AGENDA

FLOWER MOUND PARKS BOARD

REGULAR MEETING

NOVEMBER 5, 2020

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

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There will be limited seating in Jody Smith Hall to allow for social distancing

Meeting participants may be asked to wait in the lobby until their name is called

Comments regarding any item on this agenda can be sent to the Parks Board by Emailing: Parks@flower-mound.com or Calling: 972.874.6005

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. PUBLIC COMMENTS

To speak to the Parks Board during public comments, please fill out a comment form.

- **Turn in form to the Administrative Assistant prior to the time the meeting is scheduled to begin and up to when the public comment portion of the meeting has concluded**
- **Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired**
- **Please state your name and address when speaking**

The purpose of this item is to allow the public an opportunity to address the Parks Board on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Parks & Recreation at 972-874-6300 during business hours.

E. PRESENTATIONS

- The Community and Cultural Events Manager will provide the Board with an update on Arts Month and upcoming projects and special events.

F. DIRECTOR'S REPORT

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

G. CONSENT AGENDA

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 the minutes from a regular meeting of the Parks Board held on October 1, 2020.

H. REGULAR ITEMS

2. Consider approval of an update to the Inclement Weather Guidelines and Procedures policy.

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

3. Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding a name for the 1.1-acre park located within the Tinley Park residential development.

L. ADJOURN WORK SESSION

M. RECONVENE REGULAR MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for December 3, 2020.

O. 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: October 30, 2020 at 5:00 P.M. at least 72 hours prior to the scheduled time of said meeting.

Jade Olson

Jade Olson, Administrative Assistant

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 Assistant at (972) 874-6425.

PARK BOARD AGENDA ITEM NO. 1

CONSENT ITEM

DATE: November 5, 2020

FROM: Jade Olson, Administrative Assistant

ITEM: **Consider approval of the minutes from a regular meeting of the Parks Board held on October 1, 2020.**

BACKGROUND INFORMATION: The Parks Board held a regular meeting October 1, 2020.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes from the October 1, 2020 Regular Meeting of the Park Board.

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

THE TOWN OF FLOWER MOUND PARKS BOARD REGULAR MEETING HELD ON THE 1ST DAY OF OCTOBER 2020, 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 Parks Board met in a regular session with the following members present:

Dale Olson	Place 1
Allen Pichon	Place 2
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Jodi Seay	Place 5
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Preston Peterson	Place 8 – Alternate
Scott Langley	Place 9 – Alternate
Holly Royer	Place 10 – Alternate

The following members of Town Staff were in attendance:

Chuck Jennings	Director of Parks and Recreation
Mark Long	Assistant Director of Parks and Recreation
Clayton Litton	Parks Superintendent
David Powell	CAC Manager
John Habern	Parks, Trails & Landscape Specialist
Kari Biddix	Park Development Manager
Matt Chutchian	Athletic Supervisor
Jade Olson	Administrative Assistant

A. CALL REGULAR MEETING TO ORDER – 6:30 P.M.

B. INVOCATION – Scott Langley

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

D. ANNUAL ELECTION OF A CHAIR AND VICE-CHAIR FOR THE PARKS BOARD

Board member Kenyon made a motion to nominate Teresa Thomas for Chair. Board member Mayer seconded the motion.

VOTE ON THE MOTION

AYES: Olson, Pichon, Thomason, Kenyon, Seay, Mayer, Romaszewski
NAYS: None

Chair Thomason made a motion to nominate Rick Kenyon for Vice Chair. Board member Pichon seconded the motion.

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Kenyon, Seay, Pichon, Olson
NAYS: None

E. PUBLIC COMMENTS

N/A

F. PRESENTATIONS

Matt Chutchian, Athletic Supervisor, introduced Jeff Nelson and Tracy Black to represent the Flower Mound Youth Sports Association (FMYSA). The Board was updated with FMYSA's operations in regard to youth baseball and youth softball.

G. DIRECTOR'S REPORT

Chuck Jennings, Director of Parks and Recreation had the following announcements:

- Chuck welcomed new member Preston Peterson and thanked Andrew Cummings for his two years of service.
- Sections of the Purple Coneflower Trail within Forest Park needed culvert repairs. Those sections were completed this week and 4ft rod iron safety fencing will be going up in the next few weeks to finish off the repairs to the trail.
- Hound Mound Parking and restroom Project – Bids were opened last week and are under budget. Contract should go to council in November for approval and construction should start 30-45 days later. The plan is to leave the dog park open during this project and staff will be working closely with the GC to ensure this happens and the site is safe.
- The Hound Mound was over-seeded with rye grass yesterday to help with wear and tear in the winter months.
- Trail MP – staff interviewed three firms and are now evaluating and hope to decide in next two weeks. Plan to kick off the project in January.
- Peters Colony Memorial Park Grant Resolution will have a Public Hearing on Oct 5th Town Council meeting to enter into a contract with MHS Planning & Design to assist in the submission.
- The Town sent a team of Parks staff to Frisco for the annual TRAPS North Maintenance Rodeo to show off their talent and compete against other cities.
- Tinley Park Development off Duncan & 3040 – 1.1 acres of parkland was recently deeded to the Town. The land was accepted with the intent to be considered as a wildflower preserve area since it was always been a great location for blue bonnets. The developer is seeding the area with Blue Bonnets and we're looking forward to seeing how they come up in the spring. A naming committee will be selected at the next meeting.
- All the salvaged wood from the Gerault Park Pecan tree has been milled and is now at the Park shop, approximately 1,500 board feet. A third is now in the dehumidification kiln and should be dry enough for use next week. The remaining

wood will be dried accordingly. Once the Town determines what it is going to make use of the rest will be made available to the residents.

- Rustic Timbers Park received 110 cubic yards of playground mulch and trees were trimmed. Access to the park was limited for a while to help accommodate the completion of the Upper Timber Creek Interceptor project.
- Heritage Springs splash pad has officially closed for the season. This was the third summer to operate the pad and it was a very popular place to be once restrictions were lifted due to COVID.
- Mark Long was promoted to Assistant Director of Park & Recreation. He will assist in the development and implementation of departmental goals, objectives, performance measures, strategic plans, and special projects. Mark has a total of eleven years of service with the Town of Flower Mound Parks and Recreation Services Department. As Recreation Superintendent for the past two years, Mark has provided great leadership and management skills.

Mark Long, Assistant Director of Parks and Recreation had the following announcements:

- Governor's order increased the CAC capacity to 75%. Full schedule of programs are Group Ex and swim lessons. Staff is working on opening rentals for groups.
- Fang-tacular family campout will be Saturday, October 17-18. The Summit Club will provide dinner and breakfast.
- The annual Pumpkin Dive will be on Saturday, October 24th. Pre-registration is required.
- The Halloween Egg Haunt will be on October 30th. The event is at full capacity.
- The Hound Mound will host a Woof-o-Ween event on October 29th. There will be a costume contest, doggie trick or treat, phone booth, and games.
- The Annual Veterans relay and Ceremony will be combined this year on November 11th.
- Dorothy's Dash will be held Saturday, November 14th. Due to LISD rules the location has changed to Heritage/Bakersfield Park.
- Staff at the Senior Center continue to serve Tuesday and Thursday meals. Over 1,600 meals were served in September.
- Kraig Parker, an Elvis impersonator, performs a show via Zoon on Wednesday, September 31st.
- There was a Panel discussion last Wednesday to answer questions related to the pandemic. with Rep from Denton County Public Health, Point Bank (scams) and Medical City Lewisville (what they are seeing and addressed elective surgeries).
- Bad Dawg reported that tennis courts have been busy. They have 480 total enrollments.
- Kati Mize was Twin Coves Park Manager and has moved over to the CAC to take over David Powell's position as Recreation Services Supervisor.

Kari Biddix, Park Development Manager gave an update on CIP Projects:

- The Capital Improvement projects in design are Canyon Falls Park, Rheudasil Park, Peters Colony Memorial Park.
- Staff has interviewed 3 consultants to start the Comprehensive Trails Master Plan project.

- Chinn Chapel Soccer Complex and Pecan Orchard Park are getting playground improvements.

H. CONSENT AGENDA

1. Consider approval of minutes from a regular meeting of the Parks Board held on September 3, 2020.

Board Deliberation
Board Member Pichon moved to approve as presented in the agenda caption. Board Member Olson seconded the motion.

VOTE ON THE MOTION

AYES: Olson, Pichon, Seay, Mayer, Romaszewski,
NAYS: None
ABSTAINS: Kenyon

I. REGULAR ITEMS

2. Consider approval of a request from Dallas Athletes Racing, Inc. to hold a sanctioned triathlon event at the Community Activity Center and Gerault Park on Sunday, November 8, 2020.

Staff Presentation
David Powell – CAC Manager

Dallas Athletes
Russ Jackson – Dallas Athletes Racing Representative

Board Deliberation
Board Member Pichon moved to approve as presented in the agenda caption. Board Member Mayer seconded the motion.

VOTE ON THE MOTION

AYES: Romaszewski, Mayer, Seay, Kenyon, Pichon, Olson
NAYS: None

3. Public Hearing to consider recommending for Town Council consideration, Standards of Care for Youth Recreation Programs operated by the Town, in accordance with the Texas Human Resources Code – Section 42.041 and to adopt an ordinance providing for said Standards.

Staff Presentation
David Powell – CAC Manager

Board Deliberation

Vice Chair Kenyon moved to approve as presented in the agenda caption. Board Member Mayer Pichon the motion.

VOTE ON THE MOTION

AYES: Olson, Pichon, Kenyon, Seay, Mayer, Romaszewski,
NAYS: None

J. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for November 5, 2020.

K. ADJOURNMENT

Vice Chair Kenyon made a motion to adjourn the meeting. Board Member Seay seconded the motion.

Chair Thomason adjourned the Regular Meeting at.7:43pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomason, Chair

ATTEST:

Jade Olson, Administrative Assistant

Parks Board
AGENDA ITEM NO. 2

DATE: November 5, 2020

FROM: Matt Chutchian, Athletics Supervisor

ITEM: **Consider approval of an update to the Inclement Weather Guidelines and Procedures policy.**

BACKGROUND INFORMATION: The Town's previous Inclement Weather Guidelines and Procedures were approved by the Parks Board on February 8, 2007 when the Town installed the Thor Guard Lightning Prediction and Warning Systems at area athletic facilities. With Town Council's approval to purchase new upgraded units from Earth Networks Total Lightning Network®, it was necessary for staff to update the Inclement Weather Guidelines and Procedures to reflect these changes.

The purpose of the Inclement Weather Guidelines and Procedures is to provide detailed guidance for safe sports fields use during inclement weather. The policy serves to inform youth sports associations and sports field users of the Earth Networks Total Lightning Network® system and outlines guidelines to utilize when thunderstorms approach. It also describes the Town's decision-making process that occurs during periods of inclement weather and rainout contact information.

If approved by the Parks Board, the revised policy will be made available to the Flower Mound Youth Sports Association (FMYSA), the Greater Lewisville Area Soccer Association (GLASA), and the Flower Mound Lacrosse Association (FMLA) for dissemination to their participants, coaches, officials, and parents. The policy will also be made available via hard copy at the Parks and Recreation administrative offices and on the Town's web site for individuals that rent or reserve Flower Mound game or practice fields.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENT:
1. Inclement Weather Guidelines and Procedures

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

Parks and Recreation Department
1200 Gerault Rd.
Flower Mound, TX 75028
972.874.PARK

INCLEMENT WEATHER GUIDELINES AND PROCEDURES

(Effective November 5, 2020, as approved by the Parks Board)

Purpose

To provide safe sports fields for the use and enjoyment of Flower Mound residents and their guests as well as establish guidelines and procedures for inclement weather. This policy serves to inform sports field users of the Earth Networks Total Lightning Network® system and describes guidelines to utilize when thunderstorms approach. It also describes the Town's decision-making process that occurs during periods of inclement weather and rainout contact information.

Lightning Detection System

Lightning is a hazard that must be taken seriously by coaches, officials, parents, spectators, and participants. Lightning is a form of electrical discharge between clouds or between a cloud and the ground. The discharge may take place between two parts of the same cloud, between two clouds, or between a cloud and the ground. Thunder is the sound wave produced by the explosive heating of air in the lightning channel during the return. The average lightning strike is six miles long (but could strike from 20 miles away resulting in "a bolt from the blue"), reaches 50,000 degrees Fahrenheit (fours times as hot as the sun's surface), and voltage in a cloud-to-ground strike is 100 million to 1 billion volts. Thunder can only be heard about 12 miles away under quiet outdoor conditions. Ground-based items such as fences, trees, blades of grass, light poles, bleachers, dugouts, and people emit varying degrees of induced electric activity which can act as a lightning rod.

Previously, many people have relied on the "Flash/Bang" technique (the sound of thunder will take five seconds to travel one mile) to measure their distance from lightning. You must be aware that, on average, thunder can only be heard over three to four miles. By the time you hear thunder, you are already well within the reach of a lightning strike. For this reason, the Town of Flower Mound has purchased and installed the Earth Networks Total Lightning Network® system at Bakersfield Park, Gerault Park, Jake's Hilltop Park, Glenwick Park, and the Chinn Chapel Soccer Complex.

Total Lightning Network® incorporates patent pending systems and methods for the detection of lightning activity to provide in-cloud (IC) and cloud-to-ground (CG) detection efficiency. It is an integrated IC and CG detection network capable of detecting long range IC lightning, which is critical for the advanced notification of severe weather phenomena such as: CG lightning strikes, heavy rain rates, high winds, hail and tornadic activity.

When a lightning strike is detected within the pre-determined distance parameters (typically a 10 mile radius), the Earth Networks Total Lightning Network® system will give a 15-second blast on the horn cluster that can be heard up to 700 yards away depending on terrain. At the same time, a 170,000 peak candela strobe light visible from most areas of the park will activate and stay on until the danger has passed. A 30-minute countdown clock to resume operations will activate and will be viewable on the Town and association's website. The countdown clock will automatically reset when lightning is recorded within the pre-determined distance parameters. Activities may be delayed longer than 30-minutes if there are multiple lightning strikes within the area. Once the potential for a lightning strike has passed, the system will activate the horns giving the all-clear signal – three, five second blasts -- and the strobe light will go off. However, if weather conditions appear unsafe and the system has not sounded the alarm, common sense should be your guide and activities should cease despite the absence of an Earth Networks Total Lightning Network® warning.

Due to the unpredictability of weather patterns, it may be possible for the alarm to sound multiple times within an hour or even sound when there appears to be no danger (i.e. clear skies). While stopping and restarting athletic activities due to Earth Networks Total Lightning Network® warnings may result in some frustration, it is important to remember that the warnings system must always be followed. If the Earth Networks Total Lightning Network® system sets off the alarm on a sunny day, it is not malfunctioning. There is a chance of being struck by lightning if the alarm is not heeded ("a bolt from the blue"). It is worth noting that many of the lightning deaths and injuries that occur each year are from the first lightning strike from an incoming storm or come from the rear of a storm that appears to have passed through an area.

Delay the Practice and/or Game when Thunderstorms Approach

People on open sports fields are at higher risk for lightning strikes. Sports fields are dangerous because they are large open areas. Sports fields also have metal bleachers, fences, light poles, soccer goals, and goal posts that attract lightning. When lightning hits these objects, its charge travels along the object shocking anyone who is touching it. Lightning can bounce off any of these objects and strike people nearby. Lightning can also travel through moist soils for dozens of feet.

The following lightning policy has been implemented and is enforced by the Town of Flower Mound, FMYSA, FMLA, GLASA and any other approved/sponsored association for the safety of all users:

- Stay tuned to local weather forecasts and radar if thunderstorms are predicted.
- Once the Earth Networks Total Lightning Network® detects lightning within the pre-determined distance parameters (typically a 10-mile radius), this means that there is verifiable lighting within range of the athletic complex.
- When the Earth Networks Total Lightning Network® warning is sounded, immediately suspend all practices and games and seek shelter until the all-clear signal is heard.
- Everyone should immediately seek shelter anytime they believe lightning threatens them, even if the Earth Networks Total Lightning Network® warning has not been sounded.
- Stay away from metal including fencing, bleachers, flagpoles, dugouts, sheds, and goals.

- Avoid high places, open areas, overhead wires and power lines, telephones and cellular phones, radios, isolated trees, picnic shelters, golf carts, or any type of standing water.
- If you are outside, the interior of a car, truck, or bus with a metal roof and the windows closed is relatively safe from lightning. To be safe, do not touch the metal on the inside of the vehicle.
- If you are outdoors with no shelter available, find a low spot away from trees, bleachers, fences, and other metal structures. Make sure the area is not prone to flooding.
- If you feel your hair suddenly stand on end, it means you may be a lightning target. Crouch low on the balls of your feet and try not to touch the ground with your knees or hands.
- Anyone not following these guidelines when the Earth Networks Total Lightning Network® is activated and remains outdoors or in an inappropriate area or shelter will do so at their own risk.
- If park patrons return to the sports fields prior to the all-clear signal from Earth Networks Total Lightning Network®, they do so at their own risk.
- Once the all-clear signal sounds, activities can proceed.
- Earth Networks Total Lightning Network® will be operable during league practices, games, tournaments, scheduled reservations, and other sanctioned/sponsored Town activities.

Earth Networks Total Lightning Network® is a tool to assist in determining the threat for lightning. Neither the warning nor the system is intended to guarantee that conditions are safe. If the weather is threatening and no warning signal is heard or seen, use good judgment and clear the sports field immediately. Do not wait for the warning signal to activate, as the system can malfunction. While the system is not infallible, common sense should still be followed. Earth Networks Total Lightning Network® system is an important tool for enhancing the safety of Town sanctioned activities.

General Information for Inclement Weather

Experience has shown that most of the turf damage to sports fields occurs with overuse and/or use during inclement weather, especially in early spring and late fall. Periods of wet weather, prolonged rain, or heavy downpours combined with field use will cause damage to the turf and skinned infield areas. In order to keep this damage to a minimum and ensure sports fields are safe, the Parks and Recreation Department makes all decision regarding opening or closing a sports field based on the following criteria:

- Presence of standing water on the field.
- Amount of precipitation that has fallen and is expected to fall.
- Drainage conditions on the sports field.
- Time of year and the cumulative amount of stress on the sports field.
- Type and amount of damage that could occur if the fields were to remain open.

Once a visual assessment has been made of the various sports fields, the Sports Field Crew Leaders share information with the Athletic Field Supervisor. Based on the above criteria, a decision is made on whether to open or close the sports fields. Notifications are normally disseminated by 3:00 p.m. on weekdays and 7:00 a.m. on weekends. If the sports fields are

publicized as closed and damage occurs as a result of a user's decision to play, the user may be held accountable for repair costs and possibly have future sports field reservation privileges revoked.

Sports Field Conditions/Rainout Contact Information

- Adult softball, adult flag football, adult basketball, adult kickball, and summer track : 972.874.6277
- Youth baseball & softball: 972.738.9898 or www.fmysa.com
- Youth soccer: 972.738.9700 or www.glasasoccer.org
- Youth Lacrosse: www.flowermoundlacrosse.org

Parks Board
AGENDA ITEM NO. 3

DATE: November 5, 2020

FROM: Chuck Jennings, Director of Parks and Recreation

ITEM: **Review and discuss appointment of a Parks Board Committee whose charge is to make a recommendation regarding a name for the 1.1 acre park located within the Tinley Park residential development.**

Background Information: The naming or renaming of Town parks is the responsibility of the Parks Board. The process for determination of a name for recommendation to the Town Council is specified in Town Ordinance Sec. 54-1. The 1.1-acre tract was dedicated to the Town in September of 2020, with the intent to remain a bluebonnet wildflower area. Per the Town's code of ordinances, names for new parks shall typically be established within 90 days from the date of land acquisition or at the earliest possible time. Therefore, it is appropriate for the Parks Board to begin the naming process.

The Chair of the Parks Board is responsible for appointing a committee that will be tasked with recommending naming options for the park. The Parks Board will review the committee's suggestions and recommend a name for Town Council approval. The naming committee can recommend the property be named after streets, geographical locations, ecological features, historical figures, events, concepts, local, state or national leaders, or in memoriam for public servants or residents who perished in the line of duty. Staff recommends the Chair appoint a maximum of three Parks Board members. A staff liaison will work with the committee and coordinate their meetings.

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:
1. Plat of the property

Draft Motion: To appoint three members to a Parks Board committee whose charge is to make a recommendation regarding a name for the 1.1 acre park located within the Tinley Park residential development.

NAME	BLOCK	S.F.
2	BLOCK A	12512
3	BLOCK A	13200
4	BLOCK A	13200
5	BLOCK A	13229
7	BLOCK A	15891
8	BLOCK A	7590
9	BLOCK A	7583
10	BLOCK A	7471
11	BLOCK A	7000
12	BLOCK A	7000
13	BLOCK A	7000
14	BLOCK A	7000
15	BLOCK A	7000
16	BLOCK A	7000
17	BLOCK A	7000
18	BLOCK A	7026
3	BLOCK B	6249
4	BLOCK B	6121
5	BLOCK B	6121
6	BLOCK B	6121
7	BLOCK B	7255
1	BLOCK C	7744
2	BLOCK C	6096
3	BLOCK C	6097
4	BLOCK C	6100
5	BLOCK C	6100
6	BLOCK C	6100
7	BLOCK C	7393
8	BLOCK C	7435
9	BLOCK C	6102
10	BLOCK C	6102
11	BLOCK C	6102
12	BLOCK C	6107
13	BLOCK C	6147
14	BLOCK C	7798

SCALE: 1" = 50'

LEGEND OF ABBREVIATIONS

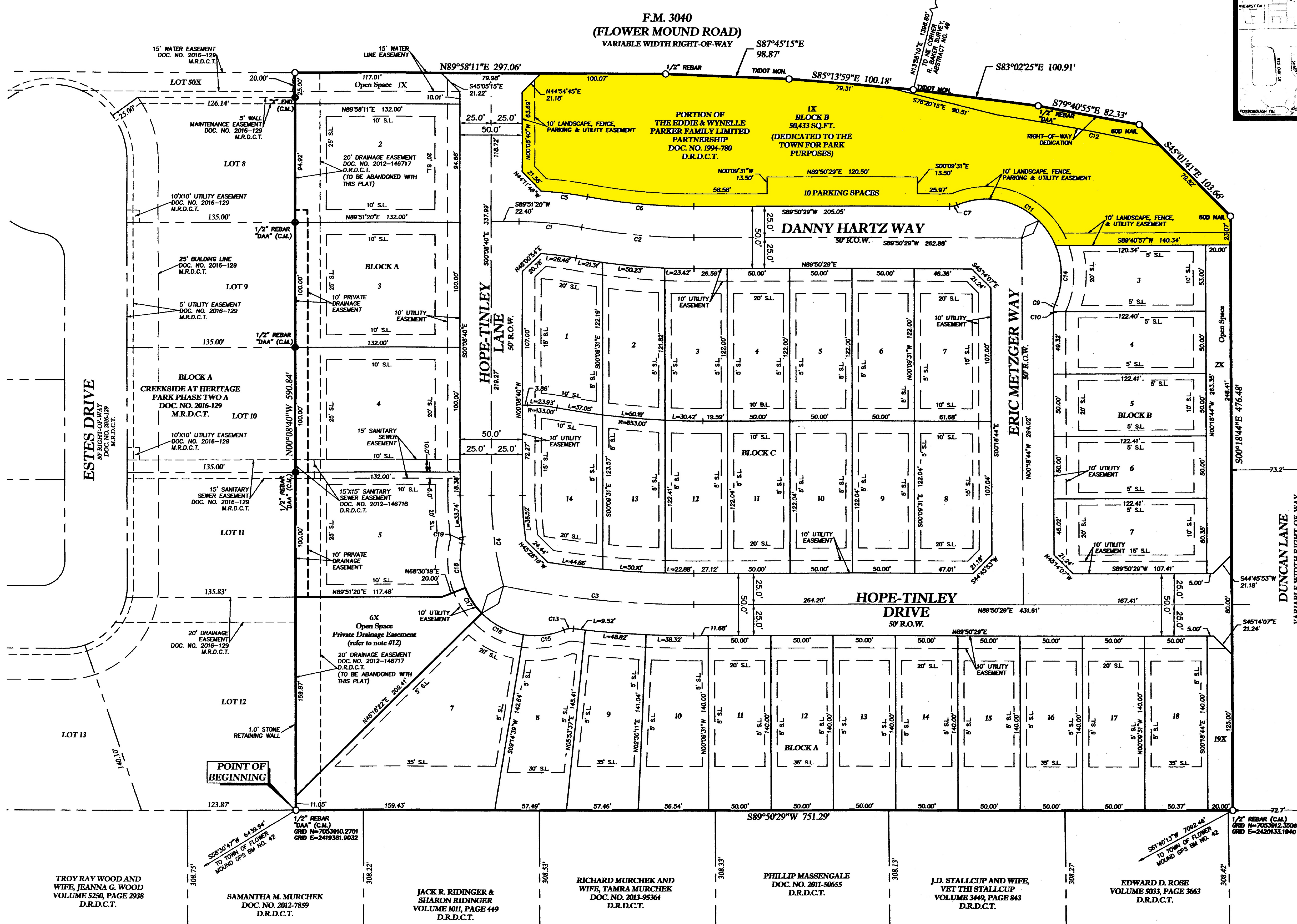
- D.R.D.C.T. — DEED RECORDS, DENTON COUNTY, TEXAS
- M.R.D.C.T. — MAP RECORDS, DENTON COUNTY, TEXAS
- DOC. NO. — DOCUMENT NUMBER
- C.M. — CONTROLLING MONUMENT
- S.F. — SQUARE FEET
- S.L. — SETBACK LINE

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	3188	0.073
6X	A	12907	0.296
19X	A	2687	0.062
2X	B	13229	0.118

SURVEYOR'S NOTES:

1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630.
2. Elevations are based on Town of Flower Mound GPS Benchmark Monument No. 42. Elevation = 564.88'.
3. This property lies within Zone X of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0545 G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
4. Monuments are found unless specifically designated as set.
5. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
6. No Concentrated drainage shall be directed at downstream lots.
7. Pursuant to the Ordinance No. 36-92 of the Town of Flower Mound, Texas, a mandatory Homeowner's Association shall be established and created to assume and be responsible for the continuous and perpetual operation maintenance and/or supervisions of drainage easements, landscaping systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory Homeowner's Association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
8. All X-lots are un-buildable and shall be dedicated to and maintained by the Homeowner's Association, with the exception of Lot 1X, Block B which shall be dedicated to and maintained by the Town of Flower Mound.
9. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to complement the material and colors within this development.
10. The 10' Landscape, Fence, Parking & Utility Easement located along the south and west side of the park land dedication shall be maintained by the HOA.
11. Lots 7-18, Block A:
   - Tall windows in a room that does not have a second story above it would not be considered a violation of the PD requirements.
   - Windows located on the south facade of a residential dwelling above a first floor are prohibited.
   - Balconies located on the south facade of a residential dwelling above a first floor are prohibited.
12. All private drainage easements are responsibility of HOA to maintain.
13. This Development is subject to PD-159.
14. Any fence constructed on the lot line between Lot 5 & Lot 6X of Block A and between Lot 6X and Lot 7 of Block A shall consist of wrought iron or tubular steel.

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	50.58'	280.00'	010°20'58"	N84°58'11"W	50.51'
C2	90.44'	500.00'	010°21'50"	N84°58'36"W	90.32'
C3	153.50'	800.00'	010°59'36"	S84°39'43"E	153.26'
C4	73.67'	280.00'	015°04'28"	S07°40'54"E	73.46'
C5	37.50'	305.00'	007°02'38"	N83°19'00"W	37.47'
C6	85.92'	475.00'	010°21'50"	N84°58'36"W	85.80'
C7	6.22'	15.50'	022°59'47"	S78°20'35"W	6.18'
C9	5.84'	15.50'	021°35'31"	N13°00'22"E	5.81'
C10	0.68'	15.50'	002°31'20"	N00°56'56"E	0.68'
C11	94.74'	60.00'	090°28'19"	N67°55'09"W	85.20'
C12	133.38'	1769.07'	004°19'11"	N79°27'29"W	133.35'
C13	7.91'	15.50'	029°14'54"	N81°55'50"E	7.83'
C14	48.68'	60.00'	046°29'07"	N00°33'34"E	47.35'
C15	32.95'	60.00'	031°27'38"	N83°02'12"E	32.53'
C16	38.26'	60.00'	036°32'21"	S62°57'49"E	37.62'
C17	24.29'	60.00'	023°11'56"	S33°05'40"E	24.13'
C18	36.08'	60.00'	034°26'57"	S04°16'13"E	35.53'
C19	5.26'	15.50'	019°26'16"	S03°14'08"W	5.23'



STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF DENTON §

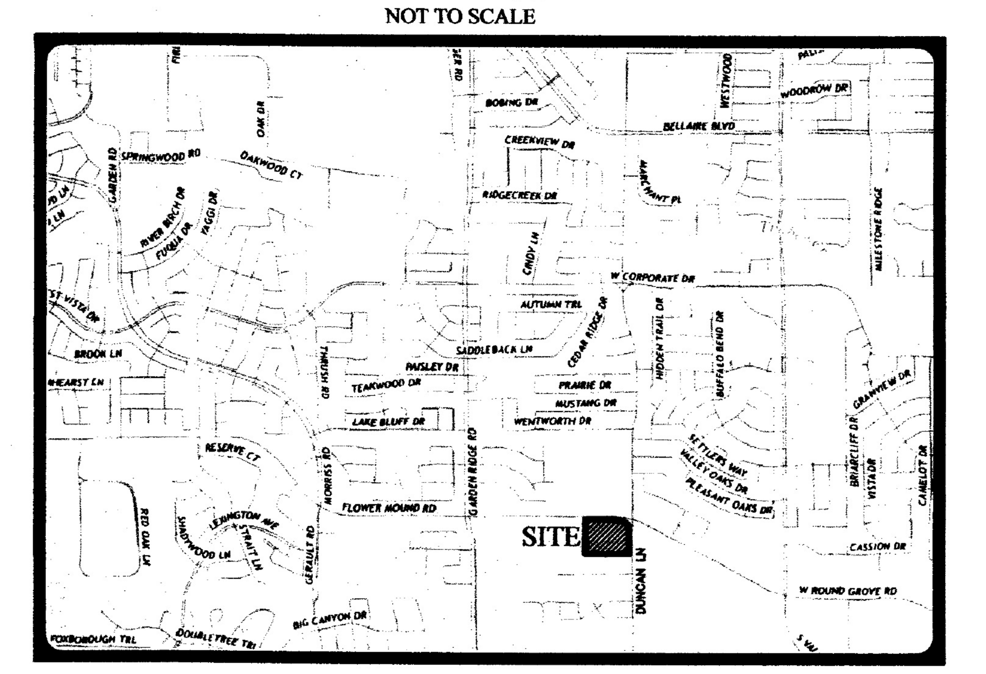
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29th day of July 2019.

Notary Public in and for the State of Texas

DIANA L LEE
Notary Public
State of Texas
ID # 1019025-0
My Comm. Expires 06-16-2023

VICINITY MAP
NOT TO SCALE



APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

Laile Neal, Vice-Chair
Planning and Zoning Commission

Chuck Russell,
Town Planner

August 13, 19
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

THE TOWN OF FLOWER MOUND SEAL TEXAS

STATE OF TEXAS §

COUNTY OF DENTON §

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS, Rembert Enterprises, Inc. is the owner of a 9.912 acre tract of land situated in the Rosannah Baker Survey, Abstract No. 49, in Denton County, Texas, being a portion of that same tract conveyed to Rembert Enterprises, Inc. by deed recorded in Document No. 2018-138406 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows; (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630):

BEGINNING at a 1/2 inch rebar with a cap marked "DAA" found for the Southeast corner of Block A of Creekside at Heritage Park Phase Two A, an addition to the City of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Document No. 2016-129 of the Map Records of Denton County, Texas, said point lying in the North line of a tract of land conveyed to Samantha M. Murchek by deed recorded in Document No. 2012-7859 of the Deed Records of Denton County, Texas, and being the Southwest corner of the herein described tract;

THENCE North 00 Degrees 08 Minutes 40 Seconds West, departing the North line of said Murchek tract, with the East line of said Creekside at Heritage Park Phase Two A addition, over, across and through said Eddie & Wynelle Parker Family Limited Partnership tract, a distance of 590.84 feet to a point for corner in a concrete sidewalk for the Northeast corner of Lot 50X of said Creekside at Heritage Park Phase Two A addition and lying on the South right-of-way line of F.M. 3040 (Flower Mound Road) (variable width right-of-way), said point being the Northwest corner of the herein described tract, from which an "X" found for reference at the Northeast corner of Lot 8 of said Creekside at Heritage Park Phase Two A addition and the Southeast corner of said Lot 50X bears South 00 Degrees 08 Minutes 40 Seconds East, a distance of 20.00 feet;

THENCE North 89 Degrees 58 Minutes 11 Seconds East, with the South right-of-way line of said F.M. 3040, a distance of 297.06 feet to a 1/2 inch rebar with a cap marked "DAA" found for corner;

THENCE South 87 Degrees 45 Minutes 15 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 98.87 feet to a TXDOT monument found for corner;

THENCE South 85 Degrees 13 Minutes 59 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 100.18 feet to a TXDOT monument found for corner;

THENCE South 83 Degrees 02 Minutes 25 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 100.91 feet to a 1/2 inch rebar with a cap marked "DAA" found for corner;

THENCE South 79 Degrees 40 Minutes 55 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 82.33 feet to a 60D nail found at the westernmost end of a corner clip at the intersection of the South right-of-way line of said F.M. 3040 with the West right-of-way line of Duncan Lane (variable width right-of-way), said point being the northernmost Northeast corner of the herein described tract;

THENCE South 45 Degrees 01 Minutes 41 Seconds East, with the Southwest line of said corner clip, a distance of 103.66 feet to a 60D nail found at the southernmost end of said corner clip on the West right-of-way line of said Duncan Lane, said point being the easternmost Northeast corner of the herein described tract;

THENCE South 00 Degrees 18 Minutes 44 Seconds East, with the West right-of-way line of said Duncan Lane, a distance of 476.48 feet to a 1/2 inch rebar found for corner, said point being the Southeast corner of the herein described tract;

THENCE South 89 Degrees 50 Minutes 29 Seconds West, departing the West right-of-way line of said Duncan Lane and with the North line of a tract of land described to Edward D. Rose by deed recorded in Volume 5033, Page 3663 of the Deed Records of Denton County, Texas, the North line of a tract of land described to J.D. Stallcup and wife, Vet Thi Stallcup by deed recorded in Volume 3449, Page 843 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Phillip Massengale by deed recorded in Document No. 2011-50655 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Richard Murchek and wife, Tamra Murchek by deed recorded in Document No. 2013-95364 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Jack D. Ridinger and Sharon Ridinger by deed recorded in Volume 1011, Page 449 of the Deed Records of Denton County, Texas and the North line of said Samantha M. Murchek tract, a distance of 751.29 feet to the **POINT OF BEGINNING** and containing 431,771 square feet or 9.912 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT REMBERT ENTERPRISES, INC., by and through its duly authorized officer, does hereby adopt this plat designated herein as **TINLEY PARK**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated.

The easements shown hereon are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. Lots 1X, 6X and 19X, Block A, and Lots 1X and 2X, Block B are hereby dedicated in fee simple to the Home Owners Association for maintenance purposes and common areas. Private Drainage Easements are dedicated to the Home Owners Association for all maintenance purposes. All 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.

WITNESS my hand this the 2 day of August, 2019

REMBERT ENTERPRISES, INC.

By: ______
Authorized Agent

STATE OF TEXAS §

COUNTY OF Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Reginald Rembert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 2 day of August, 2019.

Notary Public in and for the State of Texas

ANGIE D. COX
Notary Public
STATE OF TEXAS
Notary ID#10729982
My Comm. Exp. Feb. 16, 2021

SL9764A G01,S09,C07

16754 A0049A R. BAKER TR 12(PT), 9.912AC/ALL

ENGINEER
Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Contact: Dale Ridinger
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

SURVEYOR
WINDROSE
LAND SURVEYING I PLATTING
220 ELM STREET, SUITE 200 I LEWISVILLE, TX 75057 I 214.217.2544
FIRM REGISTRATION NO. 10194331 I WINDROSESERVICES.COM

ARTHUR
LAND SURVEYING
220 Elm St., # 200 - Lewisville, TX 75057
Ph. 214.217.2544 - TFRN# 10063800
arthursurveying.com Established 1986

OWNER / DEVELOPER
REMBERT ENTERPRISES, INC.
3625 BONANZA LANE
FLOWER MOUND, TX 75022
P: 214-213-5982
CONTACT: REGINALD REMBERT

CONTACT: EDDIE RODRIGUEZ DATE: 05/01/2018 CHECKED BY: T.M.

RECORD PLAT
of
TINLEY PARK
Lots 1X, 2-5, 6X, 7-18, 19X, Block A
Lot 1X (To be dedicated to the Town for park purposes),
2X, 3-7, Block B
Lots 1-14, Block C
being 9.912 Acres out of the
Rosannah Baker Survey, Abstract No. 49
Town of Flower Mound
Denton County, Texas
– 2019 –

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

Filed for Record
in the Official Records Of:
Denton County
On: 8/29/2019 10:15:36 AM
In the PLAT Records
RECORD PLAT OF TINLEY P/
Doc Number: 2019-363
Number of Pages: 1
Amount: 50.00
Order#:20190829000179
By: MK

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

V:\Engineering\Ridinger Associates\C1706709 - Duncan Road\Drawings