports needed for installation are to be provided by mechanical contractor.
- Installation of fuel piping, connection of remote fill station, plumbing of main fuel tank to day tank, or fuel tank venting outside of building is to be provided by contractor.

MISCELLANEOUS

- Equipment, and/or labor, and/or various items proposed are in accordance with Loftin Equipment Company's experienced interpretations of plans and specifications, within the limited time between request for bid and bid due date. Materials supplied under this proposal, which are commercially produced to typical industry standards, have been deemed in substantial compliance and therefore acceptable. Only the materials itemized on the above proposal will be supplied. It is the Customer's duty to verify that all items, sizes and quantities listed on our proposal meet Customer needs. Loftin Equipment Company is not responsible for omissions.
- In the event that a proposal is not accepted in its entirety, we reserve the right to decline any part or all of the order.
- It is the responsibility of the Contractor to notify Loftin Equipment at time of order of any specific time constraints involved in this project, and the specific impact of failure to meet that requirement. Lead times shown above are an estimate based on current production schedule and should be verified at time of order release. After an order has been placed with Rehlko, an estimated ship date will be provided that is subject to change. Buyer will be notified if production schedule is altered. Loftin Equipment shall not be responsible for any ensuing delay, liquidated or other damages in any event.
- All stenographic, typographic, or clerical errors are subject to correction.

PRICE

- Loftin Equipment Company's prices do not include any federal, state, or local taxes, use tax, property tax, TERP tax, or excise taxes. If any such items are imposed, the seller will invoice them to the buyer as a separate item. In lieu of such taxes, the purchaser must provide with each order, a tax exemption certificate acceptable to the proper taxing authorities, unless such certificate is already on file with Loftin Equipment Company. Loftin Equipment reserves the rights to update any sales tax exemption certificate as deemed necessary pursuant to the taxing authorities.
- THIS PROPOSAL IS VALID FOR FIFTEEN (15) DAYS FROM THE DATE FIRST APPEARING AT THE BEGINNING OF THIS ORDER. Due to market volatility, orders placed or released beyond fifteen (15) days from proposal date may require a revised proposal prior to order acceptance by Loftin Equipment Company.
- The quoted price for this equipment has been calculated based on the current prices for the component materials.

However, the market for generators, fuel tanks, enclosures, transfer switches, and related components is currently volatile, and sudden price increases could occur. Loftin Equipment agrees to use its best efforts to obtain the lowest possible prices from available component suppliers, but should there be an increase in the prices of the component materials that are after the date of this proposal and prior to release for order, the Customer agrees to pay that cost increase to Loftin Equipment.

PAYMENT TERMS

- All contracts will be reviewed for lien/bond rights prior to order of equipment.
- Customers must have an open, approved account with net 30-day terms with Loftin Equipment.
- Invoicing for equipment using custom third-party tanks and/or enclosures or other third party equipment:
    - 20% at release
    - 40% progress billing of equipment shipping to 3rd party vendor
    - 37% progress billing of equipment shipping to Customer designated site.
    - 3% upon completion of startup
- Invoicing as equipment ships from factory:
    - 20% at release
    - 75% progress billing of equipment shipping to Customer designated site.
    - 5% upon completion of startup
- Milestone payments may be revised by Loftin if customer's contract requires retention.
- Invoices are due Net 30 days from date of invoice.
- Other payment terms (i.e. discounts, pay when paid, pay if paid, etc.) can only be established by an Officer of Loftin Equipment and MUST be approved in writing BEFORE placing the order.

ALTERNATE PAYMENT TERMS FOR THOSE CUSTOMERS/JOBS THAT DID NOT QUALIFY FOR NET 30 TERMS

- It may be determined by Credit the Customer and/or the job did not qualify for open, Net 30 day terms. Following are alternate payment options.
    - A down payment in the amount of 50% of the total purchase price to place the equipment on order. A Pro Forma invoice will be provided. Upon receipt of good funds (check, cashier's check, or ACH) the equipment will be placed on order.
    - Additional 50% will be required when the equipment is ready to ship from the factory. A Pro Forma invoice will be provided and upon receipt of good funds (check, cashier's check, or ACH), the equipment will be delivered to the designated job site.

LIEN AND BOND RIGHTS

- Loftin expressly reserves any and all rights it has against Customer and/or the project owner for non-payment or late payment as provided under the terms of the applicable Prompt Pay Act including, without limitation, its right to 1.5% per month interest on untimely or improperly withheld payments and legal costs to collect on past due amounts.

COLLECTION-LITIGATION COSTS

- The Customer agrees to pay all costs and collection expenses, including attorney fees, if collection of the amounts due requires the assistance of a collection agency or attorney. Accrued interest on late payments: 1.50% per month.

CANCELLATION OF ORDER

- Upon acceptance by Loftin Equipment Company and written release of order by Customer, this order will be entered for production and will not thereafter be subject to cancellation or deferment of delivery without Loftin Equipment Company's written consent. Any expense incurred by Loftin Equipment Company due to the cancellation of an order or the deferment of a delivery schedule will be billed to the Customer and be immediately due and owing, together with any and all costs of cancellation, including attorney's fees.
- The following charges may be assessed for cancellation of any order:

1. 15% of total order price if cancelled after we have provided submittals and prior to releasing for manufacture.
2. 25% of total order price if cancelled after release to order.
3. 100% of total order price if the equipment is already on order with the factory and in the Rehlko frozen schedule.
4. 100% of total order price if cancelled after the equipment has shipped from the manufacturing plant.

The Undersigned agrees to and accepts the foregoing Proposal and all terms and conditions stated therein.

TOWN COUNCIL
AGENDA J.19.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Daniel Almond, Deputy Police Chief
ITEM: **Consider approval of the purchase of one (1) new 2026 Chevy Tahoe PPV Police Pursuit Vehicle and one (1) new Ford Explorer PPV Police Pursuit Vehicle with Upfit Equipment Installed per Town of Flower Mound Specifications and Vendor Quote from Sam Pack's Five Star with Upfit Police/SRO Equipment/Installation Quotes with Specifications from Defender Supply for Police Services in the amount of $156,743.50.**

BACKGROUND:

The Police Services Department is requesting the purchase of one (1) new 2026 Chevy Tahoe PPV Police Pursuit Vehicle and one (1) new 2026 Ford Explorer for $156,743.50 utilizing Cooperative Contract #BuyBoard 724-23-Tahoe and HGAC VE05-24-Explorer. These units are part of the approved Fiscal Year 2025/2026 budget to replace Police Unit 43500-113 and 43500-36, which was totaled due to severe hail damage.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: There are no alternatives available at this time.

FISCAL IMPACT: $156,743.50

Proposed Expenditure/(Revenue)	**Account Number(s):**
$156,743.50	100-640-43500-6130

LEGAL REVIEW: N/A

ATTACHMENTS:
1. Fleet Req
2. Quote-Explorer
3. Upfit (Incl in Explorer Quote)
4. Quote-Tahoe
5. Upfit (Incl in Tahoe Quote)
6. Bid Award Recommendation

DRAFT MOTION: Move to approve as presented in the agenda caption.

VEHICLE-EQUIPMENT PURCHASE REQUISITION

(For Purchase Process)

Date:	7/16/2026	Ship/Bill To:	Town of Flower Mound
Suggested Vendor:	Sam Packs 5 Star Ford	ATTN:	FLEET SERVICES
Contact (if known):	Kevin Moore	Address:	1101 Duncan Lane
Address (if available):	1635 S. IH 35E		Flower Mound, TX 75028
	Carrollton Tx 75006	PO #:	
Phone/Fax:	214-838-7018	Department Name:	POLICE

G/L Account # (if Decision Package)	$ Budget Estimate	Qty.	Unit Description (Specifications)	$ Updated Quote	Amount
100-640-43500-6130	$ 90,000	1	2026 Chevrolet Tahoe W/Defender Upfit - (BuyBoard)	$ 80,340.87	$ 80,340.87
100-640-43500-6130	$ 90,000	1	2026 Ford Explorer Interceptor W/Defender Upfit - (HGAC)	$ 76,402.63	$ 76,402.63
					-
					-
					-
	All Pickups come equipped w/ Spray-In Liner, Headache Rack, Across-the-bed Locking Toolbox, and Lights			**TOTAL:**	**$ 156,743.50**

Name/Phone Ext.:	Branch / 6587	**APRROVALS:**	
Approved By:		Fleet Manager:	**Billy Sterner**
Unit #(s) to be replaced or specify NEW Unit:	NEW		
		Bid/Solicitation #:	
Spec Name:	Patrol Unit/SRO	Co-Op/Contract #:	BuyBoard 724-23 - Tahoe
			HGAC VE05-24 - Explorer

Note: Requisition 'Unit Description' **must** match unit approved through the budget process. Any exceptions **must** accompany a detailed justification and ATM/CFO signature approval.

Sam Pack's Five Star Ford
1635 S. IH 35E Carrollton Texas, 75006
972-446-5031 x6

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - Kevin Moore - Casey Marshall - Jorge Guerra - Alan Rosner

H-GAC VE05-24

End User: FLOWER MOUND **Sam Pack's Rep:** KEVIN MOORE

Contact: BILLY STERNER **Date:** 7.7.26

Contact TN/Email **Phone #**

Product Description: 2026 FORD INTERCEPTOR NON ECO BOOST Color Code BLACK

A. Bid Line # E-POLICE RESPONSE VEHICLES **Base Price:** $ 48,760.00

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic		76P	PRECOLISION ASSIT	INCLUDED
	Air Conditoning - Power Steering/Brakes		43D	COURTESY LAMP DISABLE	INCLUDED
	3.3L V6	Included	17A	AUX A/C	INCLUDED
	SPOT LIGHT	$ 400.00	87R	CAMERA IN MIRROR	INCLUDED
	ALL WHEEL DORVE	Included	60A	GRILL WIRING	INCLUDED
60R	Noise Supression	$ 100.00		**3.3L V6**	$ (3,725.00)
55F	REMOTE KEYLESS	Included	17T	RED/WHITE DOME LAMP	INCLUDED
	Ford Standard Police K8A upgrade	Included	68G	REAR DR HDL INOP	$ 80.00
	Dual A/C	Included	153	FRONT LIC PLATE BRACKET	INCLUDED
86T	TAIL LAMP PREP	Included	61B	OBD 2 SPLITTER	INCLUDED
	8' Rear Camera	Included	47a	POLICE ENGINE IDLE	INCLUDED
19V	REAR CAMERA ON DEMAND	Included	76D	DEFLECTOR PLATE	INCLUDED
				Total of B. - Published Options	**$ (3,145.00)**

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
76R	REVERSE SENSING SYSTEM	Included			
				STOCK UNITS	
				Total of C. - Dealer Published Options	**$ -**

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	DEFENDER SUPPLY BUILD	$29,936.03			
Off Menu Options limited to 25% of Published Price		Current %	65.63%	**Total of D. - Off Menu Options**	**$29,936.03**
	Delivery Charges		**0 Miles @ $1.99/mile**		**$ -**
	Manufacturer Options Discount				**$ 251.60**
				Total Each	**$ 75,802.63**
	Quantity Ordered	**1**	**X F =**		**$ 75,802.63**
	Administrative Fee				**$ 600.00**
	Trade In Allowance - Non-Equipment debits and credits			**UPDATED GPC DISCOUNT**	
	TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				**$76,402.63**

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	2/17/2026
Estimate #	44440
Estimate By	Mike
	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
	** Pricing Per Tarrant County Contract Number to F2024117 Addendum 3 Annual Contract for Emergency Equipment and Installation ** SRO Ford PIU				
Tint-2Windows-Front	Window Tint - For Two Front Windows		1	94.00	94.00T
TP-CC-20-UV10-L8	Troy 2020 PI Utility 18" Sloped Console, 10" Slope, 8" level (no floor plate needed, mounts directly to the floor).		1	421.00	421.00T
TP-AC-INBHG	Troy Products Internal Console Mounted Beverage Holder w/Rubber Fingers		1	43.00	43.00T
TP-AC-TICK-2	Accessory Pocket (3' faceplate, 2' deep)		1	34.00	34.00T
TP-AC-TB-ARMMNT-58	Troy Console mounted height adjustable arm rest. (Formerly part number AC-ARMMNT-58)		1	146.00	146.00T
Misc	PKG-MAG-101 Havis Phone Cradle & Magnet Mount		1	74.00	74.00T
JO-425-3816	Jotto Desk Magnetic Console Mic Clip		2	26.00	52.00T
HV-C-MCB	Havis - Console Mount Mic Clip Bracket		2	11.00	22.00T
Installation	Installation of Above Console Items		5	140.00	700.00T
DSP-PIU-PARTITION	Defender Supply INTERCEPTOR UTILITY Prisoner Partition with Full Across Poly Window with Center Slider, Recessed Center and Lower Kick Panels. Includes Shipping and Installation. Pro-Gard PRPSP4704UINT20A		1	1,132.78	1,132.78T
DSP-WEAPONLOCK	Defender Supply Surface Mount Dual Weapon Universal Cuff Lock with 8 Second Timer, Switch, Defender Supply Gunlock Wire Harness. Includes Installation.		1	655.00	655.00T
DSP-PIU-CARGOBARRIE...	Defender Supply INTERCEPTOR UTILITY Cargo Barrier with Mesh Window, Plastic Prisoner Seat with Center Pull Seat Belt System. Includes Shipping and Installation. Pro-Gard PS4705UINT20OSB		1	2,327.20	2,327.20T

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

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Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
DSP-PIU-WINDOWGUAR...	Defender Supply INTERCEPTOR UTILITY Steel Window Guards In Conjunction with Factory or Prisoner Door Panels. Includes Shipping and Installation. Pro-Gard WB47NPUINT20		1	559.60	559.60T
DSP-PIU-LIGHTBAR-X	Defender Supply INTERCEPTOR UTILITY Light Bar Package 1 - Whelen 54' Legacy WeCanX DUO Lightbar with Integrated V2V Sync Module, Traffic Advisor and Full Across Take Down/Alley Lighting, Cruise, Photo Cell Low Power (R/W, B/W Font And Side, R/A, B/A Rear) with Strap Kit, 100 Watt Speaker and Bracket, Core Controller, Expansion Module, OBDII Canport Harness Defender Supply Power Distribution and Main Harness. Includes Installation.		1	5,895.80	5,895.80T
DSP-PIU-PUSHBUMPER	Defender Supply INTERCEPTOR UTILITY Steel Textured Coating Push Bumper. Includes Shipping and Installation.		1	787.80	787.80T
DSP-PUSHBUMPER-PKG	Defender Supply Push Bumper Lighting Package - Includes 6, Tri Color Super LED Light Heads (R/B/W), 4 Forward Facing and 2 Side Facing with 45º Brackets. Progressing Flash Patterns with Slide Switch, Take Down, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation. Please do not use 45 degree bracket on side facing IONs		1	1,630.00	1,630.00T
DSP-REARSIDEGLASS	Defender Supply Rear Side Window Lighting Package - Includes Two Tri Color Super LED Light Heads (R/B/W) Mounted 1 on Each Rear Side Window. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.		1	575.00	575.00T
DSP-LICENSEPLATE	Defender Supply License Plate Lighting Package -Includes 2, Rear Facing Tri Color Super LED Light Heads (R/B/W), Mounted Horizontally on Each Side of License Plate. Progressing Flash Patterns with Slide Switch, Cruise, Tail/Brake, Reverse White Functions Available (Core/Carbide Only). Includes Installation. Use LP Bracket		1	720.00	720.00T
DSP-PIU-RB-6	Defender Supply Running Board Lighting - Includes Six Dual Color Super LED Light Heads (6x R/W/B), 3 on Each Running Board. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.		1	2,015.00	2,015.00T

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	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
DSP-UNDERHATCH	Defender Supply Under Hatch Lighting Package -Includes 2, Dual Color Super LED Light Heads (R/B), Mounted Horizontally Under The Hatch on Each Corner, Rear Facing When Open. Progressing Flash Patterns with Slide Switch, Cruise, Tail/Brake Functions Available (Carbide Only). Includes Independent On/Off Switch and Installation.		1	579.50	579.50T
DSP-HIDEAWAY-TAIL-C...	Defender Supply Tail Light Hide-Away Lighting Package -Includes 2, Dual Color Super LED Light Heads (2x B/W) Inserted in the Reverse Section of the Tail Lights. Cruise, Low Power and White in Reverse Function Available (Configuration 2 Core/Carbide Only). Includes Installation. 2-Blue/White		1	449.00	449.00T
DSP-PIU-REARPILLAR	Defender Supply INTERCEPTOR UTILITY Pillar Light Package - Includes Six Super LED Dual Color Light Heads (Red/Blue) integrated into a formed Housing Mounted on the Pillar at Each Side of the Rear Window. Includes Installation.		1	1,680.00	1,680.00T
DSP-PIU-MIRROR-SIDE	Defender Supply INTERCEPTOR UTILITY Mirror Side Lighting Package - Includes Two Tri-Color Super LED Light Heads Mounted Under Mirror (R/B/W) with 180° Light Spread and integrated Alley Function with Bracket. Includes Installation. ***Bracketry will fit a 2025+ Ford PIU***		1	1,153.00	1,153.00T
DSP-PIU-LOWFREQSIRE...	Defender Supply Low Frequency Siren Package for Core. Includes Amp, 1 Subwoofer Speaker, Bracket. Includes Installation.		1	1,010.00	1,010.00T
DST-DL1	Equivalent to GM Option Code 6C7 - LIGHTING - Red and white LED front auxiliary dome is located on headliner between front row seats. The auxiliary lamp is wired independently from standard dome lamp. • One 6" round switched Red/White dome light Note: Includes installation.		1	140.00	140.00T
DSP-DOME-CARGO	Defender Supply Rear Cargo Dome Light - Includes 2, 3' Round Red/White Dome Light Mounted on the Ceiling of the Cargo Area, Switch, Defender Supply Dome Wire Harness and Installation.		1	270.00	270.00T
DSP-DOME-HATCH	Defender Supply Rear Hatch Dome Light - Includes 2, 3' Round Red/White Dome Lights Mounted On Rear Hatch, 1 On Each Side, Switch, Defender Supply Dome Wire Harness. Includes Installation.		1	365.00	365.00T

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Date	2/17/2026
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Estimate By	Mike
	mike@defendersupply.com
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Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
DSP-DOME-REARSEAT	Defender Supply Rear Seat Dome Light - Includes (1) Two 3" Round Red/White Dome Lights Mounted Over Rear Driver and Passenger Side Seat with Independent Switches Mounted on the C-pillar for each Coresponding Side. Includes Installation. Switched at console area		1	290.00	290.00T
DSP-OPTI-BUMPER	Installation of 794 Opticom/Emitter Mounted on the Push Bumper.		1	1,815.35	1,815.35T
DSP-CSP-RADIO2PC	Installation of Customer Supplied 2 Piece Radio and 1 Antenna. (Additional Antennas and/or GPS are Extra) ** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $140/hour ** Motorola APX-6500 2 piece		1	533.00	533.00T
TP-CP-GB203212-TL	20" W x 32"L x 12" H w/1 draw-latch handle Electronics Tray		1	1,229.00	1,229.00T
TP-CP-UV-CARGO-MNT	Cargo Mount spare tire access - Utility Interceptor		1	263.00	263.00T
CDW-P1063406-031	ZEBRA AIT, ACCESSORY, KIT, DC-DC VEHICLE ADAPTER, CIG,12-24V, QLN/ZQ5/ZQ6		1	71.00	71.00T
RD-C23F-5M	Radio Cable FRadio Cable FME(ftd) MPL(ftd) 5m CS23 cable		1	19.00	19.00T
SL-22052	Streamlight Charger Sleeve Assembly (SL-20X, SL-20X-LED, SL-20XP-LED) (Cord not included)		1	12.00	12.00T
SL-22051	Streamlight Power Cord for Mobile Charger Sleeve		1	11.00	11.00T
Installation	Installation of Above Emergency Equipment not covered in groups		9	140.00	1,260.00T
Graphics	Printed Reflective or Non Reflective Graphics for Customer's Department Graffix Shoppe		1	677.00	677.00T
Graphics-Install	Professional Installation of Graphics by Defender Supply		1	225.00	225.00

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DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	2/17/2026
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	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
	Customer Supplied Equipment (new in box) APX-65002 pc radio Radio Speaker Radio Antenna Coax Texas Government or Municipality - No Sales Tax			0.00%	0.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

Vehicle & Emergency Equipment Total	**$29,936.03**

Signature _____

Sam Pack's Five Star Chevorlet
1735 S. IH 35E Carrollton Texas, 75006
972-389-6700 x6731 - 740-491-2988 (Cell)

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Cars and Light Trucks

Team Members - John Butler - Kevin Moore - Jorge Guerra - Alan Rosner

BuyBoard 724-23

End User: FLOWER MOUND **Sam Pack's Rep:** KEVIN MOORE

Contact: BILLY STERNER **Date:** 7.7.26

ntact TN/Email Phone #

uct Description: 2026 Chevrolet Tahoe PPV 2WD Color Code BLACK

A. Bid Line # 20 **Base Price:** $ 55,552.00

B. Published Options (Itemize Each Below)

Code	Description	Bid Price	Code	Description	Bid Price
	Automatic				
	Air Conditoning - Power Steering/Brakes				
	Power group				
	Safety pkg	$ 825.00			
	Rear Window Switch	$ 75.00			
	Pillar Mounted Spot;ight	$ 800.00			
				IN STOCK UNITS	
				Total of B. - Published Options	**$ 1,700.00**

C. Dealer Published Options

Code	Description	Bid Price	Code	Description	Bid Price
				Total of C. - Dealer Published Options	**$ -**

D. Off Menu Options

Code	Description	Bid Price	Code	Description	Bid Price
	Tx Government Price Concession	-$4,500.00			
	DEFENDER UPFIT PKG	$24,300.40			
Off Menu Options limited to 25% of Published Price		Current %	34.58%	**Total of D. - Off Menu Options**	**$19,800.40**

Delivery Charges	**0**	**Miles @ $1.49/mile**		**$ -**
Floorplan Expense	**30**	**Days**	**$11.56 Per Diem**	**$ 346.74**
Lot Insurance Expense	**30**	**Days**	**$11.56 Per Diem**	**$ 346.74**
Manufacturer Delivery Fee				**$ 2,595.00**
			Total Each	**$ 80,340.87**
Quantity Ordered	**1**	**X F =**		**$ 80,340.87**
Administrative Fee				**$ -**
Trade In Allowance - Non-Equipment debits and credits				**$ -**
TOTAL PURCHASE PRICE INCLUDING ADMIN FEE				**$80,340.87**

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	2/3/2026
Estimate #	44303
Estimate By	Mike
	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
	Flower Mound Police Department 2026 Chevrolet Tahoe PPV - Black Exterior				
Tint-2Windows-Front	Window Tint - For Two Front Windows Madico Onyx 55%		1	79.00	79.00T
DSP-TAH-SPOTLIGHT-D	Defender Supply TAHOE Driver Side Spot Light with LED Bulb. Includes Installation.		1	560.00	560.00T
TX-2 Year Inspection	2 Year Texas State Inspection Certificate		1	7.00	7.00T
DS- DISABLE D/W/L TAH...	Disable Rear Door Window Switches, Door Locks and Door Handles - Tahoe		1	145.00	145.00T
TP-CC-21TH-1008	Troy 2021 Tahoe 18" Standard Console, 10" slope,8" level Faceplates: Cencom Motorola APX6500 Radio - 2 Piece		1	361.00	361.00T
TP-AC-INBHG	Troy Products Internal Console Mounted Beverage Holder w/Rubber Fingers		1	39.00	39.00T
TP-AC-TICK-2	Accessory Pocket (3' faceplate, 2' deep)		1	31.00	31.00T
TP-CM-SDMT-SLS-HAV	Troy Computer Mount, Side Clevis		1	315.00	315.00T
HV-DS-DELL-415	Docking Station for Dell's Latitude 14 Rugged and Latitude 12 & 14 Rugged Extreme Notebooks (Basic Port Replication)		1	444.00	444.00T
PG-PRPSP5704T21A	Pro-Gard Center Sliding Poly Window for 2021+ Tahoe		1	662.00	662.00T
PG-S5705T21OSB	ProGard Cargo Barrier with Metal Mesh insert & Rear Grey ABS Plastic Prisoner Seat with Outboard Seat Belt System for Officer Protection for the 2021+ Chevrolet Tahoe 9C1 & SSV		1	1,184.00	1,184.00T
PG-DP57T21	Pair, Black ABS, Rear Door Panels (for use with WB57T21 & WBP57T21 only)		1	101.00	101.00T
PG-WB57T21	Pair, Steel Window Bars (for use with DP57T21 ABS Rear Door Panels only)		1	179.00	179.00T
SE-GK10342UHK	Setina Dual T-Rail Weapon System with handcuff key		1	349.00	349.00T
SE-PG7529	Setina T-Rail Universal Lock, EoTech Bracket		1	14.00	14.00T

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845 FM 407 W
Argyle, TX 76226

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	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
DS-SMOKEDLENS KIT-54	Smoked lens kit for a 54' light bar Includes installation.		1	521.41	521.41T
WH-STPBK101	Whelen strap kit for Tahoes/Silverados (BLACK)		1	75.00	75.00T
WH-C399	Whelen Cencom Core Amp Control Module		1	559.00	559.00T
WH-CCTL7	Whelen WeCanX Console Mount 21 Button/Slide Control Head		1	69.00	69.00T
WH-C399K6	2021 Chevy Tahoe and Suburban Installation Kit for C399		1	86.00	86.00T
WH-CEM8	Whelen WeCanX Core 8 Expansion Module		1	88.00	88.00T
WH-CV2V	Whelen Vehicle-to-Vehicle Sync Module		1	11.00	11.00T
WH-SA315U	Whelen 100 Watt All Weather Heavy Duty Composite Siren Speaker		1	139.00	139.00T
WH-SAK70	Whelen Behind the Grill Siren (Driver &Passenger Side) Speaker Bracket - 2021+ Chevrolet Tahoe 9C1 & SSV		1	22.00	22.00T
DS-DUALTONE-X	DS Package- Dual Tone Siren Package for CORE Includes Amp, 100 Watt Speaker, Bracket. Includes Installation.				771.00T
DS-T-RB-LIGHT STCK-X	DS Package- TAHOE Running Board Light Stick Package Includes Two Tri Color Super LED Light Sticks (R/B/W), 1 on Each Running Board. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core Only). Includes Installation. Red/Blue/White		1	2,795.00	2,795.00T
WH-I3JC	Whelen Trio Color LInear ION Red/Blue/White 4 Push Bumper Front Facing 2 Each Quarter Glass 2 License Plate		6	89.00	534.00T
WH-IONBKT1	Whelen Universal Horizontal Metal License Plate Bracket for Two Light Heads		1	30.00	30.00T

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Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
WH-I3SMJC	Whelen Surface Mount ION Trio Light Head in Red/Blue/White Push Bumper - Side Facing Horizontal		2	89.00	178.00T
SO-ENT2B3RBW	Defender Intersector 180 Degree Output LED Tricolor - Red/Blue/White Under Mirror Mounted Light for Critical Intersection & Side Warning Purposes	Sideview Mirrors	2	181.00	362.00T
DS-T-LOW FREQ-X	DS Package- TAHOE Low Frequency Siren Package for CORE Includes Amp, 2 Subwoofer Speakers, Brackets. Includes Installation.		1	1,005.00	1,005.00T
WH-3SRCCDCR	Whelen LED Flush Mount Compartment Light in Red & White 1-Prisoner 2-Hatch 2-Cargo		5	37.00	185.00T
DS-T-DOME-FRONT	DS Package- TAHOE Front Cabin Dome Light 1, 3' Round Red/White Dome Light with Switch. Includes Installation.		1	255.00	255.00T
WIR-DOME-EXT	Defender Supply Universal Extension Dome Harness.		1	45.00	45.00T
WIR-HATCH-U-24	DS Harness- HATCH- Made for MOST VEHICLES "UNIVERSAL" with Core + 24 Output Expansion Module		1	96.00	96.00T
WIR-DOME-U-CABIN	Defender Supply Universal Cabin Dome Harness.		1	30.00	30.00T
GR-5168T-4L61-D	Go Rhino LR Series Steel Push Bumper for 2021+ Chevrolet Tahoe 9C1 & SSV. Bumper has the ability to mount (4) Forward Firing Whelen IONs in the Top Tube Channel, and includes (2) Horizontal ION Brackets for Side Mounted Lights		1	336.00	336.00T
HV-DS-DA-316	Power Cord for DS-DELL-410 Series and DS-DELL-600 Series Docking Stations with Internal Power Supplies only.		1	73.00	73.00T
AC-200-1475-00	Stalker Radar display and front antenna bracket for 2021+ Tahoes (Ka and K band)		1	161.00	161.00T
RD-C23F-5M	Radio Cable FRadio Cable FME(ftd) MPL(ftd) 5m CS23 cable		1	21.00	21.00T
JO-425-3816	Jotto Desk Magnetic Console Mic Clip		2	28.00	56.00T
HV-C-MCB	Havis - Console Mount Mic Clip Bracket		2	12.00	24.00T
RD-170635-000	12-volt vehicular power cable for Cradlepoint		1	51.00	51.00T

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Argyle, TX 76226

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	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
Misc	Radar Cables		1	279.00	279.00T
Misc	Opticom Cable for 794-AH		1	134.00	134.00T
SL-22051	Streamlight Power Cord for Mobile Charger Sleeve		1	12.00	12.00T
SL-22052	Streamlight Charger Sleeve Assembly (SL-20X, SL-20X-LED, SL-20XP-LED) (Cord not included)		1	12.00	12.00T
	CABLES for RADIO				
TC-HAF4013A	HAF4013A Motorolla Antenna (762-870 mHz)		1	69.00	69.00T
TC-HKN4191B	Main radio power cable		1	29.00	29.00T
TC-HKN6188B	Power cable plus speaker outs for Motorola XTL 5000		1	56.00	56.00T
TC-HSN4032B	Motorola 13-Watt Police Radio Speaker with Mounting Bracket		1	77.00	77.00T
TC-HKN6169B	Motorola Two-Piece Radio Remote Cable		1	76.00	76.00T
TE-NMO58UPL	3/4', Thru-hole Mounts, 17' solid core coax cable		1	24.00	24.00T
TC-HSN4040A	Motorola 13W weatherproof / waterproof external speaker		1	103.00	103.00T
CT-EC16365	Defender Supply Electronic Equipment mounting system with Protection Cover - Mounts to cargo partition in the Rear Cargo Area to Install and Protect Electronic Equipment and Power Distribution for Cleanliness and Easy Maintenance Access.		1	168.00	168.00T
Graphics-Design & Install	Professional Design & Installation of Graphics for Customer's Department by Defender Supply - Graffix Shoppe		1	555.00	555.00
Graphics-Install	Professional Installation of Graphics by Defender Supply - Doug		1	152.00	152.00
WIRE-CUSTOM	Customer Wiring Harness per FMPD Specs		1	977.00	977.00T
Misc	CP-GB203212-TL Troy 20" W x 32"L x 12" H w/1 draw-latch handle		1	1,341.00	1,341.00T
Misc	AC-21TH-CPMNT 2021+ Tahoe cargo mount, 5-piece system		1	279.00	279.00T
CC-P1063406-031	Brazos P1063406-031 / Zebra, ZQ520, Vehicle Charger, cig adapter		1	49.00	49.00T
Misc	Brazos Dock		1	122.00	122.00T
Misc	JTC HD CLAW Active Shooter Patrol Kit		1	650.00	650.00T

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Argyle, TX 76226

Date	2/3/2026
Estimate #	44303
Estimate By	Mike
	mike@defendersupply.com
	903-771-1089



Bill To
Town of Flower Mound 2121 Crosstimbers Rd Flower Mound, TX 75028

Customer Contact	
Customer Phone	972-874-6037 AP
Customer E-mail	accountspayable@flower-mound....

Item	Description	Location	Qty	Price	Total
Installation	Removal of Customer Supplied Items from Donor: Legacy Duo Light Bar RP54WD Rearl Pillar Lights Cradle Point APX6500 Radio Axon Fleet 2 794-AH Opticom Stalker Radar		11	117.27182	1,289.99T
Installation	Installation of Above Emergency Equipment		42	110.00	4,620.00T
Shipping	Shipping of Above Emergency Parts for Upfit		1	91.00	91.00T
Misc. Shop Supplies	Misc. Shop Supplies		1	87.00	87.00T
	Customer Supplied Parts: Legacy Duo Light Bar RP54WD Rearl Pillar Lights Cradle Point APX6500 Radio Axon Fleet 3 Cable Kit 794-AH Opticom Southern Star bracketry for mounting 795 Opticoms (square) to Whelen light bar Stalker Radar Parsec Australia Shepherd PTA7AS4L2WG15B				
	Texas Government or Municipality - No Sales Tax			0.00%	0.00

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Vehicle & Emergency Equipment Total **$24,300.40**

Signature _____

Bid Award Recommendation

Date: 7/16/2026 – DP- FY 25-26

Description: **Marked Police Vehicle Purchase Package**

Qty.: 1 Package of 2 Vehicles with Upfits

Replaces: *NONE, New Fleet Additions*

Bidder: Sam Packs Five Star Ford, Kevin Moore 214-838-7018, kevinmoore@spford.com

Item: 1 – Ford Explorer Interceptor PPV with Police Upfit as per quote titled 2026 Ford Interceptor Non-Eco-boost. - $76,402.63
Cooperative Contract – HGAC VE05-24

1 – Chevrolet Tahoe PPV with Police Upfit as per quote titled 2026 Chevrolet Tahoe PPV 2WD - $80,340.87
Cooperative Contract BuyBoard 724-23

Total Cost of Vehicles, Equipment & Installation:
$156,743.50

It is Fleet Services recommendation to award the bid to **Sam Packs Five Star Ford** in the amount of **$156,743.50** utilizing the **Cooperative Contracts as indicated above**.

7/16/2026

Fleet Services Manager	Date

TOWN COUNCIL
AGENDA J.20.
CONSENT ITEM(S)

DATE: August 3, 2026
FROM: Tommy Dalton, Assistant Town Manager
ITEM: **Consideration and action to retain the services of Oldham, Klement & Noga, PLLC.**

BACKGROUND: The purpose of this item is to approve the retention of Oldham, Klement & Noga, PLLC. for supplemental legal services.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Bryn Meredith of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the agreement as to form and legality.

ATTACHMENTS:
None

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN COUNCIL
AGENDA K.1.
REGULAR ITEM(S)

DATE: August 3, 2026
FROM: Codie Hay, Planner
ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 503 (SUP26-0003 – Kensington Estates Lot 1, Block A Accessory Dwelling Unit) to permit an accessory dwelling. The property is generally located east of Scenic Drive on Kensington Court. (PZ recommended approval by a vote of 5 to 0 at its July 27, 2026, meeting.)**

BACKGROUND: SUMMARY DATA:

- Lot Size – Approximately 5.0 acres
- Zoning – Agricultural A zoning district.
- Existing primary residence – Approximately 5,958 square feet of habitable area
- Proposed accessory dwelling – Approximately 1,023 square feet of habitable area.
- Lot coverage – Approximately 5.6 percent
- SMARTGrowth – N/A, review not triggered
- Traffic Analysis – N/A, review not triggered
- Incentives – N/A
- Planning and Zoning Commission Staff Report link
- Planning and Zoning Commission Attachments Link

BOARD REVIEW/CITIZEN FEEDBACK: The Planning & Zoning Commission recommended approval by a vote of 5 to 0 at its July 27, 2026, meeting.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

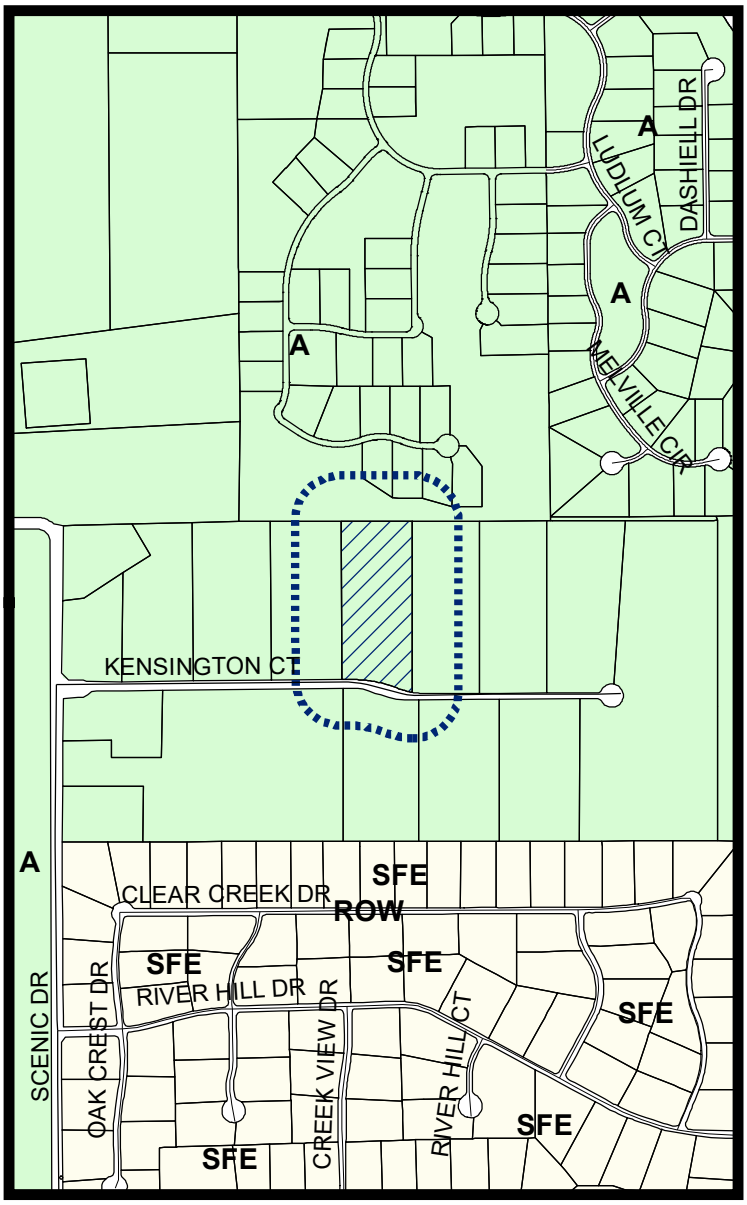
LEGAL REVIEW: Brennan Lafferty, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

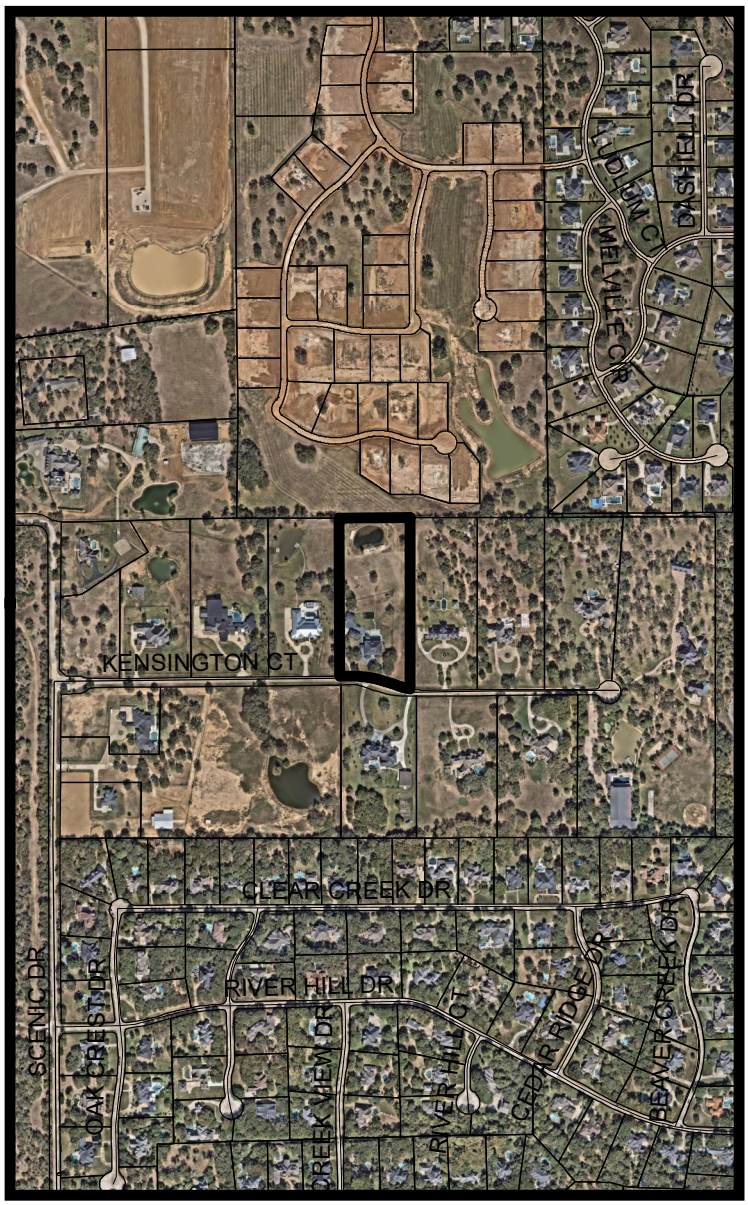
ATTACHMENTS:
1. Zoning & Aerial Map
2. Draft Ordinance
3. Draft Exhibits

DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP26-0003: Kensington Estates ADU Lot 1, Block A



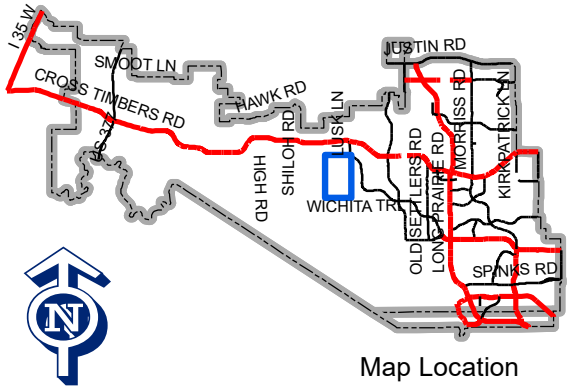


LEGEND

Agriculture **Single Family Estate**

Subject Property

200 ft Notification Buffer around Property



Map Location

0 625 1,250 2,500 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flowermound.gov/notifyme to sign up for text message and/or email alerts for future projects.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO._____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 503 (SUP-503) FOR AN ACCESSORY DWELLING ON CERTAIN PROPERTY DESCRIBED AS LOT 1, BLOCK A OF KENSINGTON PARK ESTATES AND ZONED A AGRICULTURAL DISTRICT; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound (the "Town") is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 5.0 acres of land and being all of Lot 1, Block A of Kensington Park Estates, Denton County, Texas (the "Property") has filed an application for a Specific Use Permit for an accessory dwelling; and,

WHEREAS, the Planning and Zoning Commission of the Town held a public hearing on July 27, 2026, and the Town Council of the Town held a public hearing on August 3, 2026, with respect to the Specific Use Permit described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Texas Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Specific Use Permit on the property described herein; and,

WHEREAS, the Town Council finds that the Specific Use Permit should be granted as outlined herein, as it is in the best interest of the Town and will promote the health, safety, and general welfare of the citizens of the Town and the general public;

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described Property and area as shown below:

5.0 acres of land being all of Lot 1, Block A of Kensington Park Estates, Denton County, Texas.

The Property shall remain in the A Agricultural zoning district and Specific Use Permit No. 503 (SUP-503) is hereby approved for an accessory dwelling, as more fully described in Exhibits "A" and "B," attached hereto and incorporated herein.

SECTION 2

The Conceptual Plan and Conceptual Elevations of the proposed accessory dwelling, attached hereto as Exhibits "A" and "B," each incorporated herein for all purposes allowed by law, are hereby approved as the Conceptual Plan and Conceptual Elevations for this Specific Use Permit No. 503 (SUP-503), subject to the conditions and requirements of this Ordinance.

SECTION 3

The official Zoning Map of the Town is amended and the Director of Development Services is directed to revise the official Zoning Map to reflect the approved Specific Use Permit No. 503 (SUP-503), as set forth above.

SECTION 4

The use of the Property described above shall be subject to all applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances, Town of Flower Mound, Texas. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town is hereby directed to publish the caption in the official newspaper of the Town as required by Section 3.07 of the Charter of the Town.

SECTION 10

This Ordinance shall be in full force and effect from and after the date of its passage, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 3RD DAY OF AUGUST, 2026.

APPROVED:

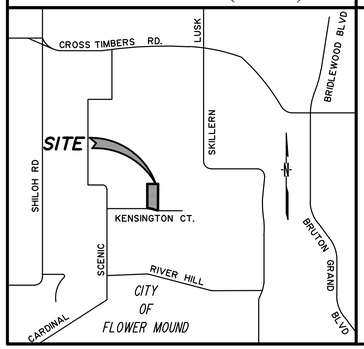
_____
Cheryl Moore, MAYOR

ATTEST:

_____
Traci Henderson, TOWN SECRETARY

EXHIBIT A

VICINITY MAP (N.T.S.)



CONTACTS

OWNER:
LOREINA & THOMAS ISHAK
5350 KENSINGTON CT.
FLOWER MOUND, TX 75022
424.230.2431

CONTRACTOR:
TBD

ARCHITECT:
WILLIAM PECK
PECK ARCHITECTS
105 W. MAIN ST.
LEWISVILLE, TX 75057
972.221.1424

LAND SURVER:
JOHN M. RUSSELL
ARTHUR SURVEYING CO., INC:
P.O. BOX 54
LEWISVILLE, TX 75067
972.221.9439

CIVIL ENGINEER:
ROBERT W. SCHNEEBERG
GONZALEZ & SCHNEEBERG
801 E. CAMPBELL RD.
RICHARDSON, TX 75081
972.516.8855

STRUCTURAL ENGINEER:
XUESONG BAI
BC STRUCTURAL ENGINEERS, LLC
450 CENTURY PKWY, SUITE 250
ALLEN, TX 75013

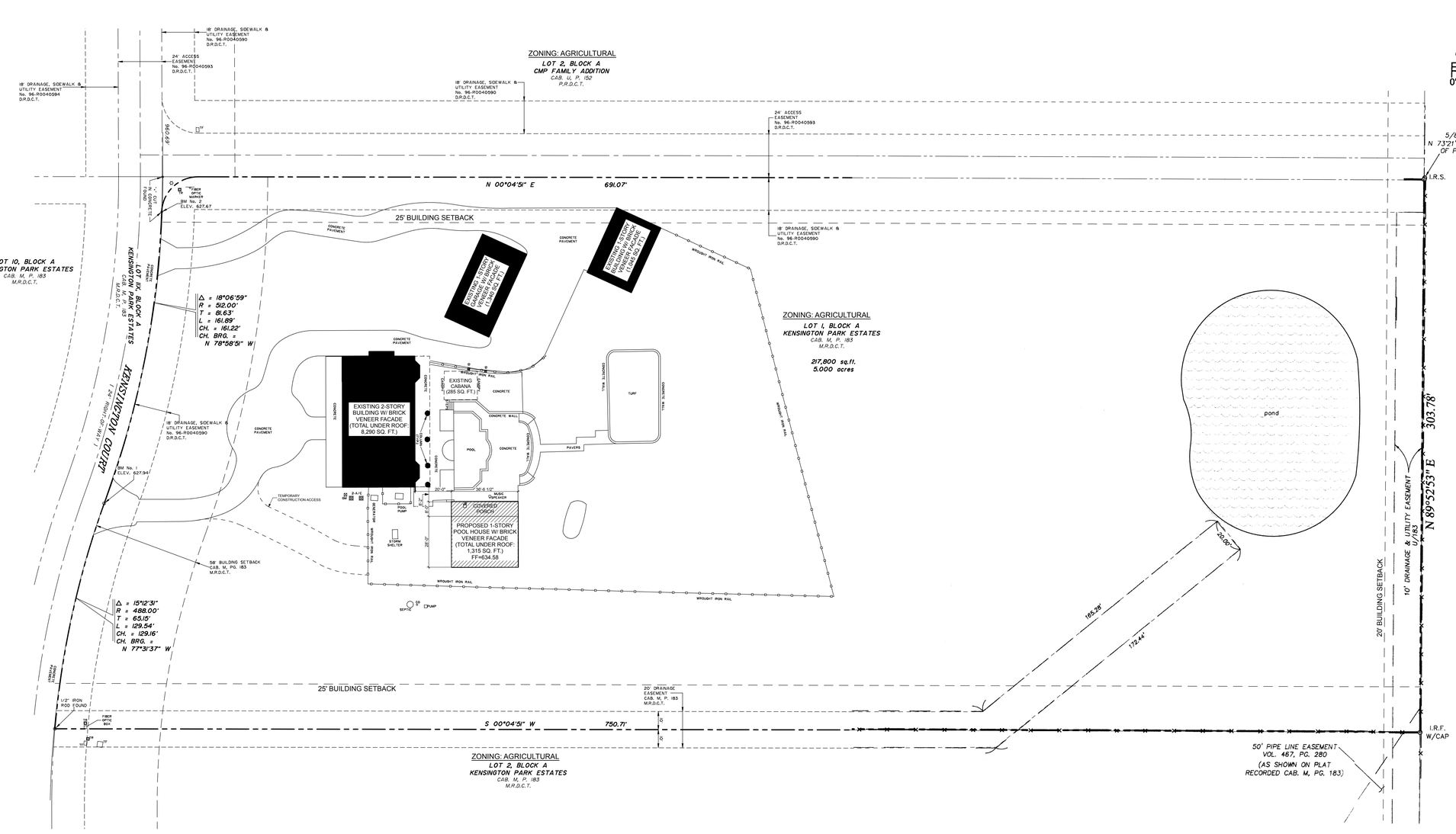
SITE DATA TABLE

PHYSICAL ADDRESS	LOT 1, BLOCK A DENTON COUNTY KENSINGTON PARK ESTATES 5350 KENSINGTON COURT FLOWER MOUND, TX 75022
GROSS SITE AREA	5.0 ACRES / 217,800 SQ.FT.
NET SITE AREA	5.0 ACRES / 217,800 SQ.FT.
ZONING	A, AGRICULTURAL
CURRENT USE	RESIDENTIAL
LOT COVERAGE DATE	
BUILDING COVERAGE	5.6% / 12,275 SQ.FT.
IMPERVIOUS AREA	12.3% / 26,884 SQ.FT.
PERVIOUS AREA	87.7% / 190,916 SQ.FT.
BUILDING DATA	BUILDING DATA
BUILDING	1 - STORY
PEAK HEIGHT	19'-0"
MEAN HEIGHT	14'-6"
TOTAL SQUARE FOOTAGE	1,315 SQ.FT.
FLOOD ZONE NOTE	LOT IS NOT WITHIN 100-YEAR FLOOD ZONE AREA, REF. SURVEY

AREA CALCULATIONS

RESIDENCE - TOTAL UNDER ROOF -	8,290 SQ.FT.
LIVING AREA A/C -	5,958 SQ.FT.
COV'D FRONT AND BACK PORCHES -	1,097 SQ.FT.
BALCONIES -	1,235 SQ.FT.
EXISTING DETACHED GARAGE -	1,340 SQ.FT.
EXISTING DETACHED BUILDING -	1,045 SQ.FT.
EXISTING CABANA -	285 SQ.FT.
PROPOSED POOL HOUSE -	1,315 SQ.FT.
LIVING AREA A/C -	1,023 SQ.FT.
COV'D FRONT PORCH -	292 SQ.FT.
TOTAL SQUARE FOOTAGE OF STRUCTURES -	12,275 SQ.FT.
TOTAL SQUARE FOOTAGE OF PROPERTY -	217,800 SQ.FT.

12,275/ 217,800 = 5.6% OF COVERAGE



1 SITE PLAN
SCALE: 1" = 30'

REGISTERED ARCHITECT WILLIAM C. PECK 18501 STATE OF TEXAS

2026-06-19

These plans are intended to provide the basic construction information necessary to obtain a permit for the structure described herein. Owner/contractor must be verified and all conditions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain competitive bids from several subcontractors and suppliers and that they check all dimensions and conditions. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be complied with. DO NOT SCALE DRAWINGS.
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POOL HOUSE

5350 KENSINGTON COURT
FLOWER MOUND, TEXAS 75022

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

REVISIONS
1 2026-06-16 CITY COMMENTS
2 2026-06-19 CITY COMMENTS

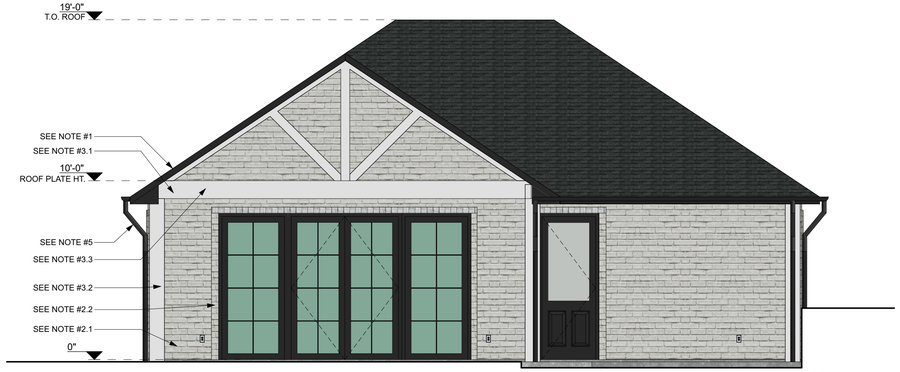
CONCEPTUAL SITE PLAN

ISSUE DATE: 2026-04-13
2026-04-30 FOR SUP

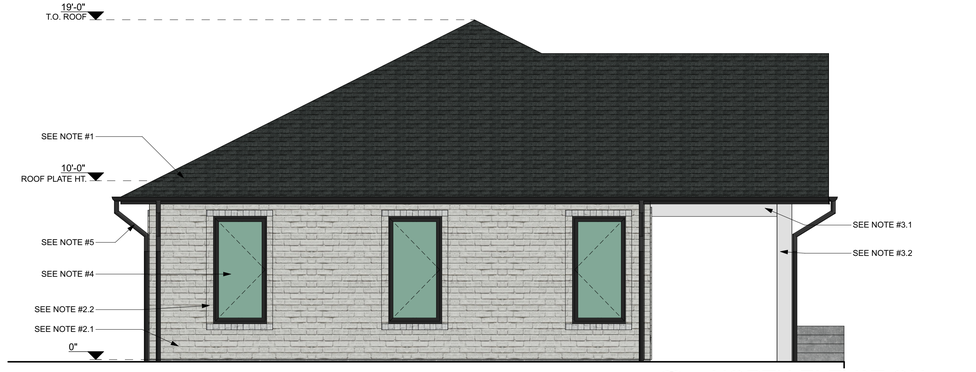
Scale: REF. PLAN
Drawn: MW
Job: 25-244-001

Sheet Number: A-003
SHEET 3 OF 5

EXHIBIT B



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



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL TABULATION CHART					
		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	280	280	365	433
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	226	234	274	290
3	DOORS AND WINDOWS S.F.	54	46	91	143
4	PRIMARY MASONRY TOTAL (MIN. 80%) - BRICK	226 S.F. 100% OF 2	234 S.F. 100% OF 2	274 S.F. 100% OF 2	290 S.F. 100% OF 2

EXISTING HOUSE EXTERIOR MATERIALS FOR REFERENCE



PROPOSED POOL HOUSE GOING TO MATCH EXISTING HOUSE



PAINT	BRICK	SHINGLE ROOFING

ELEVATION NOTES:

1 SHINGLE ROOFING
TO MATCH EXISTING HOUSE
MANUF.:CERTAINTEED
PRODUCT: LANDMARK® CLIMATEFLEX®
COLOR: MOIRE BLACK
TYPE: ARCHITECTURAL LAMINATE SHINGLE

2.1 BRICK, TO BE PAINTED
TO MATCH EXISTING HOUSE
MANUF.: ACME
BLEND: GLACIER WHITE
SIZE: KING
TEXTURE: VELOUR
PAINT COLOR: SW 7005 PURE WHITE

2.2 BRICK DETAIL, TO BE PAINTED
TO MATCH EXISTING HOUSE
MANUF.: ACME
BLEND: GLACIER WHITE
SIZE: KING
TEXTURE: VELOUR
PAINT COLOR: SW 7005 PURE WHITE

3.1 WOOD POST
STYLE & COLOR TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

3.2 WOOD BEAM
TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

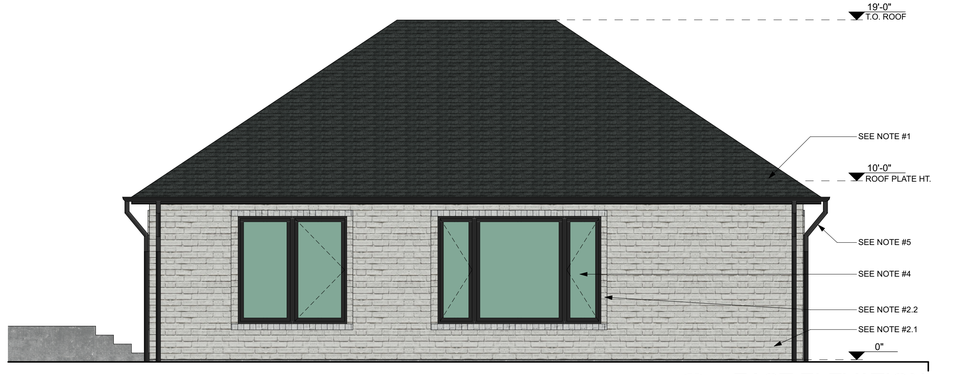
3.3 TRUSS
STYLE & COLOR TO MATCH EXISTING GAZEBO
PAINT COLOR: SW 7005 PURE WHITE

4 WINDOW
MANUF.: MARVIN
COLLECTION: MARVIN ELEVATE®
FIXED & CASEMENT
EXTERIOR FINISH: BLACK
INTERIOR FINISH: TBD
GLASS: CLEAR
HARDWARE FINISH: TBD

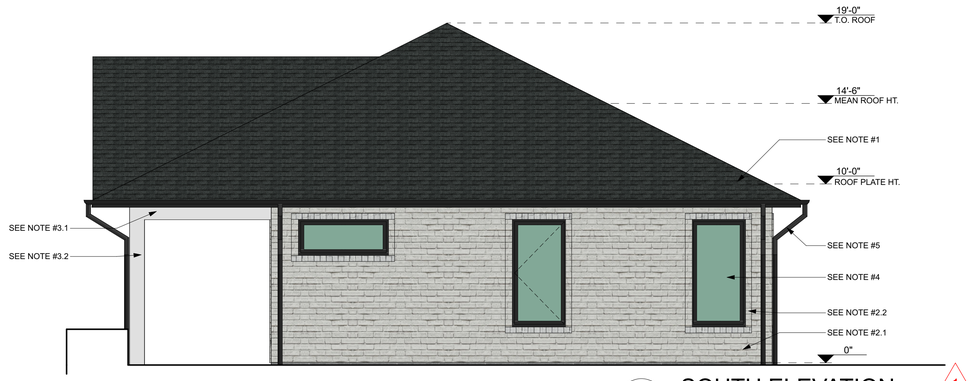
5 GUTTER & DOWNSPOUT
TO MATCH EXISTING HOUSE

6 FASCIA & SOFFIT BOARD
HARDIE® TRIM BOARDS BY JAMES HARDIE™
TEXTURE: SMOOTH
COLOR: TO MATCH EXISTING HOUSE

GC: VERIFY ALL FINISHES WITH OWNER



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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

WILLIAM C. PECK
REGISTERED ARCHITECT
18501
STATE OF TEXAS

2026-06-19

These plans are intended to provide the basic construction information necessary to construct this project. The Contractor is responsible for verifying all dimensions and shall be checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchasing services for foundation, HVAC, and attic spaces. Prior to construction of any kind, NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of the construction documents which may conflict with same, and must be THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM C. PECK & ASSOCIATES, INC. AND ARE NOT TO BE USED, REVISED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC.. ALL RIGHTS RESERVED

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EXTERIOR ELEVATIONS - COLOR

REVISIONS
1 2026-06-16 CITY COMMENTS
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ISSUE DATE: 2026-04-13
2026-04-30 FOR SUP

Scale: REF. PLAN
Drawn: MW
Job: 25-244-001

Sheet Number: A-201

SHEET 5 OF 5