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**CITY OF FARMERSVILLE
ORDINANCE # O-2020-0908-007**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS ACCEPTING A PETITION FOR THE INCLUSION OF CERTAIN CONTIGUOUS LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR TERMS AND CONDITIONS REGARDING ACCEPTING SAID LAND INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FARMERSVILLE; PROVIDING FOR THE FILING OF THIS ORDINANCE WITH THE COLLIN COUNTY CLERK AND THE UPDATING OF THE CITY'S OFFICIAL MAP TO REFLECT THE INCLUSION OF SAID LAND IN THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND SETTING AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Lakehaven Farmersville, LLC. owns tracts of land containing a total amount of approximately 471.086 acres of land located in the Elijah B. Reed Survey, Abstract A-739 (collectively the "Lakehaven Property"); and

WHEREAS, the Lakehaven Property is contiguous to the extraterritorial jurisdiction ("ETJ") of the City of Farmersville, Texas ("City") with some areas of the Lakehaven Property being located within the City's ETJ and some areas of the Lakehaven Property being situated outside the City's ETJ; and

WHEREAS, Lakehaven Farmersville, LLC ("Owner"), desires to plat the entirety of the Lakehaven Property in accordance with the City's Subdivision Regulations; and

WHEREAS, the City of Farmersville, Texas ("City") has received a petition from the Owner of the Lakehaven Property that is attached hereto as Exhibit 1 and incorporated herein by reference for all purposes allowed by law executed on or about August 28, 2020 ("Petition"), requesting that the City include the entirety of the Lakehaven Property within the City's ETJ; and

WHEREAS, the City Council of the City of Farmersville, Texas ("City Council"), has reviewed the Petition, along with the condition set forth in the Petition that the City will agree not to annex the Lakehaven Property into the City's corporate limits for a period of five (5) years from the date that the Lakehaven Property is included in the City's ETJ, unless the Owner gives written consent for the City to annex the Lakehaven Property; and

WHEREAS, the City Council of the City of Farmersville, Texas finds that it is in the best interest of the public health, safety and welfare to annex the Lakehaven Property into the City's ETJ;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERSVILLE, TEXAS THAT:

SECTION 1. INCORPORATION OF FINDINGS

All of the above premises are hereby found to be true and correct legislative and factual determinations of the City of Farmersville and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. EXPANSION OF EXTRATERRITORIAL JURISDICTION

Pursuant to Texas Local Government Code Section 42.022(b), the City hereby accepts and incorporates the Lakehaven Property that is comprised of approximately 471.086 acres of land with the tracts being located in the Elijah B. Reed Survey, Abstract A-739, Collin County, Texas, as such tracts of land are more particularly described in that certain Warranty Deed with Vendor's Lien ("Deed") recorded at Clerk's Document No. 20190719000850840 in the Deed Records of Collin County, Texas, and which Deed is attached as Exhibit A to the Petition that is attached hereto as Exhibit 1, into and as part of the City's ETJ. The Lakehaven Property being annexed into the City's ETJ is also depicted in Exhibit 2 that is attached hereto and incorporated herein by reference for all purposes allowed by law.

SECTION 3. FIVE-YEAR LIMITATION ON ANNEXATION

Pursuant to Texas Local Government Code Section 212.172, the City hereby agrees that it will not annex the Lakehaven Property into the City's corporate limits for a period of five (5) years from the date that the Lakehaven Property is included in the City's ETJ, unless the owner of the Lakehaven Property gives written consent to the City to annex the Lakehaven Property into the City's corporate limits.

SECTION 4. FILING WITH THE COUNTY; MAP UPDATE

The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Collin County, Texas, together with a copy of the Petition, as required by Texas Local Government Code Section 212.172. City staff is also directed to update the official map of the City to reflect the expansion of the City's ETJ resulting from this Ordinance, as required by Texas Local Government Code Section 41.001(c).

SECTION 5. SEVERABILITY CLAUSE

It is not the intent of the City to include any territory within the City's ETJ that the City has no legal right to include, but to include only such additional territory as may be legally included within the City's ETJ and as described in the Petition. Should any part of the Lakehaven Property described in the Petition not be subject to the City's power to include said part of the Lakehaven Property within the City's ETJ, the City nevertheless expressly indicates its intent to include those portions of the Lakehaven Property within the City's ETJ for which the City has the legal authority. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance

shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. REPEALER CLAUSE

All ordinances of the City of Farmersville, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed.

SECTION 7: EFFECTIVE DATE


This Ordinance shall take effect immediately from and after its passage and publication of the caption as required by law.

PASSED on the first and only reading of this Ordinance on the 8th day of September, 2020 at a properly noticed meeting of the City Council of the City of Farmersville, Texas, there being a quorum present, and approved by the Mayor on the date set out below.

APPROVED THIS 8th DAY OF SEPTEMBER, 2020.

APPROVED:

BY:


Bryon Wiebold, Mayor

ATTEST:

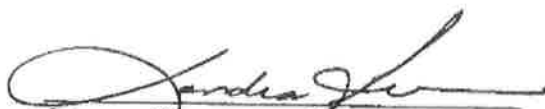

Sandra Green, City Secretary



EXHIBIT 1

**PETITION REQUESTING INCLUSION OF LAND INTO
THE CITY OF FARMERSVILLE'S EXTRATERRITORIAL JURISDICTION**

TO THE MAYOR AND CITY COUNCIL OF FARMERSVILLE, TEXAS:

I, Tommy N. Cansler, in my capacity as Owner of Lakehaven Farmersville, LLC, the owner of the real property conveyed to us in the Special Warranty Deed recorded on July and 19th of 2020, in the Collin County Real Property Records as Clerk's Document Number 20190719000850840, a true and correct copy of which is attached hereto as Exhibit A (hereinafter referred to as the ("Lakehaven Property")), which land is adjacent to and contiguous to the City of Farmersville's extraterritorial jurisdiction ("Farmersville's ETJ"), hereby submits this unconditional and irrevocable petition requesting, and consenting to, the inclusion of the Lakehaven Property into Farmersville's ETJ, as authorized by Texas Local Government Code Section 42.022(b) provided that the City agrees it will not annex the Lakehaven Property for a period of five (5) years from the date that the Lakehaven Property is included in Farmersville's ETJ, unless I or my successor-in-interest as owner of the Lakehaven Property gives written consent to the City of Farmersville to annex the Lakehaven Property. .

I hereby certify that the Lakehaven Property is contiguous and adjacent to the City of Farmersville, Texas, and that this Petition Requesting Inclusion of Land into the City of Farmersville's Extraterritorial Jurisdiction is signed and duly acknowledged by each and every person having an interest in said land.

By: TM
Tommy N. Cansler
Property Owner

THE STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Tommy N. Cansler, in his capacity as Owner of Lakehaven Property, 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 purposes and consideration therein expressed

Given under my hand and seal of office, this 28th day of August, 2020.



Delia Cansler
Notary Public in and for
Dallas County, Texas

EXHIBIT A

**Special Warranty Deed with Vendor's Lien
Recorded on July 19, 2019, in the
Collin County Real Property Records as Clerk's Document Number 20190719000850840
(Consisting of the following 14 pages.)**

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COLLIN §

Farmersville Investors, LP, a Texas limited partnership (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by Lakehaven Farmersville, LLC, a Texas limited liability company, whose address is 4556 Knoll Ridge Drive, Aledo, Texas 76008 (hereinafter called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the execution and delivery by Grantee of that one certain Promissory Note dated July 18, 2019 (the "Promissory Note") in the principal sum of \$7,000,000, payable to the order of Happy State Bank, a Texas banking association (the "Lender"), as therein specified, the payment of which Promissory Note is secured by the vendor's lien herein retained, and is additionally secured by a Deed of Trust, Security Agreement, Financing Statement, and Assignment of Rents of even date herewith (the "Deed of Trust") to PLA Services, Inc. as the trustee named therein for the benefit of the Lender, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, the real property located in Collin County, Texas which is more particularly described on Exhibit A attached hereto (the "Land"), together with (i) all improvements located thereon; (ii) any strips or gores between the Land and abutting properties; (iii) all rights, privileges and appurtenances pertaining thereto, including all right, title and interest of Grantor in any roads, alleys, rights-of-way and easements adjacent to or serving the Land; and (iv) one hundred percent (100%) of any and all development rights, licenses, permits, approvals, powers, privileges, options or other benefits associated with the Land, including (without limitation) all of the rights, title and interests in and to the Lakehaven Municipal Utility District (the "Lakehaven MUD") and one hundred percent (100%) of any reimbursements available from such Lakehaven MUD or from any other governmental or quasi-governmental agency (all of the foregoing collectively called the "Property"), subject to the terms and conditions set forth in this Special Warranty Deed with Vendor's Lien.

Grantor hereby reserves, and the Property does not include, the oil, gas, hydrocarbons and other minerals that are in, on or under the Land and that may be produced from it (the "Mineral Interests"); provided, however, that Grantor hereby waives all rights of access, ingress and egress over the surface of any of the Property for the purpose of mining, drilling, exploring, exploiting, producing, processing, transporting, marketing or developing the Mineral Interests or for any other reason, including, without limitation, any right to construct houses, pits, tanks, pipelines, compressors or similar structures on the Property; provided further, however, nothing herein shall prevent Grantor or its successors or assigns from exploring for, developing, and/or producing the Mineral Interests in and under the Property by pooling or by directional drilling, which enters or bottoms at least 500 feet under the surface of the Property, from well sites located on other property so long as such production activities for the Mineral Interests do not impair the lateral or subjacent support of the surface of the Property or any improvements thereon. The Mineral Interests to be excepted and reserved from the Property is subject to any valid, recorded oil and gas and other mineral lease or leases which cover the Mineral Interests, but covers and includes all delay rentals and royalties, and any other rights and payments due or to become due or which have been or may hereafter

be payable or paid under the terms of said lease or leases to the lessor therein, its successors and assigns, insofar as said lease or leases cover all or any part of the Property to be conveyed pursuant to this Special Warranty Deed with Vendor's Lien. Upon termination of any and/or all of such leases as to any of the Property described herein, the interest of said lessee, its successors and assigns, shall revert to the applicable party comprising Grantor, its successors and assigns and be subject to the surface waiver set forth herein.

This conveyance is made and accepted subject to the foregoing mineral reservation and to all items on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns FOREVER, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

BUT IT IS EXPRESSLY AGREED THAT the vendor's lien retained herein as well as superior title in and to the Property are retained against the Property and assigned, without recourse, representation or warranty, to Lender until the Promissory Note, and all interest thereon, and all sums secured by the lien of the Deed of Trust are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXCEPT FOR THE WARRANTY OF TITLE CONTAINED IN THIS DEED AND EXCEPT AS EXPRESSLY SET FORTH IN THE REAL ESTATE CONTRACT DATED MARCH 6, 2019, BETWEEN GRANTOR, AS SELLER, AND GRANTEE, AS PURCHASER, FOR THE SALE AND PURCHASE OF THE PROPERTY, (A) THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED AND ACCEPTED BY GRANTEE ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, SUBJECT TO ANY CONDITION WHICH MAY EXIST, AND WITHOUT THE EXISTENCE OF AND WITHOUT RELIANCE UPON ANY REPRESENTATION, WARRANTY, AGREEMENT, OR STATEMENT BY GRANTOR, OR ANYONE ACTING ON BEHALF OF GRANTOR INCLUDING, WITHOUT LIMITATION, ANY BROKER, ENGINEER, ARCHITECT, ATTORNEY, SURVEYOR, APPRAISER, OR ENVIRONMENTAL CONSULTANT; (B) GRANTEE HAS THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE PURCHASE OF THE PROPERTY ON THE FOREGOING BASIS; (C) GRANTEE IS RELYING SOLELY UPON SUCH INSPECTIONS, EXAMINATION, AND EVALUATION OF THE PROPERTY BY GRANTEE IN PURCHASING THE PROPERTY ON AN "AS IS," "WHERE IS" AND "WITH ALL FAULTS" BASIS, WITHOUT REPRESENTATION, WARRANTY, AGREEMENT OR STATEMENT BY GRANTOR OR ANYONE ACTING ON BEHALF OF GRANTOR, EXPRESS OR IMPLIED, OF ANY KIND OR NATURE, OTHER THAN THE WARRANTY OF TITLE CONTAINED IN THIS DEED.

Real property ad valorem taxes and assessments having been prorated to the date hereof, Grantee hereby assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2019 and subsequent years.

If the Property has been assessed for ad valorem real estate tax purposes at such rates (by exemption or otherwise) as would result in additional taxes or assessments being due in connection with the change in ownership of the Property or a change in the use of the Property for time periods prior to or after the date of this Deed, Grantee agrees to pay all such taxes and assessments, and Grantee indemnifies and agrees to

defend and hold Grantor harmless from any claim, expense or liability relating to such taxes or assessments.

Executed effective as of July 18, 2019

GRANTOR:

Farmersville Investors, LP,
a Texas limited partnership

By: Clearview Crown Partners, LP,
its limited partner
By: CCP GP, LLC, its general partner

By: [Signature]
Mike Starcher, President

By: Farmersville Investors GP, LLC,
a Texas limited liability company,
its general partner

By: [Signature]
Julian Hawes, Jr., Vice President

STATE OF TEXAS

COUNTY OF DALLAS

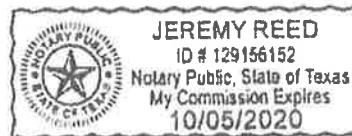
This instrument was acknowledged before me on the 18 day of July, 2019, by Mike Starcher, President of CCP GP, L.L.C., general partner of Clearview Crown Partners, L.P., limited partner of Farmersville Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

[Signature]
Notary Public in and for the State of Texas

[SEAL]

STATE OF TEXAS

COUNTY OF DALLAS



This instrument was acknowledged before me on the 17 day of July, 2019, by Julian Hawes, Jr., Vice President of Farmersville Investors GP, LLC, a Texas limited liability company, general partner of Farmersville Investors, LP, a Texas limited partnership, on behalf of said limited partnership.

Kayla Finstein
Notary Public in and for the State of Texas

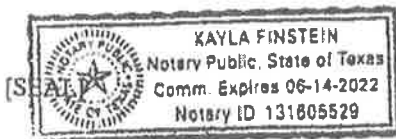


EXHIBIT A

PROPERTY

BEING 471.086 acres of land situated in the Elijah B. Reed Survey, Abstract No. 739, Collin County, Texas and being all of a called 471.016 acre tract of land described in a Deed to Farmersville Investors, LP, recorded as Instrument No. 20060324000384140 of the Deed Records of Collin County, Texas (DRCCT) and this tract being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the northwest corner of said 471.016 acre tract common to the northeast corner of a called 7.483 acre tract of land described in a Deed to Owot E. Owot & wife, Inyang Owot, recorded as Instrument No. 201412030013173 (DRCCT) and the southeast corner of a called 17.326 acre tract of land described as Tract 1 in a Deed to James F. Holliman & Lellani Holliman, recorded in Volume 4623, Page 694 (DRCCT);

THENCE North 89°48'16" East, along the north line of said 471.016 acre tract, a distance of 3436.93 feet, to a point for corner at the northeast corner thereof and being in the west line of a called 6.727 acre tract described in a Deed to Jessica N. Sayre, recorded as Instrument No. 20180522000623970 (DRCCT), near the center of County Road 551, from which a 5/8" iron rod with a yellow cap, stamped "RPLS 3963" set for reference bears South 88°16'37" West a distance of 13.85 feet;

THENCE South 00°09'32" West, along a east line of said 471.016 acre tract and the west lines of said 6.727 acre tract, a called 79.862 acre tract described in a Deed to Cecilia M. Lafon, Trustee, a called 28.532 acre tract described in a Deed to Jack Hendricks, a 28.521 acre tract of land described in a Deed to Issa Ismail, and a tract of land described in a Deed to Ibrahim Alkam, recorded in Volume 5818, Page 1656 (DRCCT), Volume 2832, Page 917 (DRCCT), Volume 2832, 915 (DRCCT), and as Instrument No. 20140214000140310 (DRCCT), respectively, a distance of 2465.00 feet, to a 5/8" iron rod with a yellow cap found for an exterior ell corner of said 471.016 acre tract;

THENCE South 89°48'42" West, along a south line of said 471.016 acre tract common to a north line of said Alkam tract, a distance of 222.48 feet, to a 5/8" iron rod with a yellow cap found for at an interior ell corner of said 471.016 acre tract common to the northwest corner of said Alkam tract and being near the center of said County Road 551;

THENCE South 00°04'34" West, along and near a barbed wire fence and with an east line of said 471.016 acre tract common to the west lines of said Alkam tract and a called 33.183 acre tract described in a Deed to Frank H. Moore, Jr., recorded in Volume 5518, Page 3839 (DRCCT), a distance of 2193.72 feet, to a 1/2" iron rod found for corner at an interior ell corner of said 471.016 acre tract common to the southwest corner of said 33.183 acre tract;

THENCE North 87°58'19" East, along and near a barbed wire fence and with a north line of said 471.016 acre tract common to the south line of said 33.183 acre tract, a distance of 1897.42 feet, to a point for corner near the base of a 10" wooden fence post at the most eastern northeast corner of said 471.016 acre tract common to the northwest corner of a called 9.99 acre tract

described in a Deed to Frank H. Moore, Jr., recorded as Instrument No. 1997060400043989 (DRCCT);

THENCE South $01^{\circ}43'10''$ West, along the a east line of said 471.016 acre tract common to the west line of said 9.99 acre tract, a distance of 733.83 feet, to a $5/8''$ iron rod with a yellow cap, found for corner in the northwest right-of-way line of County Road 550 (a variable width right-of-way) at an exterior ell corner of said 471.016 acre tract common to the southwest corner of said 9.99 acre tract;

THENCE in a southwesterly direction along southeast lines of said 471.016 acre tract common to northwest right-of-way lines of said County Road 550, the following courses:

South $56^{\circ}44'16''$ West, a distance of 469.39 feet, to a $5/8''$ iron rod with a yellow cap, stamped "RPLS 3963" set for corner at the beginning of a non-tangent curve to the left, having a radius of 613.00 feet, and a chord which bears South $36^{\circ}40'45''$ West a distance of 371.46 feet;

In a southwesterly direction along said curve to the left, having a central angle of $35^{\circ}16'26''$, a distance of 377.39 feet, to a $5/8''$ iron rod with a yellow cap, stamped "RPLS 3963" set for corner;

South $18^{\circ}47'48''$ West, a distance of 408.47 feet, to a concrete monument with an aluminum disc found for corner at an exterior corner thereof common to the northeast corner of a called 13.17 acre tract of land described in a Deed to James A. Martin & Shirley J. Martin, recorded in Volume 1856, Page 567 (DRCCT);

THENCE along the common boundary lines of said 471.016 acre tract and said 13.17 acre tract, the following courses:

South $89^{\circ}35'38''$ West, a distance of 1000.06 feet, to a $5/8''$ iron rod found for corner;

North $21^{\circ}31'34''$ West, a distance of 400.47 feet, to a concrete monument with an aluminum disc found for corner;

South $01^{\circ}08'15''$ West, a distance of 500.06 feet, to a concrete monument with an aluminum disc found for corner;

South $50^{\circ}43'08''$ East, a distance of 1121.08 feet, to a $5/8''$ iron rod with a yellow cap found for corner at the most southern corner of said 13.17 acre tract;

THENCE South $69^{\circ}20'14''$ East, along a northeast line of said 471.016 acre tract, a distance of 9.91 feet, to a $5/8''$ iron rod with a yellow cap found for corner in the west right-of-way line of said County Road 550 at an exterior corner of said 471.016 acre tract;

THENCE in a southwesterly direction along southeast lines of said 471.016 acre tract common to northwest right-of-way lines of said County Road 550, the following courses:

South 18°45'13" West, a distance of 259.13 feet, to a 5/8" iron with a yellow cap, stamped "RPLS 3963" rod set for corner at the beginning of a non-tangent curve to the right, having a radius of 199.17 feet and a chord which bears South 54°34'56" West a distance of 232.53 feet;

In a southwesterly direction with said curve to the right, having a central angle of 71°25'45", an arc distance of 248.30 feet, to a 1/2" iron rod found for corner;

South 88°36'34" West, a distance of 99.99 feet, to a 5/8" iron with a yellow cap, stamped "RPLS 3963" rod set for corner;

South 84°27'33" West, a distance of 50.24 feet, to a 5/8" iron with a yellow cap, stamped "RPLS 3963" rod set for corner;

THENCE South 00°13'34" West, along an east line of said 471.016 acre tract, a distance of 25.00 feet, to a point for corner near the center of said County Road 550 at a lower exterior corner of said 471.016 acre tract;

THENCE North 89°31'26" West, along and near the center of said County Road 550 and with a south line of said 471.016 acre tract, a distance of 865.83 feet, to a P.K. Nail set for corner at the southwest corner of last mentioned tract common to the southeast corner of Elm Creek Estates Addition, an Addition to Collin County, Texas, recorded in Cabinet F, Page 580 of the Plat Records of Collin County, Texas (PRCCT);

THENCE North 01°13'37" West, along a west line of said 471.016 acre tract, a distance of 1957.32 feet, to a 1/2" iron rod found for corner at an angle point thereof;

THENCE North 02°52'33" West, along and near a barbed wire fence and with a west line of said 471.016 acre tract, a distance of 71.45 feet, to a point for corner at an interior ell corner of said 471.016 acre tract, from which a 1/2" iron rod found for reference at the northeast corner of said Elm Creek Estates Addition bears North 89°51'01" West a distance of 5.70 feet;

THENCE North 88°51'01" West, along and near a barbed wire fence and with a south line of said 471.016 acre tract and the north line of said Addition, a distance of 1067.24 feet, to a 1" iron pipe found inside a 2" iron pipe at an angle point thereof;

THENCE North 89°12'36" West, along and near a barbed wire fence and with a south line of said 471.016 acre tract common to the north line of said Elm Creek Estates and a tract of land described as Tract 4B in a Deed to Camille Reagan, recorded in Volume 5680, Page 2201 (DRCCT), a distance of 1093.04 feet, to a 5/8" iron rod with a yellow cap found for corner in an east line of a tract of land described in a Deed to James Reynolds Costabile, recorded as 20181116001419060 (DRCCT) at a southwest corner of said 471.016 acre tract;

THENCE North 00°14'57" East, along a west line of said 471.016 acre tract common to the east line of said Costabile tracts and a tract of land described as First Tract in a Deed to Patricia Jane Eaves, recorded in Volume 1483, Page 382 (DRCCT), a distance of 2980.76 feet, to a 3/8" iron

rod found at a common corner thereof near the center of said County Road 551;

THENCE South $89^{\circ}54'45''$ West, along and near the center of said County Road 551 and with a south line of said 471.016 acre tract common to the north line of said First Tract, a distance of 569.84 feet, to a $5/8''$ iron rod found for corner at an exterior ell corner of said 471.016 acre tract;

THENCE North $00^{\circ}02'50''$ West, along a west line of said 471.016 acre tract, a distance of 2464.53 feet, to THE POINT OF BEGINNING and containing 20,520,495 square feet, or 471.086 acres of land.

EXHIBIT B

PERMITTED EXCEPTIONS

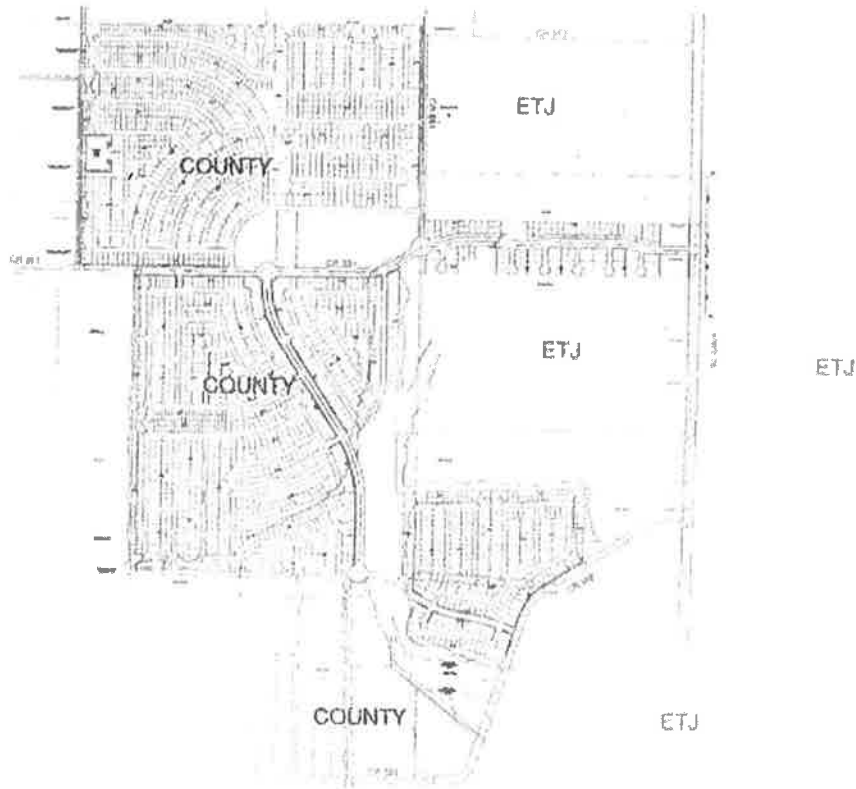
1. Terms, conditions, provisions, stipulations and obligations contained in Wastewater Regionalization Agreement, by and between North Texas Municipal Water District, the City of Farmersville, Texas and Farmersville Investors, LP, recorded April 3, 2009, as Clerk's File No. 20090403000388540, Real Property Records, Collin County, Texas.
2. Affidavit Regarding Certification of OSSF Requiring Maintenance recorded July 25, 2014, as Clerk's File No. 20140725000781630, Real Property Records, Collin County, Texas.
3. Terms, conditions, provisions, stipulations and obligations contained in Agreement Relating to Creation and Operation of Lakehaven Municipal Utility District, recorded October 17, 2013, as Clerks' File No. 20131017001430550, Real Property Records, Collin County, Texas.
4. Easement, right of way and or agreement by and between Farmersville Investors, LP, and Copeville Special Utility District, by Waterline Easement ad Right-Of-Way recorded October 6, 2014, as Clerks File No. 20141006001091760, Real Property Records, Collin County, Texas.
5. Caretaker Agreement dated July 1, 2017, by and between Farmersville Investors, LP and Robert Guinn.
6. Farming Lease Agreement dated January 1, 2009, by and between Farmersville Investors, LP and Raymon W. Montgomery.
7. Easement, right of way and or agreement by and between Farmersville Investors, L.P., and City of Farmersville, Texas, by Sanitary Sewer Easement recorded October 22, 2013, as Clerks' File No. 20131022001448090, Real Property Records, Collin County, Texas.
8. Easement, right of way and or agreement by and between Farmersville Investors, L.P., and City of Farmersville, Texas, by Right of Entry recorded October 22, 2013, as Clerks' File No. 20131022001448100, Real Property Records, Collin County, Texas.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
07/19/2019 08:03 AM
\$54.00 DUTY FEE
20190719080350840

[Signature]

EXHIBIT 2



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
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\$78.00 DFOSTER
20200909001518960



Development Regulations

LAKEHAVEN ETJ of Farmersville, Texas

Development Standards

LAKE HAVEN DEVELOPMENT STANDARDS

These Development Standards shall apply to all development within the Property. Property being as defined in Exhibit "C" – Concept Plan.

DEFINITIONS

Accessory Building or Use: In a Residential District, a subordinate building attached or detached and used for a purpose customarily incidental to the main structure, located on the same lot, such as a private garage for automobile storage, tool house, bath, or green house as a hobby (no business), home workshop, children's playhouse, storage house, garden shelter, but not involving the conduct of a business.

Block: An area enclosed by streets and occupied by or intended for buildings; or if said is used as a term of measurement, it shall mean the distance along a side of a street between the nearest two streets which intersect said street on the said side.

Building: Any structure built for the support, shelter, or enclosure of persons, chattels, or movable property of any kind. When subdivided in a manner sufficient to prevent the spread of fire, each portion so subdivided may be deemed a separate building.

Building Line: A line parallel or approximately parallel to the Street line (Right of Way) at a specific distance there from making the minimum distance from the Street line (Right of Way) that a building may be erected.

Court: An open, unoccupied space, bounded on more than two sides by the walls of a building. An inner court is a court entirely surrounded by the exterior walls of a building. An outer court is a court having one side open to a street, alley, hard or other permanent space.

District: The LAKE HAVEN Municipal Utility District of Collin County.

Dwelling Unit: A building or portion of a building which is arranged, occupied or intended to be occupied as living quarters and includes facilities for food preparation and sleeping.

Lot: Land occupied or to be occupied by a building and its accessory building and including such open space or HOA common areas having its principal frontage upon a public street or public access easement.

Lot, Corner: A Lot abutting on two intercepting or intersection Streets where the interior angle of Intersection or Interception does not exceed 135 degrees.

Lot Coverage: The percentage of the total area of a Lot occupied by the base (first Story or floor) of Buildings located on the Lot.

Lot, Interior: A Lot other than a Corner Lot.

Lot, Lines: The lines bounding a lot.

Lot, Through: A Lot having its front and rear on different Streets, or having its front or rear line on a Street and the other line on a river, lake, creek or other permanent body of water.

Lot Depth: The mean distance between the front and rear lot lines.

Lot Width: The width of a lot at the front building line.

Main Building: The building or buildings on a lot which are occupied by the primary use.

Multi-Family: Multi-Family units are attached units. Access shall be allowed from access drives or parking areas connecting to adjacent public or private streets.

Open Space: Open Space Lots provided with a specific tract will be maintained by a Home Owners Association. This will include all improvements within the floodway/floodplain area, i.e. ponds, walks, etc. not specifically conveyed to the City of Farmersville

Residential District: Any District that has residential uses as the primary use.

Single Family Dwelling Unit (Detached): A dwelling designed and constructed as a free standing structure for occupancy by one family and located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract and occupied by one family.

Street: A public or private thoroughfare which affords the principal means of access to abutting property.

Thoroughfare: An officially designated federal or state numbered highway or county or other road or street designated as a primary thoroughfare on the official Thoroughfare Plan of the City of Farmersville.

Thoroughfare Plan: The official Thoroughfare Plan of the City of Farmersville adopted by the City Council establishing the location and official right-of-way width of principal highways and Streets in the City, together with all amendments thereto subsequently adopted.

Yard: An Open Space, other than a Court, on the same Lot with a Building.

Yard, Front: An open, unoccupied space on a lot facing a street extending across the front of the lot between the side lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located.

Yard, Rear: An open, unoccupied space, except for accessory buildings as herein permitted, extending across the rear lot line or a lot from one side lot line to the other side lot line and having a depth between the building and the rear lot line as specified in the district in which the lot is situated.

Yard, Side: An open, unoccupied space or spaces on one or two side of a main building and on the same lot with the building, situated between the building and a side line of the lot and extending through from the front yard to the rear yard. Any lot line not the rear line or a front line shall be deemed a side line.

SINGLE FAMILY LOT TYPE REGULATIONS

LAKE HAVEN shall include multiple single-family lot types in order to achieve the goals of the District. The single-family lot types and specific requirements shall be as follows:

General Description: The Residential tracts are intended to accommodate a variety of single-family residential uses. The residential units will be comprised of Single Family 4, Single Family 5 and Single Family 6 products. Development standards for each of the aforementioned housing types are outlined below. The provisions of this Section apply to all residential lots as shown on the Concept Plan.

Permitted Uses: Land uses permitted within the residential lots and further described on the Concept Plan shall be as follows:

- Residential units as described herein.
- Publicly owned or HOA owned recreation facilities.
- Churches/rectories.
- Schools – public.
- Parks, playgrounds and neighborhood recreation facilities including, but not limited to, swimming pools, clubhouse facilities and tennis courts.
- Fire stations and public safety facilities.
- Real estate sales offices during the development and marketing of the Planned Development.
- Public streets and private streets.
- Electronic security facilities including gatehouse and control counter.
- Accessory buildings and uses customarily incidental to the permitted uses.
- Temporary buildings and uses incidental to construction work on the premises, which shall be removed upon completion.

Sign Regulations:

Any sign or signs within the Property shall comply with the requirements of the City of Farmersville Sign Ordinances.

Plan Requirements:

Except as otherwise specifically authorized by the City of Farmersville Subdivision Regulations, no building permit shall be issued by the City of Farmersville for any parcel of land until a Final Plat, as applicable for the specific area of the land has been recorded in the Real Property Records of Collin County Clerk and all public improvements to serve the parcel of land have been fully constructed and accepted.

Single-Family 4 (SF4):

Single-family 4 lots are a form of single family, detached front entry garage housing. This residential type will consist of smaller lots, having access and frontage on a public or private street. Should private streets be allowed, the ownership and maintenance responsibility shall be the Homeowners Association. Building and area requirements are as follows:

Lot Area: The minimum area of any lot shall be four thousand eight hundred (4,000) square feet.

Lot Coverage: In no case shall more than seventy (70) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

Building Size: The minimum square footage of a dwelling unit shall exceed one thousand three hundred (1,300) square feet of conditioned space.

Lot Width: The minimum width of any lot shall not be less than forty (40) feet at the building line, except that lots at a terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of thirty-five (35) feet at the building line; provided all other requirements of this section are fulfilled.

Lot Depth: The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-point on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.

Front Yard: The minimum depth of the front yard shall be twenty (20) feet to the main building structure. Unenclosed front porches, roof eaves, chimneys and other similar architectural elements may extend a maximum of four (4) feet into the front yard except that no portion of a structure including roof eaves may encroach into any utility easement. Variable width front building lines are encouraged and shall range from twenty (20) to twenty-five (25) feet in depth.

Side Yard: The minimum side yard on each side of a lot shall be five (5) feet. No portion of a structure including roof eaves may encroach into any utility easement. A side yard adjacent to a side street shall not be less than ten (10) feet.

Rear Yard: The minimum depth of the rear yard shall be ten (10) feet. No portion of a structure including roof eaves may encroach into any utility easement.

Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories and a maximum height of thirty-five (35) feet.

Parking: Parking and driveways shall be permitted within all required yard areas and must be paved with concrete and provide direct access to a garage.

Signage: Any sign or signs for a Single Family 4 lot shall comply with the requirements of the City of Farmersville Sign Ordinances.

Single-Family 5 (SF5):

Single-family 5 lots are a form of single family, detached front entry garage housing. This residential type will consist of smaller lots, having access and frontage on a public or private street. Should private streets be allowed, the ownership and maintenance responsibility shall be the Homeowners Association. Building and area requirements are as follows:

Lot Area: The minimum area of any lot shall be six thousand (5,000) square feet.

Lot Coverage: In no case shall more than seventy (70) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

Building Size: The minimum square footage of a dwelling unit shall exceed one thousand four hundred (1,400) square feet of conditioned space.

Lot Width: The minimum width of any lot shall not be less than fifty (50) feet at the building line, except that lots at a terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of forty-five (45) feet at the building line; provided all other requirements of this section are fulfilled.

Lot Depth: The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-point on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.

Front Yard: The minimum depth of the front yard shall be twenty (20) feet to the main building structure. Unenclosed front porches, roof eaves, chimneys and other similar architectural elements may extend a maximum of four (4) feet into the front yard except that no portion of a structure including roof eaves may encroach into any utility easement. Variable width front building lines are encouraged and shall range from twenty (20) to twenty-five (25) feet in depth.

Side Yard: The minimum side yard on each side of a lot shall be five (5) feet. No portion of a structure including roof eaves may encroach into any utility easement. A side yard adjacent to a side street shall not be less than ten (10) feet.

Rear Yard: The minimum depth of the rear yard shall be ten (10) feet. No portion of a structure including roof eaves may encroach into any utility easement.

Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories and a maximum of thirty-five (35) feet.

Parking: Parking and driveways shall be permitted within all required yard areas and must be paved with concrete and provide direct access to a garage.

Signage: Any sign or signs for a Single Family 5 lot shall comply with the requirements of the City of Farmersville Sign Ordinances.

Single-Family 6 (SF6):

Single-family 6 lots are a form of single family, detached front entry garage housing. This residential type will consist of smaller lots, having access and frontage on a public or private street. Should private streets be allowed, the ownership and maintenance responsibility shall be the Homeowners Association. Building and area requirements are as follows:

Lot Area: The minimum area of any lot shall be seven thousand two hundred (6,000) square feet.

Lot Coverage: In no case shall more than sixty-five (65) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings. Swimming pools, spas, deck, patios, driveways, walks, and other paved areas shall not be included in determining maximum lot coverage.

Building Size: The minimum square footage of a dwelling unit shall exceed one thousand five hundred (1,500) square feet of conditioned space.

Lot Width: The minimum width of any lot shall not be less than sixty (60) feet at the building line, except that lots at a terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum width of fifty-five (55) feet at the building line; provided all other requirements of this section are fulfilled.

Lot Depth: The minimum depth of any lot shall be one hundred (100) feet, except that lots at the terminus of a cul-de-sac or along street elbows/eyebrows may have a minimum lot depth, measured at mid-point on front and rear lot lines, of ninety (90) feet; provided all other requirements of this section are fulfilled.

Front Yard: The minimum depth of the front yard shall be twenty (20) feet to the main building structure. Unenclosed front porches, roof eaves, chimneys and other similar architectural elements may extend a maximum of four (4) feet into the front yard except that no portion of a structure including roof eaves may encroach into any utility easement. Variable width front building lines are encouraged and shall range from twenty (20) to twenty-five (25) feet in depth.

Side Yard: The minimum side yard on each side of a lot shall be five (5) feet. No portion of a structure including roof eaves may encroach into any utility easement. A side yard adjacent to a side street shall not be less than ten (10) feet.

Rear Yard: The minimum depth of the rear yard shall be ten (10) feet. No portion of a structure including roof eaves may encroach into any utility easement.

Building Height: Buildings shall be a maximum of two and one-half (2 ½) stories and a maximum height of thirty-five (35) feet.

Parking: Parking and driveways shall be permitted within all required yard areas and must be paved with concrete and provide direct access to a garage.

Signage: Any sign or signs a Single Family 6 lot shall comply with the requirements of the City of Farmersville Sign Ordinances.

LOW DENSITY MULTI-FAMILY RESIDENTIAL REGULATIONS

General Description: Multi-family units are attached units. Access shall be allowed from access drives or parking areas connecting to adjacent public or private streets. Requirements for multi-family development shall be governed by standards as described below. The provisions of this Section apply to "Low Density Multi Family" as designated on the Concept Plan in Exhibit C.

Permitted Uses: Permitted uses shall be as follows:

- College or university
- Community center: PUBLIC OR PRIVATE
- Convent or monastery
- Electrical substation
- Electrical transmission lines
- Fire or police station
- Home for aged, residence
- Hospital, acute care
- Local franchise utility
- Multiple – family
- Municipal building and uses
- Natural Gas regulating station
- Park or public playground
- Railroad track or right-of-way
- Religious institution
- School, primary and secondary
- Sewage pumping station
- Single Family Detached
- Telephone exchange, switching, or relay or transmission station
- Water pumping station

Lot Development Regulations:

All Multi-Family uses shall require approval of a site plan prior to construction.

Density - Allowed densities for each of the multi-family tracts shall be twenty (20) dwelling units per net acre. The maximum number of units permitted with three or more bedrooms shall be thirty (30) percent.

Lot Area: The minimum area of any lot shall be ten thousand (10,000) square feet.

Lot Coverage: In no case shall more than sixty (60) percent of the total lot area be covered by the combined area of the main buildings and accessory buildings.

Minimum Dwelling Size - Dwelling unit minimums shall be as follows:

Efficiency unit,	400 square feet
One bedroom unit,	500 square feet
Two bedroom unit,	650 square feet
Three bedroom unit,	750 square feet

Front Yard: The minimum depth of the front yard shall be twenty-five (20) feet.

Side Yard: The minimum side yard on each side of the lot shall be fifteen (15) feet. A side yard adjacent to a street shall be a minimum of twenty-five (10) feet. A building separation of fifteen (15) feet shall be provided between multi-family structures. A

minimum side yard of sixty (60) feet shall be required where units abut a tract designed for single family uses on the Concept Plan Exhibit C except for:

When the buildings housing the multi-family units are single-story structures. In this event, the minimum side yard setback shall be fifteen (15) feet; and/or

When the buildings housing the multi-family units are abutting a City Park. In this event, the minimum side yard setback shall be thirty five (35) feet.

Nothing in this Section is intended to or shall eliminate or supersede any requirements of the Farmersville building or fire codes that establish regulations dealing with building separations or fire resistive construction.

Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet. A minimum rear yard of sixty (60) feet shall be required where units abut a tract designated for single family uses on the Concept Plan except for:

When the buildings housing the multi-family units are single-story structures. In this event, the minimum rear yard setback shall be fifteen (15) feet; and/or

When the buildings housing the multi-family units are abutting a City Park. In this event, the minimum rear yard setback shall be thirty five (35) feet.

Nothing in this Section is intended to or shall eliminate or supersede any requirements of the Farmersville building or fire codes that establish regulations dealing with building separations or fire resistive construction.

Lot Width: The width of any lot shall not be less than eighty (80) feet.

Lot Depth: The minimum depth of any lot shall not be less than one hundred twenty (120) feet.

Building Height: The permitted height of all multi-family structures shall not exceed three (3) stories; provided, however, no multi-family structure shall exceed two (2) stories when located one hundred fifty (150) feet or less from an abutting property line designated for single family uses on the Concept Plan In Exhibit C, unless otherwise approved by the City Council at the time of Concept Plan update and site plan approvals.

Parking Requirements – Low Density Multi-Family

Additional parking requirements for multi-family tracts developed for multi-family use shall be as follows:

- a. Two (2) off-street parking spaces shall be provided for each one (1), or two (2) bedroom multi-family dwelling unit.
- b. Three (3) off-street parking spaces shall be provided for each multi-family unit with three (3) or more bedrooms.
- c. Parking shall be permitted within all required side and rear yard areas. No parking shall be permitted within the required front yard area.

Architectural Design Standards:

Apartment complexes shall observe all the design standards set for office, retail and commercial development and shall comply with all City of Farmersville multi-family design and development standards.

All Multi-Family, Institutional and Commercial/Retail/Office uses shall require approval of a site plan prior to development.

Landscaping: Landscaping will be provided in accordance to the City of Farmersville Landscape Ordinances.

Land Use Summary:

<u>Use</u>	<u># of Lots/Units</u>	<u>Acres</u>	<u>Density</u>
Total Acreage		503.42	
SF 4 Lots	575		
SF 5 Lots	1074		
SF 6 Lots	345		
Total Residential Lots	1994		
Multi-family	200	17.0	
Amenity Center	1	4.62	
Open Space		45.0	

Development and Design Standards:

- A) In addition to the permitted uses stated for each use, the following temporary or permanent uses are permitted within the District:
- Temporary construction yard and field office associated with the construction of the development and houses within the development.
 - Temporary concrete batch plant associated with the construction of the development.
 - Temporary sales center for sale of new on-site homes by builders.
 - Sewage pumping station or package plant.
 - Private Utility.
 - Utility distribution/transmission lines.
 - Water reservoir or water pumping station.
 - Water wells (irrigation and pond filling).
 - Existing oil and gas operations as permitted by the City of Farmersville or the TCEQ.

- B) All residential structures shall include at least four (4) of the following design features on the façade or visible from the front or side street:**
- a. Carriage style garage door with hardware
 - b. Architectural pillars or posts
 - c. Brick Chimney on exterior wall
 - d. Cast stone accents
 - e. Covered front porches (minimum 60 square feet covered by main roof or an architectural extension)
 - f. Dormers or Gables
 - g. Garage door NOT facing the street
 - h. Roof accent upgrades (i.e., metal, tile, slate)
 - i. Greater than 8:12 primary roof pitch, or variable roof pitch
 - j. Separate transom windows
 - k. Variable roof pitch
 - l. Shutters
 - m. Masonry arches
 - n. Mixed masonry material
 - o. Coach lights
 - p. Decorative attic or gable feature, minimum 2 square feet in size, i.e. vent, window, or brick detail
 - q. Decorative driveway, i.e. salt finish, exposed aggregate, or other treatments approved by the City's Building Official
- C) Design Elevations:** No elevation may be repeated for a distance of four (4) lots, either on the same side or opposite side of the street.
- D) Exterior Materials:** All residential structures shall be constructed with a minimum of two (2) exterior materials along the front façade facing the street. At a minimum, these materials must include brick, stone, cast stone or stucco and shall be provided in proportions that create a perceptible variation in materials. Soldier brick and other similar variations in material are highly encouraged. Overall 70% masonry is required, except for windows, doors, roof dormers, and walls over roofing. Other materials of equal or similar characteristics may be allowed upon the approval of the City's Building Official. Masonry as defined by the International Building Codes.
- E) All Residential Structures:** Shall have, at a minimum, two (2) different height plate limits and two (2) offsets in the front elevation.
- F) Roofs:** Residential structures shall have a minimum 7/12 roof pitch on the main body of the structure. A porch or accent roof may have a minimum 4/12 roof pitch, but this may not exceed fifteen (15) percent of the entire roof.
- G) Out-Buildings:** All Out-Buildings, i.e., buildings not attached to the main residential structure. All Out-Buildings will be approved by the H.O.A. and the

Architectural Review Committee prior to construction and permitted through the City of Farmersville.

- H) Livestock:** Livestock, other than allowed by City of Farmersville Ordinances are not allowed.
- I) Fencing:** Fencing on all residential lot types will be a stained 6' wood fence with steel posts and a wood cap, except that any lot siding or backing onto an Open Space lot or street side yard will be required to have wrought iron fencing. Pool fencing for all lot types will comply with City of Farmersville Ordinances.
- J) Garages and Driveways:** A private garage for not more than three (3) automobiles but at least two (2) full sized automobiles must be constructed and maintained as a garage for each residential housing type. Each driveway must accommodate two vehicles in front of the garage for off-street parking requirements. The garage door will face either the front of the lot, be a side or rear entry garage. Garages shall have upgraded garage doors including but not limited to decorative hinges, handles, etc.
- K) Driveways** on each residential lot and all sidewalks visible from a street may be constructed of broom finish concrete, aggregate concrete, stamped concrete or brick pavers. At the time of construction of a dwelling, the home builder shall also construct a five (5) foot sidewalk which shall be placed and constructed within the street right of way in accordance with City of Farmersville specifications and ordinances, behind the curb. The driveway turnout shall be constructed in such manner as to provide an attractive transitional radius from the curb and gutter into the driveway entrance and shall prevent escape of drainage water from the street onto any lots. Asphalt and gravel driveways and sidewalks are specifically prohibited.
- L) Every part of a required Side Yard** (including Side Yards adjacent to a street) shall be open and free of structures except fences, accessory buildings not on a structural concrete foundation, landscaping and air conditioning units. Ordinary projections of window sills, belt courses, cornices and other architectural features may project not more than 12" (twelve inches) into the required Side Yard, and roof eaves may project no more than 30" (thirty inches) into the required Side Yard.
- M) Fences and gates** located in the Side Yard facing the street or any designated Open Space Lot shall be wrought iron or material of similar appearance.
- N) HVAC units** (excepting vents and stacks) shall be screened from view of a street.
- O) Lift Stations** shall be screened with a minimum 8' masonry wall to include brick, stone, rock, concrete block or precast masonry and landscaped with one (1) tree or four (4) shrubs every 25 linear feet around the perimeter wall, except at access gates. Design shall include venting for appropriate air circulation.

- P)** All yards shall be irrigated with an automatic sprinkler system that includes a rain sensor.
- Q)** Landscape buffers adjacent to a collector or arterial public right-of-way shall contain at least one large canopy tree, minimum 3" caliper at 36" high, every 50 linear feet or fraction thereof of street frontage, inclusive of driveways. Trees may be grouped or clustered to facilitate site design but shall not exceed 250 linear feet between trees. For every five large canopy trees or fraction thereof required along the street frontage, two small ornamental trees, minimum 2" caliper at 24" high, shall also be provided. For every five large canopy trees or fraction thereof required along the street frontage, 1,200 square feet of ornamental plantings shall be planted along the sidewalk/trails. Ornamental plantings may be grouped or clustered to facilitate design but shall not exceed 2,500 linear feet between groupings and/or clusters. Sidewalks and trails shall have a meandering alignment and may encroach into the landscape buffer. Landscape planting areas shall be included intermittently along either side of the sidewalk and trail within the landscape buffer. No trees or plantings exceeding 24" tall and no landscape berms will be allowed at any street intersection within a Visibility Triangle as defined by the City of Farmersville. Landscaping, sidewalk, trail and buffer requirements are only required as each Phase of lots are platted.
- R)** The single-family uses shall generally develop in accordance to the Concept Plan, including the street layout and lots, unless superseded by a Preliminary Plat approved by the City of Farmersville.
- S)** The owner/applicant shall submit a Preliminary Plat for review and approval by the City of Farmersville prior to submitting a final plat and construction plans for Phase development.
- T)** A Homeowners Association (HOA) shall be established and will maintain all Common Area/Open Space Lots.
- U)** At least one (1) common area space shall be greater than 1.5 acres and include a swimming pool, playground, restroom facilities and a splash pad. The area shall be improved prior to the acceptance of the 350th final platted lot.
- V)** Mailboxes shall be decorative metal and clustered in areas designated by the USPS.
- W)** A Trail Use Agreement or a trail easement shall be allowed within the existing pipeline easements, subject to permission being granted, and also subject to the terms and conditions of the easement and the easement holders.
- X)** Institutional uses such as public schools or churches, located in the residential districts, shall provide a minimum side yard of 50 feet on either side of the main building.
- Y)** Accessory buildings within LAKE HAVEN shall comply with City of Farmersville Zoning Ordinance.

- Z) Nothing in these Development Standards shall be construed as preventing any Architectural Control Committee with jurisdiction over any neighborhood from further restricting permission, location and type of accessory structure.
- A) Interior Lots: At least two (2) canopy trees per lot shall be planted in the front yard prior to the issuance of a CO permit for the dwelling. Trees shall be a minimum of three (3) inch caliper.
- B) Corner Lots: In addition to the front yard trees, at least one (1) canopy tree per lot shall be planted in the side yard of lots adjacent to a street prior to the issuance of a CO permit for the dwelling. Trees shall be a minimum of three (3) inch caliper.
- C) To prevent soil erosion, control run-off and effectively manage the storm water drainage patterns in the City, developed lots with buildings requiring a Certificate of Occupancy, dedicated open spaces, easements, etc. that have areas that are not covered by impervious materials shall be covered by one or more of grasses, vegetative groundcover or non-vegetative groundcover at the time of construction completion.
- D) All non-residential development within LAKE HAVEN shall comply with Landscaping Standards of the City of Farmersville Zoning Ordinance in effect at the time of City Council approval of this Ordinance.
- E) **STREETS:** Streets will be in compliance to the City of Farmersville standards and specifications.

There will be three (3) street types within LAKE HAVEN 1) local street; 2) collector street; 3) regional 2-lane divided street

Local Street

Street Type: Two-Lane Undivided

Right-Of-Way Width: 50 feet

Pavement: 27 feet Back to Back

Collector Street

Street Type: Two-Lane Undivided

Right-Of-Way Width: 65 feet

Pavement: 37 feet Back to Back

Major Arterial

Street Type: 4-Lane Undivided

Right-Of-Way Width: 70 feet

Pavement: 45' feet Back to Back

SIDEWALKS: Sidewalks shall be installed per City of Farmersville's standard construction detail per each rights-of-way designation. The placing of sidewalks will be required on both sides of publicly maintained streets within the Property.

ARTICULATION OF FENCES AND SCREEN WALLS:

- A) Applicability: This section applies to screen walls located along the perimeter of a tract or parcel subject to an application for subdivision approval and abutting a collector or arterial street.
 - B) Screen Walls will be located within a Screen Wall Maintenance Easement. Screen walls will be maintained by the HOA.
 - C) Screen walls will be required along right-of-ways in excess of ninety (90) feet in width. Masonry screen walls will be required along right-of-ways where lots abut said right-of-way. Wrought iron fencing will be allowed, with or without a combination of masonry elements, along right-of-ways that abut open spaces and along the 90 ft rights-of-way and in excess of twenty-five (25) feet in depth. Depth is measured as perpendicular to the right-of-way line.
 - D) Masonry screen walls be required to provide a separation of uses. Walls will be required between Commercial/Office/Retail to any Single-Family or Multi-Family use, where those uses abut.
 - E) Standards: Materials. A fence may be constructed of permanent material, such as stone, rock, concrete, brick, decorative wrought iron or other materials that are similar in durability.
1. The following materials shall not be used for screen walls subject to this section:
 - a. Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence;
 - b. Plywood;
 - c. Barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury.

EASEMENT STANDARDS:

- A) Utility easements shall be provided within the proposed subdivision as may be necessary to assure the proper design, installation and maintenance of either underground or aerial utilities. Easement widths shall be determined by the type of utility; however, an easement shall not normally be required adjacent to a dedicated right-of-way.
- B) The minimum width for easements shall be:
 1. Utility easements (along property lines, if required) shall be five feet (5') on each side of the property line.

2. Utility Easements along right-of-ways shall be 10' in width for franchise utilities and 15' exclusive easements on main side and 5' on meter side, as per city requirements.
 3. Drainage easements shall be the width of the drainage structure plus five feet on each side, rounding the total distance down to the nearest foot, or the width of the 100-year floodplain, whichever is greater.
 4. Fire lane access easement shall be 24 feet.
- C) When easements in areas adjoining proposed subdivisions are necessary to provide adequate passage of stormwater or to serve such subdivisions with utilities, the subdivider shall have the primary responsibility for obtaining such easements.
- D) When a proposed subdivision is traversed by a watercourse, drainageway, channel or stream or a proposed stormwater easement, the developer shall make the required improvements, if any, and dedicate the required right-of-way or easements.
- E) Wherever land which is covered by a floodway designation, a stormwater easement shall be placed on the plat covering the floodway area and such easement shall allow for access, maintenance or alteration of the floodway area. A statement shall be placed on the plat as follows: "Structures, including fences and fill material are prohibited in the floodway."

DEVELOPMENT IN FLOODPLAIN:

- A) A floodplain development permit will be required for any structures developed in the floodplain.
- B) All structures shall be a minimum of three (3) feet above the base flood elevation.

ENTRY FEATURES: Entry features will be required on all streets where they intersect with a ninety (90) foot right-of-way or larger. Detailed entry feature plans will be required with the construction plans for each phase. At a minimum each side of the entry feature will require: a) two (2) 3" caliper trees; b) thirty (30) 3-gallon, or larger shrubs and c) a minimum of 200 square feet of landscaped beds with flowers and ornamentals.

Each entry feature will be composed of material similar to and complementary to the materials used for screen walls within the subdivision. The entry walls will be a minimum of six (6) feet tall and a minimum of thirty (30) linear feet in length – excluding any screen walls and have at least one (1) angle point in the wall.

FIRE CODES:

All structures within the development must meet all Fire Department development standards and the International Fire Code development standards as adopted by the City at the time of construction.

INGRESS/EGRESS:

Phased development shall maintain a minimum of two (2) points of ingress.

LIGHTING: The standards established within this section are intended to provide requirements in addition to the lighting standards established within City of Farmersville Subdivision Regulations.

- a. The developer has the option to provide decorative exterior lighting along all sidewalks, trails and exterior pedestrian corridors. The following pictures of decorative street lights taken from Oncor Electric Delivery's *Decorative Street Lighting Brochure* are illustrative of the nature of decorative lighting sought by this provision. The phrases "decorative exterior lighting," "decorative lighting," and "decorative street lights" refer to the shape and design of the light fixture, light pole and/or mounting bracket rather than the illumination cast by the fixture. The developer also has the option to provide more modern styles of interior lighting, including LED lighting. Examples of this option are provided below.





- b.** All parking for the amenity center shall be illuminated.
- c.** All lighting on parcels or tracts within the Property shall be shielded or directed to avoid light pollution on adjacent properties and parcels outside the Property. Lighting levels at the property line of any tract or parcel within the Property that is adjacent to property contiguous to the Property shall not exceed 0.1 foot candles measured at the property line.

Exhibit A

PROPERTY DESCRIPTION 503.418 Acres

PROPERTY DESCRIPTION

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE ELIJAH B. REED SURVEY, ABSTRACT NO. 739, COLLIN COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CONVEYED TO SARAH WELLS MACIAS, NANCY WELLS WARDER, KATHERINE WELLS POWER, AND MARIANNE WELLS SAMS, ACCORDING TO THE DEED FILED OF RECORD IN THE COLLIN COUNTY CLERK'S FILE NUMBERS 97-0008089, 97-0008088, 97-0008087, AND 97-0008086, OF THE DEED RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS :

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO SARAH WELLS MACIAS, NANCY WELLS WARDER, KATHERINE WELLS POWER, AND MARIANNE WELLS SAMS, ACCORDING TO THE DEED FILED OF RECORD IN COLLIN COUNTY CLERK FILE NUMBERS 97-0008089, 97-0008088, 97-0008087, AND 97-0008086 OF THE DEED RECORDS OF COLLIN COUNTY TEXAS (D.R.C.C.T.), ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE PAOLO AND FRANCES A. SICILIANO REVOCABLE LIVING TRUST, VOLUME 4581, PAGE 1741 D.R.C.C.T. ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAMES F. HOLLIMAN AND LELLANI HOLLIMAN VOLUME 4623, PAGE 0694 D.R.C.C.T. AND ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TERRY BRURING VOLUME 4406, PAGE 0459 D.R.C.C.T.;

THENCE ALONG THE SOUTH LINE OF SAID BRURING TRACT AND THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO DENNIS P. SCHWARTZ ACCORDING TO THE DEED FILED OF RECORD IN COLLIN COUNTY CLERK FILE NUMBER 95-0044460 D.R.C.C.T., N 89°48'12" E, A DISTANCE OF 3436.86 FEET TO A 5/8" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "COTTON SURVEYING" (HEREINAFTER REFERRED TO AS CAPPED IRON ROD SET) FOR THE NORTHEAST CORNER OF SAID WELLS TRACT ALSO BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 551;

THENCE WITH SAID APPROXIMATE CENTERLINE S 00°09'36" W, A DISTANCE OF 1937.82 FEET TO A CAPPED IRON ROD SET SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JACK HENDRICKS AND RECORDED IN VOL. 2832, PG. 917, D.R.C.C.T. ;

THENCE ALONG SOUTH PROPERTY LINE OF SAID JACK HENDRICKS TRACT S 89°59'50", E A DISTANCE OF 2677.07 FEET TO A CAPPED IRON ROD SET SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE HWY. 78;

THENCE ALONG WESTERLY RIGHT-OF-LINE OF SAID STATE HWY. 78, S 00°01'01" E, A DISTANCE OF 527.18 FEET TO A CAPPED IRON ROD SET, SAID POINT ALSO BEING, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO BRAHM OMAR ALKAM AND RECORDED IN CCCF #92-0046471, D.R.C.C.T.;

THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HWY. 78 AND ALSO CONTINUING ALONG THE NORTH LINE OF SAID BRAHM OMAR ALKAM TRACT, S 89°59'50" W, A DISTANCE OF 2677.64 FEET TO A CAPPED IRON SET;;
THENCE CONTINUING ALONG SAID NORTH PROPERTY LINE AND SAID BRAHM OMAR KALAM APPROXIMATE CENTERLINE S 89°48'46" W, A DISTANCE OF 222.48 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID ALKAM TRACT:

THENCE ALONG THE WEST LINE OF SAID ALKAM TRACT AND THE WEST LINE OF A TRACT OF LAND CONVEYED TO FRANK H. MOORE, JR. ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 05518, PAGE 03839, D.R.C.C.T., S 00°04'27" W, A DISTANCE OF 2193.22 FEET TO A 3/8" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID MOORE TRACT N 87° 59'17" W, A DISTANCE OF 1897.29 FEET TO A 10" FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO FRANK H. MOORE, JR., DDS ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 03925, PAGE 01678, D.R.C.C.T.;

THENCE ALONG THE EAST LINE OF SAID MOORE TRACT S 01°41'55" W, A DISTANCE OF 733.82 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID MOORE TRACT AND THE NORTHERN MOST CORNER OF A TRACT OF LAND CONVEYED TO THE UNITED STATES OF AMERICA ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 769, PG. 393 D.R.C.C.T. AND BEING IN THE NORTH LINE OF COUNTY ROAD 550;

THENCE ALONG SAID NORTH LINE S 56°44'32" W, A DISTANCE OF 469.39 FEET TO A 1/2" IRON ROD FOUND FOR THE WESTERN MOST CORNER OF SAID UNITED STATES OF AMERICA TRACT;

THENCE CONTINUING ALONG SAID NORTH LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 377.39 FEET, WITH A RADIUS OF 613.00 FEET, WITH A CHORD BEARING OF S 36°41'01" W, AND WITH A CHORD LENGTH OF 371.46 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE CONTINUING ALONG SAID NORTH LINES 18°48'04" W, A DISTANCE OF 409.01 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF A TRACT OF LAND CONVEYED TO UNITED STATES OF AMERICA ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 755, PAGE.382 D.R.C.C.T.;

THENCE DEPARTING THE NORTH LINE OF COUNTY ROAD 550 AND ALONG THE NORTH LINE OF SAID UNITED STATES OF AMERICA TRACT S 89°37'50" W, A DISTANCE OF 999.94 FEET TO A CAPPED IRON ROD SET;

THENCE CONTINUING ALONG SAID NORTH LINE N 21°35'06" W, A DISTANCE OF 400.00 FEET TO A CAPPED IRON ROD SET;

THENCE ALONG THE EAST LINE OF THE SAME TRACT S 01°12'29" W, A DISTANCE OF 500.15 FEET TO A CAPPED IRON ROD SET;

THENCE ALONG THE SOUTH LINE OF THE SAME TRACTS S 50°45'23" E, A DISTANCE OF 1121.34 FEET TO A CAPPED IRON ROD SET;

THENCE ALONG SAID SOUTH LINE S 70°30'06" E, A DISTANCE OF 10.00 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF COUNTY ROAD 550;

THENCE ALONG SAID NORTH LINE S 18°45'29" W, A DISTANCE OF 259.13 FEET TO A CAPPED IRON ROD SET;

THENCE CONTINUING ALONG SAID NORTH LINE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 248.30 FEET, WITH A RADIUS OF 199.17 FEET, WITH A CHORD BEARING OF S 54°35'12" W, WITH A CHORD LENGTH OF 232.53 FEET TO A CAPPED IRON ROD SET;

THENCE CONTINUING ALONG SAID NORTH LINE S 88°36'50" W, A DISTANCE OF 99.99 FEET TO A CAPPED IRON ROD SET;

THENCE CONTINUING ALONG SAID NORTH LINE S 84°27'49" W, A DISTANCE OF 50.24 FEET TO A CAPPED IRON ROD SET;

THENCE DEPARTING SAID NORTH LINE S 00°13'50" W, A DISTANCE OF 25.00 FEET TO A CAPPED IRON ROD SET IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 550;

THENCE ALONG SAID APPROXIMATE CENTERLINE N 89°31'10" W, A DISTANCE OF 865.15 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF ELM CREEK ESTATES ACCORDING TO THE PLAT FILED OF RECORD IN CABINET F, PAGE 580 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS;

THENCE ALONG THE EAST LINE OF ELM CREEK ESTATES N 01°15'09" W, A DISTANCE OF 1958.43 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ALONG SAID EAST LINE N 02°42'48" W, A DISTANCE OF 70.06 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF ELM CREEK ESTATES;

THENCE ALONG THE NORTH LINE OF ELM CREEK ESTATES N 88°49'13" W, A DISTANCE OF 1067.24 FEET TO A 1" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF ELM CREEK ESTATES AND THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THELMA MONTGOMERY ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 259, PAGE 136, D.R.C.C.T.;

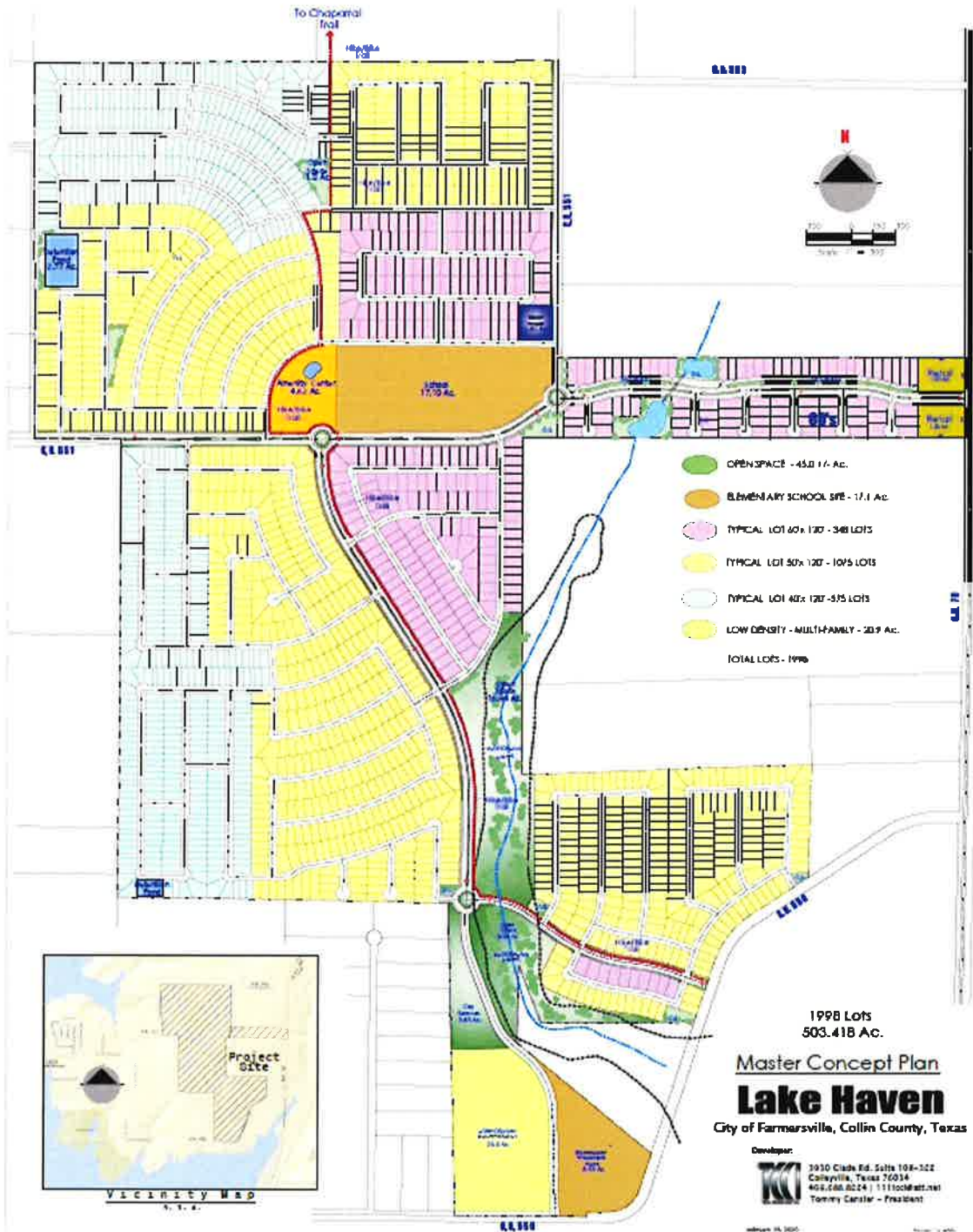
THENCE ALONG THE NORTH LINE OF SAID MONTGOMERY TRACT N 89°13'34" W, A DISTANCE OF 1092.63 FEET TO A CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF SAID MONTGOMERY TRACT LYING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO PHOEBE NELL COLLIN PURCELL, WAYNE FOSTER COLLIN, AND GENE DOYLE COLLIN, ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 916, PAGE 300 D.R.C.C.T. AND BEING THE WESTERN MOST SOUTHWEST CORNER OF THIS TRACT;

THENCE ALONG THE EAST LINE OF SAID COLLIN TRACT AND THE EAST LINE OF A TRACT OF LAND CONVEYED TO WAYNE FOSTER COLLIN AND GENE DOYLE COLLIN ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 5706, PAGE 03471, D.R.C.C.T., AND ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO JOSEPH ASTON, JR. ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 381, PAGE 487, D.R.C.C.T., AND ALONG THE EAST LINE OF A TRACT OF LAND CONVEYED TO PATRICIA JANE EAVES ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 1483, PAGE 382, D.R.C.C.T., N 00°15'03" E, PASSING AT A DISTANCE OF 150.08 A 1/2" IRON ROD FOUND WITH AN ORANGE PLASTIC CAP, IN ALL A DISTANCE OF 2981.00 FEET TO A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAVES TRACT AND BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 551;

THENCE ALONG THE NORTH LINE OF SAID EAVES TRACT AND SAID APPROXIMATE CENTERLINE S 89°53'05" W, A DISTANCE OF 570.39 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE PAOLO AND FRANCES A. SICILIANO REVOCABLE LIVING TRUST ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 4581, PAGE 1761, D.R.C.C.T.;

THENCE ALONG THE WEST LINE OF A ROAD CALLED LONESOME DOVE AND ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO THE PAOLO AND FRANCES A. SICILIANO REVOCABLE LIVING TRUST ACCORDING TO THE DEED FILED OF RECORD IN VOLUME 4581, PAGE 1741, D.R.C.C.T., N 00°02'46" W, A DISTANCE OF 2464.40 FEET TO THE POINT OF BEGINNING AND HAVING AN AREA OF 20,658,623 SQUARE FEET OR 503.418 ACRES OF LAND, MORE OR LESS.

Exhibit C Concept Plan





RED CAPROCK ENGINEERING

214.682.5206
andrew@tcci.tx.com

3930 Glade Rd., S. 108-322
Colleyville, Texas 76034

September 17, 2020

DANIEL & BROWN, INC.

Attn: Jacob Dupuis, P.E.
118 McKinney St.
Farmersville, Tx. 75442

Re: Lake Haven Preliminary Plat & Concept Plan Review Letter (dated Sept. 16, 2020)

Mr. Dupuis,

Below you will find our responses to your review letter for the above-mentioned project.

Concept Plan: (DBI review comments in Blue)

Screening is not shown or included:

We have added a note and a detail to both the Concept Plan and Preliminary Plat concerning screening along the major blvds (Lakehaven Blvd., Texoma Blvd and Caddo Dr.) We have also added a note and detail for the perimeter fencing along the collectors.

Traffic Impact Analysis required:

We are addressing the TIA requirement via a separate formal letter pertaining to the delivery of such report within the timeframe of 60 days.

Preliminary Plat:

Proposed layout does not follow City thoroughfare plan:

City thoroughfare plan states Lonesome Dove to be a Major Arterial-4 Lane (70' ROW); we now have dedicated 35' of ROW to accommodate. CR 551 and CR 553 are Collector 2-3 Lane (65' ROW). We have 32.5' of ROW dedicated for north/south CR 553 and 90' of ROW dedication for east/west CR 551. The CR 550 portion along the most southern part of project is a Principal Arterial 4-6 Lane (120' ROW). We have dedicated 60' of ROW for that portion of CR 550.

Lake Dr. appears to be a dead-end street, not allowed:

Lake Dr. has been removed and is now Open Space.

Preliminary Engineering:

Utilities running meandering thru proposed lots should be re-routed:

All utilities that were previously being routed between lots have now been re-routed into the ROW, except for a short length of storm sewer in the back of a few lots. This portion of storm sewer will need to be reviewed in more detail with final design of construction documents with hopes of being re-routed into street ROW.

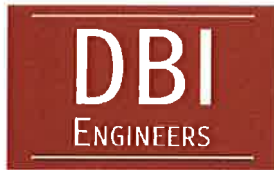
Developers Agreement:

Development Standards do not follow recent Thoroughfare Design Manual:

We have addressed parts of the standards that were incorrect and or omitted. We will include revised standards in our next submittal.

Respectfully,

Andrew Cansler, P.E.
RED Caprock Engineering



September 17, 2020

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

RE: Lake Haven MUD
Dated September 17, 2020

The above referenced project has been reviewed according to the ordinances of the City of Farmersville. The following comments have been provided to the developer but not resolved. The developer responses are shown below.

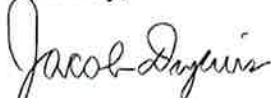
- Concept Plan
 - Traffic Impact Analysis required for development of this size.
 - We are addressing the TIA requirement via a separate formal letter pertaining to the delivery of such report within the timeframe of 60 days.
- Preliminary Engineering
 - Storm sewer and sewer force main utilities running across lots should be rerouted to streets or across frontage of lots.
 - Storm sewer will be looked at in more detail during construction document phase and possibly re-routed as well.

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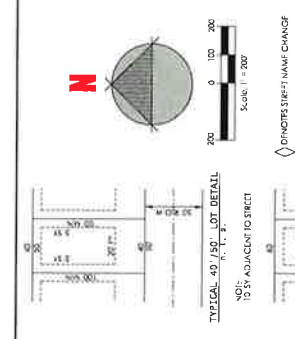
- Obtaining the TIA and implementing any requirements necessary
- Re-routing of force main utilities out of lot backyards

I am available for any questions you may have.

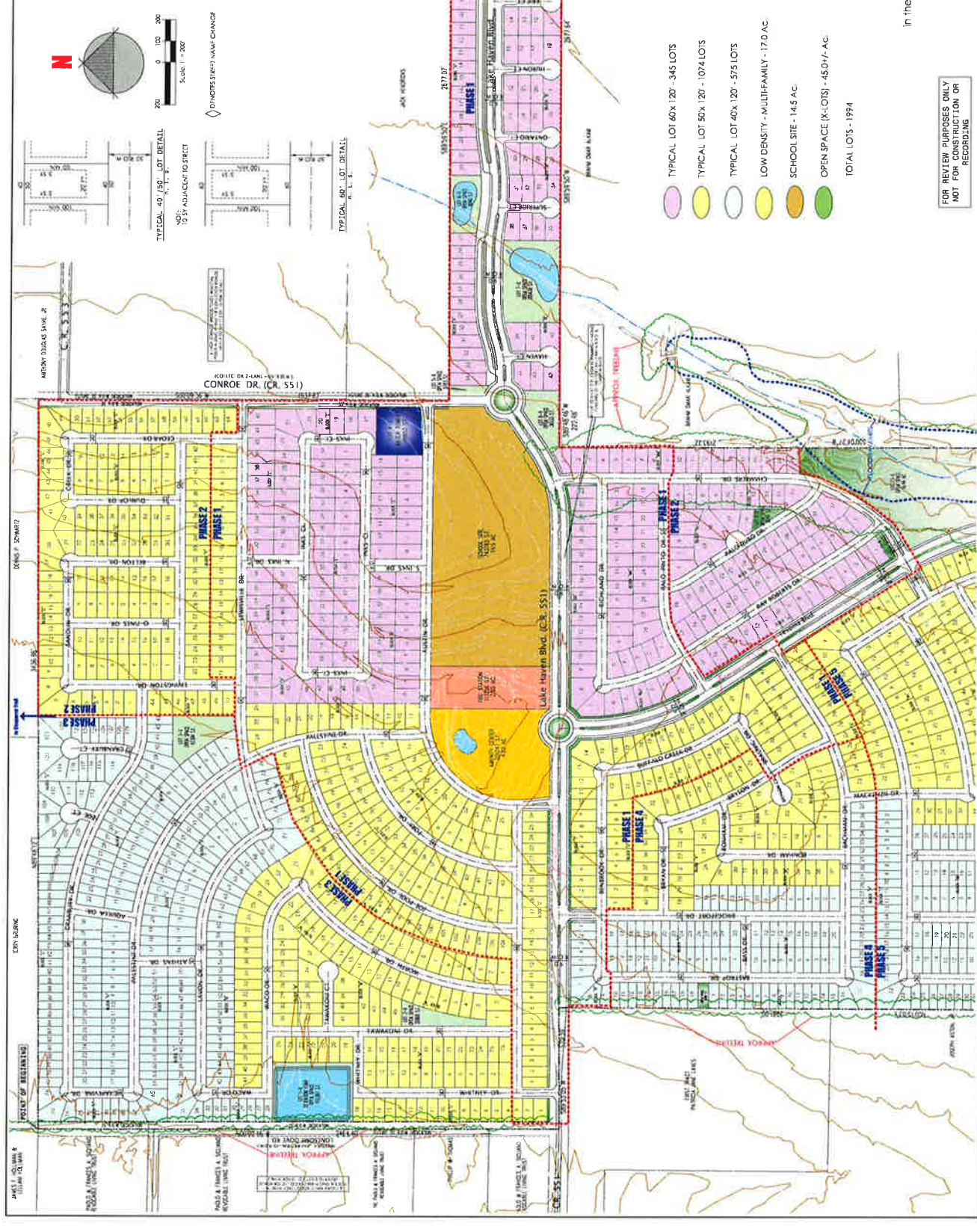
Sincerely,


Jacob Dupuis, P.E.

DANIEL & BROWN INC.
118 MCKINNEY STREET | PO BOX 606 | FARMERSVILLE, TEXAS 75442
OFFICE 972-784-7777 | WWW.DBICONCONSULTANTS.COM
FIRM REGISTRATION NO: F-002225



ALL DEVELOPMENT WITHIN THE 100' WIDE CORRIDOR SHALL BE IN ACCORDANCE WITH THE CITY OF FARMERSVILLE, TEXAS. THE PROJECT SITE IS LOCATED WITHIN THE CITY OF FARMERSVILLE, TEXAS. THE PROJECT SITE IS LOCATED WITHIN THE CITY OF FARMERSVILLE, TEXAS. THE PROJECT SITE IS LOCATED WITHIN THE CITY OF FARMERSVILLE, TEXAS.



Concept Plan **LAKE HAVEN**

- 1994 Total Lots
- 1- 40's - 575 LOTS - 1074 LOTS
 - 2- Comm/Retail Tracts
 - 1- Multi-Family Tract (17.0 AC)
 - 1- School Site (14.5 AC)
 - 1- Amenity Area (4.62 AC)
 - 1- Water tower Site (1.61 AC)
 - 1- Wastewater Treat. Plant (8.38 AC)
 - Open Space 18-X Lots, Landscape Buffer (45.0 AC)

Being a 503.42 acre tract of land situated in the E1/4 of the City of Farmersville, Collin County, Texas

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR RECORDING

Owner: **RED CARBON DEVELOPMENT, LLC**
3906 Gates Rd. Suite 100-222
Carmichael, Texas 75004
Phone: 940-222-1111
Fax: 940-222-1111
Email: info@redcarbon.com

Agenda Section	Regular Agenda
Section Number	VIII.P
Subject	Consider, discuss and act upon a preliminary plat for Lakehaven MUD.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	<ol style="list-style-type: none"> 1. Application 2. TIA Letter 3. Comment Response Letter 4. DBI Letter 5. Plat
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action



DEVELOPMENT APPLICATION

- ☒ Preliminary Plat
☐ Amended Plat
☐ Concept Plan
☐ Annexation

- ☐ Final Plat
☐ Minor Plat
☐ Specific Use Permit

- ☐ Replat
☐ Development Plat
☐ Site Plan
☐ Rezoning

Fees:

A retainer fee of \$1,000.00 is required for submittal. Once the plans have been reviewed the money will be refunded back to the applicant if all the \$1,000.00 is not used and will be billed if the amount exceeds the initial \$1,000.00. (Note: All engineering inspection fees will be billed at the time of service.)
The application fee of \$ 1000.00 , to be paid to the City of Farmersville, is enclosed with this application.

A. Description of Property

1. Addition Name Lake Haven
2. Total Acreage 503.42 Acres
3. Current Zoning Classification(s) ETJ Agricultural
4. Proposed Zoning Classification(s) PD Single Family Master Plan
5. Total Number of Lots, by Type 1-40x120 - 575 lots, 2-50x120 - 1075 lots, 3-60x120-348 lots, 4- MF 21 Acres 360 units
6. Proposed Use of Property P.D. Single Family Master Plan
7. Location of Property West of S.H. 78, East of Lake Lavon, CR-550/551/553
8. Geographic (Tax) ID Number R- _____ R- _____

B. Applicants: (List those persons you wish to be contacted about this request.)

PLEASE PRINT

- | | |
|---|--|
| 1. Owner <u>TCCI Land Development</u> | 2. Applicant/Representative <u>Same as owner</u> |
| <u>Tommy Cansler-President</u> | |
| Address <u>3930 Glade Rd</u> | Address _____ |
| City, State, Zip <u>Colleyville, TX 76034</u> | City, State, Zip _____ |
| Phone <u>469-688-8224</u> | Phone _____ |
| Email <u>111tcci@att.net</u> | Email _____ |

C Variance Request: ☐ Yes ☒ No If yes, describe: NA

"I hereby certify that I am the owner, or duly authorized agent of the owner for the purposes of this application, of the property herein described, that all information submitted herein is true and correct."

Applicant/Owner: 
Tommy N. Cansler

Date: 06/08/2020



RED CAPROCK ENGINEERING

214.682.5206
andrew@tcci.tx.com

3930 Glade Rd., S. 108-322
Colleyville, Texas 76034

September 17, 2020

DANIEL & BROWN, INC.

Attn: Jacob Dupuis, P.E.
118 McKinney St.
Farmersville, Tx. 75442

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3930 Glade Rd., S. 108-322
Colleyville, Texas 76034

September 17, 2020

DANIEL & BROWN, INC.

Attn: Jacob Dupuis, P.E.
118 McKinney St.
Farmersville, Tx. 75442

Re: Lakehaven Preliminary Plat - TIA Report Requirement

Mr. Dupuis,

The City of Farmersville requires a Traffic Impact Analysis (TIA) at the time of preliminary plat submission. The intent of this study is to forecast the future traffic impacts to adjoining and neighboring roadways to the development. We have corresponded with Clarence Daugherty, P.E. at the Collin County Engineering department and Mohammad Khoshkar with TXDOT regarding traffic requirements and conceptual approval. A Lakehaven traffic impact study is underway for this development and will be completed within approximately 60 days. At this time, the proposed development will introduce 1994 homes over approximately 8-10 years of development. An order of magnitude can be anticipated at this time based upon peak and average daily trip generation for this type of development.

Ultimately, our team understands proposed roadway improvements may be required based upon the results of the traffic impact analysis. If necessary, roadway improvement design will be reflected in the final engineering design as well as the final plat. We request the conditional approval of the Concept Plan and Preliminary Plat without a TIA with an understanding that anticipated impacts and improvements of this development will comply with the future TIA as well as local and state codes and regulations.

Respectfully,

Andrew Cansler, P.E.
RED Caprock Engineering



September 17, 2020

Mr. Ben White, P.E.
City of Farmersville
205 S. Main St.
Farmersville, Texas 75442

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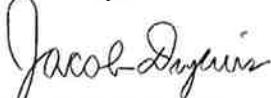
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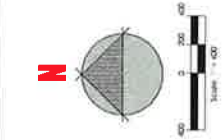
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Jacob Dupuis, P.E.



VICINITY MAP



SHEET MAP
Preliminary Plat
LAKE HAVEN

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1 - Multi-Family Tract (17.0 Ac.)
1 - School Site (14.5 Ac.)
1 - Amenity Area (4.62 Ac.)
1 - Water Tower Site (1.61 Ac.)
1 - Wastewater Treat. Plant (8.38 Ac.)
Open Space - 18-X Lots, Landscape Buffer (45.0 Ac.)

Being a 503.42 acre tract of land situated
in the Elijah B. Reed Survey, Abstr. No. 739
in the ETJ of the City of Farmersville, Collin County, Texas

Owner:
LAKE HAVEN FARMERSVILLE, LLC
1994 Total Lots (403 - 575, 505 - 1074, 605 - 345)
2 - Comm./Retail Tracts
1 - Multi-Family Tract (17.0 Ac.)
1 - School Site (14.5 Ac.)
1 - Amenity Area (4.62 Ac.)
1 - Water Tower Site (1.61 Ac.)
1 - Wastewater Treat. Plant (8.38 Ac.)
Open Space - 18-X Lots, Landscape Buffer (45.0 Ac.)

Engineer:
RED CARPARK ENGINEERING
1994 Total Lots (403 - 575, 505 - 1074, 605 - 345)
2 - Comm./Retail Tracts
1 - Multi-Family Tract (17.0 Ac.)
1 - School Site (14.5 Ac.)
1 - Amenity Area (4.62 Ac.)
1 - Water Tower Site (1.61 Ac.)
1 - Wastewater Treat. Plant (8.38 Ac.)
Open Space - 18-X Lots, Landscape Buffer (45.0 Ac.)

Scale: 1" = 400'

Sheet 1 of 10



UNGS F. HILLMAN &
LILLIAN HILLMAN

THE PAOLO & FRANCES A. SCILANO
REVOCABLE TRUST

THE PAOLO & FRANCES A. SCILANO
REVOCABLE TRUST

THE PAOLO & FRANCES A. SCILANO
REVOCABLE TRUST

PHILIP R. THOMAS

POINT OF BEGINNING

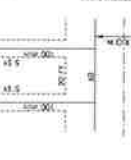
TRIST BORING

N



TYPICAL 60' LOT DETAIL

NOTE:
10 FT. ADJACENT TO STREET



TYPICAL 80' LOT DETAIL

NOTE:
10 FT. ADJACENT TO STREET



PHOTOGRAPH OF CHANGING

NOTES:

- 1. Right-of-Way to be dedicated to use of parking.
- 2. Owners to be responsible for utility relocation, to use.
- 3. Streets with required features to be shown on any plat.
- 4. Sublot property is located within the City of Farmerville.
- 5. Sublot property is located within the City of Farmerville.
- 6. Sublot property is located within the City of Farmerville.
- 7. Developer will comply with the City's open-space dedication.
- 8. With the dedication of part of the lot for parking, the City will be required to City.
- 9. Associated vertical control information is shown on the plat.

APPROVALS

CHAIRMAN OF THE PLANNING & ZONING COMMITTEE	DATE
CITY MANAGER	DATE
CITY ENGINEER	DATE
Mayor	DATE
CITY SECRETARY	DATE

Preliminary Plat
LAKE HAVEN

- 1994 Total Lots
(40's - 57's, 50's - 107's, 60's - 34's)
- 2 - Comm./Retail Tracts
- 1 - Multi-Family Tract (17.0 AC.)
- 1 - School Site (14.5 AC.)
- 1 - Amenity Area (4.62 AC.)
- 1 - Water Tower Site (1.61 AC.)
- 1 - Wastewater Treatment Plant (8.38 AC.)
- Open Space - 18-X Lots, Landscape Buffer (45.0 AC.)

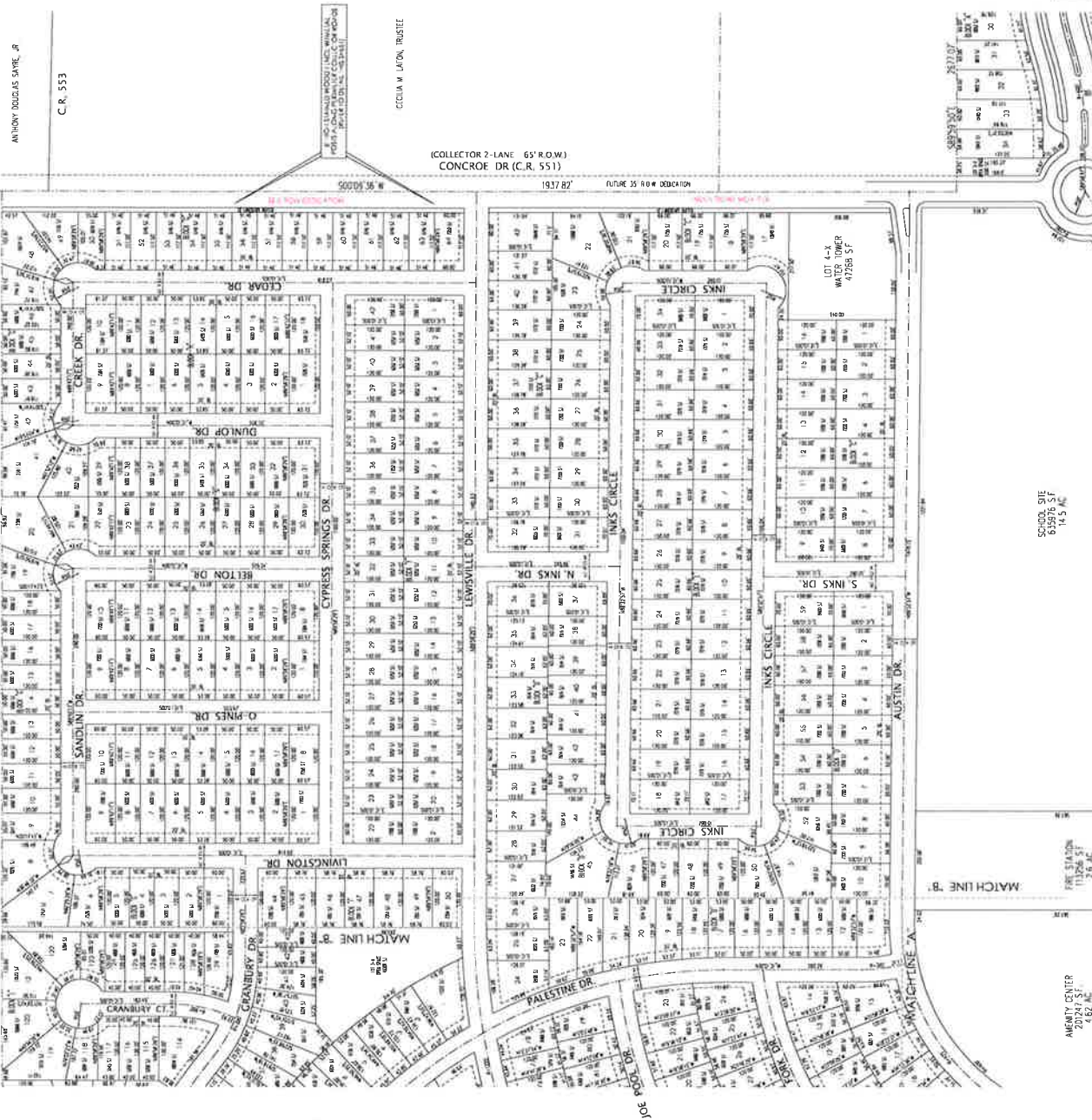
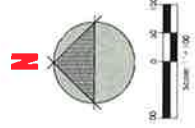
Being a 503.42 acre tract of land situated
in the E1/4 of the City of Farmerville, Collin County, Texas

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

AVENUE CENTER
20747 SF
482 AC

FIRE STATION
11325 SF
25 AC

Owner:
LAKE HAVEN FARMVILLE, LLC
3910 Highway 101
Farmville, Texas 75444
Attn: Tommy Casher
September 8, 2008
Scale: 1" = 100'
Sheet 1 of 1



TYPICAL PERIMETER WOOD FENCING

Preliminary Plat LAKE HAVEN

Being a 503.42 acre tract of land situated
in the Eljah B. Reed Survey, Abst. No. 739
in the EIU of the City of Farmersville, Collin County, Texas

Owner:
LAKE HAVEN FARMERSVILLE, LLC
5940 Highway 121
Farmersville, Texas 75745
Attn: Tommy Carter
September 16, 2024

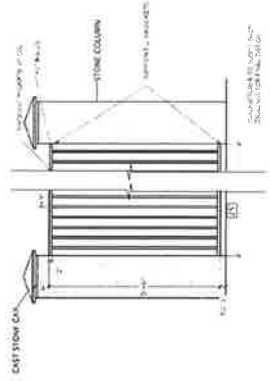
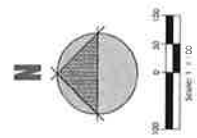
Engineer:
RED CARPARK ENGINEERING
5940 Highway 121
Farmersville, Texas 75745
Attn: Tommy Carter
September 16, 2024

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING

SCHOOL SITE
63576 SF
14.5 AC

AMENITY CENTER
20224 SF
4.62 AC

FIRE STATION
11326 SF
2.6 AC



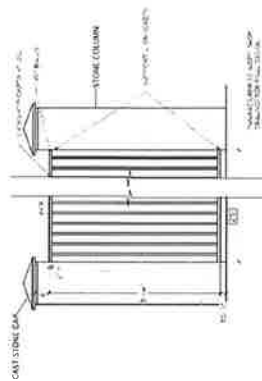
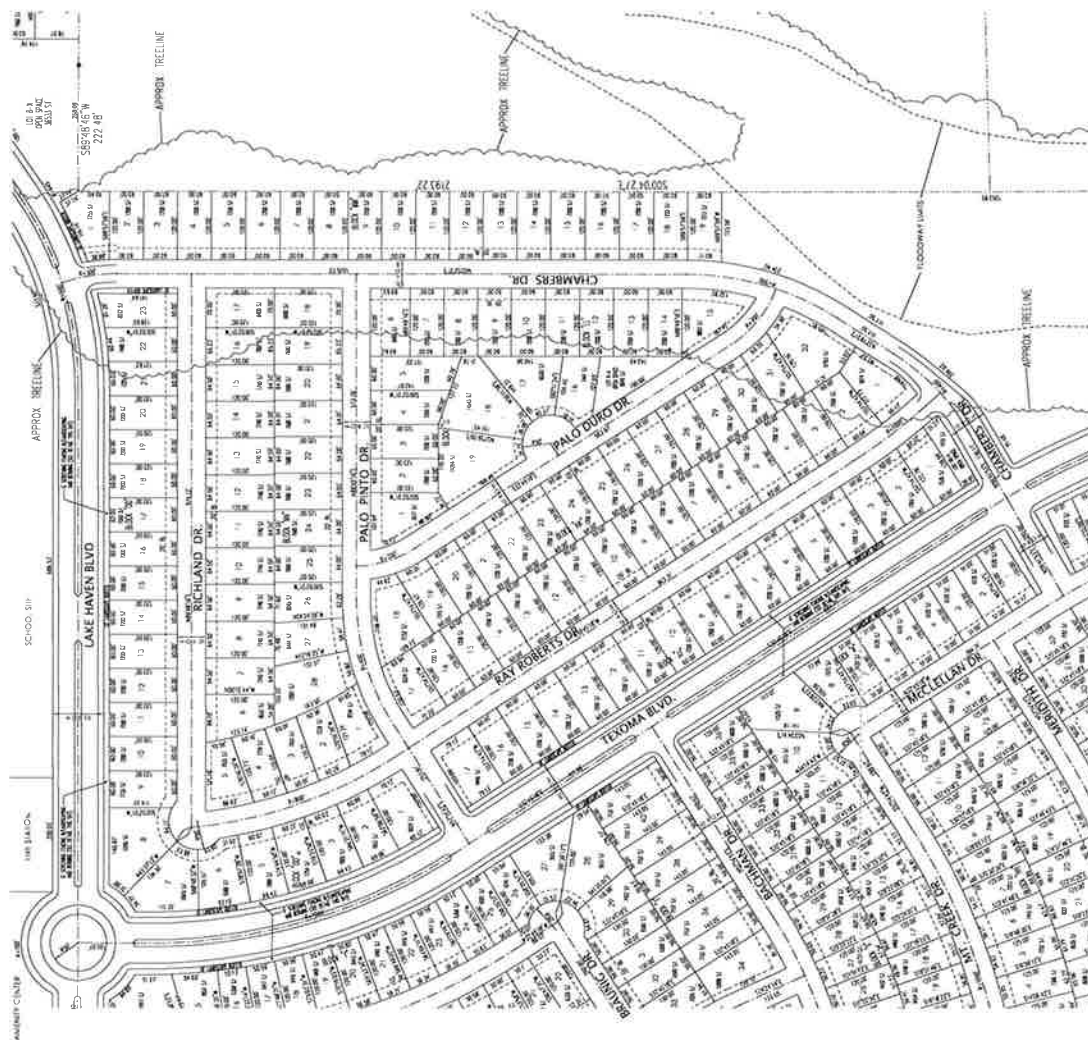
6. WROUGHT IRON FENCING COLUMN

Preliminary Plat LAKE HAVEN

Being a 503.42 acre tract of land situated
in the Eighth B. Rees Survey, Abstr. No. 739
in the ET of the City of Farmersville, Collin County, Texas

Owner: LAKE HAVEN FARMERSVILLE, LLC
3930 Cedar Rd. Suite 100-212
Farmersville, TX 75442
Att: Tommy Carls
September 16, 2023
Scale: 1" = 100'
Sheet 4 of 4

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING



6" WROUGHT IRON FENCING W/MASONRY COLUMNS

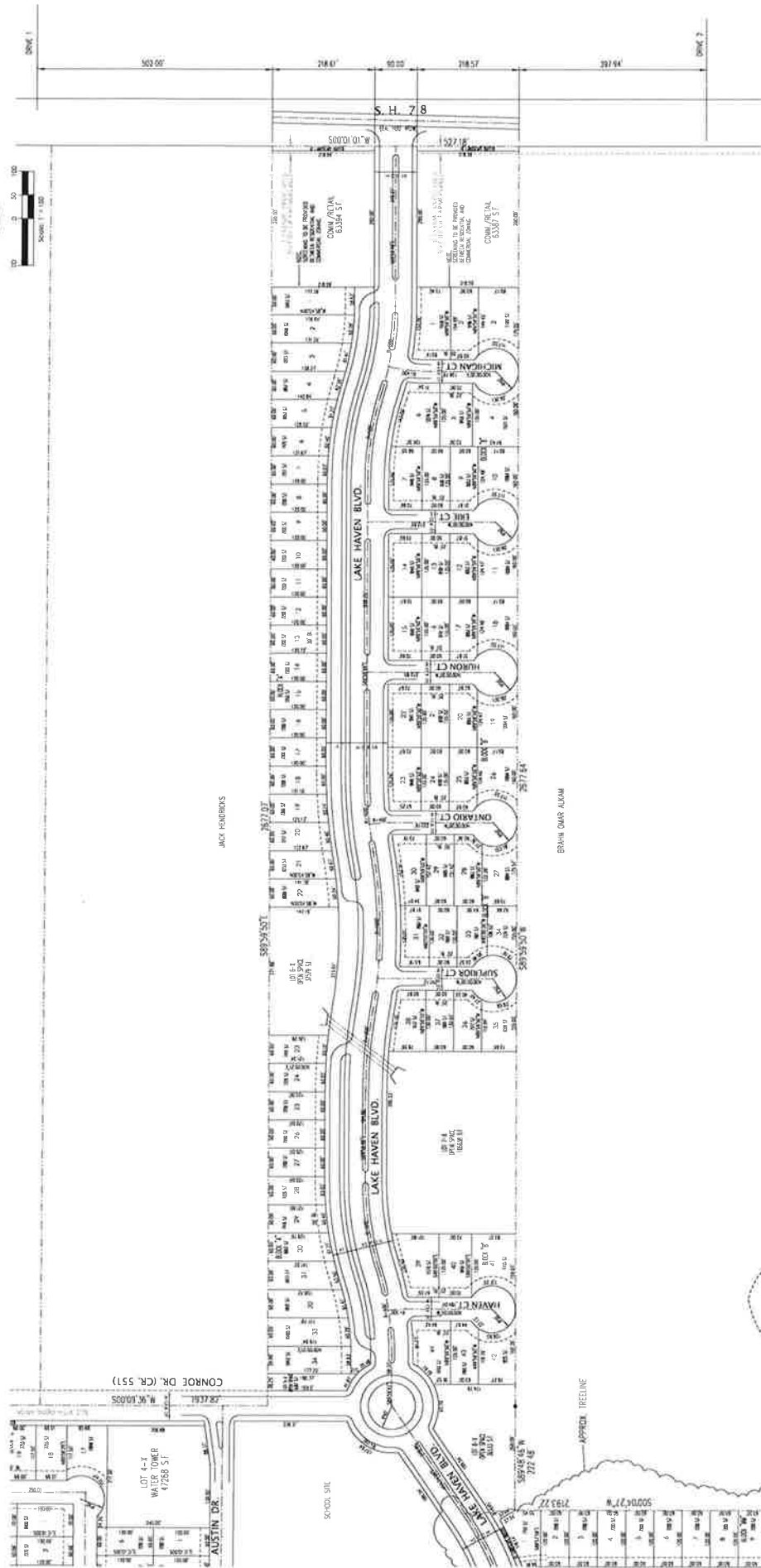
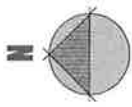
Being a 503.42 acre tract of land situated in the Elijah B. Reed Survey, Abst. No. 739 in the ETJ of the City of Farmersville, Collin County, Texas

Owner:
LAKE HAVEN FARMERSVILLE, LLC
1930 Glade Rd. Suite 108-122
Colleyville, Texas 76034
Arlin Tommy Canister

Engineer:
RED CAPROCK ENGINEERING
1930 Glade Rd. Suite 108-322
Colleyville, Texas 76034
214.627.5206

Scale: $1^{\circ} = 100^{\circ}$
 5/20/2019, 16:20:20

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING



Preliminary Plat LAKE HAVEN

Being a 503.42 acre tract of land situated
in the Elijah B. Reed Survey, Abstr. No. 739
in the E.U. of the City of Farmersville, Collin County, Texas

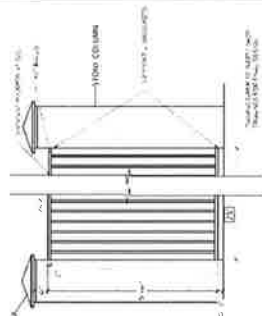
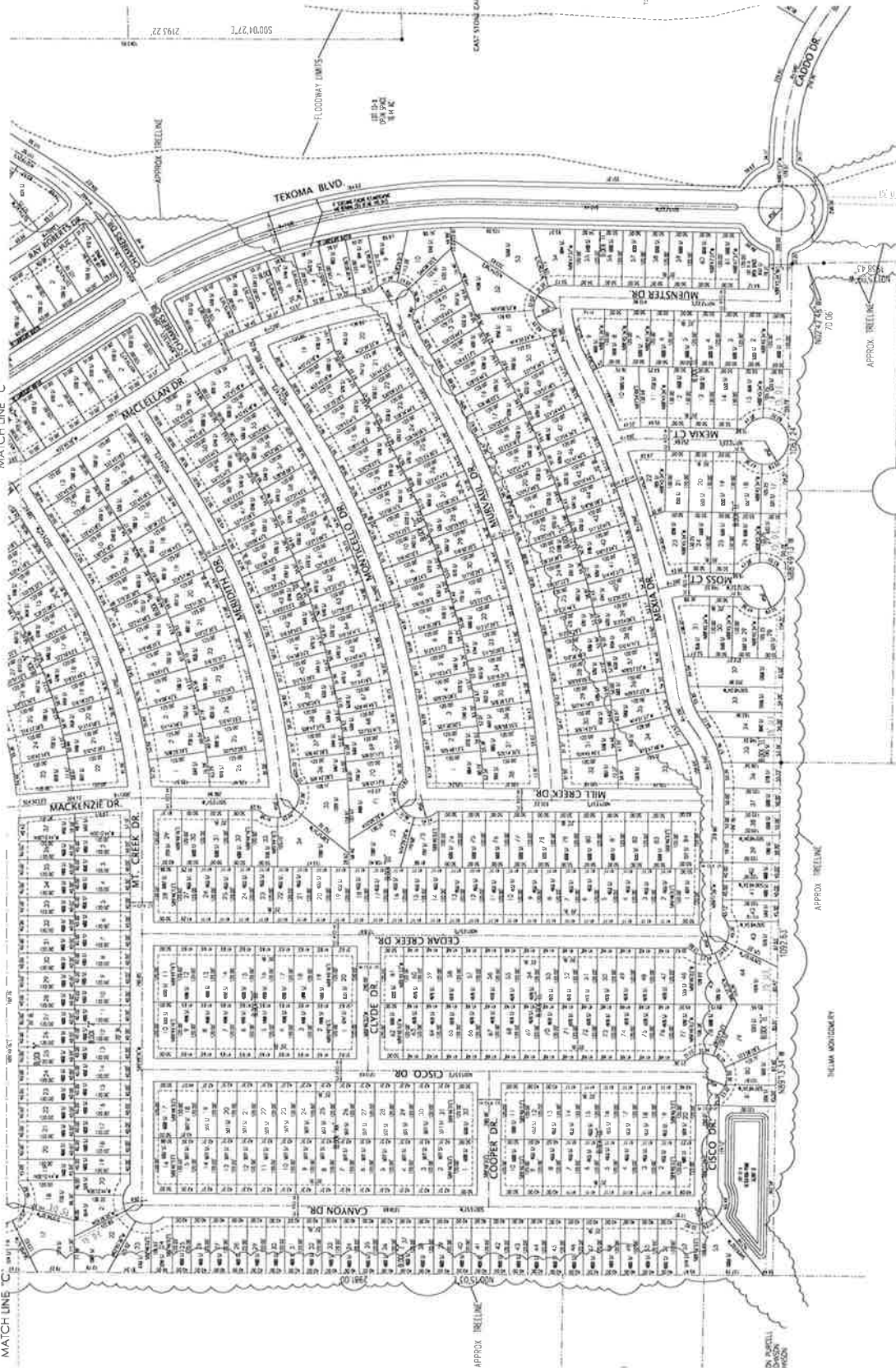
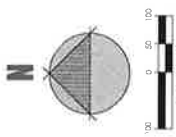
Owner:
J. B. REED, JR.
1335 Oak Ridge Road
Colleyville, Texas 75044
Atty: Tommy Carlton

Engineer:
R. B. LARSEN, P.E.
1335 Oak Ridge Road
Colleyville, Texas 75044
Atty: Tommy Carlton

Scale: 1" = 100'

See E of 10

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6" WROUGHT IRON FENCING W/MASONRY COLUMNS

Preliminary Plat
LAKE HAVEN

Being a 503.42 acre tract of land situated in the Elijah B. Reed Survey, Abst. No. 739 in the ETJ of the City of Farmersville, Collin County, Texas

Owner:
LAKE HAVEN FARMERSVILLE, LLC
1930 Glade Rd Suite 108-327
Colleyville, Texas 76034
Attn: Tommy Canales

RED CAPROCK ENGINEERING
1930 Glade Rd Suite 108-327
Colleyville, Texas 76034
214.682.5206

Engineer:
Mark P. LaRue
March 14, 1998

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NOT FOR CONSTRUCTION OR
RECORDING



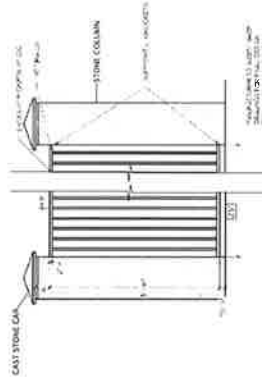
Preliminary Plat LAKE HAVEN

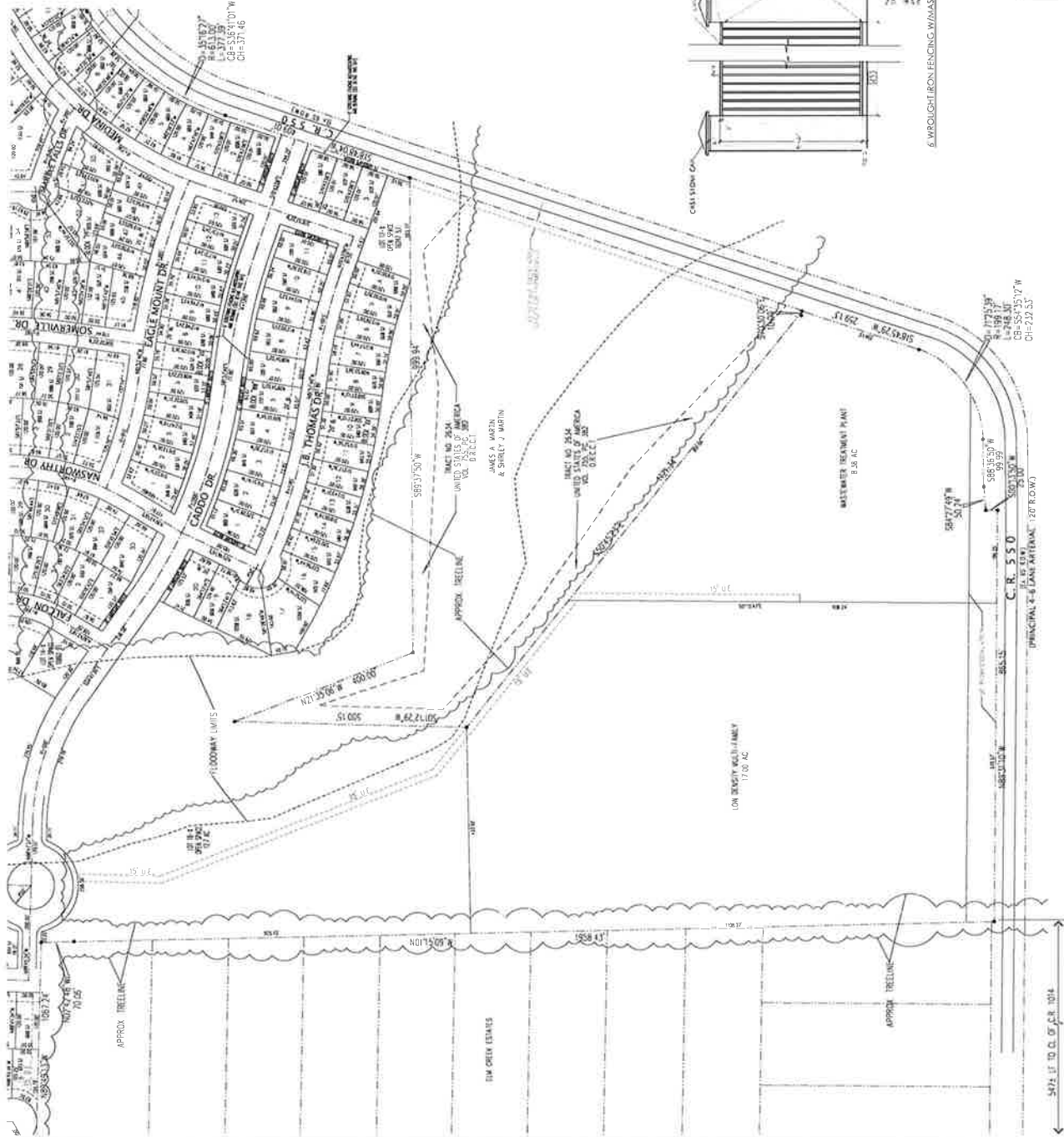
Being a 503.42 acre tract of land situated in the Elijah B. Reed Survey, Abst. No. 739 in the ETJ of the City of Farmersville, Collin County, Texas

Owner:
LAKE HAVEN FARMERSVILLE, LLC
1505 S. Highway 127
Farmersville, Texas 75745
714.680.3705
September 16, 2020 Scale 1" = 100' SHEET 1 OF 10

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RECORDING

JAMES A. MARTIN
& SHIRLEY J. MARTIN



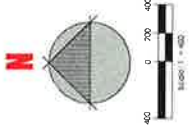


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Being a 503.42 acre tract of land situated in the Eljion B. Reed Survey, Abst. No. 739 in the ETJ of the City of Farmersville, Collin County, Texas

Owner: LATE HAVEN FARMERSVILLE, LLC
3910 Glad Rd. suite 108-322
Colleyville, Texas / 76034
Alvin Tommy Carlsberg
Engineer: RED CARPICK ENGINEERING
3910 Glad Rd. suite 108-322
Colleyville, Texas / 76034
214.882.3205
Date: 16. 2020
Scale: 1" = 100'
Sheet: 1 of 10

FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION OR
RECORDING



PHASING PLAN IS PRELIMINARY
AND ORDER OF PHASING MAY
CHANGE AT FINAL PLATING

PHASING PLAN Preliminary Plat LAKE HAVEN

Being a 503.42 acre tract of land situated
in the Elijah B. Reed Survey, Abst. No. 739
in the E1J of the City of Farmersville, Collin County, Texas

Drawn by: LAKC HAVEN FARMERSTVILLE, LLC
Engineered by: RES CAPROCK ENGINEERING
19501 Highway 122
Farmersville, Texas 75744
214.695.5706
Approved by: [Signature]
September 16, 2020 Scale: 1" = 400' Sh: 15 of 10

Agenda Section	Regular Agenda
Section Number	VIII.Q
Subject	Consider, discuss and act upon establishing a relationship with Holzwhir, France as a Sister City.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VIII.R
Subject	Update on the wastewater treatment plant repairs.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	None
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

Agenda Section	Regular Agenda
Section Number	VIII.S
Subject	Consider, discuss and act upon water rate study.
To	Mayor and Council Members
From	Ben White, City Manager
Date	September 22, 2020
Attachment(s)	1. Water Rate Study 2020 2. Base and Minimum Use Comparison 2020
Related Link(s)	http://www.farmersvilletx.com/government/agendas_and_minutes/city_council_meetings.php
Consideration and Discussion	City Council discussion as required.
Action	<ul style="list-style-type: none"> • Motion/second/vote <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Approve with Updates <input type="checkbox"/> Disapprove • Motion/second/vote to continue to a later date. _____ <ul style="list-style-type: none"> <input type="checkbox"/> Approve <input type="checkbox"/> Disapprove • Move item to a future agenda. _____ • No motion, no action

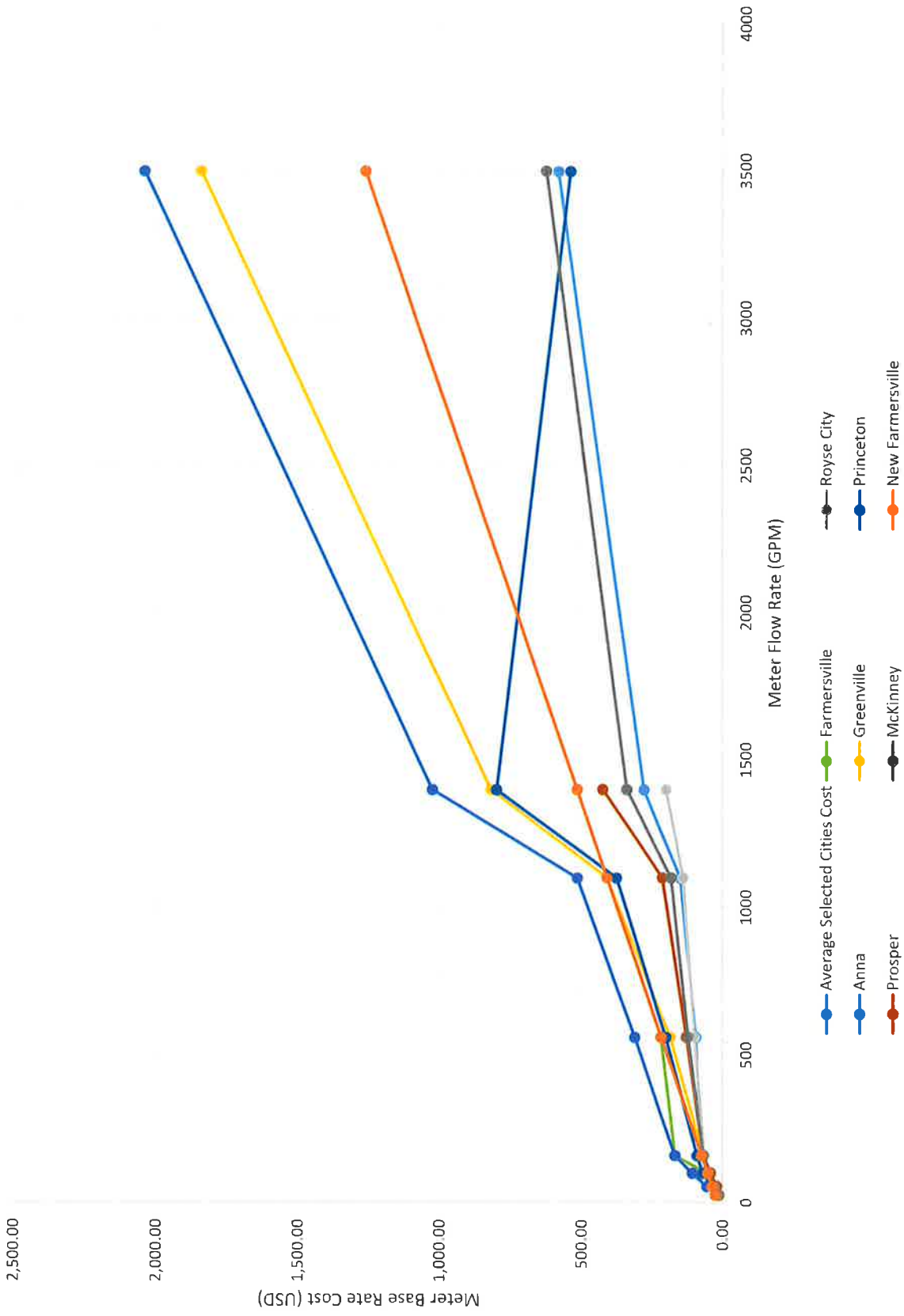
Base and Minimum Use Comparison

City	Gallons Included	5/8" X 3/4"	1"	1.5"	2"	3"	4"	6"
Farmersville	1,000	26.19	36.88	52.91	74.29	216.80	409.19	516.07
Josephine	3,000	40.66	65.14		76.01			
Royse City	1,000	28.06	46.00	54.00	65.00	100.00	140.00	200.00
Anna	2,000	24.94	55.55	106.56	167.77	310.61	514.65	1,024.77
Blue Ridge	2,000	31.62	31.62	31.62	31.62	31.62	31.62	31.62
Frisco	2,000	18.40						
Forney	2,000	17.14	15.94					
Rockwall	2,000	24.99	29.33	34.06	42.97			
Greenville	2,000	14.33	28.67	49.14	69.52	184.28	409.50	819.00
Allen	1,500	21.82	34.90					
Wylie	1,000	16.62						
Plano	1,000	25.00	25.00	11.68	174.68			
Princeton	0	25.17	35.00	70.00	90.00	200.00	375.00	800.00
Prosper	0	12.75	21.25	42.50	67.95	127.35	212.25	424.35
Ennis	0	23.81						
Caddo Basin	0	20.10	20.10	20.10	20.10	20.10	20.10	20.10
Bear Creek	0	35.00						
Garland	0	30.80	36.80	43.80	58.10			
McKinney	0	16.50	28.95	49.60	69.55	122.45	182.05	339.40
Copeville	0	20.00	50.00					
Farmersville New	1,000	26.19	36.88	52.91	74.29	216.80	409.19	516.07
Average		23.70	36.39	51.43	86.89	180.21	320.38	589.08
Average Selected Cities		25.87	37.73	42.46	75.28	94.83	149.75	278.22
Current Rate		26.19	36.88	52.91	74.29	216.80	409.19	516.07
Proposed Rate		26.19	36.88	52.91	74.29	216.80	409.19	516.07
Number of Meters		1,347.00	40.00	3.00	41.00	1.00	0.00	0.00
Subtotal Revenue Impact		0.00	0.00	0.00	0.00	0.00	0.00	0.00

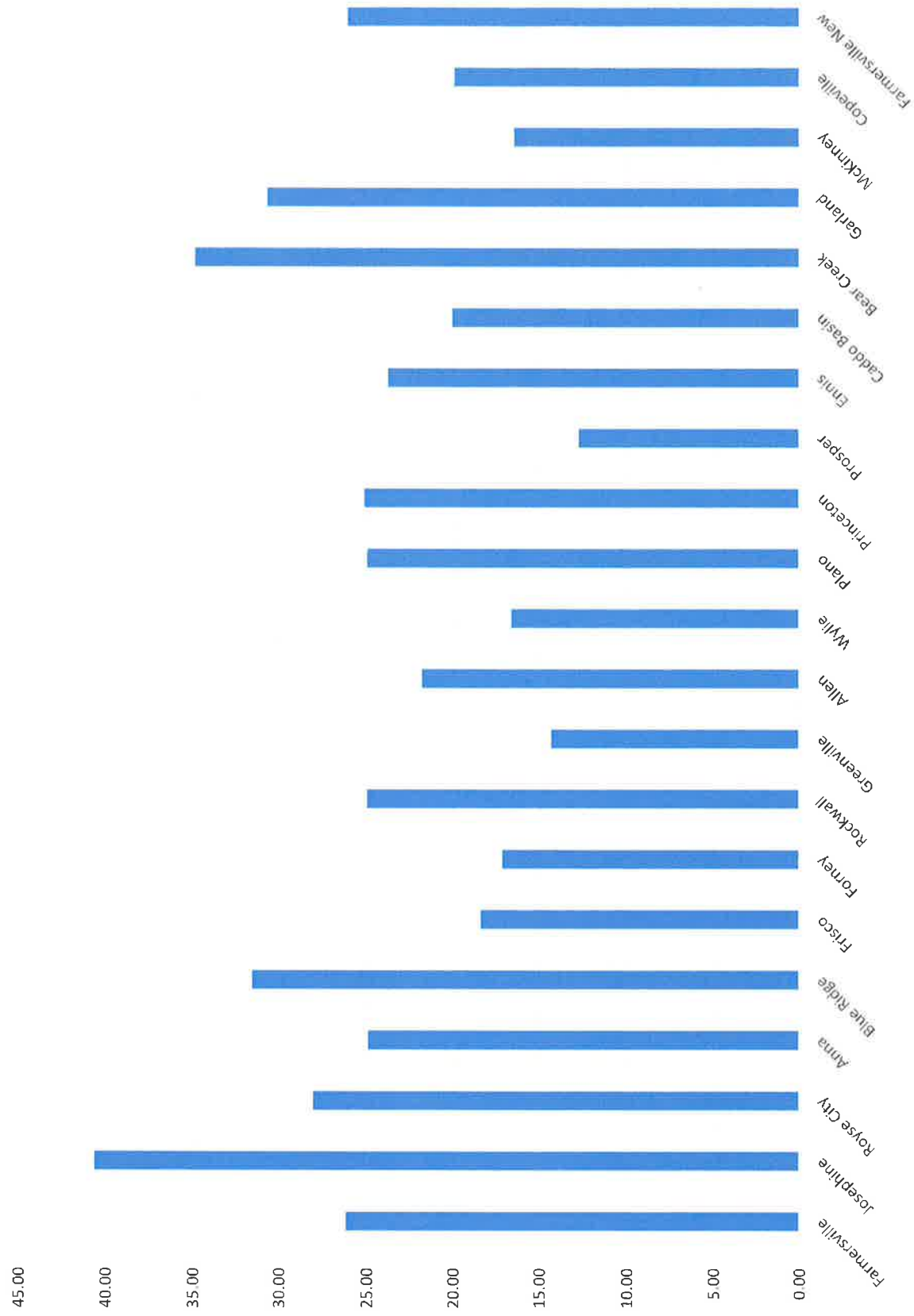
Total Revenue Impact (USD) Monthly **0.00** Yearly **0.00**

Average does not include Blue Ridge or Caddo Basin above a 5/8" X 3/4" meter due to nonprogressive rate structure

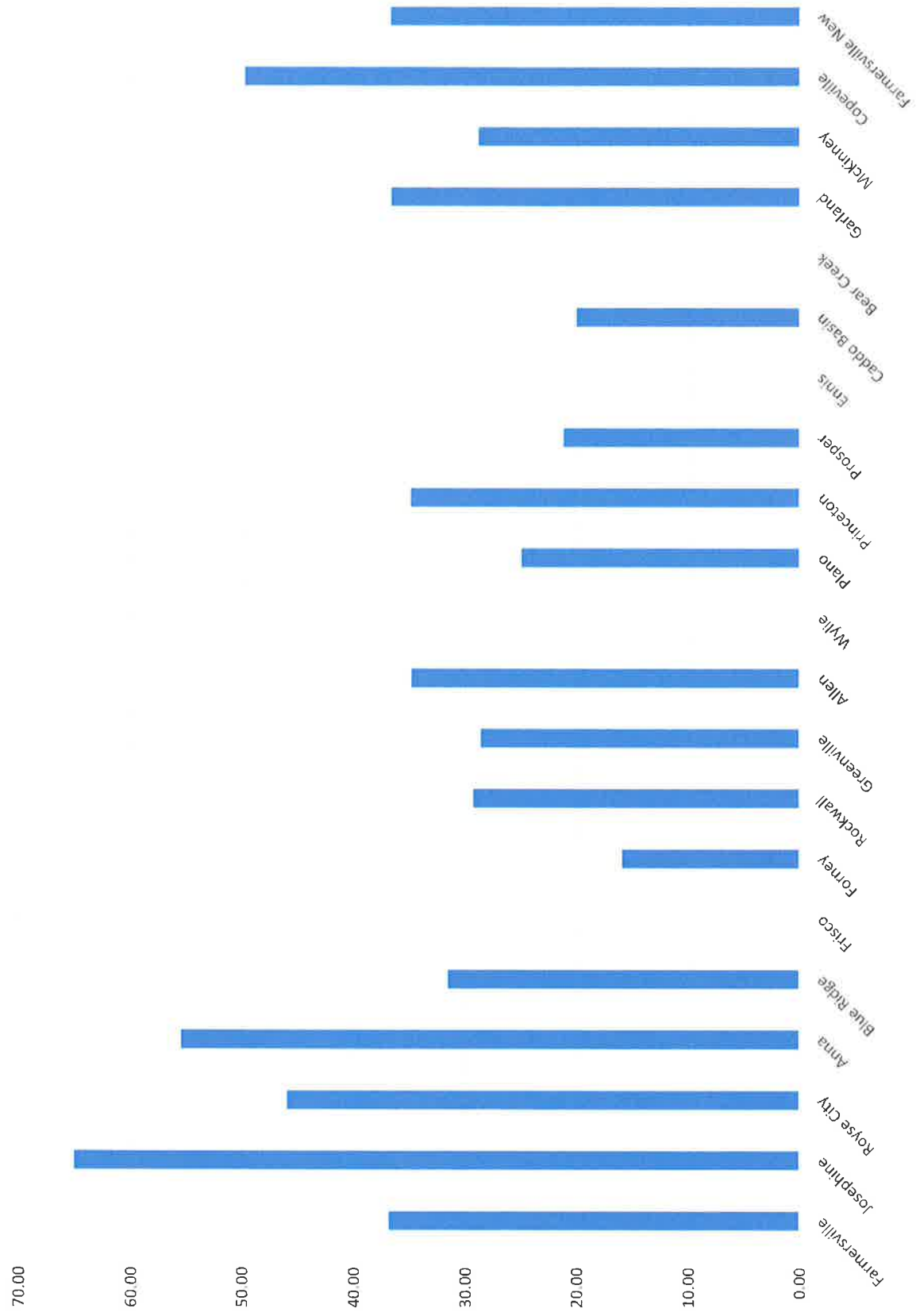
Meter Base Rate Cost Curve



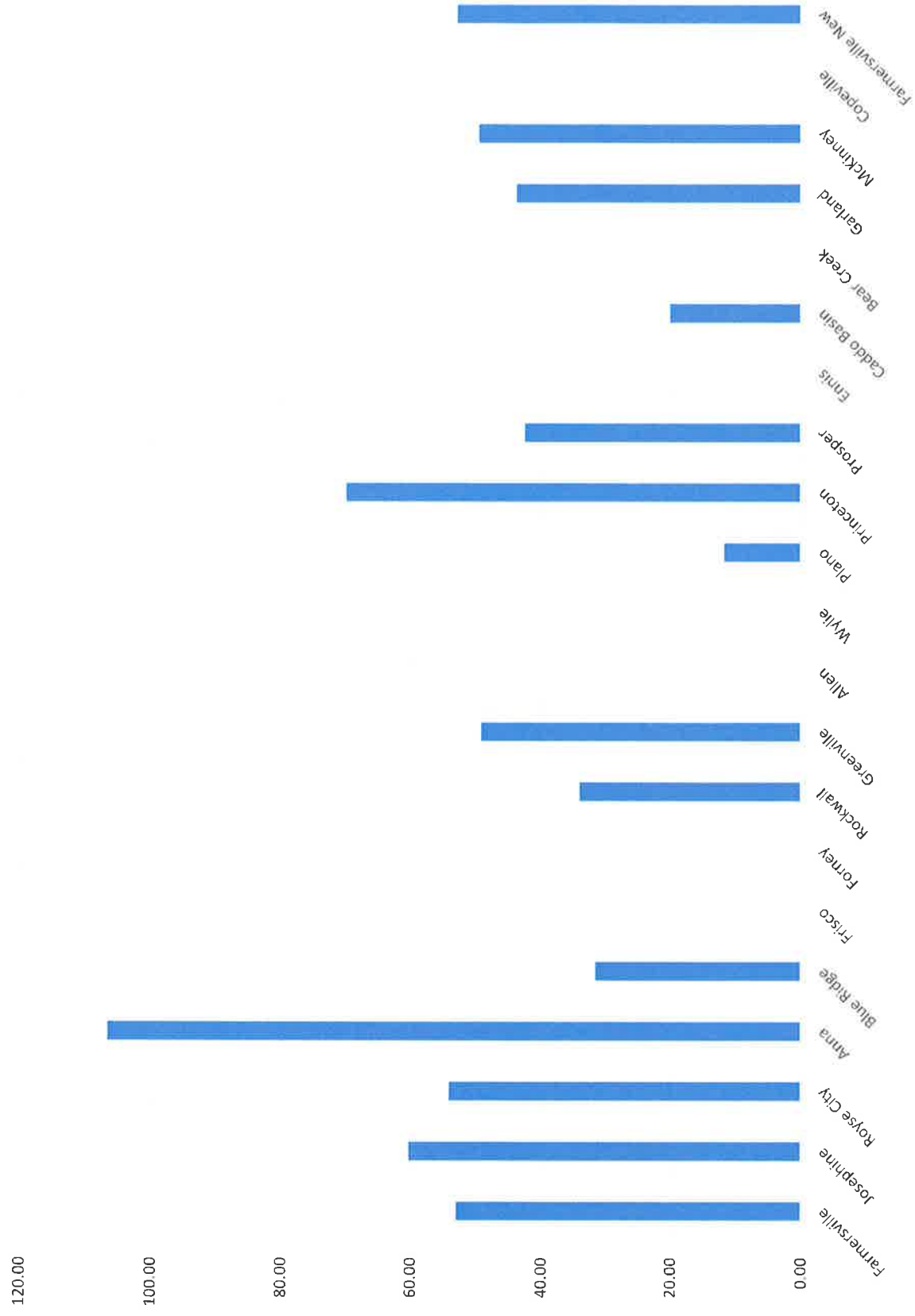
Base Rate Data: 5/8" X 3/4" Meters



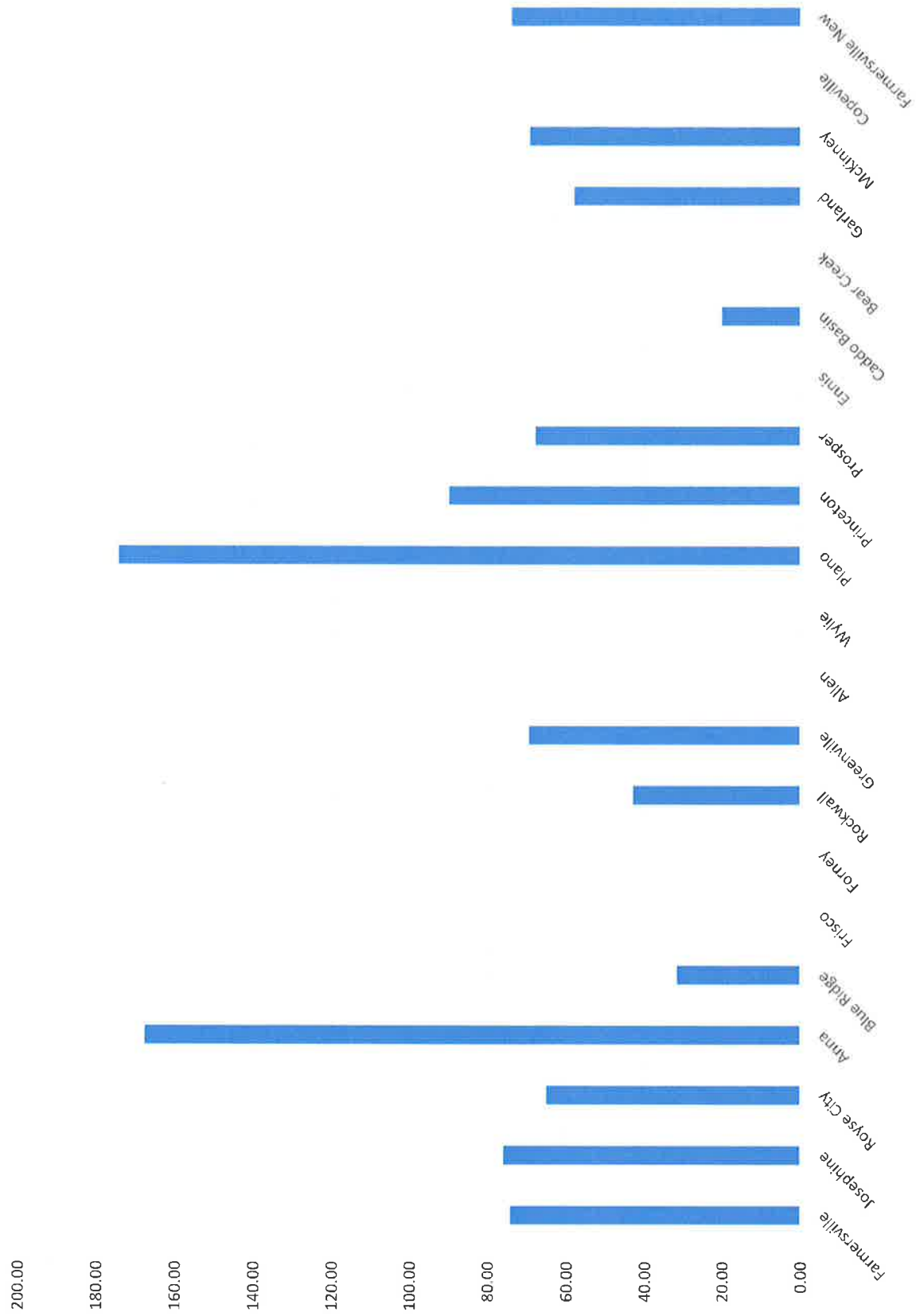
Base Rate Data: 1" Meters



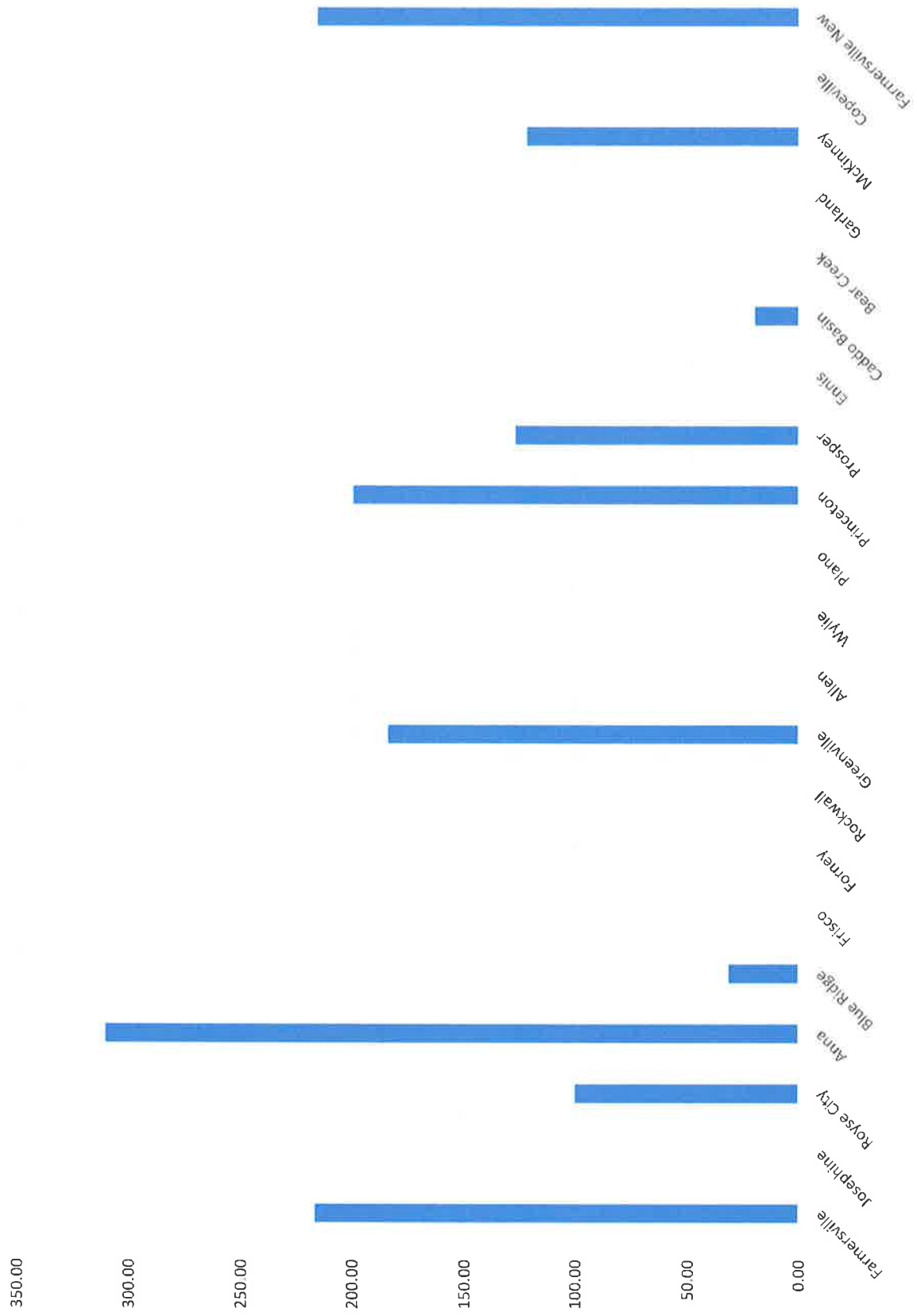
Base Rate Data: 1.5" Meters



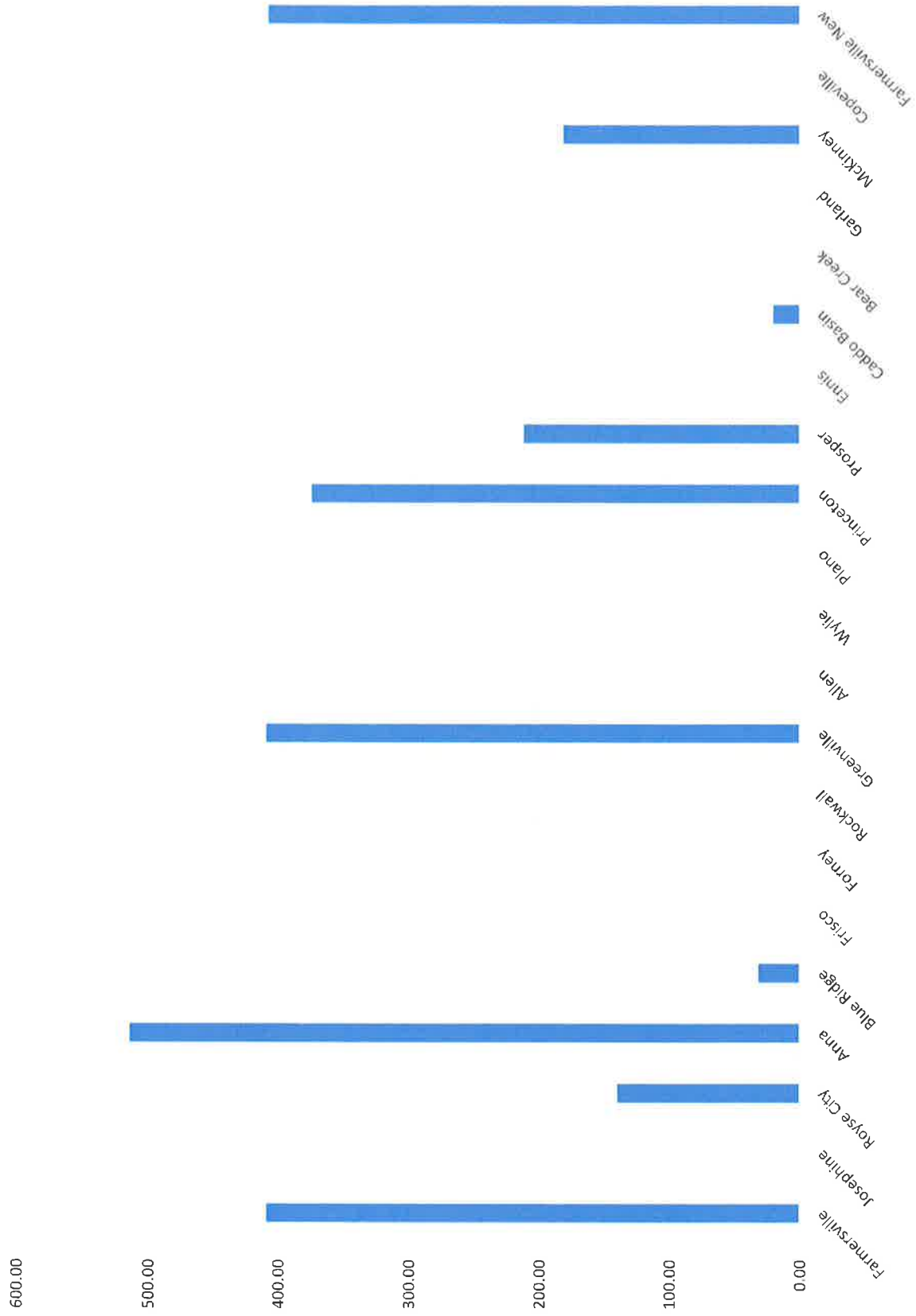
Base Rate Data: 2" Meters



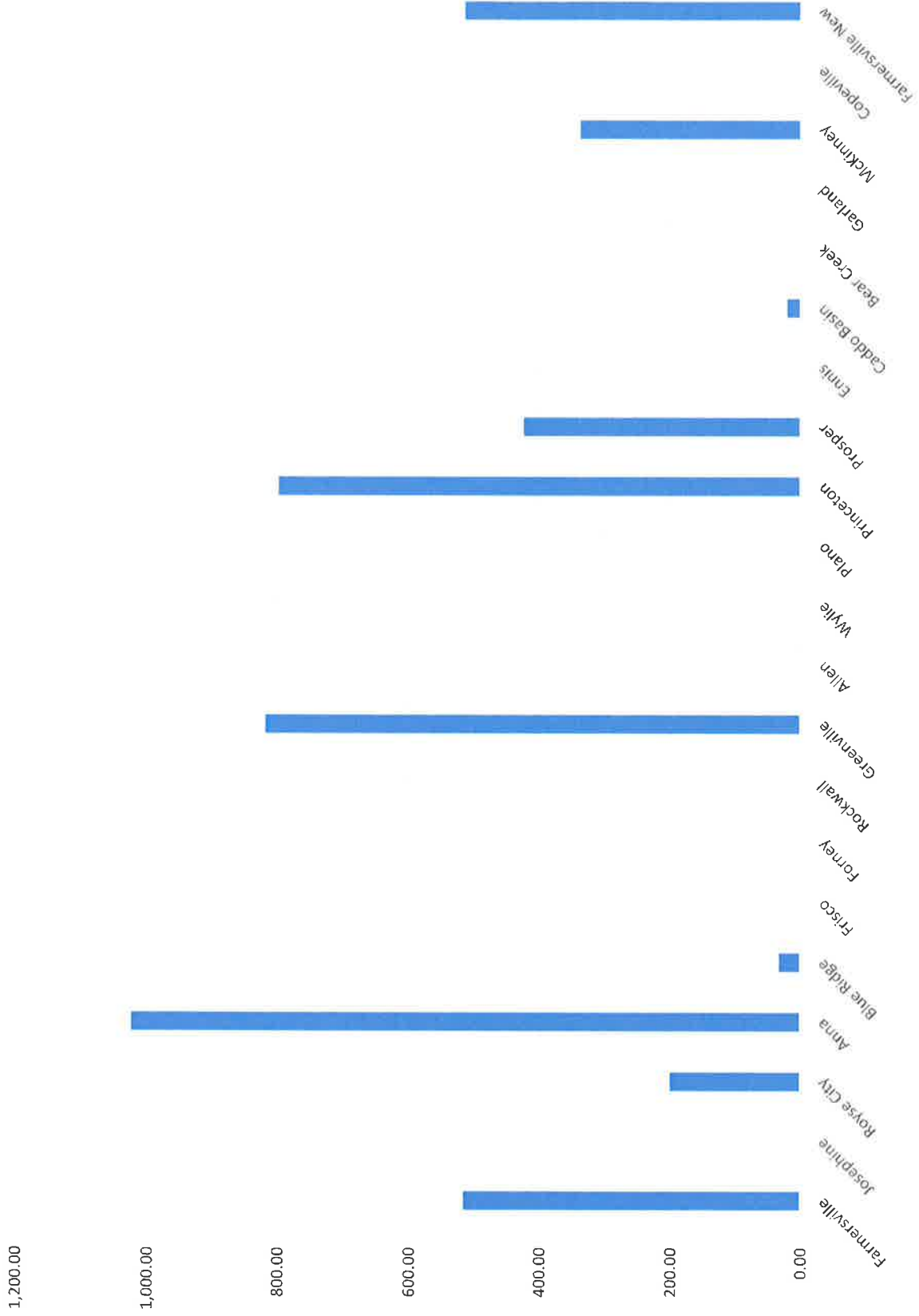
Base Rate Data: 3" Meters



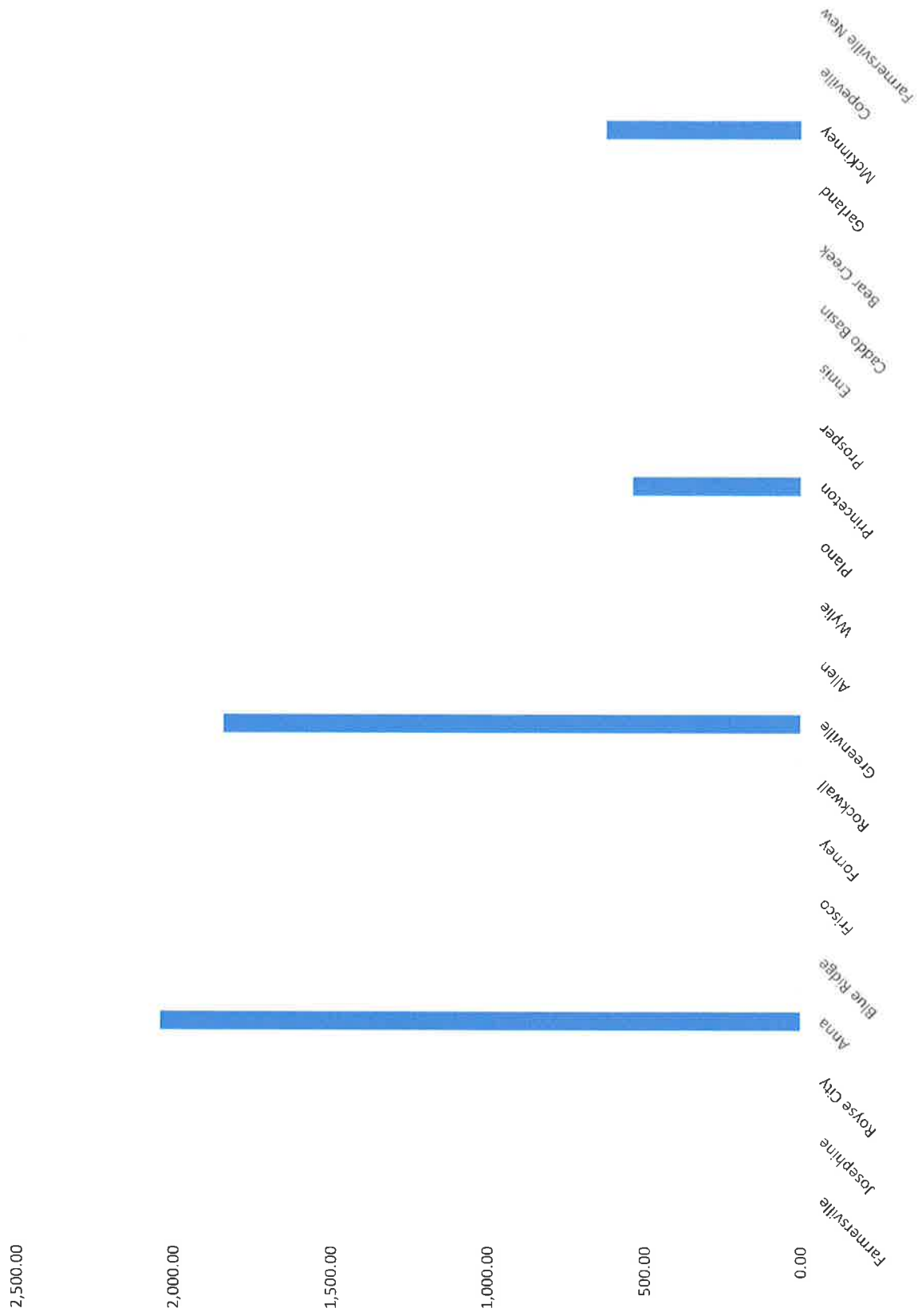
Base Rate Data: 4" Meters



Base Rate Data: 6" Meters



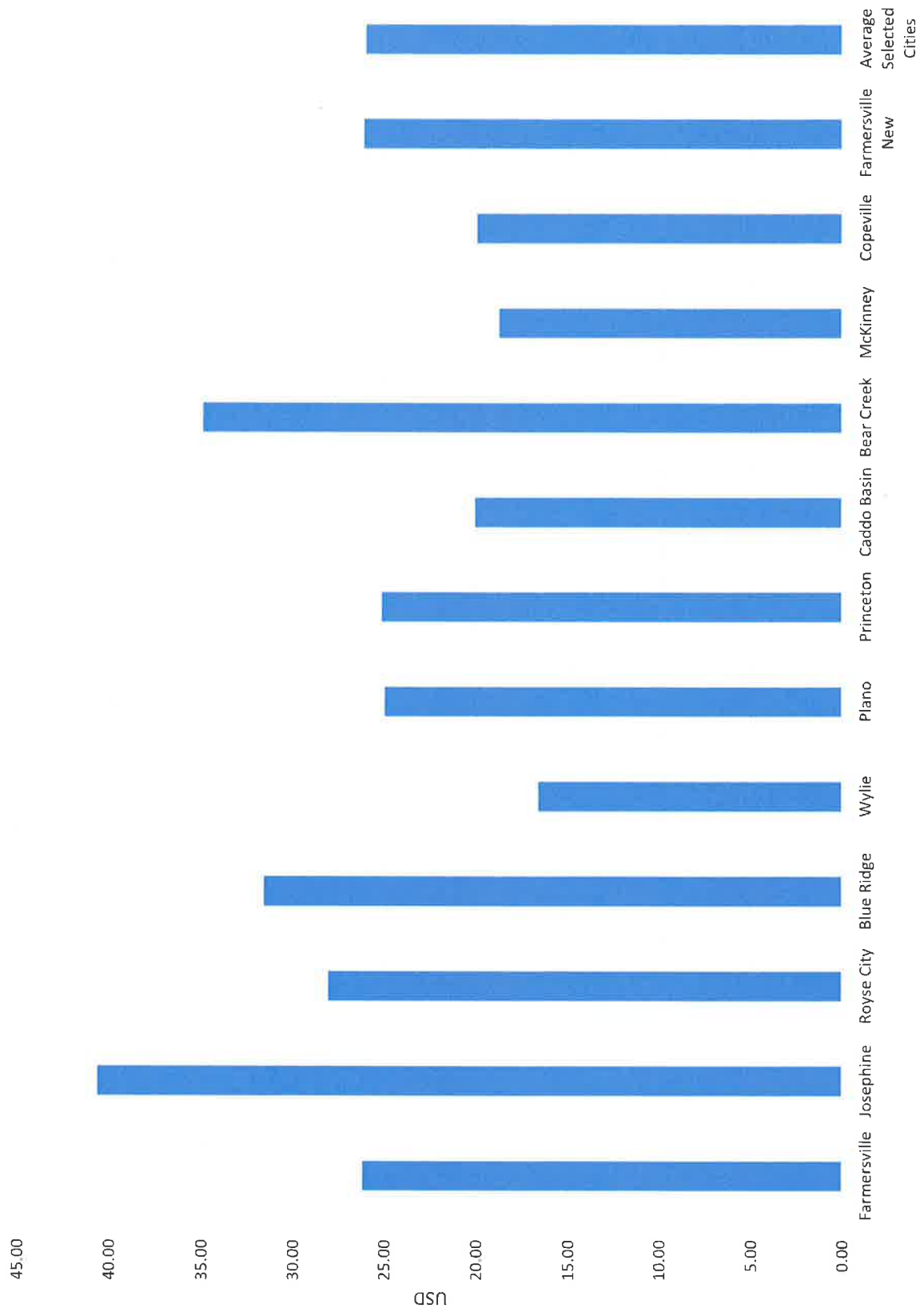
Base Rate Data: 8" Meters



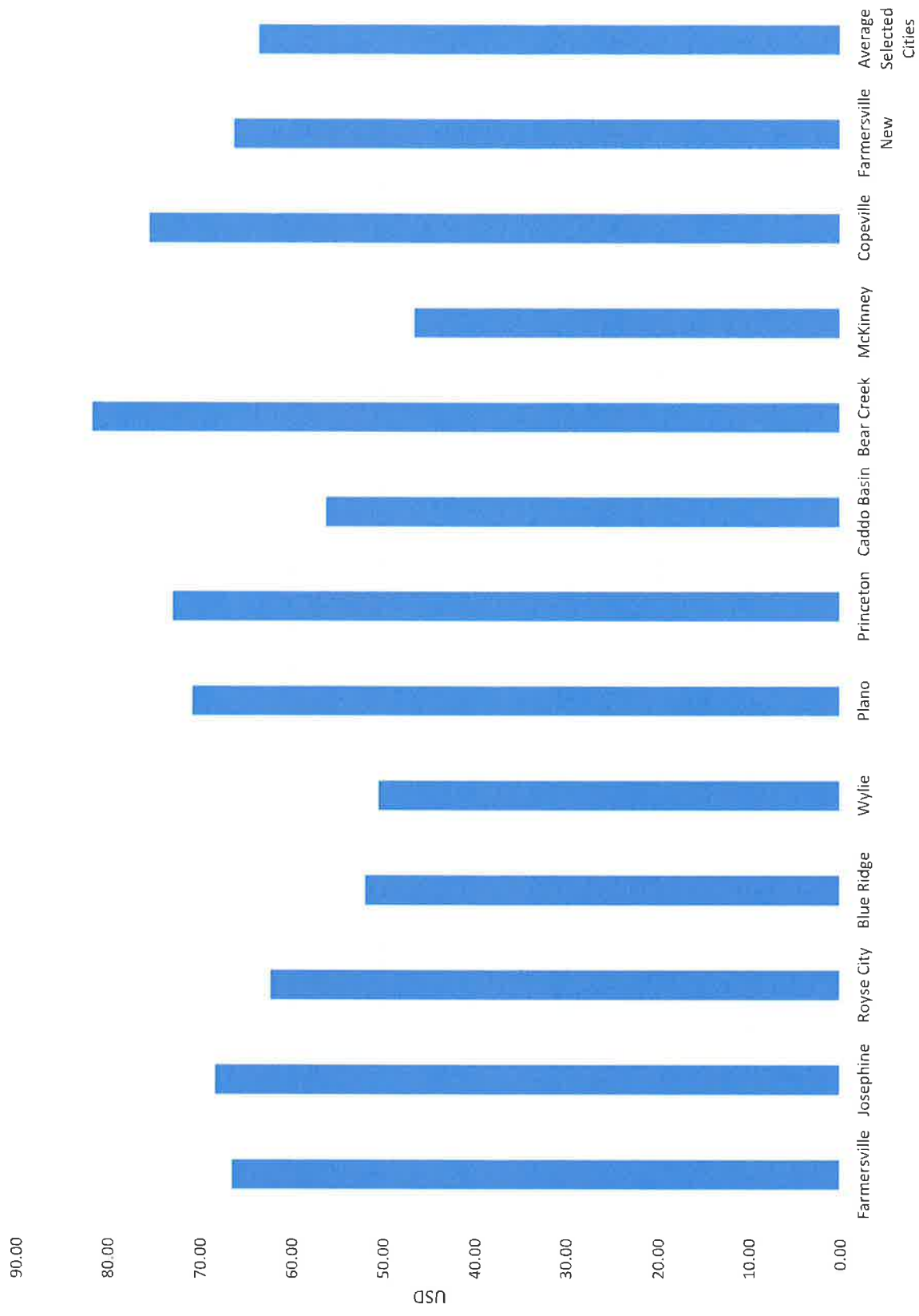
Area Water Rates and Billing Information

Entity	Base	Number of Gallons Included in Base	First Bracket		Second Bracket		Third Bracket		Fourth Bracket		Fifth Bracket	
			Max	Rate	Max	Rate	Max	Rate	Max	Rate	Max	Rate
Farmersville	26.19	1,000	10,000	6.74	20,000	8.59		10.42				
Josephine	40.66	3,000	10,000	6.95		9.11						
Royse City	28.06	1,000	10,000	5.72	15,000	7.15	25,000	8.95				
Blue Ridge	31.62	2,000	5,000	3.57	20,000	4.85	50,000	5.87	10.28			
Wylie	16.62	1,000	10,000	5.66	20,000	7.34	40,000	9.54	6.89			
Plano	25.00	1,000	5,000	4.00	20,000	15.00	40,000	20.00	12.41			
Princeton	25.17	0	4,000	6.00	6,000	7.50	10,000	9.00	2.50			
Caddo Basin	20.10	0	10,000	5.18		8.39			10.50			
Bear Creek	35.00	0	5,000	6.50	10,000	7.22	15,000	8.28	10.24			11.54
McKinney	18.80	0	7,000	4.00	20,000	5.50	40,000	6.95	8.35			
Copeville	20.00	0	5,000	7.12	10,000	10.11	20,000	10.71	11.29			
Farmersville New	26.19	1,000	10,000	6.74	20,000	8.59		10.42				
Average Selected Cities	26.10			5.47		8.22		9.91	9.06			11.54

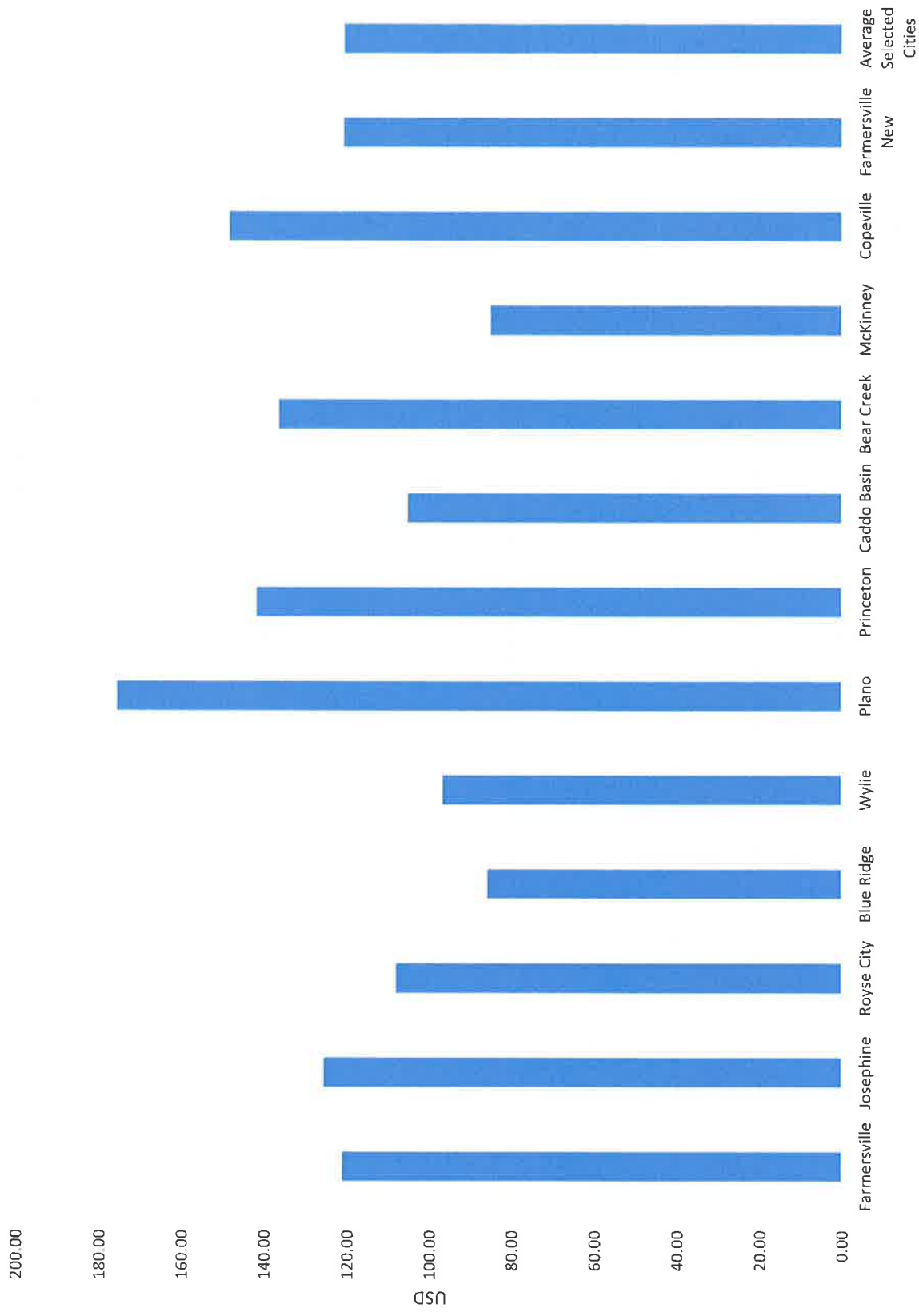
Zero Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



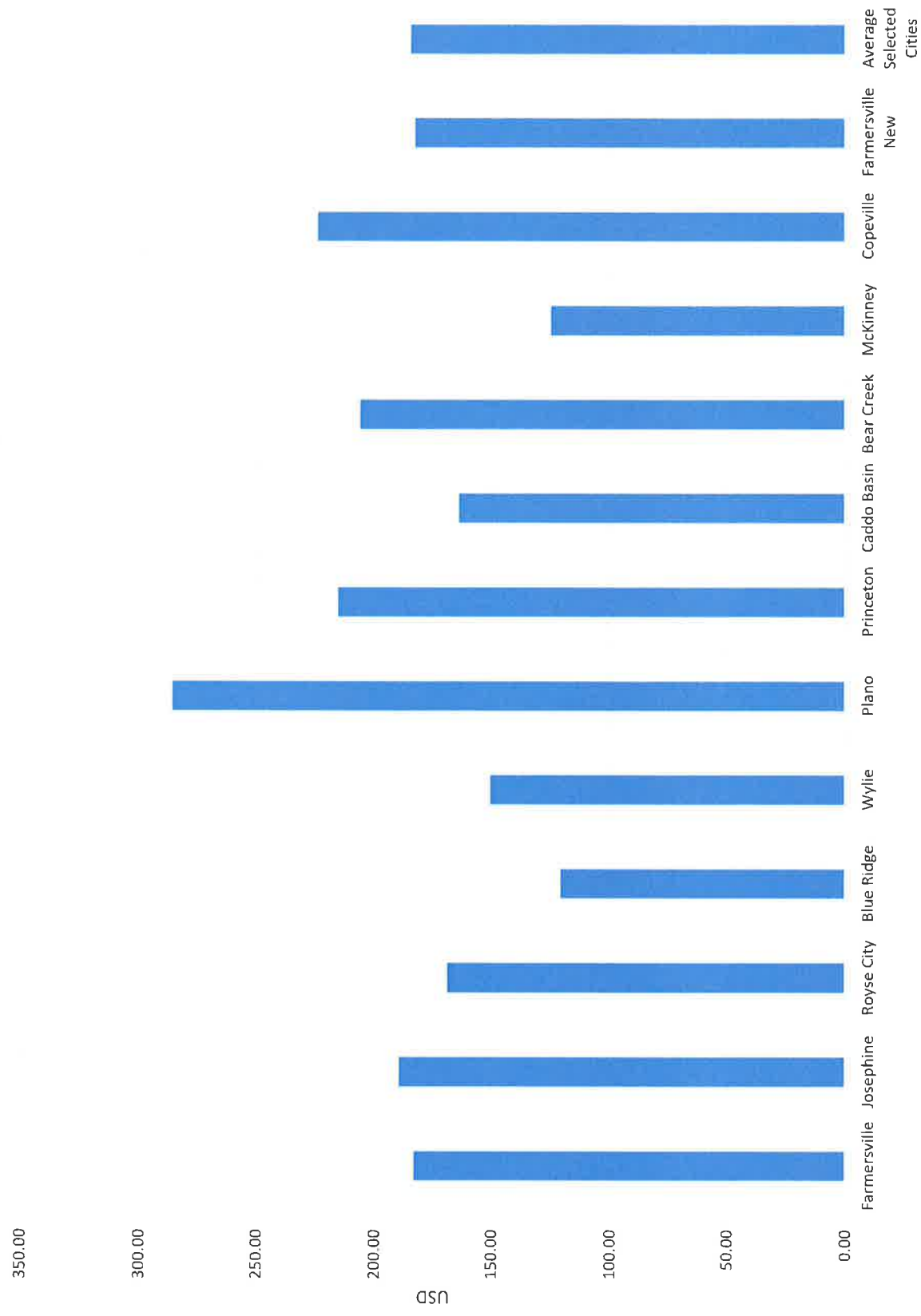
7,000 Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



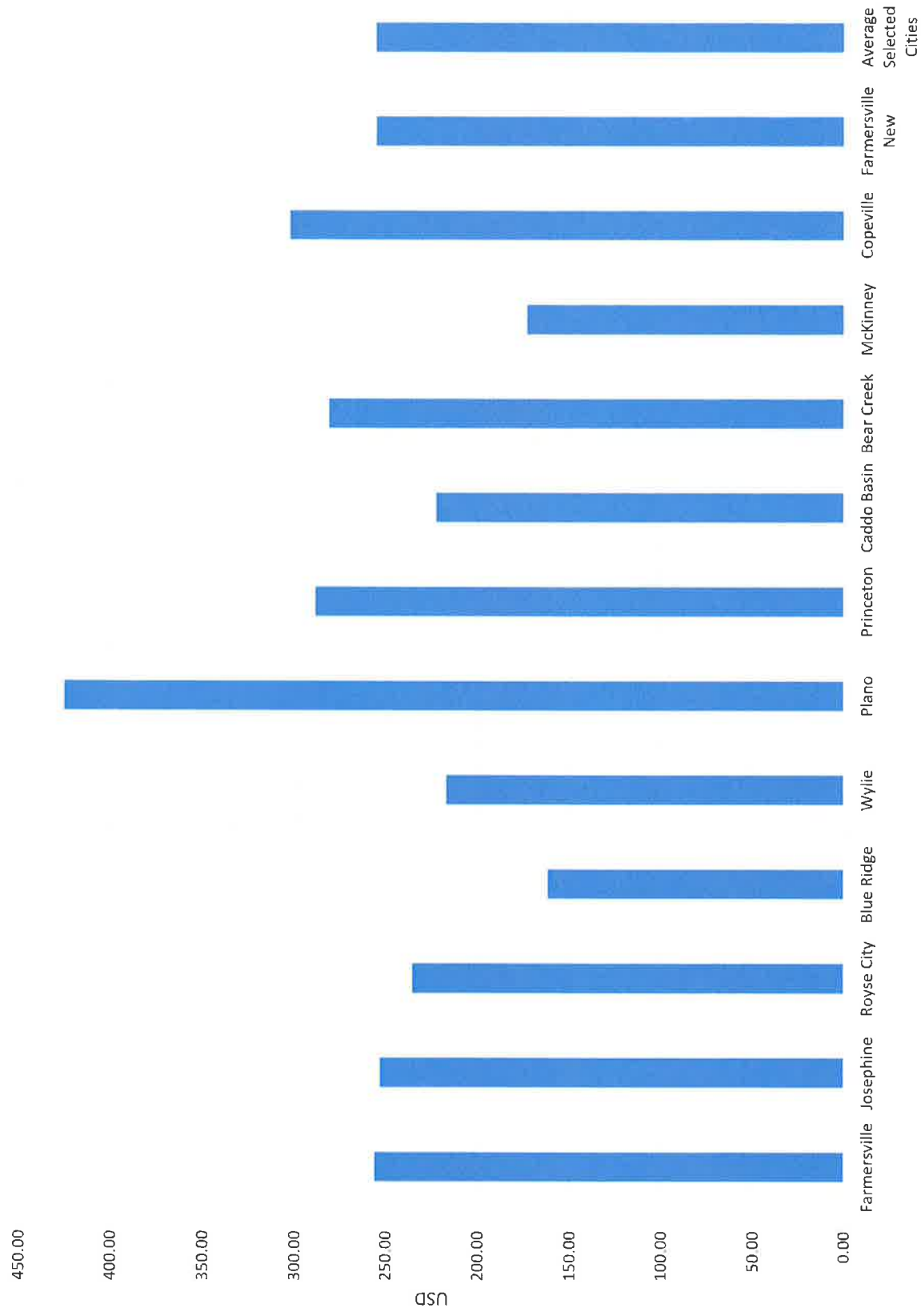
14,000 Gallon Water Consumption Cost Comparison for 5/8" X 3/4" Meter



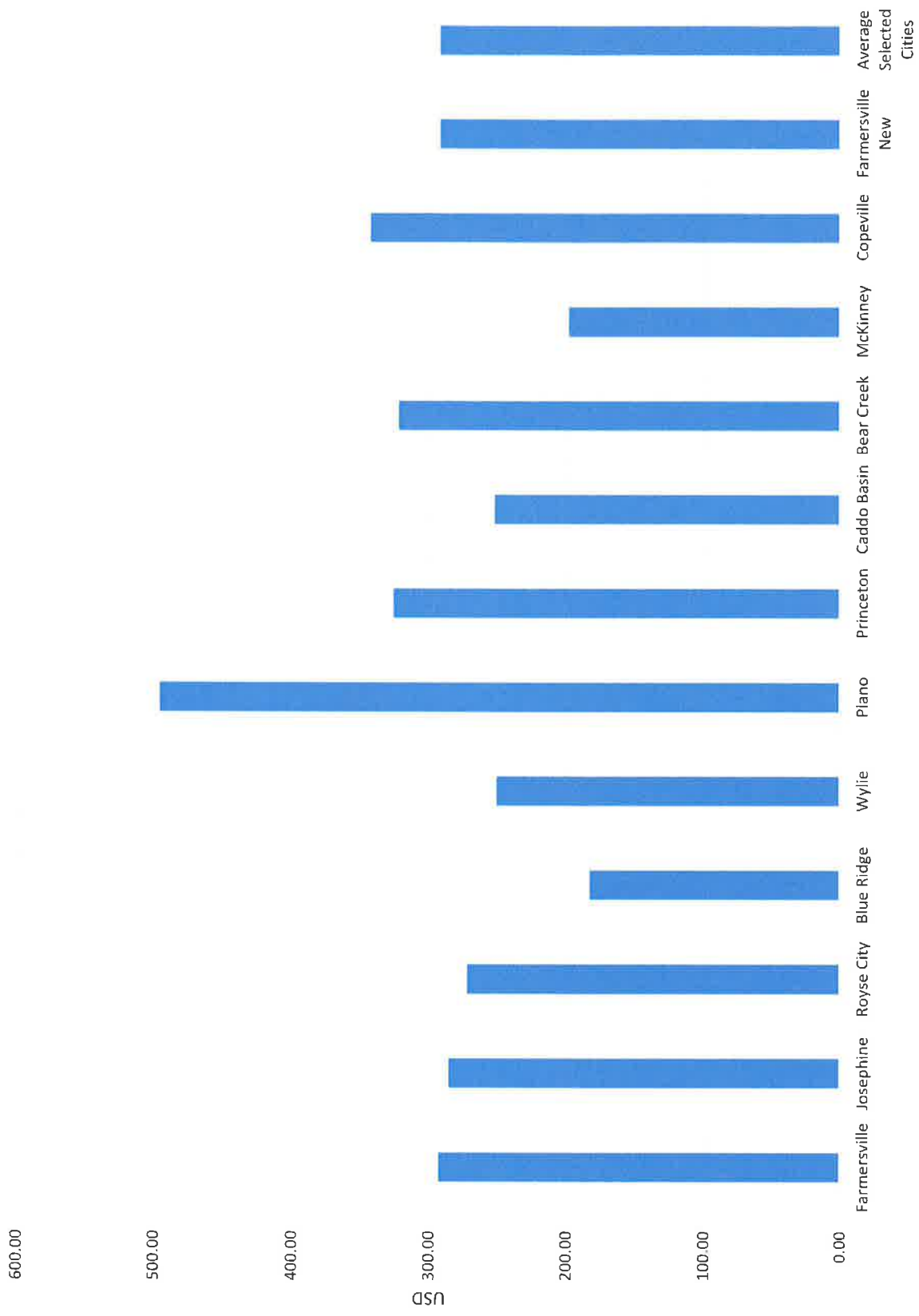
21,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



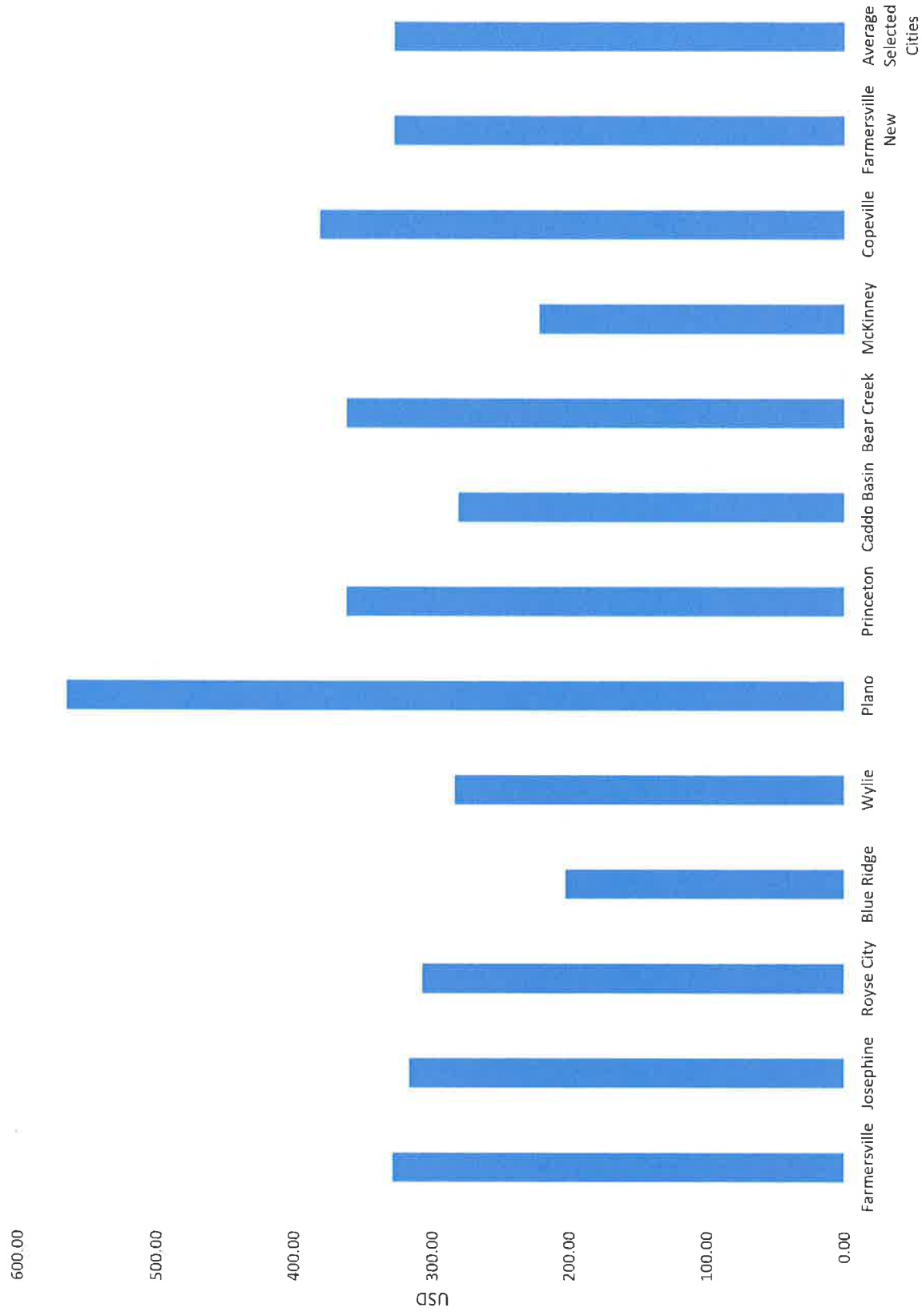
28,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



31,500 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



35,000 Gallon Water Consumption Cost Comparison 5/8" X 3/4" Meter



IX. EXECUTIVE SESSION

X. RECONVENE FROM EXECUTIVE SESSION

XI. Requests to be Placed on Future Agendas

XII. Adjournment