



AGENDA
FLOWER MOUND PARKS BOARD
REGULAR MEETING

JULY 1, 2021

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

Comments regarding any item on this agenda can be sent to the Parks Board by
Emailing: Parks@flower-mound.com or Calling: 972.874.6000

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 972-874-6425 during business hours.

E. PRESENTATIONS

- As prescribed in the Youth Sports Facility Agreement, a report will be given by the FMLA of the association's operations in regards to youth lacrosse.

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 June 3, 2021.

H. REGULAR ITEMS

2. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Emerald Place residential development generally located west of Wager Rd. and south of Kirkpatrick Ln.
3. Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Spinks Road Tract residential development generally located east of Long Prairie Rd and north of Spinks Rd.

I. RECESS REGULAR MEETING

J. CALL WORK SESSION TO ORDER

K. WORK SESSION ITEMS

4. A design update for Peters Colony Memorial Park will be provided by MESA.

L. ADJOURN – WORK SESSION

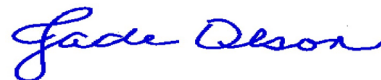
M. RECONVENE REGULAR MEETING

N. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting of the Parks Board is scheduled for August 5, 2021.

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: June 25, 2021 at 3:00 P.M. at least 72 hours prior to the scheduled time of said meeting.



Jade Olson, Administrative Assistant



PARK BOARD AGENDA ITEM NO. 1

CONSENT ITEM

DATE: July 1, 2021

FROM: Jade Olson, Administrative Assistant

ITEM: Consider approval of the minutes from a regular meeting of the Parks Board held on June 3, 2021.

BACKGROUND INFORMATION: The Parks Board held a regular meeting June 3, 2021.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes from the June 3, 2021 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 3rd DAY OF JUNE 2021, 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
Teresa Thomason	Place 3 – Chair
Rick Kenyon	Place 4 – Vice-Chair
Jodi Seay	Place 5
Mark Mayer	Place 6
Jennifer Romaszewski	Place 7
Scott Langley	Place 9 – Alternate
Holly Royer	Place 10 – Alternate

The following Board members were not in attendance:

Allen Pichon	Place 2
Preston Peterson	Place 8 – 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
David Powell	CAC Manager
Kari Biddix	Park Development Manager
John Habern	Parks, Trails & Landscape Specialist
Clayton Litton	Parks Superintendent
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. PUBLIC COMMENTS**

Paul Stone – 4100 Broadway #1111, on behalf of the Summit Club told the Board how the Summit Club appreciates being able to serve the Town with various events.

E. DIRECTOR'S REPORT

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

- The Peters Colony Memorial Park grant for \$750,000 was officially approved thru the TP&W Commission on May 27th. The consultant will be coming to present the design to the Board once they get to 70%.
- There are full time openings. The openings include Aquatics Supervisor, Athletic Supervisor, Crew Leader and Maintenance Workers.
- Landscape Maintenance crews are playing catch up in between rains storms.

- Parks and Rec Month is in July. There will be a proclamation at the Town Council meeting on July 21st. The theme is #Ourparksandrecstory. Staff is inviting the community to share their experiences, memories, and stories about what parks and recreation mean to them. Town will have a special calendar for the month, a departmental video, and lots of social media posts.
- Parks crew assisted in the removal of picnic tables, firepits, and electrical pedestals at Twin Coves Park due to rising water levels.
- The Bakersfield Park's ball field crew has been busy preparing for the AAYBA Tournament that will begin on June 12th and will continue for two weeks. Notices have been distributed to surrounding neighborhoods as our employees will be working late night shifts preparing the fields for play by 8am each morning.
- The Tennis Center Feasibility Study was approved by the Town Council and staff will officially kick off the study in early July. The Town has contracted with Pros Consulting. The process will take roughly 6 months to complete.
- The Town Council officially approved the name of the 13-acre park located in the Town Lake East subdivision as Trotter Park. Staff will work with Toll Brothers to install a sign.
- A park sign is currently being fabricated for the Blue Blossom Preserve and we hope to have it installed in the next month or two.
- Leonard and Helen Johns Community Park fountain has a short in the line and is out of commission.
- There will be a CDC meeting June 24th at 6pm to approve funding for FY22 park projects funded through sales tax revenue.

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

- Summer programs and operations are in full swing and include the Outdoor Water Park, Adventure and Explorer camps, and specialty camps.
- Youth Summer Track and Swim teams are in progress. Individuals will participate under the TAAF and participate in circuit meets in the months of June. The Regional State meet will be in July.
- The CAC Birthday Bash will be held Saturday, June 12th from 10am to 2pm.
- The Memorial Day Ceremony was held on Monday, May 31st at the Senior Center. Staff thanked Councilman Jim Engle for emceeing the event, Veteran's Liaison Board for securing the keynote speaker, FMPD for providing the color guard and bag pipes, Boy Scout Troop 451, and the Parks and Recreation Staff.
- The 2nd Annual Chalk the Walk event will take place on Saturday, June 5th at Heritage Park.
- Three traffic signal boxes will be wrapped on June 4th, weather permitting. The locations are Morriss and College, Gerault and Spinks, and Flower Mound Rd and McKamy.
- The Seniors in Motion are operating at 50% and average over 500 visitors per week. They are developing a plan to increase occupancy to 75% in July. Opening at 75% will allow staff to expand class size and afford more individuals to participate in games. Tuesday and Thursday congregant meals are back in the building.

- Lake level is currently at 9 feet above normal elevation at Twin Coves Park. Lower RV sites are currently closed due to flooding. The day use pavilion and parking lot, kayak launch, and boat ramp are also closed.
- AAYBA Opening Ceremony will be held on Saturday June 12th and June 19th starting around 4pm each day. Park Board members are invited to attend and be recognized.
- FMYSA will be hosting a recreational All-Star Tournament with 80 additional teams at Jake's Hilltop Park and Glenwick Park the weekend of June 12th and 13th.
- The Independence Fest will be on July 4th and the Josh Abbott Band will be the headline performer. The Children's Parade will be on July 3rd.

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

- Rheudasil Park is under construction. The demo has been completed.
- Peters Colony Memorial Park Master Plan is in design. The design is 50% to 60% completed and will go to the DRC next week. It will be presented to the Board at 70% completion.
- Canyon Falls Park is still under construction. It is expected to open Fall 2021.
- The Hound Mound parking lot and restrooms project is still in progress. The restrooms should arrive at the end of the month.
- Grand Park playground improvements include a pavilion, grass volleyball court, new playground structures, and trees will be installed. There is a delay in play equipment shipments. It is expected to arrive in November.

F. CONSENT AGENDA

1. **Consider approval of the minutes from a regular meeting of the Parks Board held on May 6, 2021.**

Board Deliberation

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

VOTE ON THE MOTION

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

G. REGULAR ITEMS

2. **Consider approval of a request from Founders Classical Academy of Flower Mound to allow Kona Ice to sell product at their outdoor water park rentals at the Community Activity Center on Sunday, August 1st and Sunday, August 8th.**

Staff Presentation

David Powell – CAC Manager

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

VOTE ON THE MOTION

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

3. Consider recommending approval for Town Manager consideration a Youth Football Contract with Sports Impact Texas, DBA Neighborhood Sports for facility usage from July 1, 2021 through June 30, 2026.

Staff Presentation

David Powell – CAC Manager

Board Deliberation

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

VOTE ON THE MOTION

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

H. RECESS REGULAR MEETING

I. CALL WORK SESSION TO ORDER

J. WORK SESSION ITEMS

4. Halff Associates will provide a briefing on the “Visioning Week”, an overview of the plan process, and seek input from the Board on key issues and opportunities as it relates to the Trails and Bikeways Master Plan.

Staff Presentation

Chuck Jennings – Director of Parks and Recreation

Halff Associates

Lenny Hughes
Brennan Kane
Haley Curruthers

Lenny Hughes provided the Board with a briefing on the “Visioning Week”. The Board provided input for the Trails and Bikeways Master Plan.

K. ADJORN WORK SESSION

L. RECONVENE REGULAR MEETING

M. COORDINATION OF CALENDARS AND FUTURE AGENDAS/MEETINGS

- The next regular meeting is scheduled for July 1, 2021.

N. ADJOURNMENT

Board Member Kenyon made a motion to adjourn the meeting. Board Member Olson seconded the motion.

Chair Thomason adjourned the Regular Meeting at 8:08pm.

TOWN OF FLOWER MOUND, TEXAS

Teresa Thomas, Chair

ATTEST:

Jade Olson, Administrative Assistant



Parks Board AGENDA ITEM NO. 2

DATE: July 1, 2021

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Emerald Place residential development generally located west of Wager Rd. and south of Kirkpatrick Ln.

Background Information: The proposed development has two applications in with the Town: a Master Plan Amendment (MPA21-0007) and a Zoning Planned Development (ZPD21-0005) in order to develop a residential subdivision. The maximum residential density within the proposed development is 54 single family dwelling units to be developed under the SF-10 District standards (minimum lot size of 10,000 square feet)

Alternatives or Options: The Board may wish to recommend land be dedicated for park use within the proposed development or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **54** dwelling unit lots = **1.8144 acres of Park Land Dedication required**

Payment of cash in lieu of the otherwise dedicated park land is determined as follows:

- **\$110,000.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$110,000.00** per acre X 1.8144 acres = **\$ 199,584.00 payment of cash in lieu of land to satisfy Park Land Dedication**

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **54** dwelling unit lots = **\$74,952.00 in Park Development Fees**

For further details of the Town's Land Development Regulations regarding Park Land Dedication and Park Development Fees, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 90 – Subdivisions; Article VI. – Standards; Division 8. - Parks and Recreational Areas; Sections 90-441 through 90-448.

For further details of the Town's Land Development Regulations regarding Single Family District - 10, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 6. – SF-10, Single Family Residential District-10.



Parks Board AGENDA ITEM NO. 2

Link to the Flower Mound Code of Ordinances:

https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV7SFSIMIDI

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

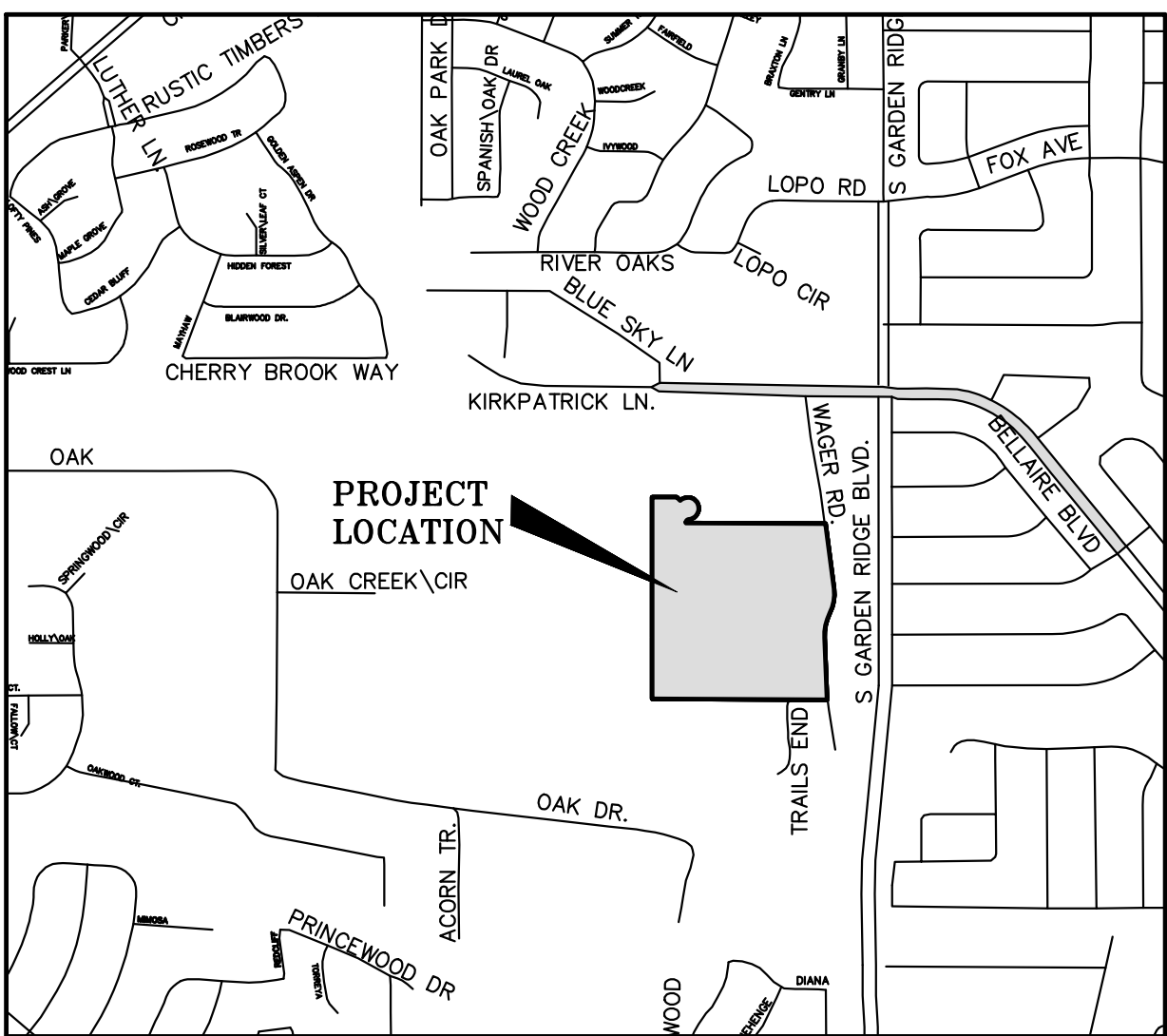
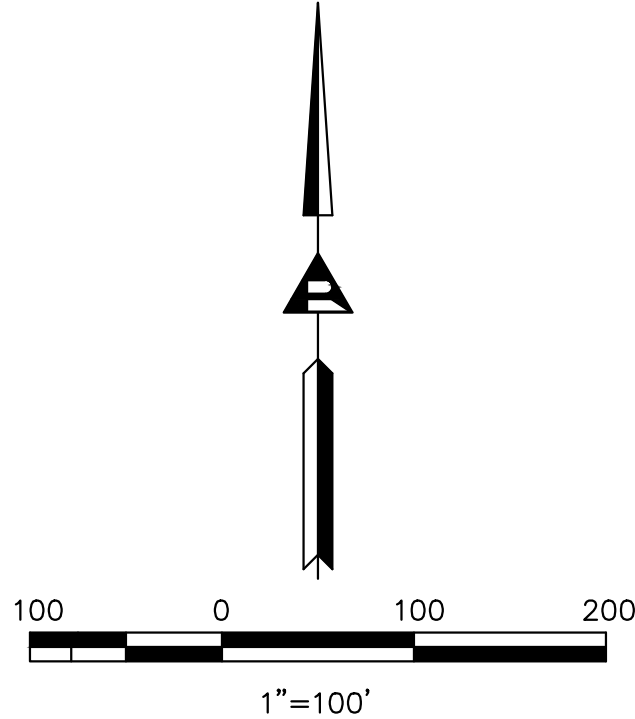
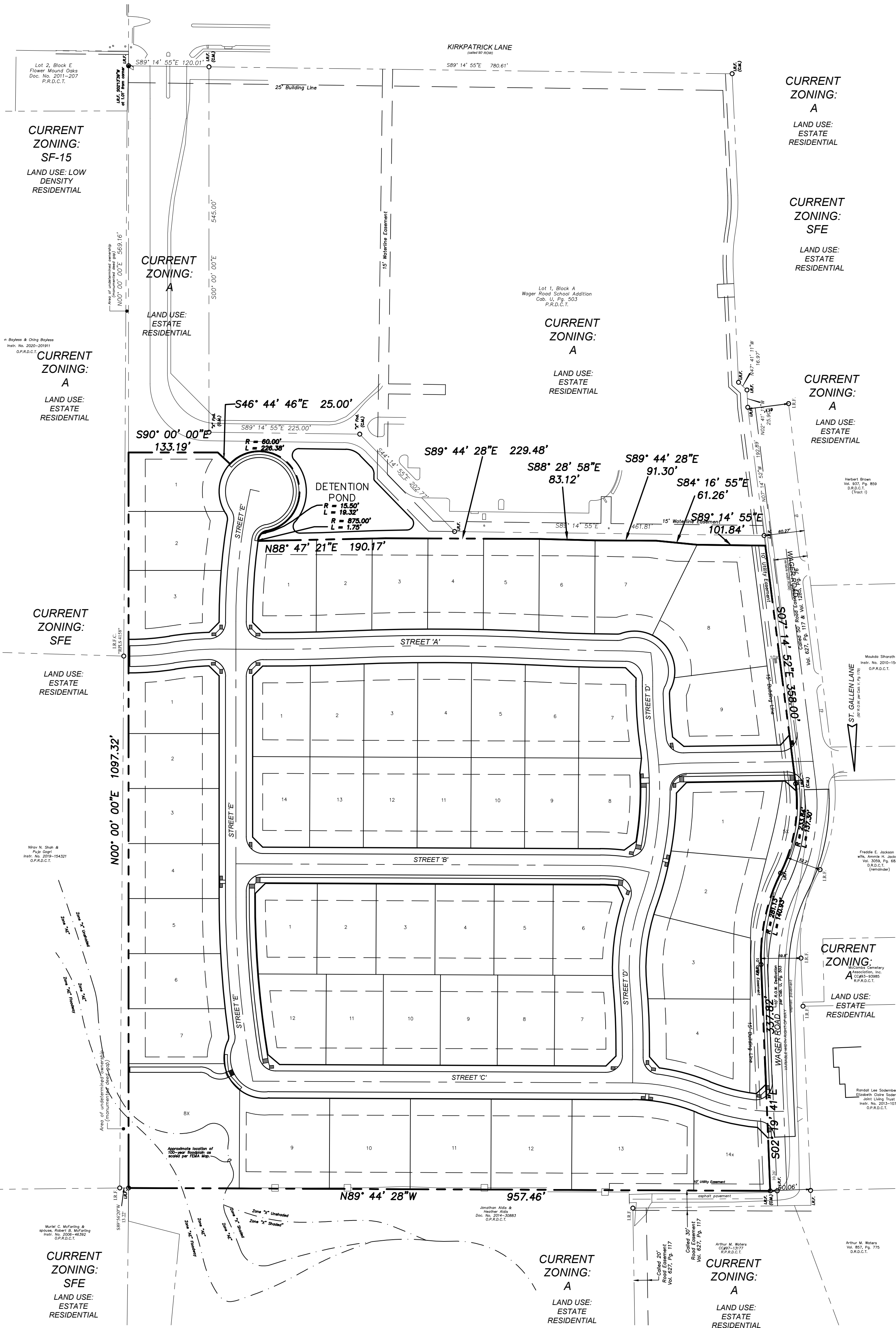
1. Emerald Place Conceptual Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **1.8144 acres of land** and Park Development Fees in the amount of **\$74,952.00** for the Emerald Place residential development generally located west of Wager Rd. and south of Kirkpatrick Ln.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$199,584.00**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$74,952.00** for the Emerald Place residential development generally located west of Wager Rd. and south of Kirkpatrick Ln.



VICINITY MAP
N.T.S.

LEGEND

- LOT LINE
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED R.O.W.
- PROPOSED EDGE OF PAVEMENT

PROJECT DATA TABLE

GROSS SITE AREA	22.148 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	1.325 ACRES
TOTAL OPEN SPACE	1.325 ACRES
PROPOSED LOTS	
RESIDENTIAL	54 LOTS
RESIDENTIAL LOTS AREA	16.147 ACRES
MIN. RESIDENTIAL LOT SIZE	10,830 S.F.
MAX. RESIDENTIAL LOT SIZE	24,523 S.F.
AVG. RESIDENTIAL LOTS SIZE	13,025 S.F.
PRIVATE OPEN SPACE X-LOTS	4 LOTS
TOTAL ALL LOTS	58 LOTS

DEVELOPMENT DATA

PROPOSED USE: PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING: AGRICULTURAL

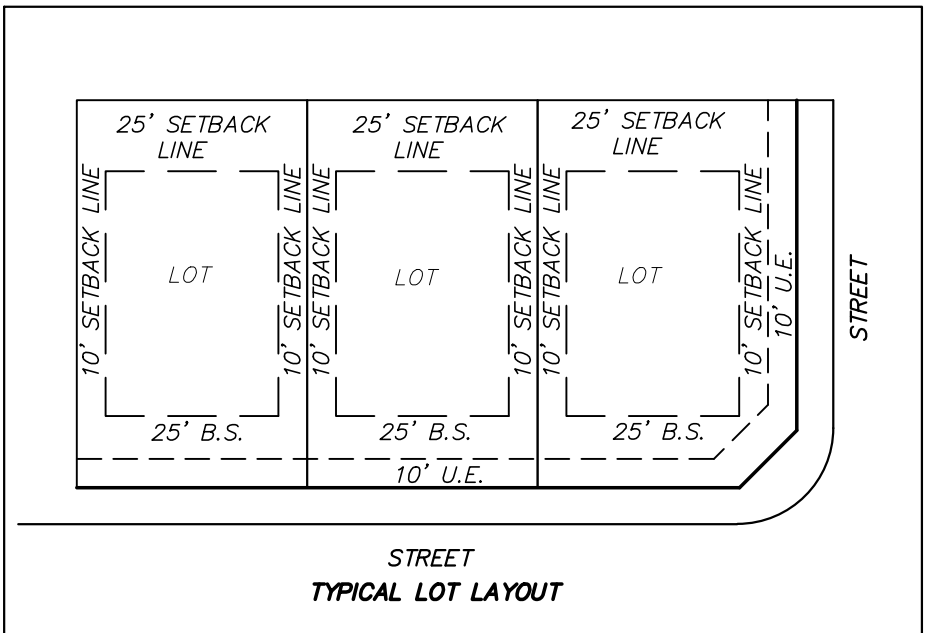
TOTAL GROSS LAND AREA: ±22.148 ACRES
TOTAL AREA OF LOTS = 16.147 AC. 73.05%
MINIMUM LOT AREA: 13,025 S.F.
MINIMUM LOT WIDTH: 80.0 FT. SEE PD-183
MINIMUM FLOOR AREA: 2,400 S.F. SEE PD-183
MINIMUM FRONT YARD: 25 FT.
MINIMUM SIDE YARD: 10 FT.
MINIMUM REAR YARD: 25 FT.
MAXIMUM LOT COVERAGE: 50% SEE PD-183
MAXIMUM HEIGHT: 3/35 FT.

OWNER: Lewisville Independent School District
3625 Bonanza Lane
1565 W. Main Street
Lewisville, TX 75067

DEVELOPER/APPLICANT: Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER: Ridinger Associates, Inc.
550 S. Edmonds Ln. Suite 101
Lewisville, TX 75067
CONTACT: Jason Kilpatrick
972-353-8000 Office
972-353-8011 Fax

EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas



STREET
TYPICAL LOT LAYOUT

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL PLAN

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: JUNE 7, 2021
Project No. 035-033



Parks Board AGENDA ITEM NO. 3

DATE: July 1, 2021

FROM: John Habern, Parks, Trails and Landscape Specialist

ITEM: Consider recommending to Planning and Zoning Commission and Town Council Park Land Dedication and Park Development Fee requirements for Spinks Road Tract residential development generally located east of Long Prairie Rd and north of Spinks Rd.

Background Information: The proposed development has two applications in with the Town: A Master Plan Amendment (MPA21-0006) and a Zoning Planned Development (ZPD21-0004) in order to develop a residential subdivision. The maximum residential density within the proposed development is 132 single family dwelling units to be developed under the SF-15 District standards (minimum lot size of 15,000 square feet).

Alternatives or Options: The Board may wish to recommend land be dedicated for park use within the proposed development or receive cash in lieu of land.

Park Land Dedication and Park Development Fees:

Park Land Dedication is determined as follows:

- 3.36 acres of land per 100 dwelling unit lots = 0.0336 acres/dwelling unit lot
- 0.0336 acres/dwelling unit lot X **132** dwelling unit lots = **4.4352 acres of Park Land Dedication required**

Payment of cash in lieu of the otherwise dedicated park land is determined as follows:

- **\$195,333.00** per acre is the fair market value of land within the development as determined by the Town and the developer
- **\$195,333.00** per acre X 4.4352 acres = **\$ 866,340.92** payment of cash in lieu of land to satisfy Park Land Dedication

The Park Development Fees are determined as follows:

- \$1,388.00 fee per dwelling unit lot X **132** dwelling unit lots = **\$183,216.00** in Park Development Fees

For further details of the Town's Land Development Regulations regarding Park Land Dedication and Park Development Fees, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 90 – Subdivisions; Article VI. – Standards; Division 8. - Parks and Recreational Areas; Sections 90-441 through 90-448.

For further details of the Town's Land Development Regulations regarding Single Family District - 15, please review The Flower Mound Code of Ordinances; Subpart B - Land Development Regulations; Chapter 98 – Zoning; Article III. – District Regulations; Division 6. – SF-15, Single Family Residential District-15.



Parks Board AGENDA ITEM NO. 3

Link to the Flower Mound Code of Ordinances:

https://library.municode.com/tx/flower_mound/codes/code_of_ordinances?nodeId=SPBLADERE_CH98ZO_ARTIIIDIRE_DIV6SFSIMIDI

Fiscal Impact: N/A

Legal Issues: N/A

Attachment:

1. Spinks Road Tract Conceptual Plan

Draft Motion:

Move to recommend approval to Planning and Zoning Commission and Town Council Park Land Dedication of **4.4352 acres of land** and Park Development Fees in the amount of **\$183,216.00** for the Spinks Road Tract residential development generally located east of Long Prairie Rd and north of Spink Rd.

- OR -

Move to recommend approval to Planning and Zoning Commission and Town Council **cash**, in the amount of **\$866,340.92**, be accepted **in lieu of** the otherwise required Park Land Dedication, and Park Development Fees in the amount of **\$183,216.00** for the Spinks Road Tract residential development generally located east of Long Prairie Rd and north of Spink Rd.



Notes:

- All Streets intersect at 90 Degrees
- Existing 60' build line to be abandoned
- Key lots to provide front yard setbacks on both street frontages.

ZONING DATA TABLE:		
DEVELOPMENT STD.	SF-15	PD-SF-15
MIN. LOT SIZE	15,000 SF	15,000 SF
MIN. LOT WIDTH	80 FT	80 FT
MIN. AREA/UNIT	1,800 SF	1,800 SF
MIN. FRONT YARD	25 FT	25 FT
MIN. SIDE YARD	12 FT	10 FT
MIN. REAR YARD	30 FT	30 FT
MAX. LOT COVERAGE	35%	40%
MAX. HEIGHT (STORIES/FT)	3 STORIES / 35 FT	3 STORIES / 35 FT

MASTER PLAN INFO:

LAND USE PLAN: ESTATE RESIDENTIAL AND LAKESIDE BUSINESS DISTRICT

URBAN DESIGN PLAN: LONG PRAIRIE DISTRICT

PARKS AND TRAILS PLAN: MULTI-USE TRAIL REQUIRED ALONG FM 2499

OPEN SPACE PLAN: N/A

THOROUGHFARE PLAN: SPINKS ROAD → URBAN MINOR ARTERIAL
FM 2499 → MAJOR ARTERIAL
ABERDEEN ROAD → URBAN MINOR ARTERIAL

WATER PLAN: EX. 12" IN SPINKS ROAD AND ABERDEEN ROAD

WASTEWATER PLAN: EX. 12" IN ABERDEEN

ECONOMIC IMPACT: RESIDENTIAL PROPERTY TAXES

CONCEPT PLAN
FOR
LISD SPINKS ROAD
BEING 76.020 ACRES
OUT OF THE
JOHN WHITE SURVEY, ABSTRACT NO. 1341
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Lot	Block	Size	Lot	Block	Size	Lot	Block	Size	Lot	Block	Size	Lot	Block	Size	Lot	Block	Size	Lot	Block	Size			
1 A	15520	1 B	21793	1 C	15032	1 D	16383	1 E	21020	1 F	18866	1 G	30476										
2 A	16209	2 B	14472	2 C	15029	2 D	15367	2 E	16378	2 F	15030	2 G	15030										
3 A	17847	3 B	17831	3 C	15247	3 D	15367	3 E	15381	3 F	15030	3 G	15030										
4 A	15401	4 B	16655	4 C	15498	4 D	15367	4 E	15320	4 F	15030	4 G	15030										
5 A	15030	5 B	18974	5 C	15472	5 D	15367	5 E	15030	5 F	15030	5 G	15030										
6 A	15221	6 B	16517	6 C	15503	6 D	17903	6 E	15030	6 F	15030	6 G	15030										
7 A	16314	7 B	15940	7 C	15044	7 D	15226	7 E	15030	7 F	15030	7 G	15030										
8 A	15277	8 B	16025	8 C	15722	8 D	16320	8 E	15030	8 F	15030	8 G	15030										
9 A	15954	9 B	15081	9 C	16128	9 D	15611	9 E	15987	9 F	15030	9 G	15030										
10 A	16584	10 B	15049	10 C	15049	10 D	15912	10 E	16224	10 F	15030	10 G	15030										
11 A	16576	11 B	15000	11 C	15000	11 D	15912	11 E	15030	11 F	15030	11 G	15030										
12 A	15279	12 B	15025	12 C	15025	12 D	15912	12 E	15030	12 F	15030	12 G	15030										
13 A	15019	13 B	16230	13 C	16230	13 D	16020	13 E	15030	13 F	15030	13 G	15030										
14 A	15075	14 B	15627	14 C	15627	14 D	15030	14 E	15030	14 F	17375	14 G	15030										
15 A	16232	15 B	15300	Total:	206839	Total:	206839	15 E	15312	15 F	15312	15 G	15312										
16 A	16232	16 B	15302	16 C	15302	16 D	15302	16 E	15302	16 F	15302	16 G	15302										
17 A	16232	17 B	15300	17 C	15300	17 D	15300	17 E	15312	17 F	15312	17 G	15312										
18 A	16043	18 B	16043	18 C	16043	18 D	16043	18 E	16043	18 F	16043	18 G	16043										
Total:			277613	Total:			157088	Total:			281976	Total:			217931	Total:			628156				

PD-SF-15 Lots



TBG

Spinks Road Tract

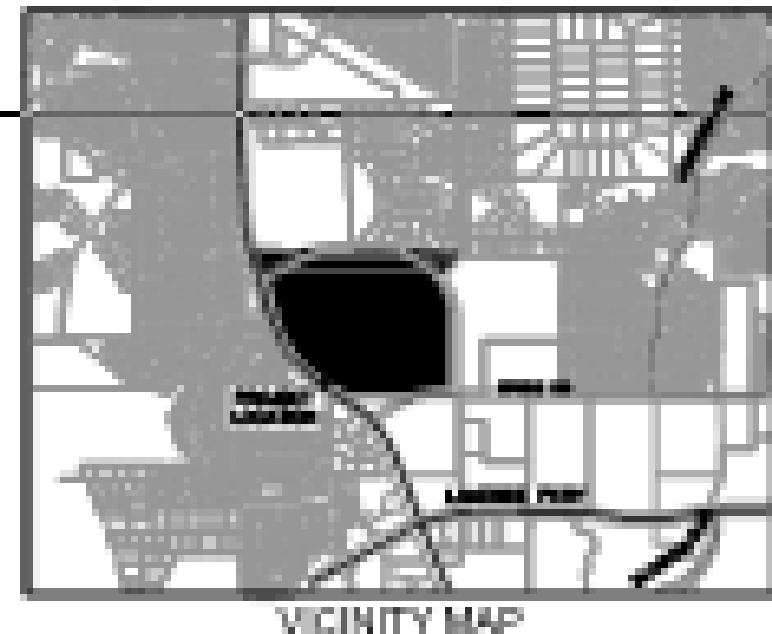
concept plan

Flower Mound, Texas
03/22/21
Revised: 06-11-2021

OWNER:
Lewisville Independent School District
1555 W. Main Street
Lewisville, TX 75067
Tel: (469) 713-6200

DEVELOPER:
Toll Brothers Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 75051
Tel: (817) 329-7975
Contact: Mike Boswell

ENGINEER/SURVEYOR:
Kimley-Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Casey Ross, P.E., CFM



TBG
2001 Bryan St.
Suite 1450
Dallas, Texas 75201

[214] 744-0757
tbgsolutions.com

The information shown is based on the best information available and is subject to change without notice.

0 50' 100' 200'

