



AGENDA

FLOWER MOUND PARKS, ARTS & LIBRARY SERVICES (PALS) BOARD

REGULAR MEETING

SEPTEMBER 1, 2016

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:30 P.M.

AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT WWW.FLOWER-MOUND.COM/AGENDA/AGENDA.PHP

All pagers and cell phones must be turned off in the Council Chambers.

A. **CALL REGULAR MEETING TO ORDER**

B. **INVOCATION**

C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG**

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. **PRESENTATIONS**

- The National Council on Aging has designated September as National Senior Center Month. The Senior Center Manager will provide a presentation on the different things happening at the Flower Mound Seniors In Motion program this month.
- As prescribed in the Youth Sports Facility Agreement, a report will be given by the Flower Mound Youth Sports Association (FMYSA), of the association's operations.

E. **PUBLIC PARTICIPATION**

Please fill out an "Appearance Before PALS Board" form in order to address the Board, and turn the form in prior to Public Participation to Administrative Secretary Jade Olson. Speakers are normally limited to three minutes. Time limits can be adjusted by the Chair to accommodate more or fewer speakers.

The purpose of this item is to allow the public an opportunity to address the PALS Board on issues that are not the subject of a public hearing. Any item requiring a Public Hearing will allow the public to speak at the time that item appears on this agenda as indicated as a "Public Hearing". PALS Board members may not deliberate and may only cite facts or current policy in response to public comments. Issues regarding daily operational or administrative matters should first be dealt with at the administrative level by calling the Parks and Recreation Division at 972.874.6300 during business hours.

F. DIRECTOR'S REPORT

- Update and status report related to Parks and Recreation issues.

G. CONSENT AGENDA – Consent Items

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

1. Consider approval of minutes from a special meeting of the PALS Board held on August 3, 2016.

H. REGULAR ITEMS

2. Consider approval of a request from the Flower Mound High School Cross Country Booster Club to sell concessions and merchandise at the annual cross country meet on Saturday, September 17, 2016, at Gerault Park.

I. CLOSED SESSION

Pursuant to Section 551.071 of the Texas Government Code, the Parks, Arts, & Library Services (PALS) Board to convene into a closed session for legal consultation with the Town Attorney to receive legal advice as follows:

- a. Item 3: MPA16-0005 – Smith Tract

J. RECONVENE INTO OPEN SESSION

The Parks, Arts, & Library Services (PALS) Board to reconvene into open session.

3. Public Hearing to consider recommending to Planning and Zoning Commission and Town Council a Master Plan Amendment (MPA16-0005 – Smith Tract) to amend Section 5.0, Parks and Trails Plan, by amending Figure 5.4, Trails Master Plan, to remove the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trail Head, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract. The property is generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road.

K. RECESS REGULAR MEETING

L. CALL WORK SESSION TO ORDER

M. WORK SESSION ITEMS

4. Discussion and feedback related to the use of land banking future park land acquisitions through the Texas Parks and Recreation Foundation, Plan.
5. Discussion and feedback related to the proposed alignment of the Pink Evening Primrose Trail – Segment 1.

N. AJOURN – WORK SESSION

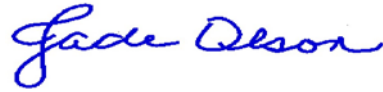
O. RECONVENE REGULAR MEETING

P. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the PALS Board is scheduled for October 6, 2016.

Q. ADJOURN REGULAR MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: August 26, 2016 at 3pm at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Secretary

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretative services must be made at least 48 hours prior to this meeting by contacting Jade Olson, Administrative Secretary at (972) 874-6425.



**Parks, Arts & Library Services
(PALS) Board
AGENDA ITEM NO: 1**

DATE: September 1, 2016

FROM: Jade Olson, Administrative Secretary

ITEM: Consider approval of minutes from a Special Meeting of the Parks, Arts and Library Services (PALS) Board held on August 3, 2016.

I. SUMMARY:

The PALS Board held a Special Meeting on August 3, 2016.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes from the August 3, 2016, Special Meeting of the PALS Board.

VI. RECOMMENDED MOTION OR ACTION:

Move to approve the minutes from a Special Meeting of the PALS Board held on August 3, 2016.

THE TOWN OF FLOWER MOUND PARKS, ARTS AND LIBRARY SERVICES (PALS) BOARD SPECIAL MEETING HELD ON THE 3RD DAY OF AUGUST, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 P.M.

The PALS Board met in a regular session with the following members present:

Gloria Jones	Place 1 – Chair
Teresa Thomason	Place 3
Warner Watkins	Place 5
Ann Handren	Place 6
Denise Johnson	Place 7 – Vice Chair

The following member of the PALS Board was not in attendance:

Debbie Simon	Place 2
Denis Toth	Place 4

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Gary Sims	Executive Director of Community Services
Clayton Litton	Parks Superintendent
Kari Biddix	Park Development Manager
John Habern	Parks, Trails and Landscape Specialist
Jade Olson	Administrative Secretary

- A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.**
- B. INVOCATION – Cathy Powers**
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG**
- D. PRESENTATIONS**

Chuck Jennings presented Mike Malone, President, and Mark Grommesh, Vice President, to represent Greater Lewisville Area Soccer Association (GLASA). Board was updated with GLASA's operations in regards to youth soccer.

E. PUBLIC PARTICIPATION

Paul Stone, 709 Lake Bluff Dr. addressed the Board members regarding Bradford Park. He advised the Board to accept park land.

F. DIRECTOR'S REPORT

Chuck Jennings, Director of Parks and Recreation reported the following:

- Lake levels are back down to normal at Twin Coves Park and work has resumed. Underground utilities are complete and the contractor is starting on grading and electrical.

- Glenwick Park bridge project will be awarded soon so that the bridge can be ordered and installed by next fiscal year.
- Heritage Park bridge bank stabilization project will be completed by the end of the month.
- Heritage Park Phase 2 will be complete in three to four weeks, installing electric, pump equipment, and irrigation. The pole bases were poured today.
- The Flower Mound Senior Center currently has 1,872 members. The Center is averaging 950 visits per week.
- On Thursday, August 25th, the SIM program will hold a Rock for a Reason Concert. The free concert will be open to the public and will feature the Connection Band who will play classic rock hits. During the concert participants will be asked to make monetary donations for the North Texas Disaster Relief Fund.
- On Tuesday, August 16th, the Flower Mound Senior Center will host a Hootenanny Dance featuring the Texas Strut.
- AAYBA Week 2 finished up last weekend to finish FMYSA's 10th year of hosting the tournament. FMYSA will be at the next PALS Board meeting to provide more highlights from the two week tournament.
- The summer camp season is almost complete. There are only two more weeks of camp left to go. LISD schools return to the classroom on Monday, August 22nd.
- This summer at the CAC there have been 16,455 day passes sold and 49,455 people have scanned into the facility. It's been a very busy summer and revenues are on track to surpass last year.
- Recreation staff at the CAC has recently replaced four of the Precor Treadmills. All cardio equipment is replaced every four years in an effort to keep the equipment up to date and in good working order.
- Monday Movie Madness will feature Ferris Bueller's Day Off on August 15th at 7:30 until 9 p.m. Bring your family, friends and floats to the CAC to enjoy Monday Movie Madness in the Indoor Pool. Children 10 and older are welcome without an adult present. Activities are free with paid admission.
- Back to School Bash will be on Friday, August 19th from 6 p.m. to 9 p.m. Experience a night full of music, food and fun. Students will enjoy a night at the Outdoor Waterpark with entertainment, free food, games and prizes. This is a fun, energetic and supervised evening of programs that will give parents an opportunity to relax. Kids will have a blast getting together with their friends or meeting new ones. The cost is \$7 for CAC members and \$8 for CAC non-members. Register online or at the CAC front desk.

G. CONSENT AGENDA

- 1. Consider approval of minutes from a regular meeting of the PALS Board held on July 7, 2016.**

Board Deliberation

Board member Denise Johnson moved to approve the minutes of a regular meeting of the PALS Board held on July 7, 2016. Board member Teresa Thomason seconded the motion.

VOTE ON THE MOTION

AYES: Johnson
NAYS: None
ABSTAINS: Thomason, Handren, Watkins

H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for the Bradford Park residential development generally located south of Waketon Rd and west of Rippy Rd.

Staff Presentation

John Habern – Parks, Trails and Landscape Specialist

Bradford Park Developer

Kendra Stephenson – Portmanteau Consulting
Curtis Young – Sage Group
Chuck Boyd – VP of Development for CalAtlantic

Board Deliberation

Board member Teresa Thomason moved to recommend approval to Planning and Zoning Commission and Town Council cash, in the amount of \$660,441.60, to be accepted in lieu of the otherwise required Park Land Dedication and Park Development Fees in the amount of \$216,528.00 for the Bradford Park residential development located south of Waketon Rd. and west of Rippy Rd. with the stipulation that they will include benches and meet with Town staff to discuss gazebos or any other amenities that may contribute to a park setting. Board member Denise Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Watkins, Johnson, Thomason
NAYS: Handren

I. RECESS SPECIAL MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEM

3. Discussion and feedback related to an update provided by Pros Consulting, LLC, regarding the Parks, Recreation, and Open Space Master Plan.

Pros Consulting Presentation

Mike Svetz presented survey results, benchmark comparisons, public feedback, and level of service comparisons for the Parks, Recreation, and Open Space Master Plan.

L. ADJOURN – WORK SESSION

M. RECONVENE SPECIAL MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next PALS Board Meeting is scheduled for September 1, 2016.

O. ADJOURNMENT

Board Member Warner Watkins made a motion to adjourn the meeting. Board member Denise Johnson seconded the motion.

Chair Gloria Jones adjourned the Regular Meeting at 8:16 p.m.

TOWN OF FLOWER MOUND, TEXAS

Gloria Jones, Chair

ATTEST:

Jade Olson, ADMINISTRATIVE SECRETARY



**Parks, Arts and Library Services
(PALS) Board
AGENDA ITEM NO. 2**

DATE: September 1, 2016

FROM: Mark Long, Athletics Supervisor

ITEM: Consider approval of a request from the Flower Mound High School Cross Country Booster Club to sell concessions and merchandise at the annual cross country meet on Saturday, September 17, 2016, at Gerault Park.

Background Information: The Flower Mound High School Cross Country Booster Club is requesting permission from the PALS Board to sell concessions and merchandise at their annual cross country meet on Saturday, September 17, 2016, at Gerault Park.

The event will take place on the morning of Saturday, September 17, 2016, between the hours of 6:00 a.m. and 12:00 p.m. It is anticipated that there will be 20 teams from the DFW area with over 800 individuals participating in the event. The event consists of both female and male runners at the middle school, junior varsity, and varsity levels.

The Flower Mound High School Cross Country team has offered meets from 2007 - 2015 at either Bakersfield or Gerault Park, and all of the meets were an overwhelming success for the school. The FMHS Booster Club is requesting permission from the PALS Board to sell merchandise (t-shirts) and pre-packaged concession items (Peanuts, Granola bars, sports drinks, etc.) to help off-set the costs, as well as to provide continued support of the team. The FMHS Booster Club is a non-profit 501(c) 3, all volunteer organization.

Fiscal Impact: N/A

Legal Issues: According to Chapter 54 of the Town's Code of Ordinances, the PALS Board has the sole authority to approve the charging of fees or to solicit donations or contributions for any activity on park property. Article II titled Park Regulations states:

Sec. 54-72. Enumeration of prohibited acts

(e) *Fees charges or solicitation of donations.* It shall be unlawful for any person to charge fees or solicit donations or contributions for any activity; to sell or offer for sale any food, drinks, confections, merchandise or commercial services; to conduct any commercial business activities of any kind; and/or to post, place or erect on any public park or recreation facility any advertising, notice, billboard, paper or other advertising device without the written consent and approval of the Town's park board; provided, however, that the prohibitions contained in this subsection shall not apply to town officials, employees or agents performing authorized activities or providing notice of official town meetings or functions.

A Certificate of Liability Insurance from the Lewisville Independent school District (LISD) will be required before the meet takes place.



**Parks, Arts and Library Services
(PALS) Board
AGENDA ITEM NO. 2**

Attachments:

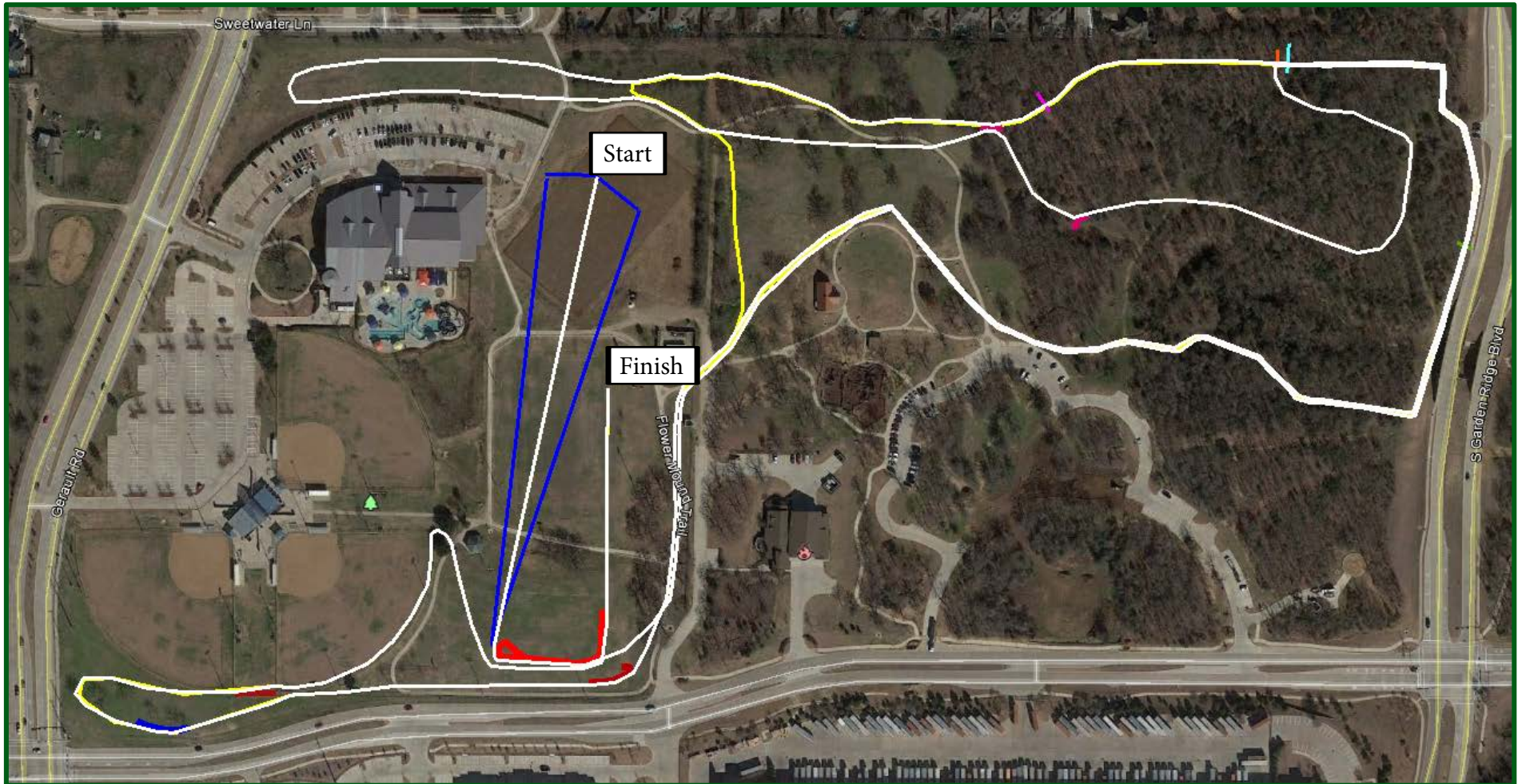
1. Proposed Cross Country Course Layout

Recommendation: Move to approve a request from the Flower Mound High School Cross Country Booster Club to sell concessions and merchandise at the annual cross country meet on Saturday, September 17, 2016, at Gerault Park.

2016 Flower Mound HS CC Invitational

17 September 2016

Attachment 1



Courses overlapped

2M & 5K



Parks, Arts and Library Services (PALS) Board AGENDA ITEM NO. 3

DATE: September 1, 2016

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: **Public Hearing to consider recommending to Planning and Zoning Commission and Town Council a Master Plan Amendment (MPA16-0005 – Smith Tract) to amend Section 5.0, Parks and Trails Plan, by amending Figure 5.4, Trails Master Plan, to remove the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trailhead, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract. The property is generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road.**

Background Information: The applicant has three applications in with the Town: a Master Plan Amendment (MPA16-0005) to amend section 5.0 of the Parks and Trails Plan, a Master Plan Amendment (MPA16-0006) to amend section 7.0 of the Thoroughfare Plan, and a Master Plan Amendment (MPA16-0007) to amend section 9.0 of the Wastewater Plan. Only one application (MPA16-0005) will need consideration from the PALS Board. The applicant is requesting that the Town amend section 5.0 of the Parks and Trails Master Plan to remove multi-use trail, equestrian trail and trailhead, as well as complete street-bike lanes within and adjacent to the Smith Tract. The applicant is indicating that these requirements do not benefit the property and have prevented development.

The vision for the trails network is to connect neighborhoods to parks, schools, churches, municipal buildings, and retail centers. In addition to internal trails, the desire is to foster connectivity with adjacent cities and towns by providing trail connections to other existing and proposed trails wherever possible. If the applicants request is granted, it would leave gaps in the Town's trail network.

Alternatives or Options: The Board may wish to recommend the trails, trailhead, and street-bike lanes within and adjacent to the Smith Tract remain or be removed from the Parks and Trails Master Plan as requested.

Fiscal Impact: N/A

Legal Issues: N/A

Attachments:

1. Applicants Letter of Intent
2. Parks and Trails Master Plan
3. Amended Parks and Trails Master Plan



**Parks, Arts and Library Services
(PALS) Board
AGENDA ITEM NO. 3**

Recommendation:

Move to recommend to Planning and Zoning Commission and Town Council an amendment to the Parks and Trails Master Plan to remove the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trailhead, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road.

- OR -

Move to recommend to Planning and Zoning Commission and Town Council denial of the amendment to the Parks and Trails Master Plan and retain the Paved Multi-Use Trail, Equestrian Trail, Equestrian Trailhead, and Complete Streets-Bike Lanes within and adjacent to the Smith Tract generally bounded by Cross Timbers Road, Scenic Road, Cardinal Road, Rocky Point Road, and Shiloh Road.

Letter of Intent

Master Plan Amendment request for 482.16 acres of property located at the southeast corner of Shiloh Road and F.M. Highway 1171 (“Property”)

a) State why the applicant is proposing to change the land use for the subject property.

The applicant is not proposing a change of land use at this time. The existing land use is agricultural.

b) Specify the existing zoning district(s).

The Property is currently zoned within the Agricultural (A) district. The Property is also located in the Cross Timbers Conservation Development District as designated in the Town’s SMARTGrowth program. This district is currently governed by the Town’s conservation development standards.

c) Define acreage of subject property.

The property that is the subject of this Master Plan Amendment request is approximately 482.16 acres, as more particularly described in Exhibit A attached hereto.

d) Specify any special considerations (i.e. requested waivers from the standard zoning districts, variances, unique characteristics of the property).

Parks and Trails Plan Amendment

The Town’s Parks and Trails plan shows a series of trails, including an equestrian trail to be located through the Property. The equestrian trails provide no benefit to the Property unless an equestrian development is proposed. There are no future plans to develop such an equestrian development; thus, the proposed trail is a significant restriction that has prevented development of the Property. The property owner requests removal of this equestrian trail because it does not provide any benefit to the Property.

Likewise, the bike lane and paved multi-use trail that are shown through the Property and along the Property boundary do not benefit the Property. Further, these trails have made future development of the Property cost-prohibitive. See *Town of Flower Mound v. Stafford Estates, L.P.*, 71 S.W.3d 18 (Tex. App.—Fort Worth 2002) *aff’d*, 135 S.W.3d 620 (Tex. 2009). Moreover, the cost associated with the proposed trails is not proportionate to any development on the Property. Due to the reasons stated herein, the property owner requests an amendment to the Parks and Trails Plan to eliminate all of the proposed trails and bike lanes shown on the Parks and Trails Plan through and along the boundary of the Property, more specifically shown on the Master Plan Amendment Exhibit included with this application.

Sewer Master Plan

The service area boundary shown on the Wastewater Service Area Exhibit of the Town's Wastewater Plan does not encompass the Property. Its boundary only extends to a small portion of the 482.16 acres. Thus, the service area boundary is insufficient to provide the Property with continuous or adequate sewer service.

Without centralized sewer service, the property owner would be required to use an on-site septic system for any development. As far back as 1994, the Town stated that this area has "a severely limited suitability for septic fields." From an environmental perspective, a septic system is typically less desirable than a sewer system. For example, "if a septic system does not function properly, it may discharge a significant amount of untreated wastewater directly to soils underlying groundwater."¹ Contaminants found in the untreated wastewater could include pathogens such as bacteria and viruses as well as household chemicals. Additionally, septic systems are unable to treat some household cleaning products effectively because of their chemical make-up. These untreated chemicals can cause groundwater contamination to surrounding properties and natural ecosystems. A centralized sewer system is preferable because there is less risk to groundwater contamination. This is particularly significant in light of the Property's close proximity to Lake Grapevine.

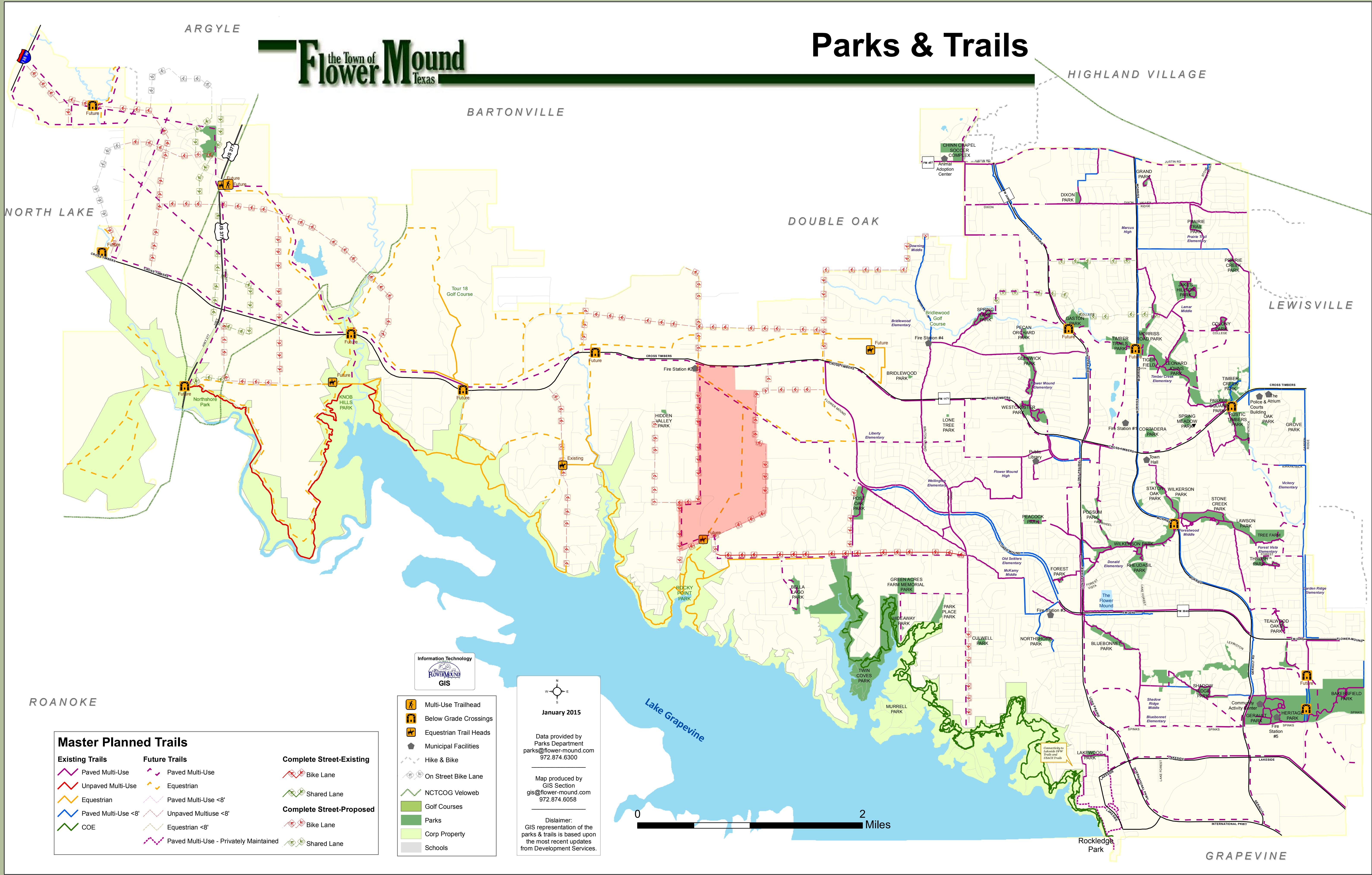
Moreover, sewer systems are more equipped to withstand periods of heavy rainfall or inclement weather. Septic systems are not as well equipped to handle these storms, resulting in overflow of contaminants – another cause of groundwater and surface water pollution. In addition to threatening surrounding ecosystems, this contamination can threaten public health because diseases from pathogens can be spread through surface water or mosquitoes that breed in areas where sewage contaminants are spread. Finally, improperly treated sewage can create increased nitrates in the water supply. The increase in nitrates can cause an escalation in plant growth in nearby lakes and streams that can create dead zones lacking in riparian life. For all of the reasons stated above, centralized sewer service is preferable than a septic system for provision of wastewater treatment on the Property. An amendment to the Town's Wastewater Plan is necessary for the Property to have adequate provision of sewer service.

The boundaries of the Wastewater Service Area are not sacrosanct as the Town has amended these boundaries from time to time. Based upon the Town's Wastewater Service Area Exhibit, it appears that the Town recently amended its sewer service boundary area to add three tracts that were located within the Cross Timbers Conservation Development District. The property owner requests that the Town treat this Property similarly by amending its service area boundary to include all of the Property so that adequate sewer service may be provided.

¹ John J. Schwartz, Ann T. Lemley, Kalpana Pratap, Household Chemicals and Your Septic System: Fact Sheet 16, Cornell Cooperative Extension, College of Human Ecology, December 2004.



Parks & Trails



Master Planned Trails

Existing Trails	Future Trails	Complete Street-Existing
Paved Multi-Use	Paved Multi-Use	Bike Lane
Unpaved Multi-Use	Equestrian	Shared Lane
Equestrian	Paved Multi-Use <8'	Complete Street-Proposed
Paved Multi-Use <8'	Unpaved Multiuse <8'	Bike Lane
COE	Equestrian <8'	Shared Lane
	Paved Multi-Use - Privately Maintained	

Information Technology
GIS

	Multi-Use Trailhead
	Below Grade Crossings
	Equestrian Trail Heads
	Municipal Facilities
	Hike & Bike
	On Street Bike Lane
	NCTCOG Veloweb
	Golf Courses
	Parks
	Corp Property
	Schools

January 2015

Data provided by
Parks Department
parks@flower-mound.com
972.874.6300

Map produced by
GIS Section
gis@flower-mound.com
972.874.6058

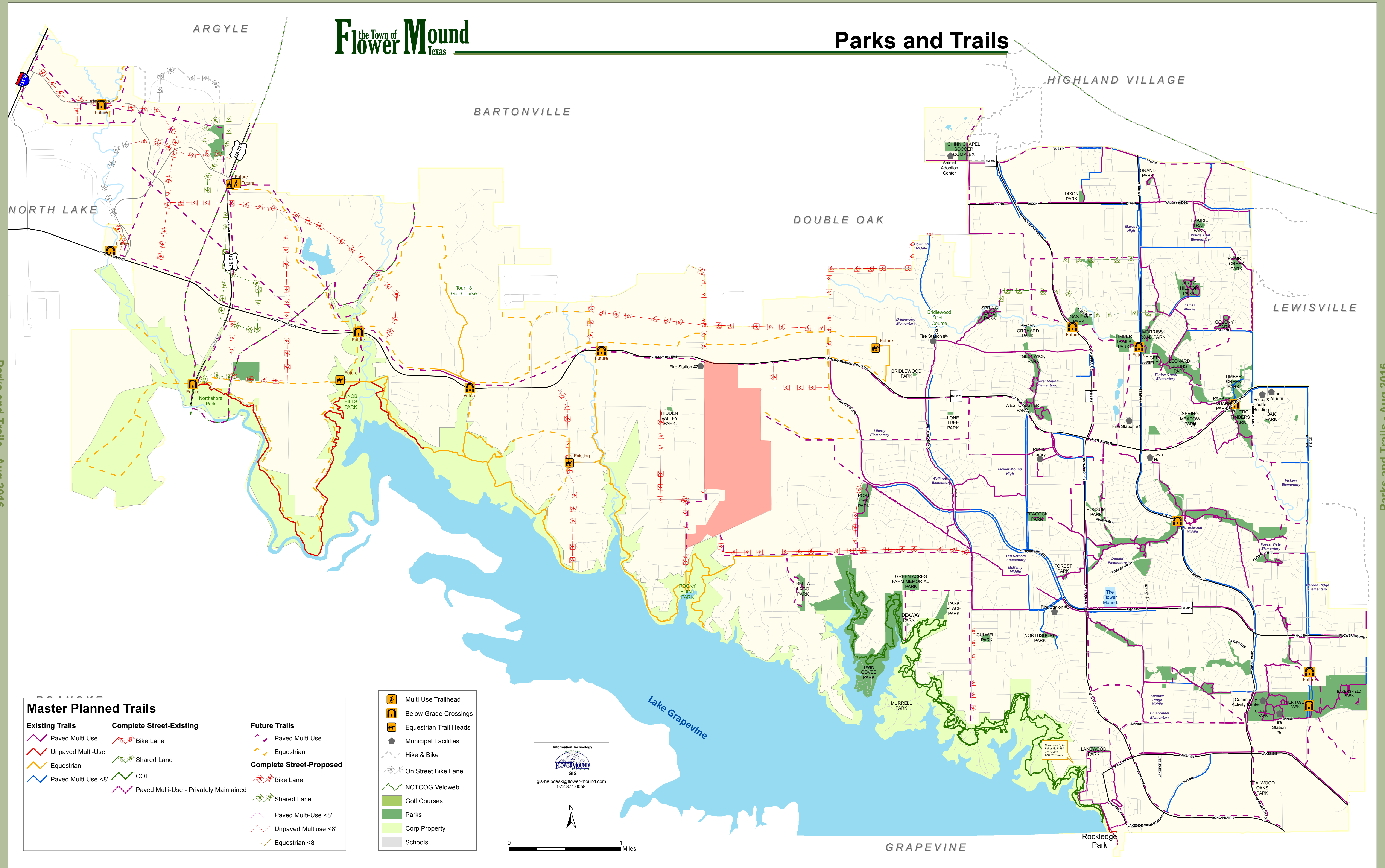
Disclaimer:
GIS representation of the
parks & trails is based upon
the most recent updates
from Development Services.



Parks & Trails

Parks & Trails

Parks and Trails





**Parks, Arts and Library Services
(PALS) Board
AGENDA ITEM NO. 4**

DATE: September 1, 2016

FROM: Gary Sims, Executive Director of Community Services

WORK SESSION ITEM: **Discussion and feedback related to the use of land banking future park land acquisitions through the Texas Parks and Recreation Foundation, Plan.**

Background Information: The Texas Parks and Wildlife Department has a graded system to evaluate all grant applications. Points are allowed for park land donations; however, the park land cannot have been transferred from private ownership to the Town prior to approval of the grant application. Additionally, the appraised value of the land may be used as matching funds for the grant amount requested.

Staff will explain the process of land banking property as related to future land that is required by Town Ordinance as related to the Park Land Dedication Ordinances.

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Texas Parks and Recreation Foundation explanation of Temporary Ownership of Real Property Services
2. Agreement between the Town and the Texas Parks and Recreation Foundation
3. Lease of Real Property
4. Special Warranty Deed

Recommendation: This item is for discussion purposes only.



Temporary Ownership of Real Property

The Texas Parks & Recreation Foundation is authorized to act as a holding agent for real property that will eventually become public parks and open space. .Often, a land owner desires to divest of land in an expedient manner for tax purposes or other personal reasons. The Foundation can take possession of the property and hold it in trust until such time as a local government is ready to accept and dedicate the land for park or preservation purposes.

The arrangement gives the property owner the benefit of immediate tax benefits, while protecting the potential of the land for future public purposes. It also allows the future government owner time to arrange financial resources and to gain needed public process approvals to prepare for the private to public transfer.

State regulations do not allow the use of government-owned park property as an in-kind match for park development grants. By holding title to property during the grant review process, the Foundation makes it possible for the recipient city to utilize the value of the property and maintain its eligibility for grant assistance.

The Foundation charges \$300 per year, per land parcel during the trust holding period to cover administrative expenses, and requires reimbursement for the direct costs of property transfer, insurance, maintenance, and bookkeeping.

Contact:

Al Johnson, Treasurer
Richardson, TX 75081
972-744-4595
al.johnson@cor.gov

THE STATE OF TEXAS

§

§

COUNTY OF DENTON

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**AGREEMENT BETWEEN THE TOWN OF FLOWER MOUND, TEXAS
AND THE TEXAS PARKS AND RECREATION FOUNDATION**

This agreement is made on the ____ day of _____, 2016 ____, by and between the Town of Flower Mound, a Texas home-rule municipal corporation ("City") and the Texas Parks and Recreation Foundation, a Texas non-profit corporation ("Foundation") and a 501c(3) corporation as determined by the IRS.

The City has requested and Newland Communities has agreed to convey by Special Warranty Deed the following described real property ("Property") which is located within the corporate limits of the City. The property is to be held for the City, in order that the City may make a grant request to the Texas Parks and Wildlife Department or request the transfer of the property to the City in the future to develop a public park for said City.

CANYON FALLS PUBLIC PARK

10.756 ACRES

Please see Exhibit "A" for full description of property.

By Resolution No. _____, dated _____, 201____, the Board of Directors of the Foundation resolved to accept conveyance of the title to the Property and to hold it in trust for future use by the City for park purposes.

During the time the Foundation holds the Property in trust for the City, the City may not use the Property for public purposes. Part of the property can be used for public street right-of-way with the approval of the Foundation. The City may survey, conduct field inspections, clear underbrush, conduct testing, soil boring, and the other actions with respect to the Property, which are deemed necessary by the City to properly plan the Property for the stated purposes. The City may not make any permanent improvements to the property unless written permission is given by the Texas Parks and Recreation Foundation.

The Foundation hereby agrees to lease the Property to the City during the period in which the Property is held in trust for the City, pursuant to a Lease of Real Property to be executed concurrently with the conveyance of the Property from Newland Communities to the Foundation in the form attached hereto as Exhibit "A".

For and in consideration of this agreement, the City agrees to: (1) not use the property for park or public purposes during the trust term; (2) reimburse the Foundation for any city, school, state, county taxes, or flood control district assessments which may be levied against the Property during the trust term; (3) abide by the requirements of any other governmental agency having jurisdiction over the Property; (4) name the Board of Directors of the Foundation as insured on the City's insurance policy or purchase a \$2,000,000 liability policy naming the Foundation and its Board of Directors as insured; (5) reimburse the Foundation for any and all expenses incurred in holding the Property in trust for the City;

(6) receive permission from the Foundation before any permanent improvements are constructed on the property; (7) be responsible for complying with any Federal, State, County, and City environmental requirements that apply to the Property during (the Trust Term), (the lease term); and render to the Foundation a \$300 process fee upon signing the agreement and upon written invoice a sum of \$300 annually to cover office expenses and personnel cost of holding the property and (8) agrees to take no action to permanently dedicate the site for park or public purposes until after the Foundation conveys the property to the City/County.

The Foundation further agrees that upon completion of the grant process described above and/or upon written request by the City, the Foundation shall convey the Property by Special Warranty Deed to the City in the form attached hereto as Exhibit "B".

This agreement may be terminated by either party upon thirty (30) days written notice at which time the Property shall be conveyed to the City by Special Warranty Deed in the form attached hereto as Exhibit "B".

SIGNED this _____ day of _____, 201____.

TOWN OF FLOWER MOUND:

By: _____

Tom Hayden

Printed Name

Mayor, Town of Flower Mound

Title

ATTEST:

Printed Name & Title

TEXAS PARKS AND RECREATION FOUNDATION:

By: _____

Printed Name

Title

ATTEST:

Printed Name & Title

Exhibit A
Legal Description of Property

**LEGAL DESCRIPTION
CANYON FALLS PUBLIC PARK
10.756 ACRES**

BEING a tract of land situated in the J. WILBURN SURVEY, ABSTRACT NO. 1416, Town of Flower Mound, Denton County, Texas and being part of that tract of land described as Tract 5 in Deed to WS – DCF Development, LLC, as recorded in Document No. 2014-24488, Deed Records, Denton County, Texas and being more particularly described as follows;

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set in the west line of Stonecrest Road, a variable width right-of-way, for the common southeast corner of said Tract 5 and northeast corner of that tract of land described in Deed to Denton County, Texas, as recorded in Document NO. 2010-27754, Deed Records, Denton County, Texas, said point being at the beginning of a curve to the left having a central angle of 08 degrees 22 minutes 39 seconds, a radius of 945.00 feet and a chord bearing and distance of North 03 degrees 06 minutes 51 seconds East, 138.05 feet;

THENCE Northerly, with said west line, an arc distance of 138.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 01 degrees 04 minutes 29 seconds West, continuing with said west line, a distance of 262.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for the **POINT OF BEGINNING** of the tract of land herein described;

THENCE South 88 degrees 55 minutes 31 seconds West, leaving said west line, a distance of 176.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 83 degrees 42 minutes 33 seconds West, a distance of 18.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 53 degrees 27 minutes 48 seconds West, a distance of 12.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 17 degrees 55 minutes 04 seconds West, a distance of 42.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 80 degrees 21 minutes 25 seconds West, a distance of 21.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 72 degrees 57 minutes 20 seconds West, a distance of 55.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 84 degrees 25 minutes 36 seconds West, a distance of 25.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 60 degrees 52 minutes 44 seconds West, a distance of 14.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 20 minutes 58 seconds West, a distance of 42.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 84 degrees 12 minutes 13 seconds West, a distance of 111.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 68 degrees 51 minutes 48 seconds West, a distance of 44.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 41 degrees 14 minutes 59 seconds West, a distance of 29.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 10 degrees 57 minutes 33 seconds West, a distance of 17.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 66 degrees 05 minutes 26 seconds West, a distance of 37.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 65 degrees 45 minutes 24 seconds West, a distance of 8.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 26 degrees 23 minutes 27 seconds West, a distance of 117.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 31 degrees 27 minutes 36 seconds West, a distance of 48.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 32 degrees 27 minutes 47 seconds East, a distance of 18.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 70 degrees 12 minutes 17 seconds East, a distance of 49.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 80 degrees 50 minutes 09 seconds East, a distance of 17.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 46 degrees 44 minutes 09 seconds East, a distance of 20.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 02 minutes 55 seconds East, a distance of 19.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 40 degrees 01 minutes 16 seconds West, a distance of 48.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 07 degrees 38 minutes 43 seconds West, a distance of 35.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 17 degrees 32 minutes 07 seconds East, a distance of 21.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 04 degrees 39 minutes 42 seconds East, a distance of 32.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 80 degrees 38 minutes 13 seconds, a radius of 81.32 feet and a chord bearing and distance of North 41 degrees 31 minutes 13 seconds West, 105.23 feet;

THENCE Northerly, with said curve to the left, an arc distance of 114.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 37 degrees 50 minutes 41 seconds West, a distance of 89.69 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 39 degrees 51 minutes 55 seconds West, a distance of 73.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 18 minutes 06 seconds East, a distance of 62.85 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 68 degrees 24 minutes 28 seconds East, a distance of 249.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 07 degrees 59 minutes 35 seconds East, a distance of 83.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 68 degrees 02 minutes 17 seconds, a radius of 75.00 feet and a chord bearing and distance of North 52 degrees 26 minutes 13 seconds East, 83.92 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 89.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 25 minutes 39 seconds East, a distance of 139.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 51 degrees 49 minutes 49 seconds East, a distance of 160.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 62 degrees 02 minutes 51 seconds East, a distance of 109.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 53 minutes 59 seconds East, a distance of 45.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of the above mentioned Stonecrest Road;

THENCE South 01 degrees 08 minutes 25 seconds East, with said west line, a distance of 608.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 04 minutes 29 seconds East, continuing with said west line, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 10.756 acres or land, more or less.

THE STATE OF TEXAS

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COUNTY OF DENTON

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LEASE OF REAL PROPERTY

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TOWN OF FLOWER MOUND

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THIS LEASE is made on this _____ day of _____, 201____, by and between the Town of Flower Mound, a Texas home-rule municipal corporation (herein after referred to as "City/County") and the Texas Parks and Recreation Foundation, a Texas non-profit corporation (herein after referred to as "Foundation"). The parties for and in consideration of the agreements set forth herein to be kept and performed by them, respectively, have agreed to and do hereby agree as follows:

A. LEASE AGREEMENT. Foundation has leased and by these presents does lease unto City/County the following property, to wit:

CANYON FALLS PUBLIC PARK

10.756 ACRES

Please see Exhibit "A" for full description of property.

B. TERM OF LEASE. The initial term of the Lease shall be for a period of five (5) years with an option to renew the lease upon mutual consent of the parties. A party may exercise this renewal option by giving written notice to the other at least sixty (60) days prior to the expiration of the initial lease term.

C. CONSIDERATION. City/county agrees to: (1) use the property for limited public or public street right-of-way purposes during the trust term; (2) reimburse the Foundation for any city, school, State, county taxes, or flood control district assessments which may be levied against the Property; (3) maintain the property in a manner which is consistent with the ordinance of the City/county and the requirements of any other governmental agency having jurisdiction over the Property; (4) name the Foundation and the Board of Directors of the Texas Parks and Recreation Foundation as insured on the City/county's insurance policy or purchase a \$2,000,000 liability policy naming the Foundation and its Board of Directors as insured; (5) reimburse the Foundation for any and all expenses incurred in holding the property for the City/county; (6) receive permission from the Foundation before any permanent improvements are constructed on the property; (7) be responsible for complying with any Federal, State, County, and city/county environmental requirements that apply to the Property during (the trust term and the lease term); (8) render to the Foundation a \$300 process fee upon signing the agreement; (9) upon written invoice render a sum of \$300 annually to cover office, professional services expenses and personnel cost of holding the property and (10) take no action to permanently dedicate the site for park or public purposes during the term of this lease.

D. ORDINANCES. This Lease Agreement is hereby made subject to the limitations, conditions, and provisions of any ordinance of the city/county/state now or hereinafter enforced relating to the rights of city/county/state.

E. IMPROVEMENTS. When permitted by the Foundation, all additions, extensions, alterations, improvements, repairs, and restoration to and of said premises, now or hereafter (during the lease term) made by city/county, and the plans, construction, and workmanship therefor, shall be in

accordance with the laws, ordinances, and building rules and regulations applicable thereto, as well as all requirements of any underwriters or board of insurance rating body necessary and proper to make the leased premises a first class risk of its kind.

After the performance of any such work, city/county shall promptly pay all labor, material, architect services, and superintendents employed in the performance of said work and shall indemnify the Foundation and save said premises and Foundation harmless against any penalty, claim, loss, damage, cost, attorney fees, expenses, and mechanics or other liens arising out of the performance of the work or out of any accident or other occurrence connected therewith.

City/county shall not, in connection with said work or for any other purpose whatsoever, create any lien upon the premises or upon any additions, extensions, alterations or improvements thereto or thereon or in any way encumber the same or Foundation's title thereto.

F. CONDITION AND MAINTENANCE OF PREMISES. Foundation shall hold the leased property in trust as future park land for the City/county. City/county has inspected the premises and accepts the premises in their current condition. City/county will bring any structure located thereon up to code within twenty-four (24) months from the execution of this Lease Agreement. Foundation will, at no time during the term hereof, be at any expense or have any duty whatsoever with regard to any existing structure or with regard to any maintenance of, or repairs to the premises whether currently existing or not.

In the use, maintenance, repair, and policing of said premises adjoining public areas and places, city/county shall not act to disturb or offend any adjacent property owner.

G. NOTICES. Notices to the parties herein may be served by mailing a certified copy, return receipt requested, to the following address:

Texas Parks and Recreation Foundation
c/o Al Johnson, Treasurer
2100 E. Campbell Road, Suite 100
Richardson, Texas 75081

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Either party may from time to time, upon written notice to the other party, change the address to which notices by mail shall be sent.

SIGNED this _____ day of _____, 201____.

TOWN OF FLOWER MOUND:

TEXAS PARKS AND RECREATION FOUNDATION:

By: _____

By: _____

Printed Name

Printed Name

Title

Title

ATTEST:

Printed Name & Title

APPROVED AS TO FORM:

Printed Name

Title

THE STATE OF TEXAS

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COUNTY OF DENTON

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ACKNOWLEDGEMENT

This instrument was acknowledged before me on the _____ day of _____, 201____, by _____, Mayor of the Town of Flower Mound, on behalf of said municipality.

Notary Public, State of Texas

THE STATE OF TEXAS

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COUNTY OF DENTON

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ACKNOWLEDGEMENT

This instrument was acknowledged before me on the _____ day of _____, 201____, by _____, _____ of the Texas Parks and Recreation Foundation, a Texas non-profit corporation on behalf of said corporation.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

**Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028**

and to

**Texas Parks and Recreation Foundation
c/o Al Johnson, Treasurer
2100 E. Campbell Road, #100
Richardson, Texas 75081**

Exhibit A
Legal Description of Property

**LEGAL DESCRIPTION
CANYON FALLS PUBLIC PARK
10.756 ACRES**

BEING a tract of land situated in the J. WILBURN SURVEY, ABSTRACT NO. 1416, Town of Flower Mound, Denton County, Texas and being part of that tract of land described as Tract 5 in Deed to WS – DCF Development, LLC, as recorded in Document No. 2014-24488, Deed Records, Denton County, Texas and being more particularly described as follows;

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THENCE Northeasterly, with said curve to the left, an arc distance of 89.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

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THENCE North 51 degrees 49 minutes 49 seconds East, a distance of 160.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 62 degrees 02 minutes 51 seconds East, a distance of 109.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 53 minutes 59 seconds East, a distance of 45.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of the above mentioned Stonecrest Road;

THENCE South 01 degrees 08 minutes 25 seconds East, with said west line, a distance of 608.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 04 minutes 29 seconds East, continuing with said west line, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 10.756 acres or land, more or less.

When recorded, return to:

Texas Parks and Recreation Foundation
Attn: Al Johnson, Treasurer
2100 East Campbell Road, Suite 100
Richardson, Texas 75081

SPECIAL WARRANTY DEED

DATE:

GRANTOR: Newland Communities

GRANTOR'S MAILING ADDRESS:

4835 LBJ Freeway, Suite 475
Dallas, TX 75244

GRANTEE: Texas Parks and Recreation Foundation, a Texas non-profit corporation

GRANTEE'S MAILING ADDRESS:

Texas Parks and Recreation Foundation
Al Johnson, Treasurer
c/o Richardson Improvement Corporation
2100 East Campbell Road, Suite 100
Richardson, Texas 75081

CONSIDERATION: \$10.00 and any other good and valuable consideration.

PROPERTY (including any improvements):

CANYON FALLS PUBLIC PARK

10.756 ACRES

Please see Exhibit "C" for full description of property.

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS Newland Communities, ("Grantor") has, simultaneous with the execution of this Special Warranty Deed, given to the TEXAS PARKS AND RECREATION FOUNDATION ("Grantee") a conveyance plat which conveys to Grantee the land described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, in connection with the conveyance of the said land to Grantee, Grantor desires to provide to Grantee a warranty of title to the land as set forth in this Special Warranty Deed.

Now, therefore, Newland Communities, ("Grantor") duly authorized to do business in the State of Texas ("Grantor"), for and in consideration of the receipt of the sum of \$10.00, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, to the Grantor paid by the TEXAS PARKS AND RECREATION FOUNDATION ("Grantee"), has granted, sold, dedicated, and conveyed, and by these presents does hereby grant, sell, dedicate, and convey, unto the Grantee that certain real property (the "Property") located in the Town of Flower Mound, Denton County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by

reference, and being subject to those restrictions, covenants, conditions, easements, and other matters listed on Exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the Property, together with all and singular the benefits, rights privileges, easements, tenements, hereditaments, and appurtenances unto the Property in any wise belonging, and together with all improvements of whatever kind, together with all right, title, interest, and benefit of the Grantor in and to any adjacent streets, roads, alleys, and rights-of-way, and strips and gores of real estate, unto the Grantee, and the successors and assigns of the Grantee, and the Grantor does hereby bind itself, and the successors and assigns of the Grantee, against every person whomsoever lawfully claiming or to claim the Property or any part of the Property, by, through, or under Grantor, but not otherwise.

Grantee does hereby assume and agree to pay all ad valorem taxes pertaining to the Property, such ad valorem taxes having been prorated between Grantor and Grantee.

Further, any term or provision herein to the contrary notwithstanding, this conveyance is executed by Grantor and accepted by Grantee to have and to hold the above described property in trust for the benefit of the Town of Flower Mound, Texas, its successors and assigns, provided, however, that said land shall be used and maintained for public park, public recreational, or public right-of-way purposes only.

IN WITNESS WHEREOF, THIS SPECIAL WARRANTY DEED has been executed by Grantor to be effective as of _____, 201____.

GRANTOR:

Newland Communities

By: _____

Brian Cramer, Vice President and General Manager
4835 LBJ Freeway, Suite 475
Dallas, TX 75244
972.992.3159

ACKNOWLEDGEMENT

THE STATE OF TEXAS

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COUNTY OF DENTON

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BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this _____ day of _____, 201_____, personally appeared _____ of _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of _____, duly authorized to do business in the State of Texas, that he/she was duly authorized to perform the same by appropriate action or resolution of the partners or of directors of such partnership or corporation and that he/she executed the same as the act of the said partnership or corporation for the purposes and consideration therein expressed, and in the capacity there in stated.

GIVEN UNDER MY HAND AND SEAL,
The day and year last above written.

Notary Public, State of Texas

My commission expires: _____



**Parks, Arts and Library Services
(PALS) Board
AGENDA ITEM NO. 5**

DATE: September 1, 2016

FROM: Kari Biddix, Park Development Manager

WORK SESSION ITEM: **Discussion and feedback related to the proposed alignment of the Pink Evening Primrose Trail – Segment 1.**

Background Information: The Pink Evening Primrose Trail - Segment 1 is the section of trail that will connect to the below grade crossing at Morriss Road and run north to College Parkway. The design consultant, Schrickel, Rollins & Associates and staff investigated the proposed route and would like to present the findings for discussion and feedback.

Fiscal Impact: N/A

Legal Review: N/A

Attachments:

1. Trails Map showing Segment 1

Recommendation: This item is for discussion purposes only.

Proposed Trails

NAME

Pink Evening Primrose Trail

Existing Trails

Paved Multi-Use

Unpaved Multi-Use

Equestrian

Future Trails

Paved Multi-Use

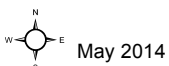
Equestrian

Parks

Corp Property

Schools

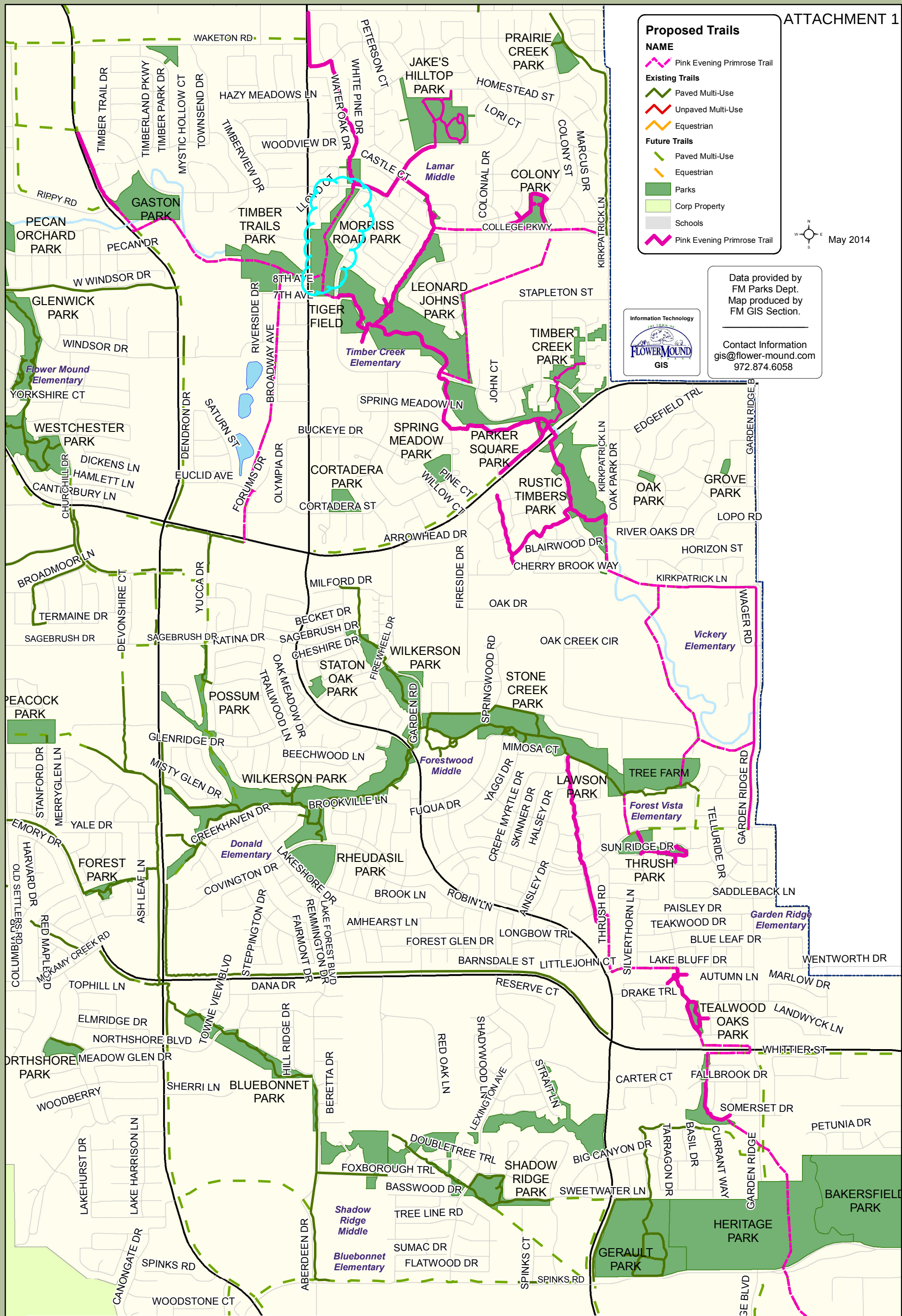
Pink Evening Primrose Trail



May 2014

Data provided by
FM Parks Dept.
Map produced by
FM GIS Section.

Contact Information
gis@flower-mound.com
972.874.6058



Pink Evening Primrose Trail

Pink Evening Primrose Trail



Pink Evening Primrose Trail

