



**NOTICE OF REGULAR TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Monday, June 20, 2016
WORKSHOP SESSION – 6:30 P.M.
REGULAR SESSION – 7:00 P.M.**

WORKSHOP SESSION – 6:30 P.M.

Discussion of agenda items posted for consideration on the Regular Session Agenda for June 20, 2016

CONVENE INTO REGULAR SESSION – ESTIMATED START TIME 7:00 P.M.

Call to Order

- 1 Roll Call
- 2 Announcements and Updates
 - a. Mayor
 - b. Council Members
- 3 Citizens Input for Items **ON** the Agenda

Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment.
- 4 Citizen Input for items **NOT** on the Agenda

Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Action on your statement may only be taken at a future meeting.

Convene into Public Hearing

Conduct a public hearing to hear public input regarding the Zone Change Application for the purpose to consider a zoning change for Tractor Supply from AG to C-2 on the Henry White survey, abstract number 1332, Denton County, Texas

Reconvene into Regular Session

- 5 Consider and take appropriate action regarding resignation letter from Councilmember Russo

- 6 Consider and take appropriate action regarding the vacant at-large seat on Town of Cross Roads Town Council
- 7 Consider and take appropriate action to appoint a Mayor Pro-tem
- 8 Consider and take appropriate action regarding an ETJ release request from Mescal Juniper properties
- 9 Consider and take appropriate action regarding Firestone Civil Application 2016-0517-02C
- 10 Consider and take appropriate action regarding El Pollo Loco Building application 2016-0509-03C
- 11 Consider and take appropriate action regarding Tractor Supply preliminary plat application 2016-0509-05PP
- 12 Consider and take appropriate action regarding Hillstone Point II preliminary plat application 2016-0506-02PP
- 13 Consider and take appropriate action regarding Dozier office warehouse final plat application 2016-0503-1FP
- 14 Consider and take appropriate action regarding Fishtrap Storage final plat application 2016-0509-06FP
- 15 Consider action to approve a resolution waiving penalties, interest and late fees on assessments against certain properties within the Allegiance Public Improvement District

Convene into Board of Adjustment

- 16 Consider and take appropriate action regarding the Goolsby variance application 2016-0527-01V for property described as/located on the Henry White survey, abstract 1332, Denton County, Texas
- 17 Consider and take appropriate action regarding Benhalim variance application 2016-0607-01V for property described as/located at 541 Keyes Lane Cross Roads, Texas 76227

Reconvene into Regular Session

Consent Agenda

The following may be acted upon in one motion, a Town Council Member or a citizen may request items be removed from the Consent Agenda for individual consideration

- 18 Consider and take appropriate action regarding the May 16, 2016 Regular Session Town Council Meeting Minutes
- 19 Consider and take appropriate action regarding the May 2016 Financial Report

End of consent agenda

Convene Into Executive Session Workshop

- 1 Pursuant to Texas Government Code, Section 551.071 (Consultation with Town Attorney) the Town Council will convene in closed, executive session to consult with its Town Attorney to receive advice on zoning issues
 - a. Legal advice to discuss zoning issues

Reconvene Into Regular Session

Adjourn

Future meetings and events:

All scheduled meetings are held in the Council Chambers. All citizens are invited to participate; schedule may change.

- *Planning & Zoning Commission – Tuesday, July 5, 2016 at 7:00 p.m.*
- *Administrative Staff Meeting – Monday, July 11, 2016 at 3:00 p.m.*
- *Park Board Committee Meeting – Tuesday, July 12, 2016 at 7:00 p.m.*
- *Municipal Development Meeting – Cancelled-Thursday, July 14, 2016 at 7:00 p.m.*
- *Architectural Review Commission – Thursday, July 14, 2016 at 7:00 p.m.*
- *Town Council Meeting – Monday, July 18, 2016 at 7:00 p.m.*
- *Northeast Police Department Commission – Thursday, July 21, 2016 at 7:00 p.m.*

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on Friday, July 17, 2016 by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodations will be made to assist your needs.

Teddi Lee
Town Secretary

Becky Ross
Town Administrator

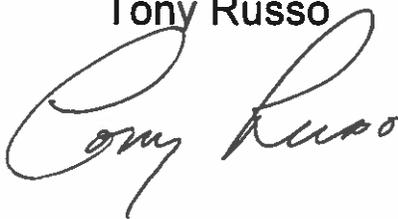
I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2016

_____, Title: _____

To whom it may concern,

After much thought and careful consideration, I am submitting my official resignation from the Town of Cross Roads Town Council. My home in Cross Roads has recently sold and I will soon start traveling to visit family and friends. I am proud to have served many years as a Council Member for the Town of Cross Roads. I will miss the interaction with my fellow councilmembers, countless volunteers, and our community but I am grateful for the experience. Thank you for your trust in me. I look forward to watching Cross Roads continue to thrive in the future.

Tony Russo

A handwritten signature in cursive script that reads "Tony Russo".

5-23-16

June 7, 2016

Brian D. Roberson
Town Manager
Town of Providence Village
via email: brianroberson@pv-tx.com

Brian,

Please allow this letter to serve as the request of Mescal Juniper Properties LLC with respect to the 41.234 acre property it owns at the NE corner of Fishtrap and Dr Sanders ("Property") to be included within the Town of Providence Village ETJ in conjunction with our request to be released from the Town of Cross Roads ETJ (see Exhibit A attached of request letter sent to Town of Cross Roads).

We are in the process of selling the property to History Maker Homes (to its affiliated company Jabez Development, LP, a Texas limited partnership) and through this letter are also authorizing History Maker Homes, Bruce French and/or Jabez Development or any of their affiliated companies and professional service firms to act on Mescal Juniper Properties LLC behalf before the Town of Providence Village ("City"), City staff, Planning and Zoning Commission, and City Council for the purpose of ETJ release by Cross Roads and ETJ acceptance by Providence, and all related and ancillary matters as it relates to ETJ matters, rezoning the Property, filing a preliminary and final plat, preparing the related engineering and construction plans for the Property, and the negotiation of a development agreement with the City as it relates to the development of the Property.

Please let me know if you have any questions and/or require any additional information from me with regards to this request and authorization letter.

Best regards,



James Grant, Managing Member

Mescal Juniper Properties LLC

(469) 231 6882

jameskgrant2@gmail.com

EXHIBIT A - Copy of Request Letter Sent to Town of Cross Roads

June 7, 2016

Becky Ross
Planning Director
Town of Cross Roads
1401 FM 424
Cross Roads, TX 76227

Becky,

Please allow this letter to serve as the request of Mescal Juniper Properties LLC with respect to the 41.234 acre property it owns at the NE corner of Fishtrap and Dr Sanders ("Property") to be released from the Town of Cross Roads ETJ and included within the Town of Providence Village ETJ.

We are in the process of selling the property to History Maker Homes (to its affiliated company Jabez Development, LP, a Texas limited partnership) and through this letter are also authorizing History Maker Homes, Bruce French and/or Jabez Development or any of their affiliated companies and professional service firms to act on Mescal Juniper Properties LLC behalf before the Town of Cross Roads ("City"), City staff, Planning and Zoning Commission, and City Council for the purpose of ETJ release by Cross Roads and ETJ acceptance by Providence, and all related and ancillary matters as it relates to Jabez Developments purchase and development of the Property.

Finally, as Jabez development will be covering their own costs in this regard if there is any residual credit remaining from my preliminary plat applications in prior years could I have such credits refunded to Mescal Juniper Properties at this time.

Please let me know if you have any questions and/or require any additional information from me with regards to this request and authorization letter.

Best regards,

James Grant, Managing Member

Mescal Juniper Properties LLC

(469) 231 6882

jameskgrant2@gmail.com

TOWN OF CROSS ROADS
DEVELOPMENT APPLICATION



DATE: _____

APPLICATION # _____

PROJECT: _____

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

DEVELOPMENT APPLICATION

ZONE CHANGE _____ TECHNICAL SITE PLAN _____
GRADING _____ MISCELLANEOUS _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Sage Crossroads, LLC. Signature Elizabeth Jacob
By: Greenbriar South GP, LLC. Applicant Name Jenny Smith Signature Vice President Jenny Smith

Project Contact Mailing Address 3108 SW Regency Parkway Suite 2
Project Contact Phone (479) 273-9472 Email jsmith@ceieng.com

Proposed Project Name Firestone Complete Auto Care Location The Village at Cross Roads
Lot/Block Out Parcel 14 Abstract _____
DCAD ID _____
Current Zoning Planned Development - Commercial Requested Zoning Planned Development - Commercial

SUBMISSION DOCUMENTS

Fee \$500.00 Legal Description
Map List of Neighbors
Site Plan (Commercial) Stamped/Addressed Envelopes
Drawings (4 full, 6 half, CD)
OTHER (Specify)

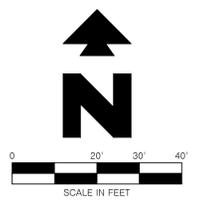
- 1) Legal Description and plat of the subject site. Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper) or the subdivision name with lot and block number.
- 2) Map A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
- 3) Filing Fee – Application Fee – Review Fee
- 4) Names and Addresses of legal property owners within 200 feet of property and the property ID number.
- 5) Stamped addressed envelopes of the property owners within 200 feet.

ADDITIONAL INFORMATION

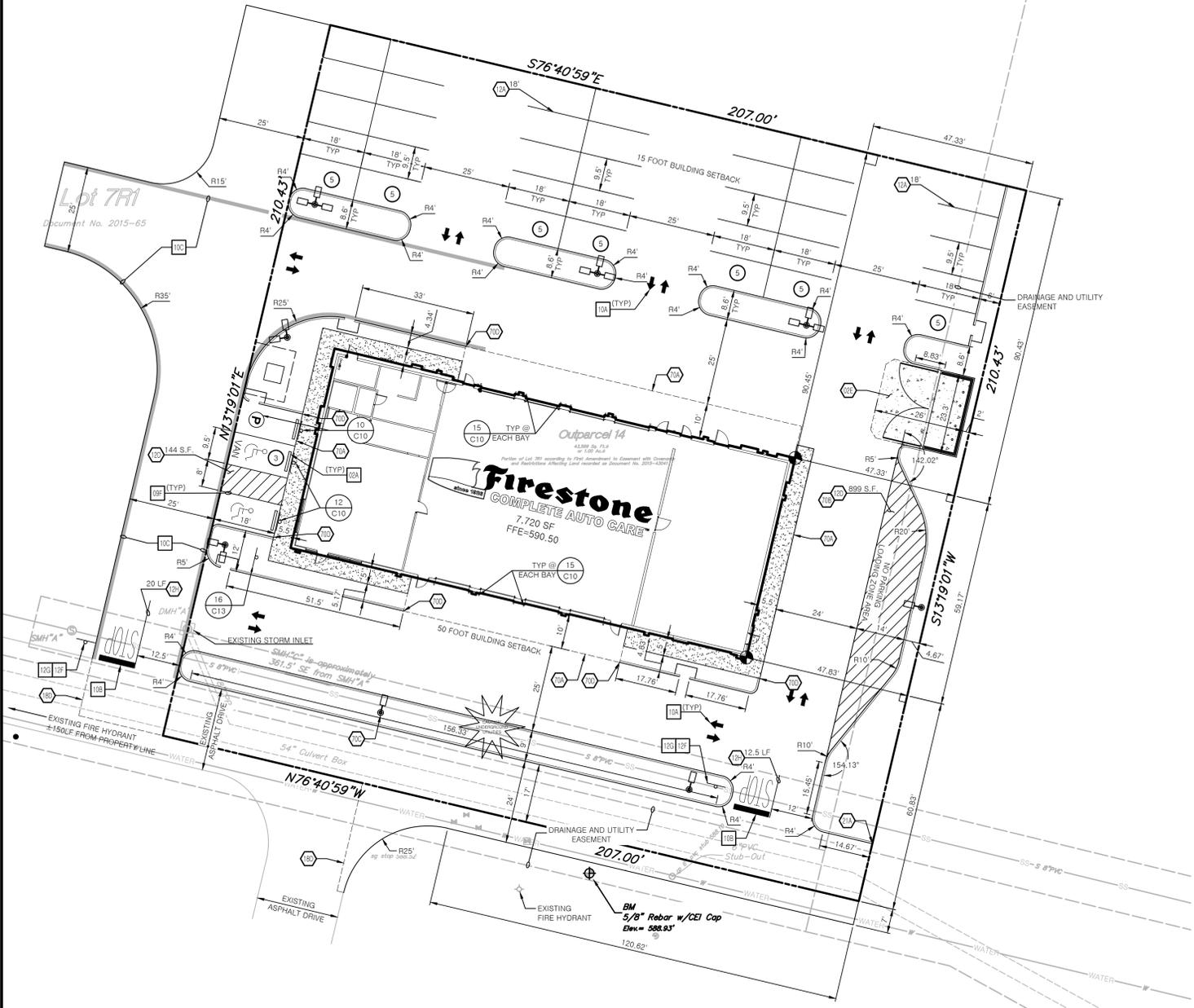
Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK
BM
5/8" REBAR W/CEI CAP
ELEV. = 588.93'



Lot 7R1
Document No. 2015-65



PROPERTY INFO		
PROPERTY AREA	43,559 SQ FT	1 ACRE
BUILDING AREA	7,720 SQ FT	0.1 ACRES
BUILDING COVERAGE	17.7%	
IMPERVIOUS AREA	38,767 SQ FT	0.89 ACRE (89%)
LANDSCAPE AREA	4,792 SQ FT	0.11 ACRE (11%)
SETBACKS		
	BUILDING	LANDSCAPE
FRONT	50 FEET	0 FEET
SIDE	0 FEET	0 FEET
REAR	15 FEET	0 FEET
PARKING RATIO		
	REQUIRED	PROVIDED
	4.5 SPACES PER 1,000 GSF	4.5 SPACES PER 1,000 GSF
STANDARD PARKING	33 SPACES	36 SPACES
HYBRID PARKING	1	1
ACCESSIBLE PARKING	2 (1 VAN) SPACES	2 (1 VAN) SPACES
TOTAL	35 SPACES	38 SPACES
BICYCLE PARKING	N/A	N/A

LEGEND

EXISTING	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Gas Line
	Overhead Electric Line (South of Site)
	Sanitary Sewer Line
	Storm Drainage Pipe
	Water Line
	Found Rebar (As Noted)
	Found Chiseled "X"
	Sanitary Sewer Manhole
	Drainage Manhole
	Fire Hydrant
	Water Meter
	Water Valve
	Utility Pole (South of Site)
	Telephone Sign
	Fiber Optic Warning Sign
	Existing Ground
	Grade Break
	Bottom Bank
	Top Bank
	Flow Line (Ditch)
	Edge of Concrete
	Stripe Solid
	Stripe Double Solid
	Sanitary Sewer Manhole
	Curb Inlet Flow
	Drainage Manhole

PROPOSED

	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE PAVING PLAN.
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	HEAVY DUTY CONCRETE PAVEMENT (PER ARCH. PLANS)
	LIMITS OF SIDEWALKS (PER ARCH. PLANS)
	FIRE LANE (SEE DETAIL 10C)

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 2' AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH PAVING PLAN SHEET C6 OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- ALL PARKING LOT SIGN BASE SUPPORTS (EXCLUDING ACCESSIBLE PARKING SIGNS) SHALL BE INSTALLED PER DETAIL 12F, UNLESS OTHERWISE SPECIFIED.
- ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER FIRE STONE DETAIL 12.
- ALL BOLLARDS AND CURBING ADJACENT TO BUILDING SHALL BE PAINTED SAFETY YELLOW UNLESS OTHERWISE SPECIFIED HEREIN.

SITE NOTES

- TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS).
- 4 INCH TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 4 INCH WIDE PAINTED YELLOW STRIPES. 2.0 FOOT O.C. @ 45 DEGREES (SEE SIZE INDICATED AT SYMBOL).
- 4 INCH DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- MATCH EXISTING PAVEMENT ELEVATIONS.
- TAPER CURB FROM 8 INCHES TO 0 INCHES OVER A COURSE OF 2 FEET.
- ALL PAVEMENT SHALL BE FLUSH (NO CURB AT BUILDING EDGE OR EDGE OF PAVEMENT)
- *NO PARKING - LOADING ZONE* PAINTED IN 12 INCH HIGH LETTERS WITH TWO (2) INCH MINIMUM STROKE
- SITE LIGHTING (PER PHOTOMETRIC AND ARCH. PLANS).
- TAPER CURB FROM 8 INCHES TO 0 INCHES OVER A COURSE OF 10 FEET.

SITE DETAILS

- PRECAST CONCRETE WHEEL STOP
- 90 DEGREE ACCESSIBLE PARKING SPACE STRIPING
- TRAFFIC FLOW ARROW
- STOP BAR
- FIRE LANE MARKING
- SIGN BASE
- STOP SIGN

FIRESTONE DETAILS

- HYBRID PARKING SIGN
- DISABLED PARKING SIGN
- BOLLARD DETAIL (SEE ARCH PLANS)
- ECO-ACTIVITY SIGN

Engineering Associates, Inc. CEI
Firestone COMPLETE AUTO CARE
 THE DRAWING IS THE PROPERTY OF BRIDGESTONE RETAIL OPERATIONS, LLC AND IS LOANED ON THE EXPRESS CONDITION THAT IT IS NOT TO BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BRIDGESTONE RETAIL OPERATIONS, LLC. THE ACCEPTANCE OF THIS DRAWING SHALL BE CONSIDERED AS AN ACCEPTANCE OF THE TERMS AND CONDITIONS OF THE BRIDGESTONE RETAIL OPERATIONS, LLC. DRAWING NO. 28891-001

NEW FCAC STORE
 2016-FCAC-MARCH-RIGHT
 US HWY380 & F.M.424
 CROSSROADS, TEXAS

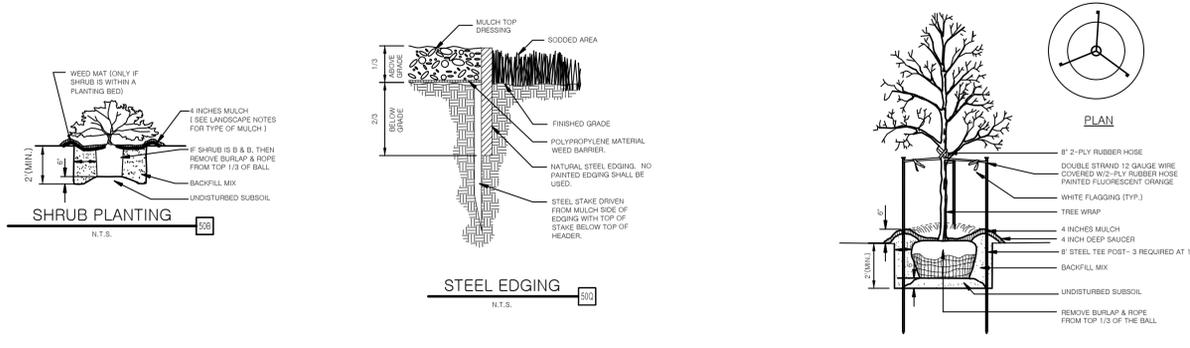


F-7524
 6 DIGIT NO.: 778 040
 4 DIGIT NO.: 24V2
 ENTITY ID NO.: 516968
 SITE ID NO.: 649
 PROP NO.: 166307

FILE NAME: 28891 SP.dwg
 CEI PROJECT NUMBER: 28891
 REVISION: REV-1 DATE: 04/18/2016

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1

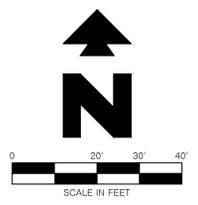


NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

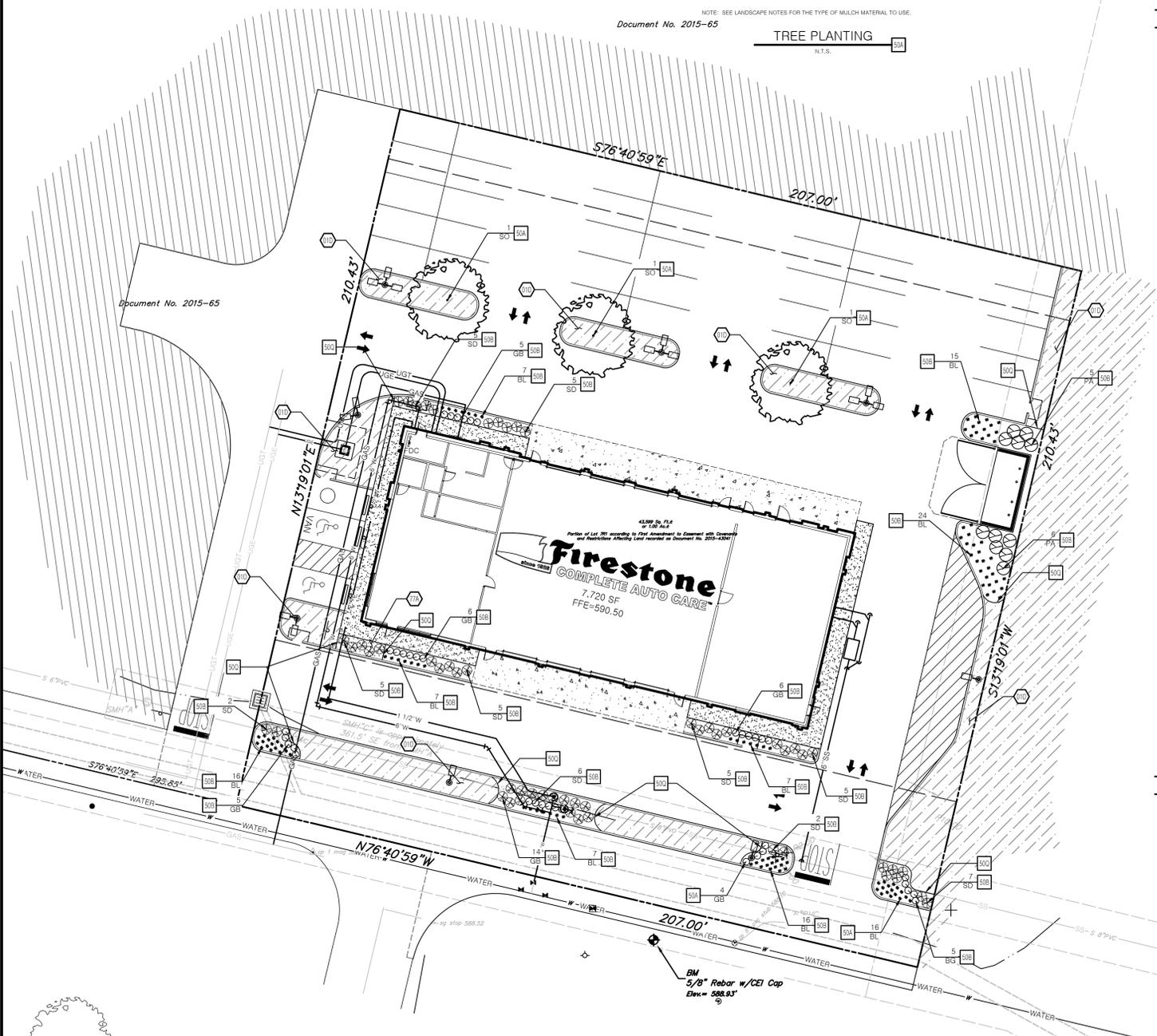
SITE BENCHMARK
BM
5/8" REBAR W/CEI CAP
ELEV. = 588.93'



- LANDSCAPE DETAILS**
- 50A TREE PLANTING
 - 50B SHRUB PLANTING
 - 50C STEEL EDGING
- LANDSCAPE NOTES**



Document No. 2015-65
TREE PLANTING
N.T.S.



- PLANTING NOTES**
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTERS OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
 - FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
 - LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
 - ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.
 - TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
 - ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
 - TOPSOIL DEPTH SHALL BE AS FOLLOWS:
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
 - THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
 - ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
 - ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
 - ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
 - ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
 - IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
 - PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
 - ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
 - ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
 - NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
 - MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
 - A FOUR INCH (4") TOP DRESSING/MULCHING OF SHREDDED HARDWOOD SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES, SHRUBS, AND SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND.

- SOLID SOD NOTES**
- ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
 - IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL; FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
 - ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
 - ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
 - PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

LEGEND

EXISTING

- Boundary Line
- Adjoining Boundary Line
- Easement Line
- Gas Line
- OHE Overhead Electric Line (South of Site)
- S Sanitary Sewer Line
- Storm Drainage Pipe
- Water Line
- Utility Pole (South of Site)
- Telephone Sign
- Fiber Optic Warning Sign
- Sign
- Existing Ground
- Grade Break
- Bottom Bank
- Top Bank
- Flow Line (Ditch)
- Edge of Concrete
- Stripe Solid
- Stripe Double Solid
- Sanitary Sewer Manhole
- Sanitary Sewer Manhole
- Curb inlet flow
- Drainage Manhole
- Water Valve

PROPOSED

- PROPERTY LINE/RIGHT OF WAY LINE
- STORM DRAIN
- BERMUDA GRASS SOD
- SEEDING
- 100% RECYCLED TIRE MULCH
- TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

- LANDSCAPE GENERAL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR THE INSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
 - CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HEREIN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR WORK IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS AND APPLICABLE CODES AND REQUIREMENTS.
 - QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.
 - IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
 - ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
 - CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.
 - ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
 - THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
 - COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
 - IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
 - ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
 - ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDING/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.
 - WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
 - IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% 'YUKON' BERMUDAGRASS, 45% 'MAJESTIC' BERMUDAGRASS, AND 10% CENTIPEDE (COATED) AT 3 LBS/1,000 SF.
 - SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
 - ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
 - CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).

PLANT LIST

KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
SD	3	SHREBARD OAK <i>Quercus shumardii</i>	B&B	4" CAL.	6" CLEAR TRUNK STRAIGHT CENTRAL LEADER, FULL CANOPY
PA	11	PINK ABELIA <i>Abelia x Edward Ducher</i>	CONT.	5 GAL.	4'-9" O.C.
SD	55	STORKE'S DWARF YALPORN HOLLY <i>Ilex verticillata 'Storke's Dwarf'</i>	CONT.	3 GAL.	3'-9" O.C.
GB	29	GREEN GEM BOXWOOD <i>Buxus 'Green Gem'</i>	CONT.	3 GAL.	2'-9" O.C.
BL	115	BLUE LILY TURT <i>Liriodendron 'Big Blue'</i>	CONT.	1 GAL.	2'-9" O.C.

LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED
MINIMUM PERCENTAGE OF LANDSCAPE AREA = 15%	TOTAL AREA 43,560 SF/4577 SF OF LANDSCAPE AREA = 10.5%
15 SF OF LANDSCAPING FOR EACH PARKING SPACES SHALL BE WITHIN THE PAVED BOUNDARIES OF THE PARKING AREA. EACH LANDSCAPE ISLAND SHOULD BE AT LEAST 100 SF, 8' WIDE, AND EQUAL TO TWO ADJUTING PARKING SPACES.	TOTAL AREA OF EACH PARKING ISLAND = 225 SF EACH
THERE SHALL BE 1 LARGE TREE, 4" CALIPER MINIMUM, WITHIN 150' OF EVER PARKING SPACE.	YES, 3 TREES AT 4" CALIPER WITHIN 150' OF ALL PARKING SPACES.

Engineering Associates, Inc.
CEI
COMPLETE AUTO CARE

Firestone
COMPLETE AUTO CARE

NEW FCAC STORE
2016-FCAC-MARCH-RIGHT
US HWY 380 & F.M. 424
CROSSROADS, TEXAS

6 DIGIT NO.: 728
4 DIGIT NO.: 24V2
ENTITY ID NO.: 516968
SITE ID NO.: 649
LEGACY ID NO.: 166307

FILE NAME: 28691 LS.dwg
CEI PROJECT NUMBER: 28691
REVISION: REV-1 DATE: 5/6/16

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
C7

RECEIVED

TOWN OF CROSS ROADS
COMMERCIAL PERMIT APPLICATION

MAY 06 2016

Date: 4/25/2016 Application # 2016-0509-030 Cross Roads

Permit Address 11610 US HWY 380

Business Name EL POLLO LOCO Finished Sq Ft 2506 Unheated Sq Ft 23

Property Description (Acreage or Sq Ft of Lot) Lot 5 Block A Legal Description

Description of Work/Intended Use: (Materials exterior & roof, New, Remodel, Expansion, etc.)
NEW ONE-STORY BUILDING RESTAURANT, WITH DRIVE-THRU, AWNINGS AND DRIVE-THRU TRELLIS. REQUIRED PARKING AND ACCESS TO ADJACENT TENANTS AND PUBIC WALKWAY.

General Contractor TBD Phone
Email Address: Fax:

Owner/Tenant EL POLLO LOCO Phone 714-599-5000
Mailing Address 3535 HARBOR BLVD., SUITE 100 COSTA MESA, CA 92626

Electrical Contractor TBD Phone

Plumbing Contractor TBD Phone

HVAC Contractor TBD Phone

Other Contractor TBD Phone

I agree to allow no work on which separate Permits are required (signs, gasoline tanks, plumbing installations, electrical work, awnings, etc.) to be done until such Permits are obtained. I have carefully examined and read the completed and know the same to be true and correct, and hereby agree that if a Permit is issued, all provisions of the Town Ordinances and State laws will be complied with, whether herein specified or not. This permit becomes null and void if work or construction is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced. I also agree that this Permit is not transferable to any other party (ies) I have filed a MSDS for all hazardous materials with the Aubrey Fire Department.

*If construction is not completed within 1 year, applicant must apply to Planning and Zoning for an extension of the original Building Permit. I verify that this building site does not lie within the 100 YEAR FLOOD PLAIN.

Property Owner's Signature [Signature] Date 4-28-2016

Applicant Signature [Signature] Date 4-29-2016

Applicant Name (Please Print) JOY DWG Tel #: 8188427552

For Office Use Only

Date rec'd Application Rec'd by Culvert Application Septic Plans
Site Plan (4) Sets of Building Plans CD of Building Plans (2) Engineered Foundation Plans Energy
Code Info Sub Contractor Info Architectural Review Inspector's Review
Plan Review Amt. CK # Date Rec'd Receipt #
Septic Review Amt. CK # Date Rec'd Receipt #
Bldg Permit Amt. CK # Date Rec'd Receipt #
Inspections/C of O/
Culvert Amt. CK # Date Rec'd Receipt #

Review Type Permit Issued by Reviewer Name Date

Date Pass Fail
Date Pass Fail

North Central Texas Inspection and Plan Review Services

1816 Redwood Place, Denton, TX 76209 Ph. (940)383-4447/ Mobile (940)368-4519

Building Code Comments for El Pollo Loco 11610 Hwy 380

Denied

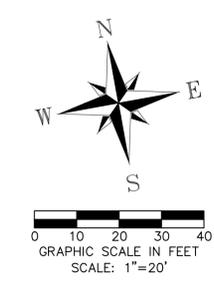
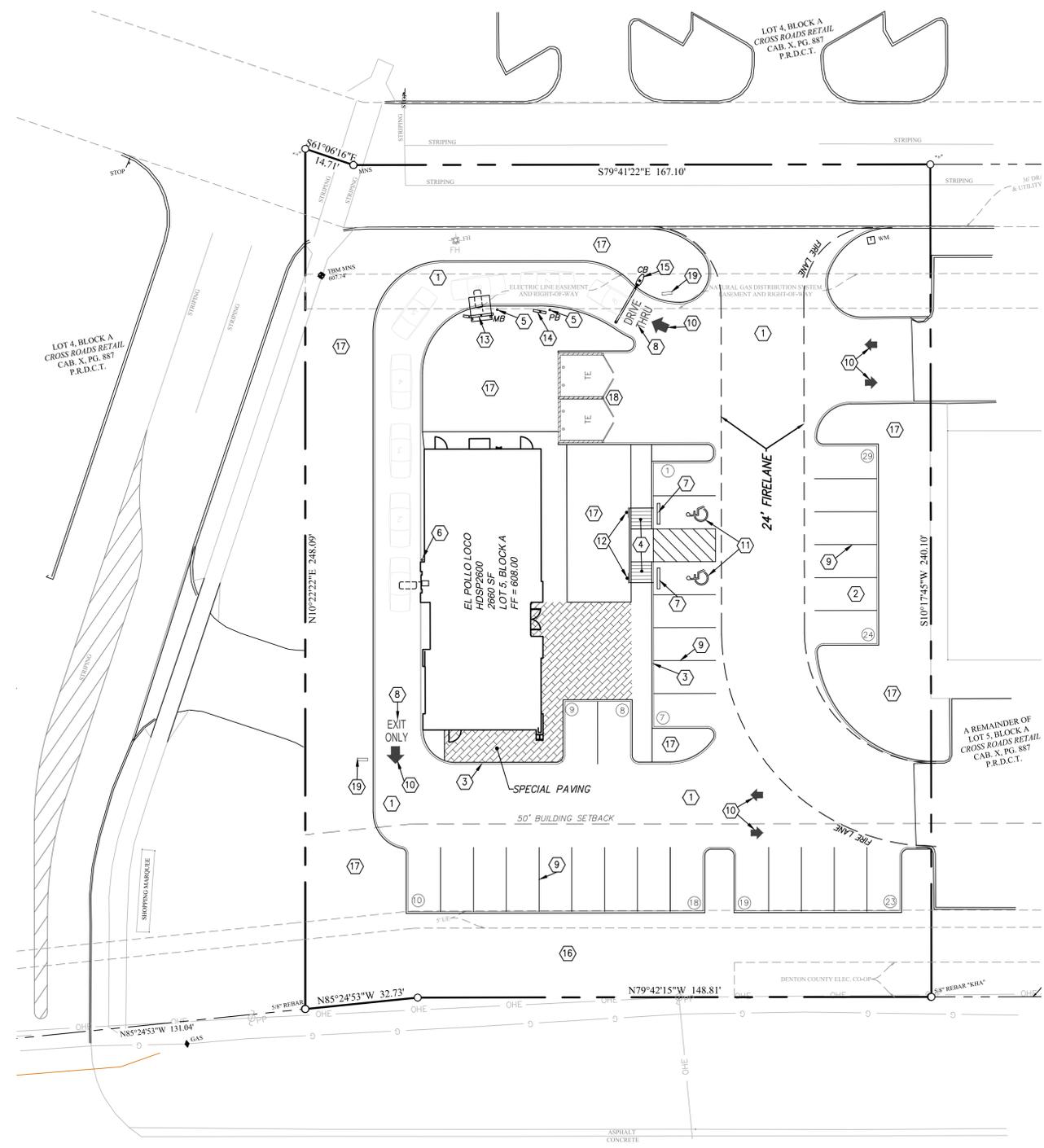
2506 Sq. Ft.

5-21-16

1. Comments cover an in-depth look at plans as submitted. However, omission of specific plan comments does not absolve the contractor of the responsibility for insuring that all construction complies with the 2006 International Codes as adopted by the Town of Cross Roads including the 2009 International Energy Conservation Code. Requirements for residential construction can be found in the 2006 International Building Code (Electrical to comply with the 2008 NEC as well as the 2009 IECC)
2. Interior lighting must comply with the bi-level switching and tandem wiring provisions of the 2009 IECC.
3. Heat traps to be installed in inlet and outlet sides of water heater unless part of a re-circulating system. Insulate first 8' of both water lines at water heater if pipe built heat traps are installed.
4. T&P line from water heater to run to exterior of building or to properly plumbed waste receptor. If run to waste receptor, drain from receptor must be Cast Iron, Copper DWV or CPVC.
5. All refrigerant lines to be insulated with min. 1" pipe insulation.
6. Condensate to be run to house side of wet trap.
7. Smoke detector required in return side of HVAC systems rated > 2000 CFM.
8. Minimum backflow protection shall be RPZ's installed at point of use for all potential cross connections.
9. All mechanical equipment shall be screened from view.
10. Exit and emergency lighting per 2006 IBC & IFC.
11. Fire sprinkler and alarm plans require a separate permit and plan review and are a deferred submittal. (If required)
12. Sign plans require a separate permit and plan review and are a deferred submittal.

Comments to be Addressed before Permit will be Issued

1. Energy Code report for Envelope shows R-20 continuous insulation in walls and plans show R-19 in cavity insulation in walls.
2. Code compliance on Cover sheet indicates 2006 International Codes which is correct. Sheet M shows compliance with 2012 IMC.
3. Provide exterior lighting calculations with re-submittal to verify maximum 80,000 lumens per acre per Crossroads ordinance.
4. Provide proof of registration with TDLR for handicap review.
5. No civil plans provided. Could not verify site plan.
6. Two way clean out required on building sewer line as it leaves the building.



SITE PLAN NOTES

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHNICAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST. PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
9. ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS NOTED OTHERWISE.

SITE DATA

LOT AREA	43,598 SF; 1.00 AC
BUILDING AREA	2,660 SF (0.06% COVERAGE)
IMPERVIOUS AREA	23,766 SF (54.5% COVERAGE)
PERVIOUS AREA	19,832 SF (45.5% COVERAGE)
EXISTING ZONING	PD TOWN CENTER
PROPOSED ZONING	PD TOWN CENTER
EXISTING USAGE	VACANT LOT
PROPOSED USAGE	RESTAURANT W/ DRIVE THRU
REQUIRED PARKING	27 SPACES (1/100 BUILDING SF)
PROPOSED PARKING	29 SPACES

KEYNOTES

1. INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
2. CONSTRUCT MONOLITHIC CONCRETE CURB
3. CONSTRUCT P.C.C. CURBED EDGE SIDEWALK PER DETAIL 2:10.1
4. CONSTRUCT P.C.C. DEPRESSED RAMP PER DETAIL 5:10.1
5. INSTALL GUARD POST PER DETAIL 4:10.1
6. INSTALL BOLLARD WITH ARM PER DETAIL 6:10.1
7. INSTALL PRECAST CONCRETE WHEELSTOPS PER DETAIL 3:10.1
8. PAINT 24" HIGH LETTERS - WHITE PER DETAIL 12:10.1
9. PAINT 4" WIDE SOLID STRIPE - WHITE
10. PAINT TRAFFIC ARROWS - WHITE PER DETAIL 12:10.1
11. PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND PER DETAIL 7:10.1
12. INSTALL HANDICAP SIGN PER DETAIL 5:10.2
13. MENU BOARD AND CANOPY PER DETAILS 13:10.1, 16:10.1, 3:10.2. INSTALL BY SIGN SUPPLIER. FOUNDATIONS BY GENERAL CONTRACTOR PER DETAIL 10:10.1
14. PREVIEW BOARD PER DETAIL 13:10.1 AND DETAIL BY SIGN SUPPLIER. FOUNDATION BY GENERAL CONTRACTOR PER DETAIL 10:10.1
15. CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION BY GENERAL CONTRACTOR PER DETAIL 9:10.1
16. MONUMENT SIGN, BASE & FOUNDATION BY SIGN VENDOR. ELECTRIC BY GENERAL CONTRACTOR
17. LANDSCAPE AREA - REFER TO SHEET L1 FOR LAYOUT
18. CONSTRUCT TRASH ENCLOSURE PER DETAIL 4:10.2, 8:10.2, 9:10.2 AND 10:10.2
19. DIRECTIONAL SIGN
20. SITE LIGHTS (SEE PHOTOMETRICS PLAN) LIGHT BASES PER DETAIL 1:10.2

icon Consulting Engineers, Inc.
 Civil Engineers - Designers - Planners
 2840 W. Southlake Blvd., Suite 110
 Southlake, TX 76092
 P. One: (817) 552-6210
 Fa: (817) 778-4845
 Engineering Firm Registration Number F-9007



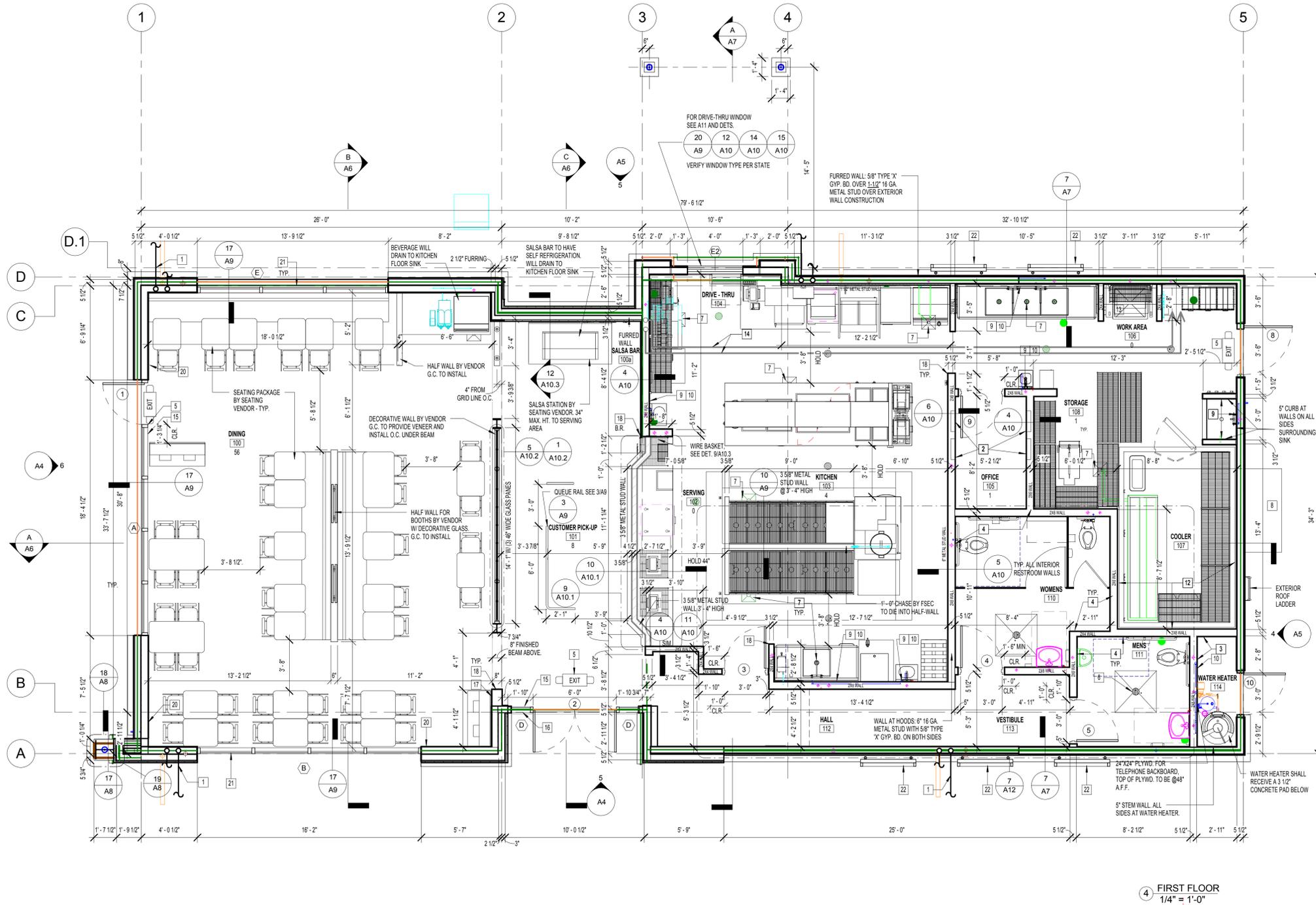
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BUILDING TYPE:	HDL
STORE NUMBER:	X
DRAWN BY:	ICE
CHECKED BY:	DCG

EL POLLO LOCO
 11610 HIGHWAY 380
 CROSS ROADS TOWN CENTER
 CROSS ROADS, TEXAS



SITE PLAN
C3



4 FIRST FLOOR
1/4" = 1'-0"

LEGEND

- WALK-IN COOLER WALL (PRE-FAB. BY FSEC)
- 2x4 W.D. STUDS 16" O.C. WHERE INDICATED
- 2x6 W.D. STUDS 16" O.C. WHERE INDICATED
- MTL STUDS AT 16" O.C. WHERE INDICATED COVER WITH 5/8" TYPE "X" W.R. GYP. BD. EACH SIDE
- ILLUMINATED EXIT SIGN w/ STROBE

KEYNOTE LEGEND - NEW

- 1 ROOF DRAIN UNDER SIDEWALK DAYLIGHTING AT FACE OF CURB SEE DET. OVERFLOW DRAIN DAYLIGHTING AT FACE OF WALL TYP. (4) LOCS. SEE DET. 1/A6 AND 2/A6
- 2 FLUSH MOUNTED ELECTRICAL PANELS PROVIDE FURRING AT PERIMETER AND ABOVE/BELOW AS REQUIRED FOR FLUSH PANEL AND CONDUIT IN WALL. SEE INTERIOR ELEVATIONS SHEET A13 FOR SUB-PANEL LAYOUT
- 3 PROVIDE R-13 INSULATION AT INTERIOR WALLS OF WATER HEATER.
- 4 PROVIDE R-11 INSULATION AT INTERIOR WALLS OF TOILET ROOMS.
- 5 PROVIDE EXIT SIGNS WHERE NOTED PER ELECTRICAL PLAN.
- 6 PROVIDE FLOOR DRAINS FLUSH WITH FINISH FLOOR - SEE PLUMBING PLAN SEE DETAIL 5/A10
- 7 PROVIDE & VERIFY EXACT LOCATIONS OF FLOOR SINK WITH EQUIPMENT SPECIFICATIONS AND MANUFACTURER. SEE DETAIL 2/A10 AND "K" SHEETS.
- 8 ELECT. MAIN SWITCH GEAR AND METER G.C. TO VERIFY DIMENSIONS AND LOCATIONS W/ SITE CONSTRAINTS
- 9 PROVIDE WATER RESISTANT GYPSUM BOARD & 1/2" DUROCK THROUGHOUT KITCHEN, WATER HEATER CLOSET AND ALL OTHER WET AREAS. PER DET 6/A10
- 10 PROVIDE PLYWOOD BACKING AT ALL WALL MOUNTED SHELVES AND EQUIPMENT. SEE SHEET 1/A15 PER DETAIL 9/A10
- 12 2" MIN. AIR SPACE
- 13 CUSTOM EPL TUMBLER SS SINK. SEE PLUMB. DWG'S. VERIFY EXACT LOCATION ON KITCHEN EQUIPMENT DWGS. RECESS SLAB SO THAT TOP OF SINK IS NO GREATER THAN 1/2" A.F.F. SEE DETAIL 5/A14
- 14 4" PVC CONDUIT FOR SODA LINES FROM 6" ABOVE CEILING TO SWEEP AT BOTTOM OF WALL (BOTTOM EDGE OF SWEEP TO EXIT WALL @ 12" A.F.F.). RUN SODA LINES OVERHEAD TO BAG 'N' BOX LOCATION. SEE DETAIL 10/A10
- 15 TACTILE EXIT SIGN SEE DETAIL 1/A1
- 16 TACTILE ACCESSIBLE SIGN SEE DETAIL 2/A1
- 17 POST OCCUPANCY SIGN "MAXIMUM OCCUPANCY 84 PERSONS" AND RESTROOM SIGN. SEE INTERIOR ELEV.
- 18 CORNER GUARDS AT ALL EXPOSED CORNERS. TYP. SEE DETAIL 2/A9
- 20 JOURNEY ARTWORK / RESTROOM / OCC. SIGNAGE. PER VENDOR. SEE INTERIOR ELEVATIONS ON SHEET A12 FOR RESTROOM AND SHEET A13 FOR JOURNEY ARTWORK TYPE AND PLACEMENT
- 21 ALL DINING ROOM WINDOWS TO HAVE BLACK ROLLER SHADES BY SOUTHWEST SHADES
- 22 PICTURE LIGHT (LF-14). TYP. OF 5. SEE ELEV.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY 2012 IBC, ADDITIONS, ALL AMENDMENTS, AND LOCAL CODES.
2. ALL EXPOSED WALLS IN RESTROOMS AND ALL PLUMBING WALLS TO BE COVERED IN CERAMIC TILE OR FRP. PER DRAWINGS, FLOOR TO CEILING AS INDICATED IN SPECS. UNLESS OTHERWISE NOTED ON PLANS.
3. PROVIDE HOT WATER HEATER (SEE PLUMBING PLANS FOR SIZE).
4. PROVIDE HOT & COLD WATER UNDER PRESSURE TO ALL LAVATORIES & SINKS.
5. ALL CONDENSATE LINES (INDIRECT WASTE WATER) SHALL BE ACCESSIBLE TO FLOOR SINKS, INSTALLED FLUSH WITH FLOOR, 1/2" EXPOSED, WITH GRATE.
6. ALL DOORS, WINDOWS, AND OTHER JOINTS IN THE EXTERIOR WALLS SHALL BE FULLY INSULATED.
7. A CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED FOR ALL EXTERIOR DOORS AND WINDOWS.
8. ALL CONDUIT, PLUMBING, ETC. NOT CONCEALED WITHIN WALLS, MUST BE INSTALLED AT LEAST 5" OFF THE FLOOR AND 1" AWAY FROM WALLS. ALL EXPOSED FLEX CONDUITS TO BE SEAL-TIGHT OR EQUIVALENT.
9. ALL EQUIPMENT, INCLUDING (BOTTOM) SHELVING, MUST BE SUPPORTED BY (6) INCH HIGH, ROUND, STAINLESS STEEL LEGS OR BE ON 6" CASTORS.
10. G.C. TO PROVIDE ALL NECESSARY BLOCKING OR REINFORCING AT ALL ATTACHMENTS TO WALLS INCLUDING BUT NOT LIMITED TO BLOCKING FOR SHELVING, SINKS, SOAP DISPENSERS, AND GRAB BARS.
11. GENERAL CONTRACTOR SHALL PROVIDE STRUCT. SUPPORT FOR ALL ROOF MOUNTED OR SUSPENDED MECHANICAL & FOOD SERVICE EQUIPMT. AS REQD.
12. COORDINATE LOCATION OF SUPPORTS WITH STRUCTURE AND MECHANICAL CONTRACTOR. REFER TO SHEET M1 GENERAL NOTES AND MECHANICAL FLOOR PLAN.
13. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER THE EXACT EXTENT OF WORK TO BE COMPLETED PRIOR TO CONSTRUCT.
14. FLASHING AND COUNTER FLASHING EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.
15. ALL CONVENIENCE OUTLETS TO BE 15" A.F.F. ALL SWITCHES TO BE 48" MAX. A.F.F. PER SECTIONS 4-2-5 & 2-27-3 OF ADA. (SEE ELECTRICAL SHEETS FOR SPECIFICS)
16. LAVATORY FAUCETS SHALL HAVE FLOW CONTROL DEVICES TO LIMIT FLOW TO A MAXIMUM OF 0.5 G.P.M.
17. LAVATORY FAUCETS TO BE SELF CLOSING.
18. LAVATORY INTERIOR PARTITION WALL ASSEMBLIES, SEE DETAILS
19. PROVIDE LOW CONSUMPTION WATER CLOSETS.
20. PROVIDE R-19 FIBERGLASS INSULATION IN EXTERIOR WALL AND R-30 FIBERGLASS INSULATION IN ROOF. W/ R-13 AT WATER HEATER ROOM WALL.
21. INSULATION MATERIAL SHALL MEET THE 2012 IBC AND 2012 IEC WITH LOCAL & CITY CODES.
22. THE GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR MUST VERIFY A FULL 3'-0" CLEAR SPACE IN FRONT OF ELECTRICAL EQUIPMENT PRIOR TO POURING CONCRETE FOUNDATION SLAB. NOTIFY THE ARCHITECT IMMEDIATELY IF THIS DIMENSION IS IN QUESTION.
23. PROVIDE DEEPENED FOOTINGS (GRADE BEAMS) AS REQUIRED WHERE ADJACENT FINISH GRADE IS SUBSTANTIALLY BELOW (OR SLOPING AWAY FROM) THE FINISHED FLOOR. SEE GRADING PLANS.
24. PROVIDE HIGHER CURBS AS REQUIRED (W/ WATERPROOFING MEMBRANE) AT BUILDING PERIMETER WHERE ADJACENT FINISH GRADE IS HIGHER THAN THE FINISHED FLOOR SEE GRADING PLANS.
25. ALL BRAILLE SIGNS SHALL BE APPROVED BY BUILDING PLAN CHECK PRIOR TO INSTALLATION.
26. ALL ACCESSIBLE SIGNS SHALL BE VERIFIED AND APPROVED BY THE ARCHITECT OF RECORD BEFORE PERMIT CAN BE FINALIZED FOR ALL PROJECTS THAT REQUIRE ACCESSIBLE SIGNAGE.
27. RESTROOMS DOORS SHALL NOT OPEN DIRECTLY INTO A ROOM USED FOR THE PREPARATION OF FOOD FOR THE SERVICE TO THE PUBLIC.

2 ACCESSIBLE ENTRANCE SIGN
N.T.S.

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS REQUIRED ON:

- PARKING SPACES DESIGNATED AS RESERVED FOR INDIVIDUALS WITH DISABILITIES
- ACCESSIBLE ENTRANCES (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE THE ROUTE TO THE NEAREST ACCESSIBLE ENTRANCE)
- ACCESSIBLE TOILET AND BATHING FACILITIES

THE INTERNATIONAL SYMBOL OF ACCESSIBILITY

1 TACTILE EXIT SIGN
N.T.S.

PLACEMENT LOCATION
PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.

LITERARY BRAILLE STANDARD DIMENSIONS:

- DOT DIAMETER 059 IN.
- INTER-DOT SPACING 090 IN.
- HORIZONTAL SEPARATION BETWEEN CELLS 241 IN.
- VERTICAL SEPARATION BETWEEN CELLS 398 IN.

FINISH & CONTRAST:
CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

LETTERS AND NUMERALS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE II BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"

CORRESPONDING GRADE II BRAILLE

DESIGN LOAD OCCUPANT CALCULATION

DINING AREA - 56 SEATS	750 SF	=	56 OCC.
CUSTOMER QUEUE	40 SF / 5	=	8 OCC.
KITCHEN	741 SF / 200	=	4 OCC.
SERVICE	FIXED # OF EMPLOYEE	=	3 OCC.
OFFICE	42 SF / 100	=	1 OCC.
STORAGE (DRY & COOLER)	192 SF / 300	=	1 OCC.
ACCESSORY USE	900 SF	=	0 OCC.
TOTAL OCCUPANTS			73 OCC.

> 50 OCCUPANTS 2 EXITS REQ'D / 3 PROVIDED
PER 2012 IBC

NOTES TO CONTRACTOR

1. PRIOR TO BID, CONTRACTOR SHALL VISIT THE SITE TO ADEQUATELY DETERMINE ALL PRE-EXISTING CONDITIONS AND THE FULL EXTENT OF ALL REQUIRED DEMOLITION. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING. TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALL ALLOWANCES THEREFORE IN PREPARING HIS BID.
2. GENERAL CONTRACTOR TO CONFIRM LAYOUT W/ APPROVED SEATING PLAN BY OWNER.
3. SHEET ENTIRE BUILDING WITH PLYWOOD. REFER TO STRUCTURAL DRAWINGS FOR SHEAR AS REQUIRED.
4. ALL EXTERIOR DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
5. FOR INTERIOR ELEVATIONS, SEE SHEETS.
6. ALL DIMENSIONS TO FACE OF STUDS.
7. PVC PIPE SHALL NOT BE USED IN COOK-LINE WALLS.
8. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
9. SEAL/ FOAM ALL PENETRATIONS AT EXTERIOR WALL PLATE PRIOR TO INSULATION AND DRYWALL.



106 West 11th Street
Suite 1900
Kansas City, Missouri 64105

Phone : 816-842-7552
Fax : 816-842-1302

DRAWINGS & SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS & SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THEIR USE & FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED & NOT FOR CONSTRUCTION OF ANY OTHER PROJECT.



EL POLLO LOCO
CROSS ROADS
11610 US HWY 380,
CROSS ROADS, TX, 76227

BID & PERMIT
2016.04.29

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT # 16624

FLOOR PLAN

SHEET NUMBER
A1

TOWN OF CROSS ROADS
PLATTING APPLICATION



DATE: 05/09/2016

APPLICATION # 2016-0509-05 P

PROJECT: Tractor Supply

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary Tractor Supply Addition Replat
Final Administrative/Amending

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Tony and David Melton Riley Signature *Tony A Riley*

Applicant Name Crossroads WF, LLC Signature *Bo Clark*

Project Contact Mailing Address (Vasquez Engineering, LLC) 1919 S. Shiloh RD, #440, Garland, TX 75042

Project Contact Phone 972-278-2948 Email jvasquez@vasquezengineering.com

Proposed Project Name Tractor Supply Addition Location W. side of U.S. 377 +/- 4190' from Fishtrap Rd
Lot/Block 1/1 Abstract Henry White Survey Abstract 1332
DCAD ID 52591
Number of Lots Created 1

SUBMISSION DOCUMENTS

Fee \$280.00 Legal Description Yes
Map Vicinity List of Neighbors N/A
Site Plan (Commercial) N/A Stamped/Addressed Envelopes N/A
Drawings (4 full, 2 half) Plat/Prel. Engineering
OTHER (Specify) N/A

APPLICATION EXPLANATION

Explanation and Description of Request or Project

Preliminary Plat for a new 3.33 acre commercial lot and dedication for a new 90' ROW for a public roadway

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

Notes:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. O.P.R.D.C.T. - Official Public Records, Denton County, Texas
4. D.R.D.C.T. - Deed Records, Denton County, Texas
5. P.O.C. - Point of Commencing
6. P.O.B. - Point of Beginning
7. Basis of Bearing - Based on the North line (South 86 deg. 34 min. 48 sec. East) of that certain tract of land conveyed to Tony Riley & David Melton Riley, as more particularly described in the General Warranty Deed, filed 11/02/2012, as Document Number 2012-125185, Real Property Records, Denton County, Texas.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0405G subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Rowlett, Texas.
**PRELIMINARY-FOR REVIEW PURPOSES ONLY
MAY NOT BE RECORDED FOR ANY REASON**

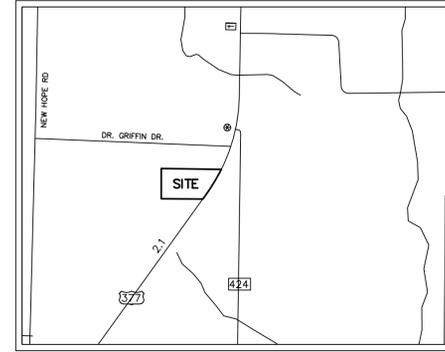
Timothy R. Mankin _____ Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this --- day of ----- 2016.

Notary Public in and for Tarrant County, Texas
My Commission Expires: 08/15/2016

VICINITY MAP
N.T.S.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS **TONY RILEY AND DAVID MELTON RILEY** are the sole owners of a 4.585 acre tract of land out of a called 115.115 acre parcel located in the Henry White Survey, Abstract Number 1332, Town of Cross Roads, Denton County, Texas, to Tony Riley & David Melton Riley, as described in the General Warranty Deed, filed 11/02/2012, as Document Number 2012-125185, Real Property Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with "Metroplex" cap found for the southeast corner of said Riley tract, same being the northeast corner of that certain tract of land conveyed to Bruce and Shoetree Birdsong, by deed recorded under Volume 4793, Page 380, said Deed Records, same being in the northwest right-of-way line of U.S. Highway 377 (a variable width right of way);
THENCE North 36 deg. 47 min. 21 sec. East, along the common line of said Riley tract and said Highway 377, a distance of 767.83 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of the herein described tract, same being the beginning of a non-tangent curve to the left, having a radius of 205.00 feet and a delta angle of 16 deg. 52 min. 33 sec., same being the POINT OF BEGINNING;
THENCE through the interior of said Riley tract, as follows:

Along said non-tangent curve to the left, an arc distance of 60.38 feet and a chord bearing and distance of North 78 deg. 08 min. 31 sec. West, 60.16 feet to a 1/2 inch iron rod set for angle point;
North 86 deg. 34 min. 48 sec. West, a distance of 309.08 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
North 03 deg. 25 min. 12 sec. East, a distance of 390.00 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract, same being in a north line of said Riley tract, same being in the south line of that certain tract of land conveyed to Frank and Dorothy Bartel, by deed recorded in Volume 2729, Page 907, said Deed Records;

THENCE South 86 deg. 34 min. 48 sec. East, along the common line of said Riley tract and said Bartel tract, passing at a distance of 2.00 feet a 1/2 inch iron rod found for the Southeast corner of said Bartel tract, same being the Southwest corner of that certain tract of land of land conveyed to Jeffrey P. & Mary A. Low, by deed recorded in Document No. 97-0007651, said Deed Records, and continuing along the common line of said Riley tract and said Low tract, a total distance of 620.00 feet to a tack in leaning wood right of way monument found that bears North 27 deg. 44 min. 58 sec. East, 0.58 feet, for the northeast corner of the herein described tract, same being the northeast corner of said Riley tract, same being the southeast corner of said Low tract, same being in the northwest right of way of aforesaid U.S. Highway 377, same being the beginning of a non-tangent curve to the right, having a radius of 3759.83 feet, and a delta angle of 04 deg. 01 min. 59 sec.;
THENCE along the common line of said Riley tract and said U.S. Highway 377, and along the said non-tangent curve to the right, a chord bearing and distance of South 34 deg. 45 min. 11 sec. West, 264.60 feet, an arc length of 264.65 feet to a wood right-of-way monument found for an angle point;
THENCE South 36 deg. 47 min. 21 sec. West, continuing along the common line of said Riley tract and said U.S. Highway 377, a distance of 206.93 feet to the POINT OF BEGINNING, and containing 195,441 square feet, or 4.585 acres of computed land, more or less.

NOW THEREFORE KNOW THESE MEN BY THESE PRESENTS:

That, **TONY RILEY AND DAVID MELTON RILEY**, do hereby adopt this plat designating the herein described property as **LOTS 1, BLOCK 1, TRACTOR SUPPLY ADDITION**, an addition to the Town of Cross Roads, Denton County, Texas, and do hereby dedicate to the public use forever, the street right-of-ways and easements as shown hereon.

Tony Riley, Owner _____ Date

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared Tony Riley, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

David Melton Riley, Owner _____ Date

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared David Melton Riley, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

**TRACTOR SUPPLY ADDITION
PRELIMINARY PLAT
LOT 1, BLOCK 1**

BEING A 4.585 ACRE TRACT OF LAND IN THE
HENRY WHITE SURVEY, ABSTRACT NUMBER 1332
OUT OF THE
TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS

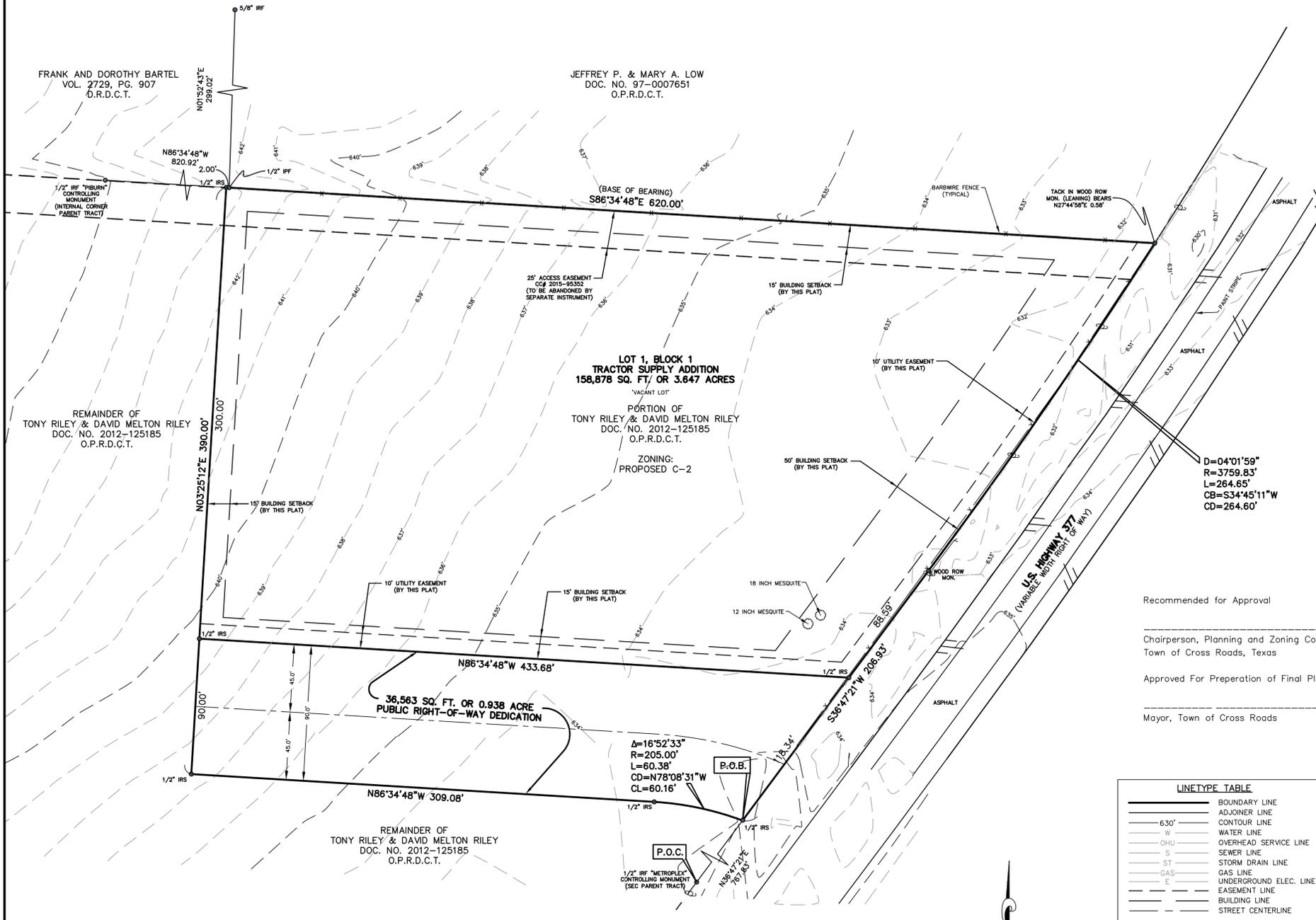
Recommended for Approval _____
Chairperson, Planning and Zoning Commission _____ Date
Town of Cross Roads, Texas

Approved For Preparation of Final Plat _____
Mayor, Town of Cross Roads _____ Date

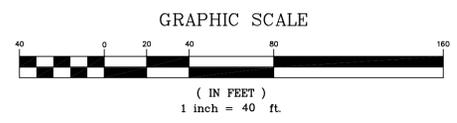
ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

OWNER:
TONY AND DAVID MELTON RILEY
3806 W. UNIVERSITY DRIVE
DENTON, TX 76207

LINETYPE TABLE	
---	BOUNDARY LINE
---	ADJOINER LINE
---	CONTOUR LINE
---	WATER LINE
---	OVERHEAD SERVICE LINE
---	SEWER LINE
---	STORM DRAIN LINE
---	GAS LINE
---	UNDERGROUND ELEC. LINE
---	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE



LEGEND			
	GAS METER		FIRE HYDRANT
	IRR CONTROL VALVE		WATER MANHOLE
	TELEPHONE PEDESTAL		TRAFFIC SIGNAL POLE
	POWER POLE		TELEPHONE MANHOLE
	DOWN GUY		WATER VALVE
	S.S. MANHOLE		SWB MANHOLE
	CLEAN OUT		TRANSFORMER PAD
			ELECTRIC METER
			STORM DRAIN MANHOLE
	SIGN		TYPICAL FENCE
	CONCRETE		BOLLARD
	VAULT		COVERED AREA
	HANDICAP SPACE		A/C PAD



JOB NO.: 15-0903	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		SHEET
DATE: 04/19/2016					1
FIELD DATE: 04/12/2016					OF
SCALE: 1" = 40'					
FIELD: J.D.H.					
DRAWN: J.B.W.					
CHECKED: T.R.M.	trmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977		

**TOWN OF CROSS ROADS
PLATTING APPLICATION**



DATE: 4/29/2016

APPLICATION # 2016-0506-02P

PROJECT: _____

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary _____ Replat _____
Final _____ Administrative/Amending _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Oak Grove 380 Investors, LLC etal Signature [Signature]

Applicant Name Jim Nichols Signature [Signature]

Project Contact Mailing Address 1651 Glenville Drive, Suite 208

Project Contact Phone 214-221-9955 Email jnichols@petitbarraza.com

Proposed Project Name Hillstone Pointe II Location On Oak Grove Rd. Between US380 and Fishtrap Rd.

Lot/Block N/A Abstract Marsella Jones No. 662

DCAD ID 157231

Number of Lots Created 175-Residential - 5 Non-Res

SUBMISSION DOCUMENTS

Fee \$1950.00 + \$1000.00 Deposit (\$2950.00 Total) Legal Description Attached

Map Plat Submitted List of Neighbors Attached

Site Plan (Commercial) N/A Stamped/Addressed Envelopes Attached

Drawings (4 full, 2 half) Attached

OTHER (Specify) CD of PDF Documents

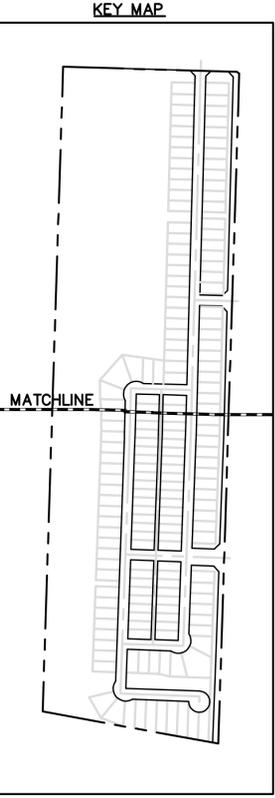
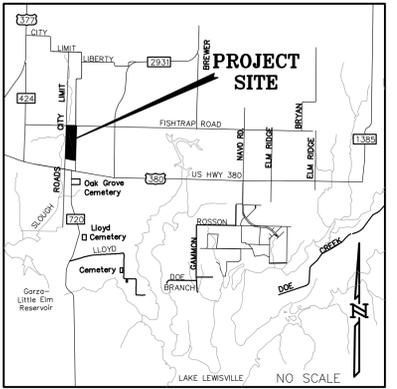
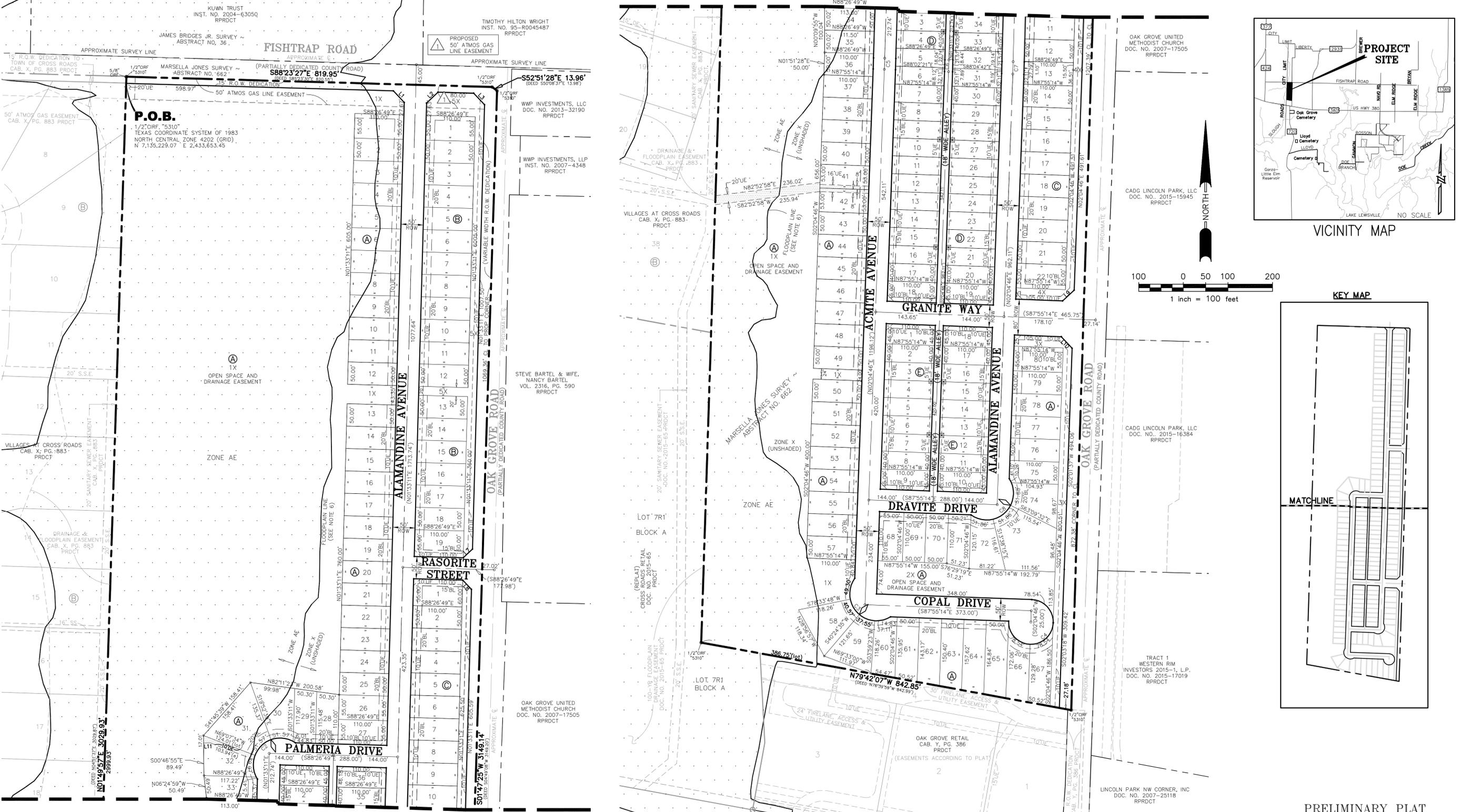
APPLICATION EXPLANATION

Explanation and Description of Request or Project

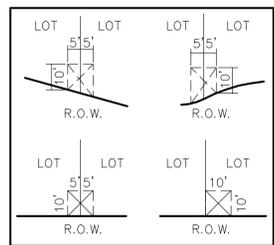
Single Family residential development situated in the Town's ETJ.

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

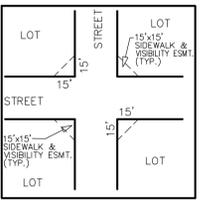
MATCHLINE



MATCHLINE



TYPICAL 10'x10' TRANSFORMER PAD ESMT. N.T.S.



15'x15' SIDEWALK & VISIBILITY EASEMENT AT STREET & ALLEY INTERSECTIONS N.T.S. (TYPICAL ALL INTERSECTIONS)

LEGEND

- Point of Beginning, Volume, Page, Cabinet, Plat Records, Denton County, Texas, Real Property Records, Denton County, Texas, Utility Easement, Drainage Easement, Building Setback Line, Iron Rod w/Cap Found, Right-of-Way, Designates Subdivision Block

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L11 with their respective bearings and distances.

Table with columns: NO., CHORD DIRECTION, CHORD, DELTA, RADIUS, LENGTH. Lists curves C2 through C8 with their respective chord directions, chord lengths, delta angles, radii, and lengths.

MUSTANG SUD SEWER CON NO. 20930 WATER CON NO. 11856 CONTACT: CHRIS BOYO PHONE: 940-440-9561 ADDRESS: 7985 FM 2931 AUBREY, TX 76227-6029

OWNERS: OAK GROVE 380 INVESTORS, LLC JENNIFER HAWLEY WHESEANT CROWELL INVESTOR GROUP, LLC LITTLE BRO BROS. SS, LLC ADDRESS: 3808 E. HEBRON PARKWAY, BUILDING 300 CARROLLTON, TEXAS 75010

PETIT BARRAZA ENGINEERING PLANNING SURVEYING

1651 Glenville Drive, Suite 208 Richardson, Texas 75081 Tel: (214) 221-9955 Fax: No. (214) 340-3550 DATE: JUNE 2016 SCALE: 1"= 100' JOB NO. 14011802 JNICHOLS@PETITBARRAZA.COM

PRELIMINARY PLAT HILLSTONE POINTE II 59.121 ACRES 175 RESIDENTIAL LOTS 5 NON-RESIDENTIAL LOTS STREET RIGHT-OF-WAY ~ 9.114 ACRES SITUATED IN THE MARSELLA JONES SURVEY ~ ABSTRACT NO. 662 TOWN OF CROSS ROADS ETJ DENTON COUNTY, TEXAS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

WHEREAS OAK GROVE 380 INVESTORS, LLC, JENNIFER HAYLEY WHISENANT CROWELL, INVESCROW GROUP, LLC, AND LITTLE BRO BIG SIS, LLC, ARE THE OWNERS OF THAT CERTAIN TRACT OF LAND SITUATED IN THE MARSELLA JONES SURVEY, ABSTRACT NO. 662, IN DENTON COUNTY, TEXAS, SAID TRACT BEING ALL OF A CALLED 59.217 ACRE TRACT OF LAND DESCRIBED IN DEED TO SAID OWNERS, RECORDED IN DOCUMENT NUMBER 2015-128308, OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS (RPRDCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP MARKED "5310" FOUND FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF FISHTRAP ROAD (PARTIALLY DEDICATED COUNTY ROAD), SAID IRON ROD ALSO BEING LOCATED AT THE NORTHWEST CORNER OF SAID 59.217 ACRE TRACT, FROM WHICH A 5/8-INCH IRON ROD WITH CAP FOUND AT THE NORTHEAST CORNER OF A 15-FOOT RIGHT-OF-WAY DEDICATION FOR FISHTRAP ROAD ACCORDING TO FINAL PLAT OF VILLAGES AT CROSS ROADS, AN ADDITION TO THE TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, RECORDED IN CABINET X, PAGE 883 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (PRDCT) BEARS SOUTH 26°15'26" WEST, A DISTANCE OF 0.45 FEET;

THENCE SOUTH 88°23'27" EAST, WITH SAID SOUTH RIGHT-OF-WAY LINE OF FISHTRAP ROAD, A DISTANCE OF 819.95 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "5310" FOUND FOR CORNER AT THE NORTHERN END OF A CORNER CLIP LOCATED AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF FISHTRAP ROAD AND THE WEST RIGHT-OF-WAY LINE OF OAK GROVE ROAD (PARTIALLY DEDICATED PUBLIC ROAD);

THENCE SOUTH 52°51'28" EAST, WITH SAID CORNER CLIP, A DISTANCE OF 13.96 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "5310" FOUND FOR CORNER AT THE SOUTH END OF SAID CORNER CLIP;

THENCE SOUTH 01°47'25" WEST, WITH SAID WEST RIGHT-OF-WAY LINE OF OAK GROVE ROAD, A DISTANCE OF 3149.14 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "5310" FOUND FOR THE SOUTHEAST CORNER OF SAID 59.217 ACRE TRACT, SAID IRON ROD ALSO BEING LOCATED ON THE NORTH LINE OF LOT 4 OF OAK GROVE RETAIL, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO FINAL PLAT RECORDED IN CABINET Y, PAGE 386, PRDCT;

THENCE NORTH 79°42'07" WEST, WITH SAID NORTH LINE OF LOT 4, A DISTANCE OF 842.85 FEET TO A 1/2-INCH IRON ROD WITH CAP MARKED "5310" FOUND FOR THE SOUTHWEST CORNER OF SAID 59.217 ACRE TRACT, SAME BEING AN INTERIOR "ELL" CORNER OF LOT 7R1, BLOCK A, OF CROSS ROADS RETAIL, AN ADDITION TO THE TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, ACCORDING TO REPLAT RECORDED IN DOCUMENT NUMBER 2016-65, PRDCT;

THENCE NORTH 01°49'57" EAST, WITH THE WEST LINE OF SAID 59.217 ACRE TRACT, A DISTANCE OF 3029.93 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 59.121 ACRES OF LAND, MORE OR LESS.

NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT.
2. UTILITY PROVIDERS:
 (1) ELECTRIC & GAS SERVICE: COSERV
 7701 SOUTH STEMMONS, CORINTH, TEXAS 75065
 PHONE: 1-800-274-4014
 AT&T
 2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025
 PHONE: (972) 569-3084
 (2) TELEPHONE SERVICE:
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TCEQ.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND/OR MUSTANG SPECIAL UTILITY DISTRICT.
5. ALL UTILITY EASEMENTS FOR WATER, SEWER, DRAINAGE AND FLOOD CONTROL FACILITIES ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF MUSTANG SPECIAL UTILITY DISTRICT, UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY LIES WITHIN ZONE AE (SHADED), DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (AE = BASE FLOOD ELEVATIONS DETERMINED)", AND ZONE X (UN-SHADED AREA), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48121C04056, REVISION DATE APRIL 18, 2011, AS AFFECTED BY LETTER OF MAP REVISION (LOMR) CASE NUMBER 12-06-0686P, COMMUNITY NUMBER 481513, ISSUE DATE JULY 27, 2012. FLOOD PLAIN LINES SHOWN HEREON ARE GRAPHICALLY PLOTTED ACCORDING TO SAID LOMR.
7. ALL PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "PETITT-RPLS 4087" FOUND OR SET, UNLESS NOTED OTHERWISE.
8. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NAD 83 (CORS TEXAS NORTH CENTRAL ZONE 4202). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR OF 0.999849392677.
9. ALL LOTS ENDING IN A "X" ARE COMMON AREA LOTS AND WILL BE OWNED AND MAINTAINED BY THE HOA.
10. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
11. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
12. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
13. DEED CALLS SHOWN HEREON ARE ACCORDING TO THE CURRENT DEED FOR SUBJECT TRACT AT THE TIME OF SURVEY, SAID DEED BEING RECORDED IN DOCUMENT NUMBER 2015-128308, RPRDCT.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK GROVE 380 INVESTORS, LLC, JENNIFER HAYLEY WHISENANT CROWELL, INVESCROW GROUP, LLC, AND LITTLE BRO BIG SIS, LLC., ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS HILLSTONE POINTE II, AN ADDITION TO DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION (HOA), THE STREETS AND PUBLIC USE AREAS SHOWN HEREON, AND DO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED TO MUSTANG SPECIAL UTILITY DISTRICT (DISTRICT). ALL SAID DEDICATIONS BEING FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SHOWN HEREON. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. AT THE DISCRETION OF THE DISTRICT AND SUBJECT TO ITS WRITTEN APPROVAL, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME UNLESS THE EASEMENT LIMITS THE USE TO A PARTICULAR UTILITY OR UTILITIES. ANY PUBLIC UTILITY GIVEN THE RIGHT BY THE DISTRICT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY OF SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE. I DO HEREBY BIND MYSELF, MY SUCCESSORS AND ASSIGNS TO FOREVER WARRANT AND DEFEND ALL AND SINGULAR THE ABOVE DESCRIBED STREETS, EASEMENTS AND RIGHTS UNTO HOA AND DISTRICT AGAINST EVERY PERSON WHOMSOEVER COMES LAWFULLY CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF THE TOWN OF CROSS ROADS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2016.

OAK GROVE 380 INVESTORS, LLC, JENNIFER HAYLEY WHISENANT CROWELL, INVESCROW GROUP, LLC, AND LITTLE BRO BIG SIS, LLC,

BY: OAK GROVE INVESTORS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSONS AND OFFICERS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL ME BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE LAND DESCRIBED HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE TOWN OF CROSS ROADS AND DENTON COUNTY, TEXAS.

*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JIMMIE D. NICHOLS
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

APPROVED BY THE TOWN OF CROSS ROADS ON THIS _____ DAY OF _____, 2016.	
TOWN OFFICIAL TOWN OF CROSS ROADS, TEXAS	DATE: _____
TOWN SECRETARY TOWN OF CROSS ROADS, TEXAS	DATE: _____

PRELIMINARY PLAT
HILLSTONE POINTE II
 59.121 ACRES
 175 RESIDENTIAL LOTS
 5 NON-RESIDENTIAL LOTS
 STREET RIGHT-OF-WAY ~ 9.114 ACRES
 SITUATED IN THE
 MARSELLA JONES SURVEY ~ ABSTRACT NO. 662
 TOWN OF CROSS ROADS ETJ
 DENTON COUNTY, TEXAS

MUSTANG SID: 20930
 SEWER CON NO.: 11856
 WATER CON NO.: 11856
 CONTACT: CHRIS BOYD
 PHONE: 940-440-9561
 ADDRESS: 7985 FM 2931
 AUBREY, TX 76227-6209

OWNERS:
 OAK GROVE 380 INVESTORS, LLC
 JENNIFER HAYLEY WHISENANT CROWELL
 INVESCROW GROUP, LLC
 LITTLE BRO BIG SIS, LLC
 ADDRESS: 3808 E. HEBRON PARKWAY, BUILDING 300
 CARROLLTON, TEXAS 75010

PETITT BARRAZA
 ENGINEERING PLANNING SURVEYING
 TBPE FIRM REGISTRATION NO. 1488
 TBPLS FIRM REGISTRATION NO. 101068
 1651 Glenville Drive, Suite 208
 Richardson, Texas 75081
 Tel. No. (214) 221-9955
 Fax No. (214) 340-3550
 DATE: JUNE 2016
 SCALE: 1"= N/A
 JOB NO. 14011802
 JNICHOLS@PETITTBARRAZA.COM

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TOWN OF CROSS ROADS
PLATTING APPLICATION



DATE: 5/3/16

APPLICATION # _____

PROJECT: _____

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary
Final

Replat
Administrative/Amending

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Dozier Real Estate, LLC

Signature _____

Applicant Name Tony Kimbrough

Signature Tony Kimbrough

Project Contact Mailing Address 1720 Westminster St. Denton, TX 76205

Project Contact Phone 940-382-3446

Email tony@kazsurveying.com

Proposed Project Name DOZIER REAL ESTATE ADDITION

Location 4294 US HWY 377

Lot/Block LOT 1, BLOCK A

Abstract J. BRIDGES ABSTRACT 36

DCAD ID 52398, 52380

Number of Lots Created 1

SUBMISSION DOCUMENTS

Fee _____
Map _____

Legal Description _____
List of Neighbors _____
Stamped/Addressed _____
Envelopes _____
Drawings (4 full, 2 half) (4) 24X36, (2) 11X17
OTHER (Specify) _____

Site Plan (Commercial) _____

APPLICATION EXPLANATION

Explanation and Description of Request or Project

Combining 2 unplatted tracts of land into 1 Lot of Record

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

TOWN OF CROSS ROADS
PLATTING APPLICATION



DATE: MAY 9, 2016

APPLICATION # 2016-0509-06 FP

PROJECT: _____

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary _____ Replat _____
Final _____ Administrative/Amending _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name BILL HENRY AKINS Signature _____

Applicant Name RICK MEYER Signature _____

Project Contact Mailing Address 14973 MIDWAY RD #106
ADDISON, TX 75001

Project Contact Phone _____ Email RMEYER@AOL.COM

Proposed Project Name ESTRIP MINI STORAGE Location _____

Lot/Block 1/1 Abstract _____

DCAD ID R32010

Number of Lots Created 1

SUBMISSION DOCUMENTS

Fee _____ Legal Description _____
Map _____ List of Neighbors _____
Site Plan (Commercial) _____ Stamped/Addressed _____
Envelopes _____
Drawings (4 full, 2 half) _____
OTHER (Specify) _____

APPLICATION EXPLANATION

Explanation and Description of Request or Project

FINAL PLAT FOR DEVELOPMENT
ON MINI STORAGE FACILITY.

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

Rick Meyer 214 208-5697

OWNER'S CERTIFICATE

STATE OF TEXAS |
COUNTY OF TARRANT |

WHEREAS, BILL HENRY AKINS, is the Owner of a 5.32-acre tract of land situated in the MARSELLA JONES SURVEY, ABSTRACT No. 662, Town of Cross Roads, Denton County, Texas, according to the deed thereof recorded in Document No. 97-0062854, Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found near the southerly edge of the paved surface of Fishtrap Road for the northwesterly corner of said 5.32-acre tract;

THENCE South 87 degrees 18 minutes 13 seconds East, along the northerly line of said Bill Henry Akins tract, a distance of 188.25 feet to a 1/2-inch iron rod found at the northeasterly corner of said Bill Henry Akins tract, said point also being the northeasterly corner of a tract of land conveyed to Candace A. Pratt & Doreen M. Rue, according to the deed thereof recorded in Document No. 05-85482, D.R.D.C.T.;

THENCE South 01 degree 09 minutes 55 seconds West, along the common line of said Bill Henry Akins tract and said Candace A. Pratt & Doreen M. Rue tract, at a distance of 426.57 feet passing through the southwest corner of said Candace A. Pratt & Doreen M. Rue tract, said point also being the northwesterly corner of a tract of land conveyed to Melva Akins, according to the deed thereof recorded in Document No. 97-0062852, D.R.D.C.T., thence along the common line of said Bill Henry Akins tract and said Melva Akins tract, for a total distance of 801.57 feet to a 1/2-inch iron rod found at the southeasterly corner of said Bill Henry Akins tract, said point also being the northeasterly corner of a tract of land conveyed to Mike Akins et ux Melva Akins, according to the deed thereof recorded in Document No. 03-23125, D.R.D.C.T.;

THENCE North 87 degrees 46 minutes 44 seconds West, along the common line of said Bill Henry Akins tract and said Mike Akins et ux Melva Akins tract, a distance of 346.81 feet to a steel fence corner found on the east line of a tract of land conveyed to Steve Bartel & Nancy Bartel, according to the deed thereof recorded in Document No. 95-0012685, D.R.D.C.T.;

THENCE North 01 degree 12 minutes 24 seconds East, along the westerly line of said Bill Henry Akins tract, a distance of 508.66 feet to a steel fence corner found;

THENCE South 87 degrees 58 minutes 25 seconds East, along the northerly line of said Bill Henry Akins tract, a distance of 158.00 feet to a steel fence corner found;

THENCE North 01 degree 12 minutes 22 seconds East, along the westerly line of said Bill Henry Akins tract, a distance of 293.92 feet to the POINT OF BEGINNING AND CONTAINING 231,627 square feet or 5.32 acres of land, more or less.

BASIS OF BEARING is the State Plane Coordinate System, NAD 83, Texas North Central Zone 4202.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, Slang W. Lim, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Plotting Rules and Regulations of the Town of Cross Roads, Denton County, Texas.

FOR REVIEW PURPOSES ONLY

Slang W. Lim, P.E., RPLS, CFM
Texas RPLS No. 5322

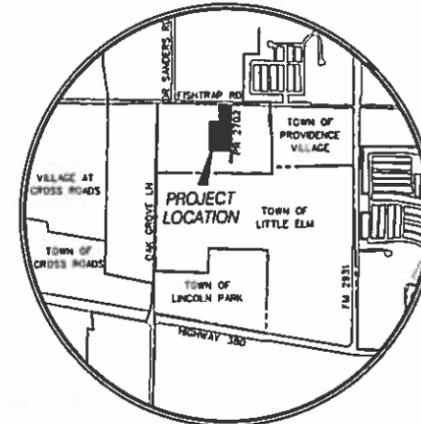
Date: _____

STATE OF TEXAS |
COUNTY OF DENTON |

BEFORE ME, the undersigned authority, a Notary Public in said county and state, on this day personally appeared Slang W. Lim, known to me 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 the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS



OWNER'S DEDICATION

That, Bill Henry Akins ("Owner") does hereby adopt this plat designating the herein described property as FISHTRAP STORAGE ADDITION, LOT 1, BLOCK 1, an addition to the Town of Cross Roads, Texas (the "Town"), and does hereby dedicate to the Town:

(1) easements for the purposes shown on this plat and for the mutual benefit, use, and accommodation of all public utility entities including the Town providing services to the addition created hereby and desiring to use or using the same.

No buildings or structures shall be constructed or placed upon, or across the easements dedicated herein. The Town and public utility entities shall have the right to remove and keep removed all or parts of any buildings or structures which may in any way endanger or interfere with their respective easements.

This Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Cross Roads, Texas.

WITNESS MY HAND at _____, this _____ day of _____, 2016.

By: _____

BILL HENRY AKINS, OWNER

STATE OF TEXAS |
COUNTY OF DENTON |

BEFORE ME, the undersigned authority, a Notary Public in said county and state, on this day personally appeared Bill Henry Akins, known to me 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 the _____ day of _____, 2016.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

Recommended for Approval

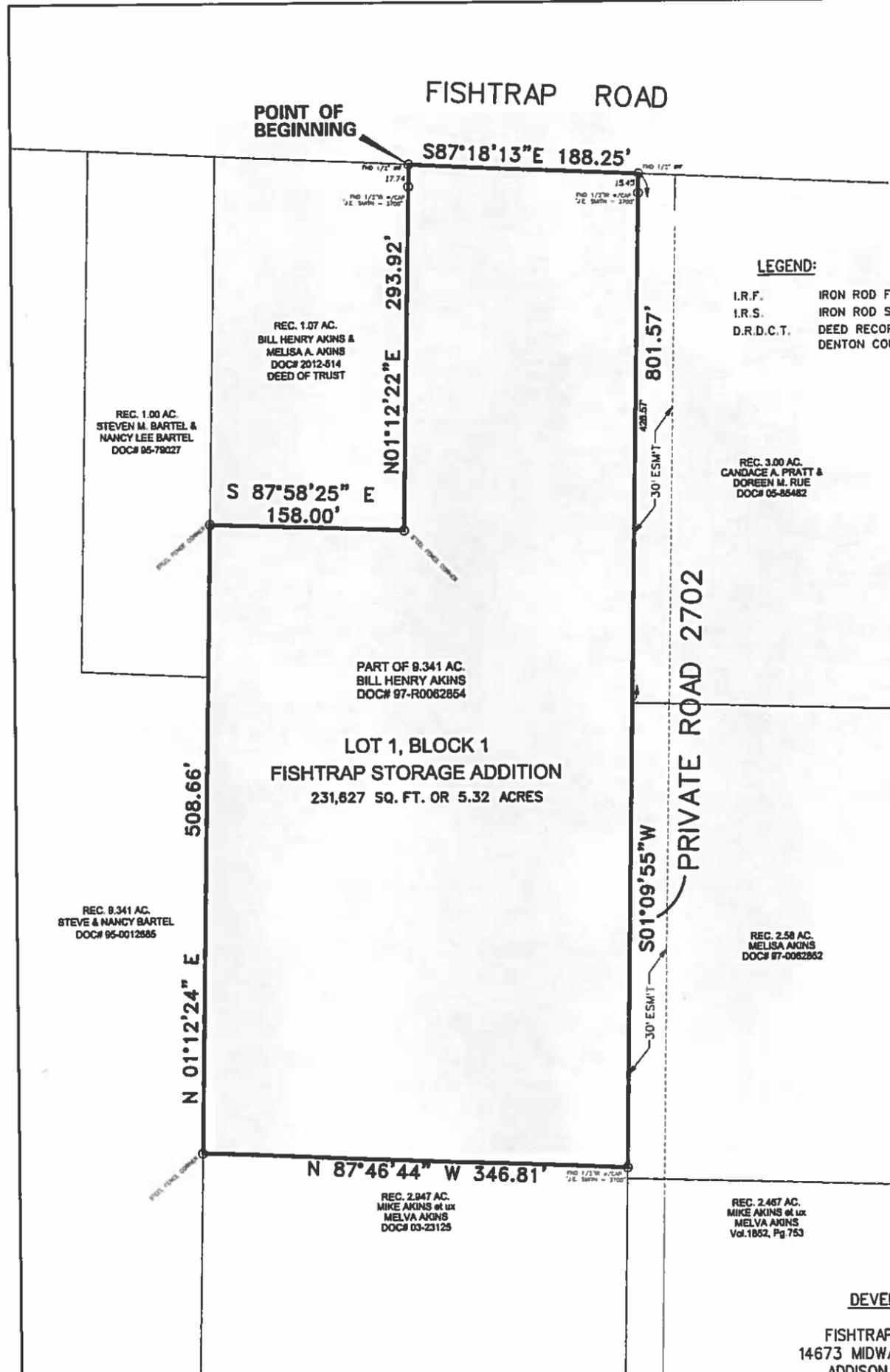
Chairperson, Planning and Zoning Commission
Town of Cross Roads, Texas

Approved For Preparation of Final Plat

Mayor, Town of Cross Roads

The undersigned, the Town Secretary, of the Town of Cross Roads, Texas, hereby certifies that the foregoing final plat of the Lot 1, Block 1, Fishtrap Storage Addition, to the Town of Cross Roads was submitted to the Town Council on the _____ day of _____, 2016, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public parks, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorizes the Mayor to note the acceptance thereof for construction by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 2016.



LEGEND:

- I.R.F. IRON ROD FOUND
- I.R.S. IRON ROD SET
- D.R.D.C.T. DEED RECORDS OF DENTON COUNTY, TEXAS

REC. 3.00 AC.
CANDACE A. PRATT &
DOREEN M. RUE
DOC# 05-85482

REC. 2.58 AC.
MELISA AKINS
DOC# 97-0062852

REC. 2.467 AC.
MIKE AKINS et ux
MELVA AKINS
Vol. 1852, Pg 753

REC. 1.07 AC.
BILL HENRY AKINS &
MELISA A. AKINS
DOC# 2012-514
DEED OF TRUST

REC. 1.00 AC.
STEVEN M. BARTEL &
NANCY LEE BARTEL
DOC# 95-79027

PART OF 8.341 AC.
BILL HENRY AKINS
DOC# 97-R0062854

LOT 1, BLOCK 1
FISHTRAP STORAGE ADDITION
231,627 SQ. FT. OR 5.32 ACRES

REC. 8.341 AC.
STEVE & NANCY BARTEL
DOC# 95-0012685

REC. 2.947 AC.
MIKE AKINS et ux
MELVA AKINS
DOC# 03-23125

DEVELOPER

FISHTRAP STORAGE
14673 MIDWAY ROAD, #106
ADDISON TX 75001

OWNER:

BILL HENRY AKINS
1625 PRIVATE ROAD 2702
AUBREY, TX 76227

ENGINEER / LAND SURVEYOR:

LIM & ASSOCIATES, inc.
engineering and surveying consultants
TSPS Reg. F-3333, TSPS Reg. 101234-00
112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203

FINAL PLAT
LOT 1, BLOCK 1
FISHTRAP STORAGE ADDITION
231,627 SQ. FT. OR 5.32 ACRES
OUT OF THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662

RESOLUTION NO. 2016-0620-01

A RESOLUTION OF THE TOWN OF CROSS ROADS, TEXAS, AUTHORIZING A WAIVER OF PENALTIES, INTEREST AND LATE FEES FOR CERTAIN SPECIFIED ACCOUNTS AND PROPERTIES WITHIN THE ALLEGIANCE PUBLIC IMPROVEMENT DISTRICT NO. 1; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Cross Roads, Texas has created the Cross Roads Public Improvement District No. 1 (the "District") in accordance with Chapter 372 of the Texas Local Government Code on land comprising 138 acres generally situated at Highway 380, FM 424 and Fishtrap Road, within the territorial limits of the Town; and

WHEREAS, the District has been authorized to impose and collection assessments against properties within the boundaries of the District to fund infrastructure improvements in order to facilitate and enable the planning, acquisition, construction and operation of public improvements, including but not limited to, (1) wastewater collection improvements; (2) water distribution improvements; (3) roadways and related appurtenances (including, but not limited to street lighting and storm water control improvements); (4) drainage improvements; (5) common area landscaping; and (6) other utilities; and

WHEREAS, the Town Council finds and determines that due to an omission of an officer, employee, or agent of the appraisal district in which the District participates, certain property owners failed to receive proper notice of annual assessments and, therefore, penalties, interest and late charges were imposed that the Town seeks to waive by this resolution. Now, Therefore

BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1. That the Town Council finds and determines that the premises hereof are true and correct and the recitals set forth hereinabove are incorporated herein.

SECTION 2. That the Town Council hereby waives the penalties, interest and late fees associated with the specified accounts and in the amounts set forth in Exhibit "A," attached hereto and by this reference incorporated herein.

SECTION 3. That the charges waived herein may not be assessed the accounts specified in Exhibit "A," or may be either refunded to the property owner who paid the fee or applied as a

credit to offset assessments to be imposed in the next succeeding assessment year. No interest shall be earned or due on any amounts refunded or credited. The percentage of costs advanced to the Town shall be adjusted to reflect any reduction in assessments resulting from the waiver herein.

SECTION 4. That if any section, paragraph, sentence, clause, phrase, or provision of this resolution shall be adjudged or held to be invalid, illegal, or unconstitutional, the same shall not affect the validity of this resolution or the resolutions or ordinances of the Town as a whole or any part or provision thereof, other than the part so decided to be invalid, illegal, or unconstitutional, and the provisions hereof are declared to be severable.

SECTION 5. This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY PASSED by the Town Council of the Town of Cross Roads, Texas, on the _____ day of _____, 2016.

APPROVED:

MAYOR

ATTEST:

TOWN SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY

Denton County Tax Office

PID2 - CROSS ROADS PID 1

Deposit Date from 10/01/2015 to 06/01/2016 and Tax Unit

Year	Account Total	Type	Gen Operating	Interest Sinking	Special 1	
PID2 - CROSS ROADS PID 1						
Year	Account	Type	Gen Operating	Interest Sinking	Special 1	Total
2015	527359DEN 141 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	3.53	0.00	0.00	3.53
		Penalty	12.34	0.00	0.00	12.34
2015	527364DEN 151 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	2.14	0.00	0.00	2.14
		Penalty	12.83	0.00	0.00	12.83
2015	527369DEN 159 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	1.85	0.00	0.00	1.85
		Penalty	11.08	0.00	0.00	11.08
2015	527375DEN 171 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	3.19	0.00	0.00	3.19
		Penalty	11.15	0.00	0.00	11.15
2015	527377DEN 175 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	8.44	0.00	0.00	8.44
		Penalty	18.98	0.00	0.00	18.98
2015	527388DEN 197 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	3.67	0.00	0.00	3.67
		Penalty	12.83	0.00	0.00	12.83
2015	527405DEN 138 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	3.24	0.00	0.00	3.24
		Penalty	11.35	0.00	0.00	11.35

Denton County Tax Office

PID2 - CROSS ROADS PID 1

Deposit Date from 10/01/2015 to 06/01/2016 and Tax Unit

Year	Account	Type	Gen Operating	Interest Sinking	Special 1	Total
2015	527422DEN 214 Lake Way	Levy	0.00	0.00	0.00	0.00
		Interest	4.32	0.00	0.00	4.32
		Penalty	15.13	0.00	0.00	15.13
2015	527428DEN 112 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	12.10	0.00	0.00	12.10
		Penalty	72.58	0.00	0.00	72.58
2015	527429DEN 114 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	2.09	0.00	0.00	2.09
		Penalty	12.57	0.00	0.00	12.57
2015	527433DEN 122 Las Colinas Trl	Levy	0.00	0.00	0.00	0.00
		Interest	3.60	0.00	0.00	3.60
		Penalty	12.58	0.00	0.00	12.58
2015	527439DEN 211 Lake Way	Levy	0.00	0.00	0.00	0.00
		Interest	3.73	0.00	0.00	3.73
		Penalty	13.05	0.00	0.00	13.05

Denton County Tax Office

PID2 - CROSS ROADS PID 1

Deposit Date from 10/01/2015 to 06/01/2016 and Tax Unit

Year	Account	Type	Gen Operating	Interest Sinking	Special 1	Total
PID2 - CROSS ROADS PID 1 Summary						
		Levy	0.00	0.00	0.00	0.00
		Interest	51.90	0.00	0.00	51.90
		Penalty	216.47	0.00	0.00	216.47
All Units Grand Total:			268.37	0.00	0.00	268.37

RECEIVED

MAY 27 2016

Town of Cross Roads



Universal Variance Application
THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: 5/27/16
Duration of Request: Perpetual
Legal Description of property: See attachment.

Applicant's Name: Miklos Law, PLLC Phone No: (214) 478-2048
Status of Applicant (Owner/Agent): Agent
Applicant's Address: 1800 Valley View Lane, Suite 360 Farmers Branch, Texas 75234
Fax No: _____ email Address: robert@mikloslegal.com
Owners Name/Address: Chris Goolsby
Phone No: (972) 877-4503
Fax No: _____ email Address: cgoosby@msn.com

Description and grounds for appeal: The applicant seeks a permit for the construction of a building and hereby requests a variance to Section 14.03.115(a)(3) of the Town's Code of Ordinances requiring a tract of land face a dedicated street. See attachment 'B'.

Signature of Owner: *CR* Date: 5-27-16
Signature of Applicant: *Robert Miklos* Date: 5/26/16

The following must be submitted with the completed petition before processing and scheduling.

1. Application and the appropriate fee w/any drawings, maps etc requested on the application
2. Filing Fee
3. Access Town Code of Ordinances @ www.crossroadstx.gov
4. Site plan or graphic depiction of what the variance is for

For Office Use Only		
Completed Application (Date) _____	Check # _____	Receipt # _____
Approval Date _____	Signature _____	

Attachment 'B'

The Owner's tract directly faces a private drive that accesses a public street. The private drive has an irrevocable police, fire and EMS access easement sixty (60) feet wide along the southernmost portion of the property. The drive also includes a turnaround circle as required by the City's code for emergency vehicles. The access easement provides irrevocable access to the Owner's tract and adjacent tracts by emergency vehicles such as fire equipment, police, or ambulances. This request is to obtain a variance from the requirements of the City's ordinance provision on a purely technical level. The practical effect of the access easement causes the private drive to operate exactly as if it were a dedicated public street for police, fire, and EMS vehicles.

Division 4. Supplementary Regulations

Sec. 14.03.115 Creation of building site

(a) No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract or building lot has been created by compliance with one (1) of the following conditions:

- (1) The lot or tract is part of a plat of record, properly approved by the planning and zoning commission and filed in the plat records of the county.
- (2) The site plot or tract is all or part of a site plan officially approved by the governing body of the town in a planned development district, after recommendation by the planning and zoning commission, which site plan provides all utility and drainage easements, alleys, streets and other public improvements necessary to meet the normal requirements for platting, including the designation of building areas and such easements, alleys and streets have been required and properly dedicated and the necessary public improvements provided.
- (3) The plot, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of this article or prior to annexation to the town, whichever is applicable, in which event a building permit for only one (1) main building may be issued on each such original separately owned parcel, without first complying with the provisions of (1) and (2) above

(2002 Code, sec. 12.123)



Exhibit 1

SURVEYOR'S CERTIFICATE

I, GARY W. HAMMETT DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE FOREGOING AND THAT THE SAME IS TRUE AND CORRECT AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SURVEY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SURVEY AND THAT THE SAME IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF THE SURVEY.

GARY W. HAMMETT
REGISTERED PROFESSIONAL SURVEYOR
STATE OF TEXAS No. 1045



BY ELECTING TO SIGN THIS CERTIFICATE THE SURVEYOR IS CERTIFYING THAT HE OR SHE IS A MEMBER OF THE SURVEYING BOARD OF TEXAS AND THAT HE OR SHE IS A MEMBER OF THE SURVEYING BOARD OF TEXAS AND THAT HE OR SHE IS A MEMBER OF THE SURVEYING BOARD OF TEXAS.

THE SURVEYOR'S LIABILITY IS LIMITED TO THE QUANTITY AND LOCATION OF THE SURVEYED POINTS AND TO THE ACCURACY OF THE SURVEYING INSTRUMENTS USED.

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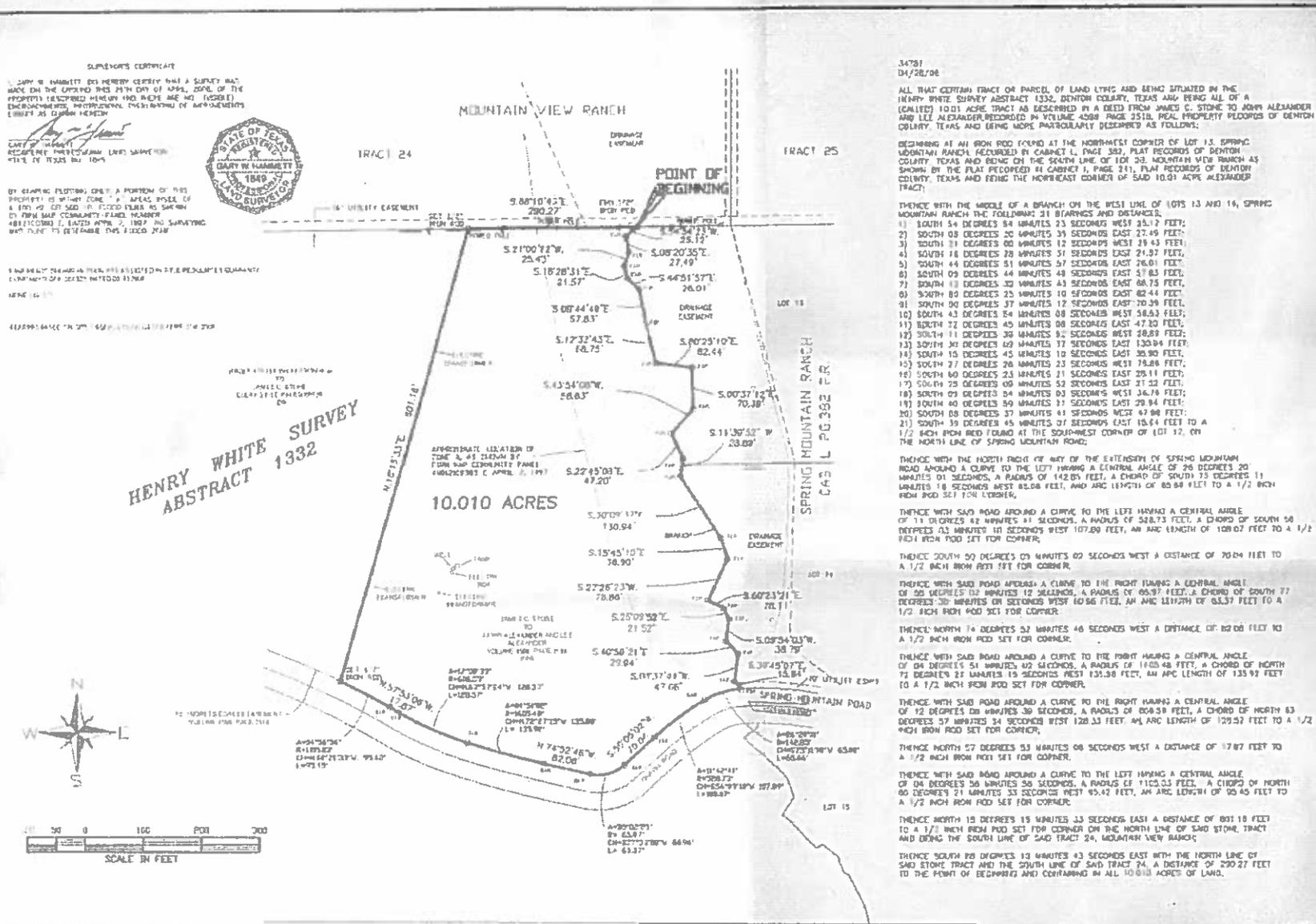
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34781
04/26/06

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE HENRY WHITE SURVEY ABSTRACT 1332, DENSON COUNTY, TEXAS AND BEING ALL OF A (CALLED) 1001 ACRE TRACT AS DESCRIBED IN A DEED FROM JAMES C. STONE TO JOHN ALEXANDER AND LEE ALEXANDER RECORDED IN VOLUME 4288 PAGE 2510, REAL PROPERTY RECORDS OF DENSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 13, SPRING MOUNTAIN RANCH, RECORDED IN CABINET L, PAGE 383, PLAT RECORDS OF DENSON COUNTY, TEXAS AND BEING ON THE SOUTH LINE OF LOT 33, MOUNTAIN VIEW RANCH AS SHOWN BY THE PLAT RECORDED IN CABINET L, PAGE 211, PLAT RECORDS OF DENSON COUNTY, TEXAS AND BEING THE NORTHEAST CORNER OF SAID 10.010 ACRES ALEXANDER TRACT;

THENCE WITH THE MIDDLE OF A BRANCH ON THE WEST LINE OF LOTS 13 AND 14, SPRING MOUNTAIN RANCH THE FOLLOWING 21 BEARINGS AND DISTANCES:

- 1) SOUTH 54 DEGREES 54 MINUTES 23 SECONDS WEST 23.12 FEET;
- 2) SOUTH 08 DEGREES 20 MINUTES 39 SECONDS EAST 27.49 FEET;
- 3) SOUTH 21 DEGREES 00 MINUTES 12 SECONDS WEST 39.43 FEET;
- 4) SOUTH 18 DEGREES 28 MINUTES 51 SECONDS EAST 21.37 FEET;
- 5) SOUTH 44 DEGREES 51 MINUTES 57 SECONDS EAST 26.01 FEET;
- 6) SOUTH 09 DEGREES 44 MINUTES 48 SECONDS EAST 51.83 FEET;
- 7) SOUTH 13 DEGREES 32 MINUTES 43 SECONDS EAST 68.75 FEET;
- 8) SOUTH 80 DEGREES 25 MINUTES 10 SECONDS EAST 82.44 FEET;
- 9) SOUTH 00 DEGREES 37 MINUTES 12 SECONDS EAST 70.38 FEET;
- 10) SOUTH 43 DEGREES 54 MINUTES 08 SECONDS WEST 58.83 FEET;
- 11) SOUTH 22 DEGREES 45 MINUTES 08 SECONDS EAST 47.20 FEET;
- 12) SOUTH 11 DEGREES 30 MINUTES 32 SECONDS WEST 28.89 FEET;
- 13) SOUTH 30 DEGREES 09 MINUTES 37 SECONDS EAST 130.84 FEET;
- 14) SOUTH 15 DEGREES 45 MINUTES 19 SECONDS EAST 38.90 FEET;
- 15) SOUTH 27 DEGREES 26 MINUTES 23 SECONDS WEST 78.86 FEET;
- 16) SOUTH 80 DEGREES 23 MINUTES 21 SECONDS EAST 28.11 FEET;
- 17) SOUTH 25 DEGREES 09 MINUTES 52 SECONDS EAST 21.32 FEET;
- 18) SOUTH 09 DEGREES 34 MINUTES 03 SECONDS WEST 36.18 FEET;
- 19) SOUTH 40 DEGREES 09 MINUTES 21 SECONDS EAST 28.84 FEET;
- 20) SOUTH 08 DEGREES 37 MINUTES 41 SECONDS WEST 47.80 FEET;
- 21) SOUTH 39 DEGREES 45 MINUTES 07 SECONDS EAST 10.64 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 12, ON THE NORTH LINE OF SPRING MOUNTAIN RANCH;

THENCE WITH THE NORTH RIGHT OF WAY OF THE EXTENSION OF SPRING MOUNTAIN RANCH AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28 DEGREES 20 MINUTES 01 SECONDS, A RADIUS OF 142.85 FEET, A CHORD OF SOUTH 73 DEGREES 11 MINUTES 18 SECONDS WEST 85.08 FEET, AND AN ARC LENGTH OF 80.84 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE WITH SAID ROAD AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 71 DEGREES 42 MINUTES 31 SECONDS, A RADIUS OF 588.73 FEET, A CHORD OF SOUTH 58 DEGREES 03 MINUTES 10 SECONDS WEST 107.00 FEET, AN ARC LENGTH OF 108.07 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS WEST A DISTANCE OF 70.04 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE WITH SAID ROAD AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 02 MINUTES 12 SECONDS, A RADIUS OF 66.97 FEET, A CHORD OF SOUTH 77 DEGREES 30 MINUTES 03 SECONDS WEST 10.56 FEET, AN ARC LENGTH OF 10.57 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 74 DEGREES 52 MINUTES 46 SECONDS WEST A DISTANCE OF 80.06 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE WITH SAID ROAD AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 51 MINUTES 42 SECONDS, A RADIUS OF 1403.48 FEET, A CHORD OF NORTH 78 DEGREES 21 MINUTES 19 SECONDS WEST 135.38 FEET, AN ARC LENGTH OF 135.92 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE WITH SAID ROAD AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12 DEGREES 03 MINUTES 30 SECONDS, A RADIUS OF 804.39 FEET, A CHORD OF NORTH 83 DEGREES 57 MINUTES 34 SECONDS WEST 128.33 FEET, AN ARC LENGTH OF 129.57 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

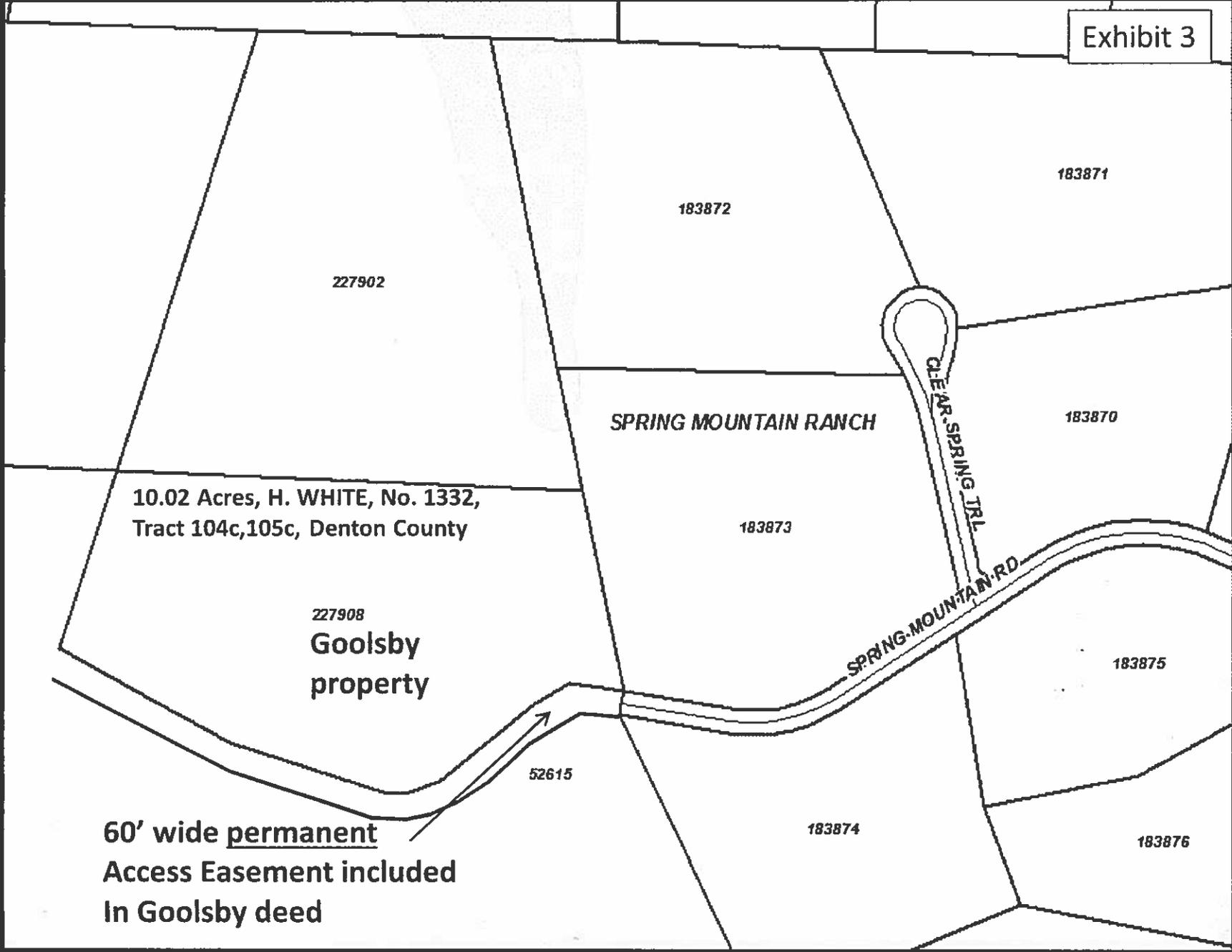
THENCE NORTH 07 DEGREES 53 MINUTES 08 SECONDS WEST A DISTANCE OF 17.87 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE WITH SAID ROAD AROUND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 04 DEGREES 56 MINUTES 50 SECONDS, A RADIUS OF 1103.03 FEET, A CHORD OF NORTH 80 DEGREES 21 MINUTES 33 SECONDS WEST 65.42 FEET, AN ARC LENGTH OF 65.45 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 15 DEGREES 15 MINUTES 33 SECONDS EAST A DISTANCE OF 881.18 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER ON THE NORTH LINE OF SAID STONE TRACT AND BEING THE SOUTH LINE OF SAID TRACT 24, A DISTANCE OF 200.27 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 10.010 ACRES OF LAND.

DATE	REVISIONS	BY	MRK	BGS	SCALE: 1" = 100'	DATE: 04/26/06	Metroplex Surveying, Inc. 121 W. HICKORY DENSON, TEXAS 79420	SURVEY OF 10.010 ACRES IN THE HENRY WHITE SURVEY ABSTRACT 1332 DENSON COUNTY, TEXAS	SHEET 1 JOB NO. 34781
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Exhibit 2



10.02 Acres, H. WHITE, No. 1332,
Tract 104c,105c, Denton County

227908
**Goolsby
property**

**60' wide permanent
Access Easement included
In Goolsby deed**

52615

CLEAR SPRING TRL
SPRING MOUNTAIN RD



Universal Variance Application
THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: June 7th, 2016
Duration of Request: _____
Legal Description of property: 541 KEYES LANE
CROSS ROADS, TX 76227
Applicant's Name: KHALED BENHALEM Phone No: 415.500.5656
Status of Applicant (Owner/Agent): Owner
Applicant's Address: P.O. Box 1244, Van Alstyne, TX 75495
Fax No: _____ email Address: _____
Owners Name/Address: 464 W. FULTON ST, Van Alstyne, TX 75495
Phone No: 415.500.5656
Fax No: N/A email Address: benhaleem@gmail.com
Description and grounds for appeal: Variance to 14.03.115(a)(3)

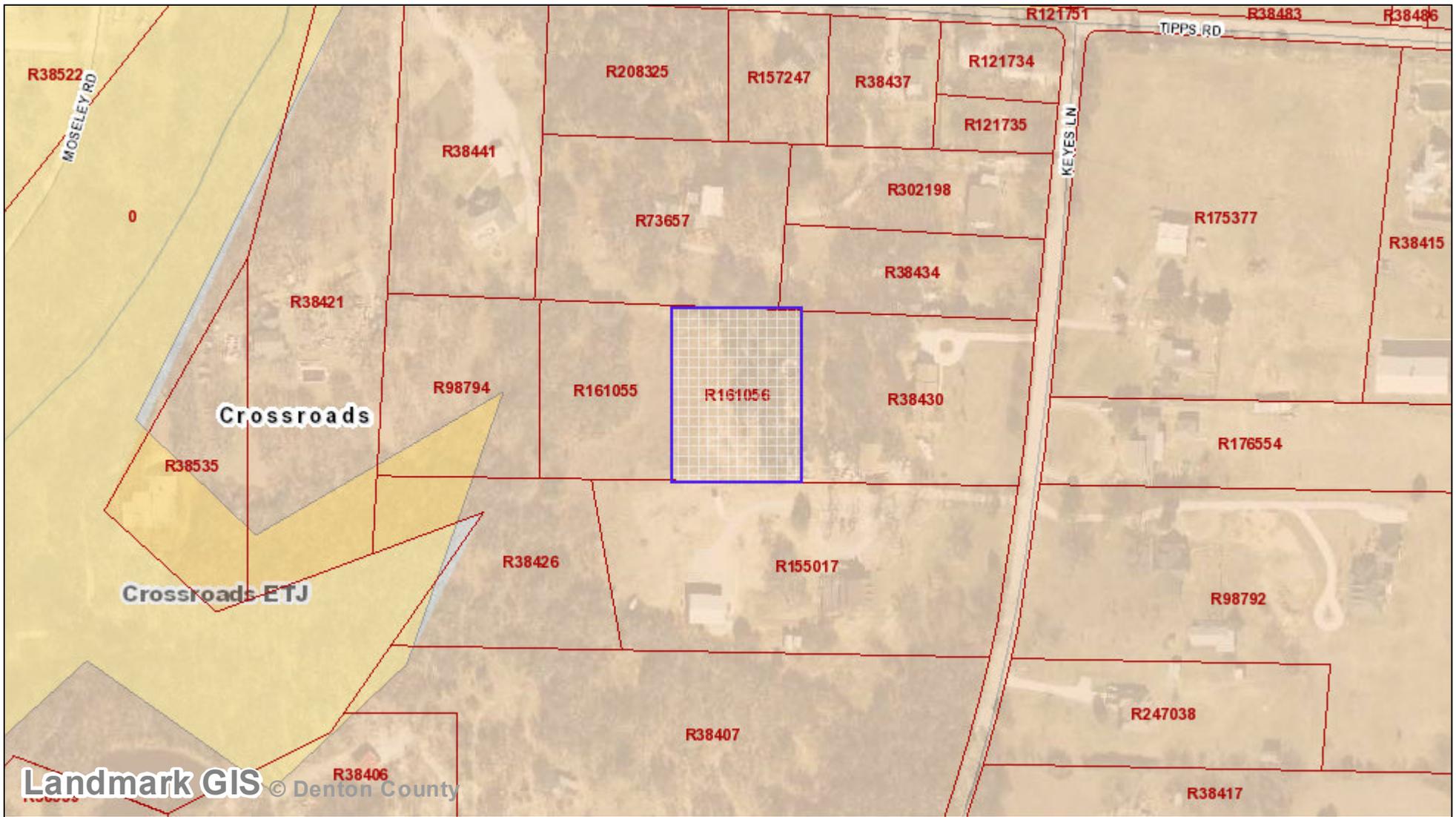
Signature of Owner: [Signature] Date: 6.7.2016

Signature of Applicant: [Signature] Date: 6.7.2016

The following must be submitted with the completed petition before processing and scheduling.

1. Application and the appropriate fee w/any drawings, maps etc requested on the application
2. Filing Fee
3. Access Town Code of Ordinances @ www.crossroadstx.gov
4. Site plan or graphic depiction of what the variance is for

For Office Use Only		
Completed Application (Date) _____	Check # _____	Receipt # _____
Approval Date _____	Signature _____	



Landmark GIS © Denton County

benhaleem



<http://gis.dentoncounty.com>



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

RIGHT OF WAY EASEMENT

Steck-Austin-653-320-82969

6833

STATE OF TEXAS

COUNTY OF Denton

KNOW ALL MEN BY THESE PRESENTS:

THAT Lenora Jane Key, a widow, Eleanor Jane Key, a feme sole, and B S Key

of Denton County, State of Texas, in consideration of the sum of One Dollar and other valuable considerations, the receipt of which is hereby acknowledged, do(es) hereby grant, bargain, sell, warrant and convey unto DENTON COUNTY ELECTRIC COOPERATIVE, INC., its successors and assigns, the right, privilege and easement forever to enter upon the property hereinafter described and, from time to time, within a right of way not exceeding twenty (20) feet in width, to construct, operate, maintain, patrol, inspect, service, repair, remove, relocate and reconstruct, upon, along, across, over and under said property, and upon, along, across, over and under the roads, streets and highways adjoining said property, a line or lines for the transmission or distribution of electric energy, and also telephone and telegraph lines, including, without limitation, all necessary or convenient poles, wires, towers, cables, guywires, brace-poles, anchors, ground connections, service lines, fixtures and appliances, together with all rights and privileges necessary or convenient for the full enjoyment or use of said lines, including, without limitation, the right to trim, cut and keep clear all trees, limbs and undergrowth along said lines and all trees adjacent thereto that may, in any way, endanger the proper operation of the same, and the right to enter over adjoining lands of the grantors for the purpose of exercising the rights and privileges herein granted.

The above-mentioned property is described as follows: Being an undivided interest in 70 acres of land, out of the R J Moseley survey, Abst. 803, bought from J N Key and wife Myra Key, ^{to Eleanor Key,} as evidenced by Warranty Deed recorded in Vol. 210, page 439, Deed Records, and 68 acres of land, more or less, out of the R J Moseley survey, Abst. 803, bought from L M Cox, et al, by H C Key, and as evidenced by warranty deed recorded in Vol. 42, page 188, of the Deed Records, of Denton County, Texas, to which reference is hereby made for more particular description.

TO HAVE AND TO HOLD said easement, together with all and singular the rights and privileges appertaining thereto, unto the said DENTON COUNTY ELECTRIC COOPERATIVE, INC., its successors and assigns forever.

Said grantors covenant and warrant that they are lawfully seized and possessed of all of the property described above, that they have good right and lawful authority to convey said easement for the purpose herein expressed and that said property is free and clear of any deed of trust, mortgage, lien, charge or encumbrance thereon affecting said easement, except taxes or assessments not yet due.

Witness our hands and seals this 8th day of July, 19 37

Lenora Jane Key (Seal)
Eleanor Jane Key
B S Key (Seal)

STATE OF TEXAS

COUNTY OF Denton

SS.

Before me, the undersigned authority, on this day personally appeared Lenora Jane Key, a widow, Eleanor Jane Key, a feme sole/ and B S Key, 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 the 8th day of July, 19 37

Seal Victor L Meinecke
Notary Public, Denton County, Texas

STATE OF TEXAS

COUNTY OF _____

SS.

Before me, the undersigned authority, on this day personally appeared _____, wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me, privily and apart from her husband and having the same by me fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office this the _____ day of _____, 19 _____

Notary Public, _____ County, Texas

STATE OF TEXAS

COUNTY OF _____

SS.

Before me, the undersigned authority, on this day personally appeared _____, 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 the _____ day of _____, 19 _____

Notary Public, _____ County, Texas

FILED FOR RECORD the 29th day of December, A.D. 19 53, at 10:00 o'clock A.M.

RECORDED this 27th day of January, A.D. 19 54, at 11:40 o'clock A.M.

By _____ Deputy. A. J. BARNETT
County Clerk, Denton County, Texas

#6304-RIGHT OF WAY EASEMENT

13988

Received Oct. 30, 1953
General Land Office

(Lands under Contract of Sale and Purchase to Veteran Applicants under the Veterans' Land Program)

STATE OF TEXAS)

COUNTY OF DENTON) KNOW ALL MEN BY THESE PRESENTS: (1) That the undersigned Veteran-Purchaser, Grantor herein, with the approval of The Veterans' Land Board acting by and through its Chairman, or other designated official, duly authorized thereunto, hereby grants to Texas Power & Light Company, hereinafter called Grantee, an easement for a right-of-way for the following kind of line, to-wit: Project D-49, Lake Dallas Distribution, 7.2 ky line, with the right to construct and erect such a line, on and across the land as described in the Warranty Deed from V. B. Reding to the Veterans' Land Board and recorded in Vol. 390, Page 277 of the Deed Records of Denton County, Texas, to which reference is made for a full and complete description. Said right-of-way being 20 feet wide, being 10 feet over and on each side of the center line thereof, the courses and distances of said center line of said right-of-way being as follows, to-wit:

Beginning at a point in the northwest line of a county road at survey station 133 plus 70, said point being 65 feet, more or less, northeast of a point where said road line intersects Howard G. Powell's south property line;

THENCE northwesterly 1 foot, more or less, to an angle pole and its attached guy at survey station 133 plus 71;

THENCE northeasterly from said angle pole 1462 feet, more or less, to a point in the southwest line of a county road at survey station 148 plus 33, said point being 329 feet, more or less, northwest of a point where said road line intersects the northwest line of another county road.

(2) Said right-of-way for said line is 1463 feet in length and the Grantee hereby agrees to pay to the Chairman of the Veterans' Land Board at Austin, Texas, in consideration for the granting of this easement, the amounts of \$10.00 for each pole or guy making a total of \$70.00. Such amount is to be applied by the Veterans' Land Board to the credit of the Grantor's account; provided that if said land has been forfeited according to law to the Veterans' Land Board such amount will be applied for the benefit of the fund designated by law.

(3) It is agreed that when said line is erected on said land, the location of the right-of-way shall become permanently fixed, and the course and location of said right-of-way shall not be changed except by both written consent of the grantor and written approval of the Chairman of the Veterans' Land Board.

(4) The Grantee is hereby granted the right of ingress and egress to and from said right-of-way and occupancy thereof only for the purpose of constructing, erecting, maintaining, repairing, replacing and rebuilding said line, and not for any other purpose. The Grantee agrees to occupy the land only to the extent and for the length of time necessary when constructing, erecting, maintaining, repairing, replacing and rebuilding said line.

(5) It is understood that the Grantee cannot construct, erect or maintain any telephone, telegraph, electric transmission or power line, or oil pipe line, gas pipe line, sulphur pipe line, or other electric or pipe line, unless the same is specifically provided for in the First Paragraph of this agreement. However, if the contract is for a pipe line the Grantee is entitled to replace said pipe line with a larger or smaller pipe, or pipe of the same size, but grantee shall not build another pipe line along side of first pipe line or at another location without both the written consent of the Grantor and approval of the Chairman of The Veterans' Land Board; and if this contract is for a telephone, telegraph, electric or power line, the Grantee is entitled to replace poles, towers and guy wires at their original location, and attach additional wires on the poles and towers; but shall not erect additional poles,

towers, and guy wires after Grantee has erected the original line without both the written consent of the Grantor and the approval of the Veterans Land Board.

(6) The Grantee agrees to bury all pipe lines, if any, below plow depth and to construct the same so as not to interfere with the use of the land for the grazing of live stock or farming in the usual manner; and the Grantee agrees to erect all telephone, telegraph and electric and power lines, if any, so as not to interfere with the use of the land for the grazing of live stock or farming in the usual manner except that it is understood that the ordinary and usual poles and towers and necessary guy wires may be erected.

(7) It is agreed that if the grantee injures or destroys any fences, bridges, buildings, or other structures on said land (other than the structures constructed by the Grantee) that said Grantee will within a reasonable time rebuild and repair the same to the extent that they will be in as good condition as they were before the grantee injured or destroyed them.

(8) The Grantee agrees to pay to the Veterans' Land Board for the benefit of the Grantor's account or the fund designated by law in case of forfeiture the amount of actual damage done to fences, bridges, buildings, timber and other property (other than property belonging to the Grantee) by reason of the constructing, erecting, maintaining, repairing, replacing and rebuilding of said line; provided, that damages repaired by the Grantee as prescribed in the preceding paragraph shall not be included.

(9) The Grantee shall have a reasonable time after termination of this easement to remove any of its own property from said right-of-way, provided all payments hereunder due at the time of such removal are paid in full. If the Grantee removes any pipes, poles, or other equipment or structures, it shall level the land from where the same are taken so that said land will be as nearly as possible in the same condition it was before the Grantee entered thereon. Should the Grantee fail to remove any property from the premises in a reasonable time, the same shall become property of the Grantor herein as additional rental therefor.

(10) Other conditions: (if none-please so indicate)

Grantee shall have the right to trim or cut down trees or shrubbery, to the extent, in the sole judgment of Grantee, necessary to prevent possible interference with the operation of said line, or to remove possible hazards thereto, and the right to remove or prevent the construction of, for a distance of 10 feet on each side of the center of said line, any or all buildings, structures or other obstructions which, in the sole judgment of Grantee, may endanger or interfere with the efficiency, safety and/or convenient operation of said line and its appurtenances. If such buildings, structures or other obstructions are constructed by Grantor within the 20 foot space above described, without prior consent of the Grantee then Grantee shall have the right to remove same from such space, and Grantor agrees to pay to Grantee the reasonable cost of such removal.

So long as Grantee shall comply with the covenants hereof, to be kept and performed by it, this easement shall continue in effect until said line shall be abandoned.

(11) The terms and conditions hereof shall be binding upon the parties, their heirs, executors, administrators, legal representatives, successors and assigns, respectively.

In Witness whereof the parties have hereunto set their hands and affixed the corporate seal of grantee and the seal of the Veterans' Land Board of The State of Texas, in triplicate this the 22nd day of October A. D. 1953, each of which shall be an original.

Attest: Frost Jushiss-Asst. Secretary

Howard G. Powell-Veteran-Purchaser

Approved: Bascom Giles, Chairman
Veterans' Land Board of The State of Texas
Corp. Seal PWB

Bonnie Powell
Texas Power & Light Company
By Lee E. Cook
Vice President MT 10/19/53

CAG
CWS
PEW
FDT
WEY

STATE OF TEXAS }

COUNTY OF DALLAS } BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lee E. Cook, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and as the act and deed of said corporation.

Given under my hand and seal of office, this 22nd day of October 1953.

William E. Yarbrough, Notary Public in and for
Dallas County, Texas

Seal

STATE OF TEXAS }

COUNTY OF DENTON } BEFORE ME, Earl L. Coleman, the undersigned authority, on this day personally appeared Howard G. Powell, and Bonnie Powell, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and the said Howard G. Powell, acknowledged to me that he executed the same for the purposes and consideration therein expressed. And the said Bonnie Powell, wife of the said Howard G. Powell, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Bonnie Powell, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office, this 9th day of October, 1953.

Earl L. Coleman, Notary Public in and for
Denton County, Texas

Seal

FILED FOR RECORD: Dec. 5th 1953 at 10:30 A M

RECORDED: Jan. 18th 1954 at 1:30 P M

A. J. Barnett, Clerk County Court
Denton County Texas

RIGHT OF WAY EASEMENT

6858

Steck-Austin-658-320-82970

STATE OF TEXAS
 COUNTY OF Denton } KNOW ALL MEN BY THESE PRESENTS:
 THAT Estate of H. C. Key Estate B. S. Key administrator (hereinafter called the "grantor")
 his wife of the County of Denton, State of Texas, (the grantor and his wife being hereinafter collectively called the "grantors"),
 for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto DENTON COUNTY ELECTRIC COOPERATIVE, INC., a corporation and to
 its successors or assigns, the right to enter upon the lands of the grantor situated in the County of Denton, State of Texas, and described as follows:
 Being 68 Acres of land out of the R. J. Moreley Survey Abstract No. 803
 Acres of land out of the _____ Survey Abstract No. _____
 Acres of land out of the _____ Survey Abstract No. _____
 Acres of land out of the _____ Survey Abstract No. _____
 Bounded on the North by D. W. Depps
 Bounded on the East by A. H. McCallum
 Bounded on the South by City of Dallas
 Bounded on the West by City of Dallas
 Located approximately 9 Miles W. E. S. W. FROM of the city of Denton Texas.

and to place, construct, operate, repair, maintain, relocate and replace thereon and in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system, including the right to cut and trim trees to the extent necessary to keep them clear of said electric line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

The grantor covenants that he is the owner of the above described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character ~~cont.~~

~~And~~ ~~the wife of the grantor hereby relinquishes and releases any right or interest she may have inconsistent with the right-of-way easement herein granted, including the right of dower, distributive share or homestead in the above described lands.~~

IN WITNESS WHEREOF, the grantors have set their hands and seals this 5th day of April, 1941.

Estate of H. C. Key Estate (L. S.)
B. S. Key Admr. (L. S.)

STATE OF TEXAS }
 COUNTY OF Denton } SS.

Before me, the undersigned authority, on this day personally appeared B. S. Key, Admr. of the Estate of H. C. Key Estate 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 the 5th day of April, 1941.

Seal

Bertha M. Anderson
 Notary Public, Denton County, Texas

STATE OF TEXAS }
 COUNTY OF _____ } SS.

Before me, the undersigned authority, on this day personally appeared _____ wife of _____, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband and having the same by me fully explained to her, she, the said _____, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office this the _____ day of _____, 19____.

Notary Public, _____ County, Texas

STATE OF TEXAS }
 COUNTY OF _____ } SS.

Before me, the undersigned authority, on this day personally appeared _____ and _____, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said _____ wife of the said _____ having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said _____ acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this the _____ day of _____, 19____.

Notary Public, _____ County, Texas

FILED FOR RECORD the 30 day of Dec., A.D. 1943, at 12:15 o'clock P. M.

RECORDED this 27 day of Jan., A.D. 1954, at 10:10 o'clock A. M.

By _____ Deputy.

A. J. BARNETT
 County Clerk, Denton County, Texas

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
 §
 COUNTY OF DENTON §

That Lon C. Mast and wife, Beckie Mast, of the State of Texas, Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned in hand paid by Harry P. Bopp and Leopoldi A. Bopp, the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the herein of one certain promissory Note of even date herewith in the original principal sum of \$9,600.00; bearing interest from date as provided for therein, both principal and interest payable to the order of Denton Area Teachers Credit Union as provided for in the Note; said Note represents that amount this day advanced and paid by Denton Area Teachers Credit Union for the purchase price of said property at the special instance and request of the Grantees and for their use and benefit; the vendor's lien herein retained is hereby given and granted to Denton Area Teachers Credit Union, the payee of said Note, and such payee or other holder thereof is subrogated to all the right, titles and remedies which the Grantors would have if said Note were payable directly to them, and is additionally secured by a deed of trust, of even date herewith, to HARRY G. HALL, Trustee, have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Harry P. Bopp and Leopoldi A. Bopp, of Denton County, State of Texas, Grantees, whose mailing address is Route 2 #43 Rowe, Denton, Texas 76208, all of the following described real property in Denton County, Texas to-wit:

See Exhibit "A" attached hereto and incorporated hereof for all purposes

Reservations from and exceptions to conveyance and warranty:

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as the same appear of record in the office of the County Clerk of the county aforesaid and all municipal and governmental zoning laws. It is also subject to any outstanding oil, gas and other mineral interest owned by others of record in the Office of the County Clerk of the county aforesaid.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs,

executors, administrators, successors and assigns; and they do hereby bind themselves, their heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantees, their heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described Note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

EXECUTED this 14 day of June, 1999.

SELLER:

Lon C Mast
Lon C. Mast

Beckie Mast
Beckie Mast

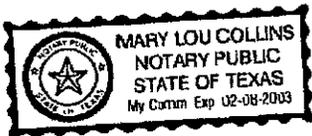
THE STATE OF TEXAS

§
§
§

COUNTY OF DENTON

This instrument was acknowledged before me on the 14th day of June, 1999, by Lon C. Mast and wife, Beckie Mast.

Mary Lou Collins
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Harry P. Bopp
Route 2 #43 Rowe
Denton, Texas 76208

EXHIBIT "A"

TRACT NO. ONE:

All that certain tract or parcel of land lying the R. J. Mosely Survey Abstract Number 803, Denton County, Texas, and being part of a (called) 4.00 acre tract shown by Deed from Phillip Howard Sherman to Victoria Jean Sherman on the 7th day of July, 1989, recorded in Volume 2609, Page 621, Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the Southwest corner of said 4.00 acre tract;

THENCE North 02 degrees 46 minutes 00 seconds East with the West line of said 4.00 acre tract a distance of 236.40 feet to the Northwest corner of said 4.00 acre tract;

THENCE South 87 degrees 20 minutes 00 seconds East with the North line of said 4.00 acre tract a distance of 184.26 feet to a corner;

THENCE South 02 degrees 46 minutes 00 seconds West a distance of 236.40 feet to a corner on the South line of said 4.00 acre tract;

THENCE North 87 degrees 20 minutes 00 seconds West with the south line of said 4.00 acre tract a distance of 184.26 feet to the point of beginning containing 1.00 acres of land, and being the same tract of land set forth and described in a Warranty Deed dated August 8, 1990, from Victoria Jean Sherman to Roger C. Fraim, III, et ux, and shown to be filed for recording with the Denton County Clerk on August 10, 1990 under Clerk's file No. 037218.

TRACT NO. TWO:

All that certain tract of parcel of land lying in the R. J. Mosely survey abstract Number 803, Denton County, Texas, and being part of a (called) 4.00 acre tract shown by deed from Philip Howard Sherman to Victoria Jean Sherman on the 7th day of July, 1989, recorded in Volume 2609, Page 621, Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a corner on the South line of said 4.00 acre tract, said corner being South 87 degrees 20 minutes 00 seconds East 184.26 feet from the Southwest corner of said 4.00 acre tract;

THENCE North 02 degrees 46 minutes 00 seconds East a distance of 236.40 feet to a corner on the North line of said 4.00 acre tract;

THENCE South 87 degrees 20 minutes 00 seconds East with the North line of said 4.00 acre tract a distance of 184.26 feet to a corner;

THENCE South 02 degrees 46 minutes 00 seconds West a distance of 236.40 feet to a corner on the South line of said 4.00 acre tract;

THENCE North 87 degrees 20 minutes 00 seconds West with the South line of said 4.00 acre tract a distance of 184.26 feet to the point of beginning containing 1.00 acres of land.

Ingress and egress to above described tract(s) shall be by means of a reserved 20 foot easement extending along the North line of a 5,000 acre tract known as Tract 149 and 149A on the R. J. Mosely Survey Abstract, immediately adjoining the above described tract(s) on the South lines.

4361 01065

Filed for Record in
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY
CLERK

On Jun 16 1999
At 12:23pm

Doc/Num : 99-R0061224
Doc/Type : WD
Recording : 9.00
Doc/Mgmt : 6.00
Receipt #: 24474
Deputy - MARY

REAL PROPERTY RECORDS

62561

C3003

WARRANTY DEED

VOL. 2004 PAGE 445

THE STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

THAT Grantor, JOE McWILLIAMS, not joined herein by my wife for the reason the hereinafter described property constitutes no part of our homestead and being property subject to my exclusive control, management and disposition, of the County of Denton, State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to in hand paid by ROGER C. FRAM, III, hereinafter known as Grantee, the receipt of which is hereby fully acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Grantee of the County of Denton, State of Texas, whose mailing address is Route 3, Box 434, Aubrey, Texas 76227, the following described property, to-wit:

All that certain tract or parcel of land situated in the R. J. Mosely Survey, A-803, Denton County, Texas, being the same 5.000 acre tract I described in a deed from Harvey W. Johnston to Duane H. Archer et al on August 21, 1972, said 5 acres being part of a (called) 73.49 acre tract described in a deed from H. A. Hefner to G. A. Hammergren on August 26, 1963, recorded in Vol. 498, Page 406, Deed Records, Denton County, Texas, and being more fully described as follows:

COMMENCING at the Southwest corner of said 73.49 acre tract;

THENCE N. 1° 23' 40" E. 545.8 feet to a steel pin;

THENCE N. 87° 58' 10" W. 219.0 feet to a steel pin on the Easterly boundary line of the Garza-Little Elm Reservoir and the West boundary line of said 73.49 acre tract;

THENCE N. 37° 02' 20" E. with said Reservoir boundary line a distance of 109.81 feet to a steel pin for the place of beginning.

THENCE N. 37° 02' 20" E. with the East boundary line of Garza-Little Elm Reservoir a distance of 216.59 feet to a U.S.A. concrete monument designated O 280-E;

THENCE S. 70° 29' 20" W. with said U.S.A. boundary line a distance of 92.47 feet to a steel pin at a fence on the West boundary line of said 73.49 acre tract;

THENCE N. 2° 46' E. with the West boundary line of said tract along and near a fence a distance of 101.92 feet to a steel pin;

WARRANTY DEED, Page One

TRENCE S. 87° 20' E. a distance of 915.08 feet to a steel pin in the middle Key Lane;

TRENCE S. 5° 53' W. In Key Lane a distance of 30.94 feet to a steel pin;

TRENCE S. 13° 13' W. In Key Lane a distance of 218.57 feet to a steel pin;

TRENCE N. 87° 20' W. a distance of 912.57 feet to the place of beginning and containing in all 5.000 acres of land, more or less.

SAVE AND EXCEPT, however, Grantor herein reserves unto himself, his heirs and assigns, a non-exclusive 20 foot wide easement for the purpose of ingress and egress along the South boundary line of the hereinbefore described property, and in the event that Grantor and Grantee herein decide in the future that a fence along said easement is necessary, Grantor and Grantee each agree to pay one-half (1/2) the cost of said fence.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Mineral interest described in instrument from H. A. Hefner and wife, Dorothy A. Hefner to Glen A. Hammargren and wife, Nancy J. Hammargren, dated August 26, 1963, recorded in Vol. 498, Page 406, Deed Records of Denton County, Texas.
2. Easement dated October 22, 1953, from Veterans Land Board and Howard G. Powell and wife, To Texas Power and Light Company, recorded in Vol. 391, Page 33, Deed Records of Denton County, Texas.
3. Easements in favor of Denton County Electric Cooperative, Inc., recorded in Vol. 401, Page 213 and Vol. 403, Page 129, Deed Records of Denton County, Texas.
4. Fence encroachment along east property line as shown on survey by Gary W. Hammett, Registered Public Surveyor #1849.
5. Any portion of the hereinbefore described property lying within the boundaries of any road, street or highway or used for road purposes.
6. Subject to Rights of Parties in Possession.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WARRANTY DEED, Page Two

WITNESS my hand this 17th day of October, 1986.

Joe McWilliams
JOE McWILLIAMS

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 17th
day of October, 1986, by JOE McWILLIAMS.



NAOMI ALLEN
Notary Public, State of Texas
My Commission Expires July 2, 1990

Naomi Allen
Notary Public, State of Texas

Notary's printed name _____

My Commission Expires: _____

FOR USE BY COUNTY CLERK	PLEASE RETURN TO
	Roger C. Fraim Route 3, Box 434 Aubrey, Texas 76227

WARRANTY DEED, Page Three

M²

GRACE

REC 7⁵⁰

Mary T. Meek

Grace McWilliams

to

Royal C. Quinn III

RECORDED
3:46 PM
OCT 17 1986

Route 3, Box 435,
Bellevue, TX 76227

FILED FOR RECORD 17th DAY OF October A.D. 1986, at 3:46 p.m.
RECORDED 17th DAY OF October A.D. 1986.
MARY JO HILL, COUNTY CLERK, DENTON COUNTY, TEXAS.
BY: Virginia Williams DEPUTY.



**MINUTES OF REGULAR TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Monday, May 16, 2016
REGULAR SESSION – 7:00 P.M.**

CONVENE INTO REGULAR SESSION – ESTIMATED START TIME 7:00 P.M.

Call to Order 7:02 p.m.

Discussion of agenda items posted for consideration on the Regular Session Agenda for May 16, 2016.

1. Roll Call
 - a. Alan Hauf, Tony Russo, Steve Smith, David Meek, Larry Fisher, Bruce Birdsong: all present.
2. Mayor's Announcements and Updates.
 - a. General overview
3. Citizens Input for Items **ON** the Agenda No input
Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment.
4. Citizen Input for items **NOT** on the Agenda No input
Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Action on your statement may only be taken at a future meeting.
5. Consider and take appropriate action regarding an ordinance canvassing the returns and declaring the results of the general election for the Town of Cross Roads held on May 7, 2016 for the purpose of electing two council members at large
 - a. David Meek made a motion to approve, Alan Hauf seconded. Motion carried.
6. Consider and take appropriate action pertaining to changes to the Town of Cross Roads Thoroughfare Plan
 - a. Bruce Birdsong made a motion to approve, seconded by Larry Fisher. Motion carried.
7. Review and take appropriate action regarding Wopac Proposal for Fishtrap Road improvements

- a. David Meek made a motion to accept proposal and authorize Mayor to sign contract. Seconded by Larry Fisher, motion carried.
- 8. Review and take appropriate action pertaining to the Mustang Interlocal Agreement
 - a. Bruce Birdsong made a motion to approve contingent on page numbers, total dollar amount and legal review. David Meek seconded. Motion carried
- 9. Consider and take appropriate action regarding Turner Easement Agreement
 - a. Alan Hauf made a motion to approve, Tony Russo seconded. Motion carried.
- 10. Consider and take appropriate action regarding real estate
 - a. No action taken
- 11. Consider and take appropriate action regarding the Planning and Zoning Committee vacancy
 - a. Bruce Birdsong made a motion to appoint Robert Brown to the P&Z vacancy, David Meek seconded. Motion passed.
- 12. Consider and take appropriate action pertaining to a minor amendment to the Villages Planned Development concerning outdoor sales.
 - a. Motion made by Larry Fisher to approve amendment, seconded by Tony Russo. Motion carried 3/2 David Meek and Alan Hauf against.
- 13. Consider action to approve a resolution waiving penalties, interest and late fees on assessments against certain properties within the Allegiance Public Improvement District.
 - a. Move to next month, Take no action.

Consent Agenda

The following may be acted upon in one motion, a Town Council Member or a citizen may request items be removed from the Consent Agenda for individual consideration

- 14. Consider and take appropriate action regarding NEPD financials
- 15. Consider and take appropriate action regarding NEMC quarter financials
- 16. Consider and take appropriate action regarding the April 18, 2016 Regular Session Town Council Meeting Minutes
- 17. Consider and take appropriate action regarding the April 2016 Financial Report
 - a. Larry made a motion to approve, David Meek seconded. Motion carried.

End of consent agenda

Adjourn 8:01 p.m.

Future meetings and events:

All scheduled meetings are held in the Council Chambers. All citizens are invited to participate; schedule may change.

- *Northeast Police Department Commission – Thursday, May 19, 2016 at 7:00 p.m*
- *Administrative Staff Meeting – Monday, June 6, 2016 at 3:00 p.m.*
- *Planning & Zoning Commission – Tuesday, June 7, 2016 at 7:00 p.m.*
- *Municipal Development Meeting – Thursday, June 9, 2016 at 7:00 p.m.*
- *Architectural Review Commission –Thursday, June 9, 2016 at 7:00 p.m.*
- *Park Board Committee Meeting – Tuesday, June 14, 2016 at 7:00 p.m.*
- *Town Council Meeting – Monday, June 20, 2016 at 7:00 p.m.*

CERTIFICATION

Teddi Lee
Town Secretary

Steve Smith
Mayor, Town of Cross Roads

DATE	CLIENT	VENDOR	MEMO/DESCRIPTION	AMOUNT
05/02/2016				1,210.00
	Texas Custom Pools, Inc. dba Riverbend Sandler Pools Cashion Custom Pools, LP		Pool permit fee for 107 Las Colinas Trail Pool Permit for 2170 Waterstone	-380.00 -310.00
	Link Construction		Construction Trailer for Cross Roads Car Wash	-120.00
	Tri Dal Utilities, LTD		Underground Fire Line for Craigs Collision	-150.00
	Genesis Fire Protection Inc.		Fire Sprinkler Permit for SportClips	-250.00
05/02/2016	Best Fire Protection LLC Best Fire Protection LLC		AT&T Fire Alarm Permit FIRE Alarm System	350.00 350.00
05/02/2016	Lewis Signs Lewis Signs		Big Tex Sign Permit SIGN Permanent Business Free Standing & Monument Sign Fees	155.00 155.00
05/02/2016	ANN B LEWIS		Money Received (Reference: PayPal Transaction # 3NV333941T661445S)	155.00
	ANN B LEWIS		Amount	155.00
05/02/2016	ADAM GREEN		Money Received (Reference: PayPal Transaction # 8J831513VF986810W)	350.00
	ADAM GREEN		Amount	350.00
05/06/2016	0UV53705HL886600X@dcc.paypal.com		Money Received (Reference: PayPal Transaction # 01L37419X7365564W)	1,000.00
	0UV53705HL886600X@dcc.paypal.com		Amount	1,000.00
05/06/2016	abarraza@petittbarraza.com		Money Received (Reference: PayPal Transaction # 5LY347952X217363R)	1,950.00
	abarraza@petittbarraza.com		Amount	1,950.00
05/09/2016				5,227.78
	Stephen Wernecke		Farmers Market Vendor	45.00
		Southwestern Bell	Franchise Fees	1,759.68
	Coserv Gas		Franchise Fees	1,353.10
	Golden Triangle Fire Protection		Fire Sprinkler Permit for Cornerstore	-250.00
	Dozier Real Estate, LLC		Professional Service Deposit for Final Plat	-1,000.00
	Dozier Real Estate, LLC		Final Plat for Dozier	-120.00

	BWS Fire Systems, Inc.	Real Estate	Fire Alarm Permit for Schlotzsky's	-350.00
	Genesis Fire Protection Inc.		Fire Alarm Permit for SportClips	-350.00
05/09/2016	jacob@barnettsigns.com		Money Received (Reference: PayPal Transaction # 6RU5456046276052K)	1,075.00
	jacob@barnettsigns.com		Amount	1,075.00
05/09/2016	David Gregory		Money Received (Reference: PayPal Transaction # 3TG23311B7003482E)	426.45
	David Gregory		Amount	426.45
05/13/2016	Glenn Brooks		Money Received (Reference: PayPal Transaction # 2V258688AG6213630)	200.00
	Glenn Brooks		Amount	200.00
05/17/2016				5,462.00
		At&T Communication of Texas	Right of Way Fees	238.00
		Southwestern Bell Granite Telecommunications	Right of Way Fees	1,199.54
	Anne Tatum		Right of Way Fees	82.60
		Verizon	Gramma Annes Goodies	45.00
	Crossroads WF, LLC		Right of Way Fees	1.86
	Crossroads WF, LLC		Preliminary Plat for Tractor Supply	-280.00
	CEI Engineering Associates Inc		Zoning Application for Tractor Supply	-500.00
	Preston North Construction, Inc.		Site Plan for Firestone	-500.00
	Rick Meyer		Final Plat fee for Fishtrap Storage	-130.00
	Crossroads WF, LLC			-1,000.00
	Austin Morgan Fire		GNC Fire Alarm Permit	-350.00
	Schuyler Signs		Contractor Registration Wall sign for Integrity Car Care	-135.00
05/18/2016	BLANCA L HUGGINS		Money Received (Reference: PayPal Transaction # 19816872V5142841H)	50.00
	BLANCA L HUGGINS		Amount	50.00
05/18/2016	ALEJANDRO HERNANDEZ		Money Received (Reference: PayPal Transaction # 40C07280BB338700E)	50.00

	ALEJANDRO HERNANDEZ	Amount	50.00
05/19/2016			1,110.20
	Birch Communications	Birch Right of Way Fee	74.20
	SGA Design Group	Plan Review for Firestone	-686.00
	Urban Fire Protection Inc	Fire Alarm Permit for Integrity Car Care	-350.00
05/19/2016	State Comptroller		131,831.28
	State Comptroller	City Use and Sales Tax	112,998.24
	State Comptroller	City Use and Sales Tax	18,833.04
05/20/2016	kjohnson@bcimechanical.com	Money Received (Reference: PayPal Transaction # 4RC70075561710606)	120.00
	kjohnson@bcimechanical.com	Amount	120.00
05/23/2016			1,088.45
	Mustang SUD	Right of Way Fees	788.45
	Kimbrough Fire Extinguisher Co., Inc.	Contractor Registration Fee	-50.00
	Kimbrough Fire Extinguisher Co., Inc.	Fire Suppression System (Kitchen) for Chick Fil A	-250.00
05/23/2016	North TExas Septic.		425.00
	North TExas Septic.		-425.00
05/24/2016	tbuonanno@mscsltd.com	Money Received (Reference: PayPal Transaction # 01E90137J87512203)	500.00
	tbuonanno@mscsltd.com	Amount	500.00
05/24/2016	Ronnie Wells	Money Received (Reference: PayPal Transaction # 8TH95559CT680011V)	225.00
	Ronnie Wells	Amount	225.00
05/24/2016	s.zambrano@crossroadstx.gov	Money Received (Reference: PayPal Transaction # 4BE28976X6543692H)	100.00
	s.zambrano@crossroadstx.gov	Amount	100.00
05/24/2016	s.zambrano@crossroadstx.gov	Money Received (Reference: PayPal Transaction # 4BJ75032DK557724H)	308.50
	s.zambrano@crossroadstx.gov	Amount	308.50
05/27/2016	jeff@claritypools.com	Money Received	360.00

jeff@claritypools.com

(Reference: PayPal
Transaction #
9BT453631R3624451)

Amount

360.00

TOWN OF CROSS ROADS

CHECK DETAIL

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
1010 CASH-OPERATING						
05/01/2016	Expense		North East Police Department	ILA POLICE SERVICES		-37,040.43
				ILA Police Services		37,040.43
05/02/2016	Check	8596	Billy Joe Lerma			-2,545.00
				Flowerbed work at entrance, Clean Town Hall twice		895.00
				Mowing Park		400.00
				Cut Bar Ditches on all roads		1,250.00
05/02/2016	Check	8597	Mike Carroll	March & April 2016		-245.00
				Invoice for March & April 2016		245.00
05/02/2016	Check	8598	Signs by Design	Construction Signs and Clean Up Postcards		-1,107.80
				Construction Signs and install		780.00
				Roadside Clean Up Postcard		327.80
05/04/2016	Tax Payment		IRS	Tax Payment for Period: 05/04/2016- 05/06/2016 Federal Taxes 941/944		-2,285.72
				Federal Taxes (941/944)		-2,285.72
05/04/2016	Check	8599	WEX	Town Card Fuel		-93.27
				Truck Fuel		93.27
05/05/2016	Payroll Check	DD	Teddi L. Lee	Pay Period: 04/23/2016- 05/06/2016		-1,666.58
				Direct Deposit		-1,666.58
05/05/2016	Payroll Check	DD	Rebecca Ross	Pay Period: 04/23/2016- 05/06/2016		-2,130.40
				Direct Deposit		-2,130.40
05/05/2016	Payroll Check	DD	Ms. Susan D Zambrano	Pay Period: 04/23/2016- 05/06/2016		-1,833.03
				Direct Deposit		-1,833.03
05/09/2016	Check	8600	CoServ	Walmart light 424 &		-230.65

				2402FM 424	
				HWY 424 Walmart Light	13.07
				HWY 380 Walmart Light	13.07
				2402 FM 424	24.37
				City Hall	180.14
05/09/2016	Check	8601	A Smart Pest Control	Pest Control	-89.00
				Pest Control	89.00
05/09/2016	Check	8602	Brian Gilmore	May Invoice	-3,500.00
				April Invoice	3,500.00
05/09/2016	Check	8603	Mustang Special Utility District	City Hall and City Park	-57.70
				City Hall	30.38
				City Park	27.32
05/09/2016	Check	8604	JPMorgan Chase Bank NA		-2,865.43
				Park Lights	11.95
				Office supplies,	292.17
				Beckys Work Phone	159.16
				Quickbooks Accounting	104.12
				Calendar	9.00
				Office Depot supplies emergency management stock up	525.68
				TMCA Training	1,040.00
				Communication	199.76
				Internet	154.90
				Training stay	368.69
05/09/2016	Check	8605	Texas Municipal Retirement System	City #00321	-2,239.86
				EMPLOYEE TMRS	-1,101.06
				EMPLOYER TMRS	-1,138.80
05/17/2016	Check	8606	Bailey Inspections	April Inspections and Review	-290.00
				April Inspections/Reviews	290.00
05/17/2016	Check	8607	Xerox		-272.54
				Xerox metered copies	272.54
05/17/2016	Check	8608	Billy Joe Lerma		-175.00
				Clean Town Hall	175.00

05/17/2016	Check	8609	Signs by Design	Park Logos	-250.00
				Parks Logo	250.00
05/17/2016	Check	8610	Victoria Keffer	The History of Aubrey Ghostwriting Project	-500.00
				The History of Aubrey Ghostwriting Project	500.00
05/19/2016	Payroll Check	DD	Rebecca Ross	Pay Period: 05/07/2016-05/20/2016	-2,130.40
				Direct Deposit	-2,130.40
05/19/2016	Payroll Check	DD	Ms. Susan D Zambrano	Pay Period: 05/07/2016-05/20/2016	-1,833.02
				Direct Deposit	-1,833.02
05/19/2016	Payroll Check	DD	Teddi L. Lee	Pay Period: 05/07/2016-05/20/2016	-1,666.59
				Direct Deposit	-1,666.59
05/19/2016	Check	8611	Kimley Horn	Naylor Road Improvments/ Invoice - through April 30, 2016	-3,055.00
				Naylor Road Improvments/ Invoice - through April 30, 2016	3,055.00
05/19/2016	Check	8612	Magic Shred	Magic Shred-Community Clean up	-360.00
				Magic Shred	360.00
05/19/2016	Check	8613	Humana	June Coverage	-18.15
				Vision for June Coverage	18.15
05/19/2016	Check	8614	4Imprint	Community Market Bags	-880.28
				Community Market Bags	880.28
05/24/2016	Tax Payment		IRS	Tax Payment for Period: 05/18/2016-05/20/2016 Payroll Taxes	-2,285.72
				Federal Taxes (941/944)	-2,285.72
05/26/2016	Check	8615	Texas Johns		-317.15
				Community Market	317.15
05/26/2016	Check	8616	Blue Cross Blue Shield	June Health Coverage	-1,573.18
				June Health Coverage	1,573.18

05/26/2016	Check		8617	Texas Municipal Retirement System	City #00321	-2,239.86
					EMPLOYEE TMRS	-1,101.06
					EMPLOYER TMRS	-1,138.80
PayPal Bank						
05/02/2016	Expense	3NV333941T661445S		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 3NV333941T661445S)	-5.58
					Fee for PayPal Transaction	5.58
05/02/2016	Expense	8J831513VF986810W		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 8J831513VF986810W)	-9.45
					Fee for PayPal Transaction	9.45
05/06/2016	Expense	01L37419X7365564W		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 01L37419X7365564W)	-35.15
					Fee for PayPal Transaction	35.15
05/06/2016	Expense	5LY347952X217363R		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 5LY347952X217363R)	-68.40
					Fee for PayPal Transaction	68.40
05/09/2016	Expense	6RU5456046276052K		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 6RU5456046276052K)	-37.78
					Fee for PayPal Transaction	37.78
05/09/2016	Expense	3TG23311B7003482E		PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 3TG23311B7003482E)	-11.51
					Fee for PayPal Transaction	11.51
05/13/2016	Expense	2V258688AG6213630		PayPal	Fee for PayPal Transaction (Reference: PayPal	-7.15

				Transaction # 2V258688AG6213630)	
				Fee for PayPal Transaction	7.15
05/18/2016	Expense	19816872V5142841H	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 19816872V5142841H)	-1.35
				Fee for PayPal Transaction	1.35
05/18/2016	Expense	40C07280BB338700E	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 40C07280BB338700E)	-1.35
				Fee for PayPal Transaction	1.35
05/20/2016	Expense	4RC70075561710606	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 4RC70075561710606)	-4.35
				Fee for PayPal Transaction	4.35
05/24/2016	Expense	01E90137J87512203	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 01E90137J87512203)	-17.65
				Fee for PayPal Transaction	17.65
05/24/2016	Expense	8TH95559CT680011V	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 8TH95559CT680011V)	-8.03
				Fee for PayPal Transaction	8.03
05/24/2016	Expense	4BE28976X6543692H	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 4BE28976X6543692H)	-3.65
				Fee for PayPal Transaction	3.65
05/24/2016	Expense	4BJ75032DK557724H	PayPal	Fee for PayPal Transaction (Reference: PayPal Transaction # 4BJ75032DK557724H)	-10.95
				Fee for PayPal Transaction	10.95
05/27/2016	Expense	9BT453631R3624451	PayPal	Fee for PayPal Transaction	-12.75

(Reference: PayPal
Transaction #
9BT453631R3624451)
Fee for PayPal
Transaction

12.75

TOWN OF CROSS ROADS
BUDGET VS. ACTUALS: FY 2016 - FY16 P&L
 October 2015 - May 2016

	OCT 2015		NOV 2015		DEC 2015		JAN 2016		FEB 2016		MAR 2016		APR 2016		MAY 2016		TOTAL			
	ACTUAL	BUDGET	ACTUAL	BUDGET																
Income																				
3005 TAX REVENUES																			\$0.00	\$0.00
3010 SALES TAX COLLECTIONS	101,692.71	90,000.00	106,127.70	100,000.00	101,457.28	95,000.00	106,543.85	100,000.00	141,987.95	135,000.00	93,154.81	95,000.00	102,971.45	95,000.00	112,998.24	95,000.00	\$866,933.99	\$805,000.00		
3012 ROAD IMPROV. SALES TAX	16,948.78	12,500.00	17,687.95	12,500.00	16,909.55	17,500.00	17,757.31	17,500.00	23,664.66	18,500.00	15,525.80	18,000.00	17,161.91	18,000.00	18,833.04	18,000.00	\$144,489.00	\$132,500.00		
3015 BEVERAGE TAX COLLECTIONS	3,187.59	2,625.00		0.00		0.00	2,836.91	2,625.00		0.00		0.00	2,913.87	0.00		0.00	\$8,938.37	\$5,250.00		
3020 FRANCHISE TAX-S.W. BELL/AT&T		0.00	3,066.13	0.00		3,062.00		0.00	3,605.99	0.00		3,063.00		0.00	3,197.22	0.00	\$9,869.34	\$6,125.00		
3021 FRANCHISE TAX-PROGRESSIVE	3,250.34	0.00		0.00		3,437.00		3,662.00		0.00		3,437.00		3,558.82		0.00	\$10,471.16	\$6,874.00		
3022 FRANCHISE TAX-COSERV ELECTRIC		0.00		0.00		15,561.00		64,561.14		0.00		15,563.00		0.00		0.00	\$64,561.14	\$31,124.00		
3024 FRANCHISE TAX-COSERV GAS		0.00		0.00		1,186.00		0.00		0.00		1,188.00		3,715.14		1,353.10	\$5,068.24	\$2,374.00		
3025 FRANCHISE TAX-ATMOS/ONCOR/TXU		0.00		0.00		2,125.00		0.00		0.00	2,868.94	2,125.00		718.37		0.00	\$3,587.31	\$4,250.00		
3026 FRANCHISE TAX-TEX/N.M. POWER		0.00	81.05	0.00		68.00		0.00	51.29	0.00		69.00		50.57		0.00	\$182.91	\$137.00		
3027 FRANCHISE TAX-MUSTANG SUD		0.00	3,115.73	0.00		1,586.00		0.00		0.00	3,001.09	1,588.00		0.00	788.45	0.00	\$6,905.27	\$3,174.00		
3028 FRANCHISE TAX-SAGE TELECOM	3.72	0.00		0.00		3.00		0.00		0.00		4.00		0.00		0.00	\$3.72	\$7.00		
3029 FRANCHISE TAX-OTHER	24.29	0.00	151.71	0.00		132.00		28.00	208.34	0.00		131.00		5,392.57		158.66	\$5,963.57	\$263.00		
Total 3005 TAX REVENUES	125,107.43	105,125.00	130,230.27	112,500.00	118,366.83	139,660.00	195,389.21	120,125.00	169,518.23	153,500.00	114,550.64	140,168.00	136,482.70	113,000.00	137,328.71	113,000.00	\$1,126,974.02	\$997,078.00		
3048 MDD TRANSFER		0.00		0.00		0.00		0.00		0.00		0.00	4,150.00	0.00		0.00	\$4,150.00	\$0.00		
3100 FEES & PERMIT REVENUES																		\$0.00	\$0.00	
3120 DEVELOPMENT/SUB. PERMITS FEES	200.00	0.00	940.00	0.00	390.00	2,500.00	130.00	0.00	530.00	0.00	300.00	2,500.00		0.00	2,980.00	0.00	\$5,470.00	\$5,000.00		
3130 RES.BUILDING PERMITS FEES		7,087.00		7,083.00	1,244.00	7,083.00	2,231.00	7,083.00	2,521.00	7,083.00	4,392.00	7,083.00		7,083.00	7,083.00		\$10,388.00	\$56,668.00		
3135 COM. BUILDING PERMIT FEES		2,917.00	1,100.00	2,913.00	4,417.46	2,917.00	15,189.75	2,917.00	350.00	2,917.00	1,015.00	2,917.00	10,402.60	2,917.00	3,250.00	2,917.00	\$35,724.81	\$23,332.00		
3140 RES. SEPTIC PERMITS FEES	425.00	292.00		288.00		292.00		292.00		292.00		292.00		292.00		292.00	\$425.00	\$2,332.00		
3141 COM. SEPTIC PERMIT FEES	950.00				425.00		1,325.00		1,275.00				475.00		425.00		\$4,875.00	\$0.00		
3145 HEALTH PERMIT INSPECTIONS FEES		458.00	240.00	458.00		462.00	1,305.00	458.00	2,750.00	458.00		458.00		458.00		458.00	\$4,295.00	\$3,668.00		
3150 SIGNS PERMIT FEES	940.00	313.00	480.00	313.00	155.00	307.00	170.00	313.00		313.00	255.00	313.00	1,415.00	313.00	1,710.00	313.00	\$5,125.00	\$2,498.00		
3160 RES. BUILDING REVIEW INSP. FEES	250.00	2,292.00	926.00	2,292.00	2,318.00	2,288.00	1,780.00	2,292.00	2,394.00	2,292.00	2,922.00	2,292.00	690.00	2,292.00	380.00	2,292.00	\$11,660.00	\$18,332.00		
3165 COM. BUILDING REVIEW INSP. FEES		2,083.00	1,462.45	2,083.00	2,111.10	2,087.00	14,935.17	2,083.00	2,035.40	2,083.00	2,347.95	2,083.00	8,502.45	2,083.00	1,870.95	2,083.00	\$33,265.47	\$16,668.00		
Total 3100 FEES & PERMIT REVENUES	2,765.00	15,442.00	5,148.45	15,430.00	11,060.56	17,936.00	37,065.92	15,438.00	11,855.40	15,438.00	11,231.95	17,938.00	21,485.05	15,438.00	10,615.95	15,438.00	\$11,228.28	\$128,498.00		
3690 OTHER REVENUES																		\$0.00	\$0.00	
3700 MISCELLANEOUS																		\$0.00	\$0.00	
3705 CONTRACTOR REGISTRATION	100.00	354.00	200.00	354.00	400.00	356.00	150.00	354.00	250.00	354.00	400.00	354.00	650.00	354.00	500.00	354.00	\$2,650.00	\$2,834.00		
3710 OPEN RECORD REQUESTS											86.15						\$86.15	\$0.00		
3730 FARMERS MARKET VENDORS													45.00		90.00		\$135.00	\$0.00		
3740 ADMINISTRATIVE FEE		208.00	50.00	208.00	130.13	212.00	400.00	208.00	150.00	208.00	150.00	208.00	750.00	208.00	50.00	208.00	\$1,680.13	\$1,668.00		
Total 3700 MISCELLANEOUS	100.00	562.00	250.00	562.00	530.13	568.00	550.00	562.00	400.00	562.00	636.15	562.00	1,445.00	562.00	640.00	562.00	\$4,551.28	\$4,502.00		
3800 INTEREST INCOME	463.10	292.00	424.24	292.00	483.41	288.00	467.55	292.00	471.86	292.00	531.99	292.00	584.25	292.00		292.00	\$3,426.40	\$2,332.00		
3810 INTEREST INCOME-ROADS	37.82	29.00	44.88	29.00		31.00		29.00		29.00		29.00		29.00		29.00	\$82.70	\$234.00		
Total 3690 OTHER REVENUES	600.92	883.00	719.12	883.00	1,013.54	887.00	1,017.55	883.00	871.86	883.00	1,168.14	883.00	2,029.25	883.00	640.00	883.00	\$8,060.38	\$7,068.00		
3746 COUNTY ROAD CONTRIBUTIONS		0.00		0.00		0.00		0.00		300,000.00		0.00	262,883.45	0.00		0.00	\$262,883.45	\$300,000.00		
Sales									2,000.00								\$2,000.00	\$0.00		
Unapplied Cash Payment Income											50.00						\$50.00	\$0.00		
Total Income	\$128,473.35	\$121,450.00	\$136,097.84	\$128,813.00	\$130,440.93	\$158,483.00	\$233,472.68	\$136,446.00	\$184,245.49	\$469,821.00	\$127,000.73	\$158,989.00	\$427,030.45	\$129,321.00	\$148,584.66	\$129,321.00	\$1,515,346.13	\$1,432,644.00		
Gross Profit	\$128,473.35	\$121,450.00	\$136,097.84	\$128,813.00	\$130,440.93	\$158,483.00	\$233,472.68	\$136,446.00	\$184,245.49	\$469,821.00	\$127,000.73	\$158,989.00	\$427,030.45	\$129,321.00	\$148,584.66	\$129,321.00	\$1,515,346.13	\$1,432,644.00		
Expenses																		\$0.00	\$0.00	
6000 ADMINISTRATIVE/GOVERNMENTAL																		\$0.00	\$0.00	
6010 ACCOUNTING & AUDITING FEES		0.00		0.00		3,300.00		0.00		0.00		0.00	3,500.00	0.00		0.00	\$3,500.00	\$3,300.00		
6050 ADVERTISING & PROMOTION		2,083.00	7,636.15	2,083.00	46.99	2,087.00	10.00	2,083.00	1,873.44	2,083.00	4,745.91	2,083.00	1,164.59	2,083.00	159.16	2,083.00	\$15,636.24	\$16,668.00		
6060 ADVERTISING WEBSITE PROMOTION		417.00		413.00		417.00		417.00		417.00	9.00	417.00		417.00		417.00	\$9.00	\$3,332.00		
6080 TOWN IMPROVEMENTS		1,667.00		1,667.00		1,663.00	500.00	1,667.00		1,667.00		1,667.00		1,667.00		1,667.00	\$500.00	\$13,332.00		
6100 CAPITAL ADDITIONS		1,667.00		1,667.00		1,663.00		1,667.00		1,667.00		1,667.00		1,667.00		1,667.00	\$0.00	\$13,332.00		
6105 TECHNOLOGY	6,912.28	1,250.00	223.75	1,250.00		1,250.00		1,250.00		1,250.00		1,250.00		1,250.00		1,250.00	\$7,136.03	\$10,000.00		
5005 Internet		208.00	344.90	208.00	154.90	212.00	421.40	208.00	154.90	208.00	154.90	208.00	279.90	208.00	154.90	208.00	\$1,665.80	\$1,668.00		
5006 Fire Insp Software & Maint		600.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00	\$0.00	\$600.00		
5007 Permitting Software & Maint	2,575.00	2,500.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00	\$2,575.00	\$2,500.00		
5008 Agenda Software & Maint	269.56	3,000.00		0.00	16.23	0.00	16.23	0.00		0.00		0.00	130.76	0.00		0.00	\$432.78	\$3,000.00		
5009 MCCI Expenses		2,500.00		0.00		0.00	1,000.00	0.00		0.00		0.00		0.00		0.00	\$1,000.00	\$2,500.00		
Total 6105 TECHNOLOGY	9,756.84	10,058.00	568.65	1,458.00	171.13	1,462.00	1,437.63	1,458.00	154.90	1,458.00	154.90	1,458.00	410.66	1,458.00	154.90	1,458.00	\$12,809.61	\$20,268.00		
6115 COMMUNICATION		125.00		125.00		125.00		125.00		125.00		125.00		198.80	125.00	199.76	125.00	\$398.56	\$1,000.00	
6120 RES. BUILDING REVIEW & INSP.		2,500.00	3,431.58	2,500.00		2,500.00	3,282.79	2,500.00		2,500.00		2,500.00	2,888.67	2,500.00		2,500.00	\$9,603.04	\$20,000.00		
6125 COM. BUILDING REVIEW & INSP.		1,667.00	3,673.70	1,663.00	3,700.00	1,667.00	4,398.15	1,667.00	3,100.00	1,667.00		1,667.00	9,648.33	1,667.00	3,500.00	1,667.00	\$28,020.18	\$13,332.00		
6130 CODIFICATION SERVICES		0.00		0.00		1,166.00		0.00		0.00		1,167.00		0.00		0.00	\$0.00	\$2,33		

6220 INSURANCE	4,687.90	6,000.00		0.00	0.00	-95.00	0.00	0.00	42.30	0.00	95.00	0.00	0.00	0.00	0.00	0.00	0.00	\$4,730.20	\$6,000.00
6240 POLICE DEPARTMENT SERVICES	37,040.52	37,041.00	37,040.43	37,040.00	37,040.43	37,040.00	37,040.43	37,044.00	37,040.43	37,040.00	37,040.43	37,040.00	37,040.43	37,040.00	37,040.43	37,040.00	0.00	\$296,323.53	\$296,325.00
6250 INTERLOCAL-AMBULANCE	15,000.00	15,000.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$15,000.00	\$15,000.00
6260 INTERLOCAL-FIRE	25,000.00	25,000.00		0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.00	\$75,000.00	\$75,000.00
6270 CITY OF AUBREY LIBRARY FUND	13,500.00	13,500.00		0.00	170.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	0.00	0.00	\$14,170.00	\$13,500.00
6280 LEGAL FEES		837.00	4,390.89	833.00		833.00	833.00		833.00	833.00		833.00	833.00		833.00		0.00	\$4,390.89	\$6,668.00
6281 Legal Contingency - 1			389.00				2,535.60		960.00		3,380.50		2,544.12					\$9,809.22	\$0.00
Total 6280 LEGAL FEES	0.00	837.00	4,779.89	833.00	0.00	833.00	2,535.60	833.00	960.00	833.00	3,380.50	833.00	2,544.12	833.00	0.00	833.00	0.00	\$14,200.11	\$6,668.00
6310 MEETING EXPENSES		125.00		125.00		125.00	96.68	125.00		125.00	317.32	125.00		125.00	9.00	125.00		\$423.00	\$1,000.00
6340 MUNISERVICES	807.01	0.00		0.00		1,375.00	807.01	0.00		0.00	1,500.00	1,375.00	823.15	0.00	0.00	0.00	0.00	\$3,937.17	\$2,750.00
6350 OFFICE EXPENSES		833.00	1,118.36	833.00	527.21	837.00	986.56	833.00	923.29	833.00	1,737.38	833.00	432.62	833.00	798.22	833.00	0.00	\$6,523.64	\$6,668.00
6360 OTHER PROFESSIONAL SERVICES		125.00		125.00		125.00		125.00		125.00	350.00	125.00		125.00		125.00		\$350.00	\$1,000.00
6365 CAREFLITE SERVICES		0.00		0.00		0.00		2,099.00		0.00		1,500.00		0.00		0.00		\$2,099.00	\$1,500.00
6370 SANITARIAN SERVICES		833.00	800.00	833.00		837.00	3,055.00	833.00	1,260.00	833.00	505.00	833.00	440.00	833.00	290.00	833.00	0.00	\$6,350.00	\$6,668.00
6375 CODE ENFORCEMENTSERVICES		292.00	210.00	292.00	245.00	288.00		292.00		292.00	105.00	292.00		292.00	245.00	292.00		\$805.00	\$2,332.00
6380 PUBLIC NOTICES / DUES		208.00	230.29	208.00	253.14	212.00	9.68	208.00	235.13	208.00	159.00	208.00	368.56	208.00	208.00	208.00		\$1,255.80	\$1,668.00
6400 REPAIR & MAINTENANCE	825.00	1,250.00	1,075.50	1,250.00	650.00	1,250.00		1,250.00	89.00	1,250.00	1,269.68	1,250.00	142.50	1,250.00	1,811.17	1,250.00	0.00	\$5,862.85	\$10,000.00
6410 PARK MAINTENANCE	200.00	292.00	182.91	292.00		288.00		292.00		292.00	480.00	292.00		292.00	411.95	292.00		\$1,274.86	\$2,332.00
6412 Park Events		1,250.00		0.00		0.00	187.20	0.00	130.00	0.00	623.52	0.00		0.00	1,447.43	1,250.00		\$2,388.15	\$2,500.00
6415 PARK IMPROVEMENT FUND		1,458.00	2,934.00	1,458.00		1,462.00		1,458.00		1,458.00		1,458.00		1,458.00		1,458.00		\$2,934.00	\$11,668.00
6520 STREET MATERIALS AND SIGNS	147.97	833.00	114.80	833.00	845.41	837.00	1,448.92	833.00		833.00		833.00		833.00	780.00	833.00		\$3,337.10	\$6,668.00
6525 STREET & WAY REP/CLEANUP	1,266.12	2,917.00	3,146.24	2,917.00	2,912.50	2,913.00	3,713.44	2,917.00	1,778.94	2,917.00	2,580.94	2,917.00	195.99	2,917.00	1,577.80	2,917.00		\$17,171.97	\$23,332.00
6530 STREET CONTRACT / REPAIRS	34,330.00	18,000.00		18,000.00	130,691.00	18,000.00	22,752.00	18,000.00	9,710.00	18,000.00	11,411.00	18,000.00	6,110.00	18,000.00	3,055.00	18,000.00		\$218,059.00	\$144,000.00
6600 TAXES-PAYROLL	1,123.44	1,250.00	1,504.31	1,250.00	1,727.81	1,250.00		1,250.00		1,250.00	426.58	1,250.00	104.12	1,250.00	104.12	1,250.00		\$4,990.38	\$10,000.00
6605 EMPLOYEE HEALTH BENEFITS	1,571.43	2,083.00	1,553.28	2,083.00	1,651.78	2,087.00	1,591.33	2,083.00	1,591.33	2,083.00	1,591.33	2,083.00	1,591.33	2,083.00	1,591.33	2,083.00		\$12,733.14	\$16,668.00
6610 TMRS RETIREMENT FUND	1,184.96	1,458.00	1,192.80	1,458.00	1,789.20	1,462.00		1,458.00		1,458.00		1,458.00		1,458.00		1,458.00		\$4,166.96	\$11,668.00
6620 TRAINING		2,000.00	680.00	0.00		0.00	233.00	0.00		1,000.00	145.00	1,000.00		1,000.00	1,040.00	1,000.00		\$2,098.00	\$6,000.00
6630 TRAVEL EXPENSES		2,000.00	1,929.70	0.00	85.80	0.00	176.21	250.00	71.02	250.00	44.26	0.00	101.21	0.00	461.96	250.00		\$2,870.16	\$2,750.00
6750 UTILITIES		833.00	1,060.38	833.00	501.27	837.00	979.11	833.00	494.13	833.00	1,011.56	833.00	377.12	833.00	288.35	833.00		\$4,711.92	\$6,668.00
6780 MILEAGE REIMBURSEMENT		42.00		42.00		38.00		42.00		42.00		42.00		42.00		42.00		\$0.00	\$332.00
6790 ANIMAL CONTROL		833.00	4,535.00	833.00		837.00		833.00	1,000.00	833.00	1,000.00	833.00		833.00		833.00		\$6,535.00	\$6,668.00
6796 STANDRIDGE 212 AGREEMENT		0.00		0.00		0.00		12,500.00		0.00		0.00		0.00		0.00		\$0.00	\$12,500.00
6840 WAGES-TOWN ADMINISTRATOR	5,981.54	6,790.00	7,476.92	6,790.00	8,972.31	6,790.00		6,790.00		6,790.00		6,790.00		6,790.00		6,790.00		\$22,430.77	\$54,320.00
6841 WAGES-TOWN SECRETARY	3,942.31	4,900.00	5,048.07	4,900.00	6,057.69	4,900.00		4,900.00		4,900.00		4,900.00		4,900.00		4,900.00		\$15,048.07	\$39,200.00
6850 WAGES- EXEC ADMIN OFR	4,615.38	5,350.00	5,769.22	5,350.00	6,923.07	5,350.00		5,350.00		5,350.00		5,350.00		5,350.00		5,350.00		\$17,307.67	\$42,800.00
6910 PAYPAL CHARGE	32.63	208.00	33.08	208.00	212.78	212.00	121.38	208.00	112.62	208.00	97.56	208.00	277.95	208.00	235.10	208.00		\$1,123.10	\$1,668.00
Total 6000 ADMINISTRATIVE/GOVERNMENTAL	161,013.05	177,892.00	97,725.26	106,029.00	214,328.33	110,398.00	110,267.12	142,291.00	69,323.23	105,787.00	70,769.75	109,579.00	107,282.16	130,537.00	55,700.68	107,037.00	0.00	\$886,409.58	\$989,550.00
6540 Reserved Fishtrap Road Repairs		20,833.00		20,833.00		20,833.00		20,833.00		20,833.00		20,833.00		20,833.00		20,833.00		\$0.00	\$166,668.00
6760 Vehicle Maintenance		208.00		208.00		208.00		212.00	14.00	208.00	123.80	208.00		208.00		208.00		\$137.80	\$1,668.00
6797 LOVETT 380 AGREEMENT		8,333.00		8,333.00		8,333.00		8,337.00		8,333.00		8,333.00		8,333.00		8,333.00		\$0.00	\$66,668.00
Payroll Expenses																		\$0.00	\$0.00
Company Contributions																		\$0.00	\$0.00
Retirement							1,138.80		1,138.80		1,138.80		1,138.80		1,138.80			\$5,694.00	\$0.00
Total Company Contributions	0.00	0.00	0.00	0.00	0.00	0.00	1,138.80	0.00	1,138.80	0.00	1,138.80	0.00	1,138.80	0.00	1,138.80	0.00		\$5,694.00	\$0.00
Taxes							1,546.18		1,448.99		1,203.27		1,230.45		1,216.85			\$6,645.74	\$0.00
Wages							15,729.24		15,729.24		15,729.24		15,729.24		15,729.24			\$78,646.20	\$0.00
Total Payroll Expenses	0.00	0.00	0.00	0.00	0.00	0.00	18,414.22	0.00	18,317.03	0.00	18,071.31	0.00	18,098.49	0.00	18,084.89	0.00		\$90,985.94	\$0.00
Total Expenses	\$161,013.05	\$207,266.00	\$97,725.26	\$135,403.00	\$214,328.33	\$139,772.00	\$128,681.34	\$171,677.00	\$87,654.26	\$135,161.00	\$88,964.86	\$138,953.00	\$125,380.65	\$159,911.00	\$73,785.57	\$136,411.00	\$0.00	\$977,533.32	\$1,224,554.00
Net Operating Income	\$ -32,539.70	\$ -85,816.00	\$38,372.58	\$ -6,590.00	\$ -83,887.40	\$18,711.00	\$104,791.34	\$ -35,231.00	\$96,591.23	\$334,660.00	\$38,035.87	\$20,036.00	\$301,649.80	\$ -30,590.00	\$74,799.09	\$ -7,090.00	\$0.00	\$537,812.81	\$208,090.00
Net Income	\$ -32,539.70	\$ -85,816.00	\$38,372.58	\$ -6,590.00	\$ -83,887.40	\$18,711.00	\$104,791.34	\$ -35,231.00	\$96,591.23	\$334,660.00	\$38,035.87	\$20,036.00	\$301,649.80	\$ -30,590.00	\$74,799.09	\$ -7,090.00	\$0.00	\$537,812.81	\$208,090.00

Assets

Product/Nickname	Owner	Available Balance
NEPD	Town Of Crossroads	<u>157,583.26</u>
General Fund	Town Of Crossroads	<u>897,839.31</u>
Public Safety	Town Of Crossroads	<u>250,677.22</u>
Roads Fund .25%	Town Of Crossroads	<u>235,881.69</u>
Forrest Hills R	Town Of Crossroads	<u>90,343.70</u>
MDD .25%	Town Of Crossroads	<u>372,798.81</u>
NEPD Seizure	Town Of Crossroads	<u>3,135.13</u>
Legal Fund	Town Of Crossroads	<u>250,652.74</u>
		2,258,911.86