



**LAKWOOD VILLAGE TOWN HALL  
100 HIGHRIDGE DRIVE  
LAKWOOD VILLAGE, TEXAS  
TOWN COUNCIL MEETING  
MAY 12, 2016 7:00 P.M.**

**REGULAR SESSION – AGENDA**

Call to Order and Announce a Quorum is Present

**A. PLEDGE TO THE FLAG:**

**B. VISITOR/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. No formal action may be taken on these items at this meeting.

**C. PUBLIC HEARING** – A public hearing is scheduled on the proposed Comprehensive Plan, including thoroughfare plan and future land use assumptions, to provide for citizen comment. The Town Council may adopt the proposed Comprehensive Plan with or without amendment by ordinance on one (1) reading.

**D. PUBLIC HEARING:** A public hearing is scheduled on the proposed LandPlan Preliminary Plat, to provide for citizen comment. The Town Council may approve the preliminary plan with or without amendment.

**E. CONSENT AGENDA:**

1. Minutes of April 14, 2016 Council Meeting (Asbell)
2. Minutes of April 19, 2016 Council Meeting (Asbell)
3. Canvass of Election Returns for the Lakewood Village Special Election (Asbell)
4. Resolution Declaring the Results of the May 7, 2016 Lakewood Village Special Election (Asbell)

**F. REGULAR AGENDA:**

5. Presentation of Mosquito and Zika Virus Risk Report by Cynthia Steward (Asbell)
6. Consideration of Preliminary Plat submitted by LandPlan Development for Lakewood Village Estates (Vargus)
7. Discussion of Repair of Melody Lane (Vargus)
8. Consideration of Water and Sewer Impact Fees (Vargus)
9. Discussion of Status of New Water Ground Storage Installations (Vargus)
10. Consideration of Continuation of Level Yellow Watering Restrictions (Bushong)
11. Discussion of Comprehensive Plan (Vargus)
12. Discussion of Land Use Assumptions (Vargus)
13. Discussion of Enforcement of Stop Sign Violations (Asbell)

**G. EXECUTIVE SESSION:** Recess into executive session in compliance with (1) § 551.071, Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Harry Bizios; (2) § 551.072 Texas Government Code to wit: deliberations about real property; and (3) § 551.087 Texas Government Code to wit: Economic Development Negotiations

**H. RECONVENE:** Reconvene into regular session and consideration of action, if any, on items discussed in executive session

**I. COUNCIL AND STAFF COMMENTS:** Comments may be made by Council or Staff. No formal action may be taken on these items at this meeting.

**J. ADJOURNMENT**

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 2:00 p.m. on Saturday, May 7, 2016.

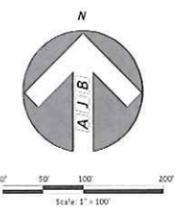
Linda Asbell, TRMC, Town Secretary



The Town Council reserves the right to adjourn into closed session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more members of the LAKEWOOD VILLAGE ECONOMIC DEVELOPMENT CORPORATION and the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by either the EDC or MDD Boards during this meeting.



**LEGEND**  
 H# High Road Found  
 W# Water Right  
 D# DEDICATED  
 P# PLAT RECORDS  
 R# ROAD RECORDS  
 O# OFFICIAL PUBLIC RECORDS

Called 19.429 Acres  
 Philip Lain Hancock and wife Lynn Ann  
 Hancock and Stephen R Dumaine  
 Document No. 2006-47468  
 (OPRDCT)

Called 77.89 Acres  
 Sam Hill Venture  
 Document No. 2004-39575  
 (OPRDCT)

Little Elm ISD  
 Document No. 97-0046698  
 (OPRDCT)

Sunrise Bay at Lake Lewisville  
 Cabinet I, Page 224

Lakewood Village  
 Second Section  
 Cabinet J, Page 79

Lakewood Village  
 Third Section  
 Cabinet J, Page 142

Town of Lakewood Village  
 c/c# 2010-113194  
 Lot 4, Block A  
 Shores of Lakewood Village, Section Five  
 Cabinet K, Page 201

**OWNER DEDICATION**

STATE OF TEXAS  
 COUNTY OF DENTON

WHEREAS SAM HILL VENTURE is the owner of a 77.529 acre tract of land situated in the B.C. Shahan Survey Abstract No. 1169, W. Lofton Survey Abstract No. 750, C.C. Dickson Survey Abstract No. 339 and the Wm. H. Pea Survey Abstract No. 1044, Town of Lakewood Village, Denton County, Texas and being a portion of a called 77.89 acre tract of land described in a deed to Sam Hill Venture recorded in Document No. 2004-39575, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner at the northwest corner of Lot 1, Block H of Lakewood Village Second Section an addition to the Town of Lakewood Village according to the plat recorded in Cabinet J, Page 79, Plat Records Denton County, Texas (PRDCT);

THENCE along the west line of said Lot 1, Block H, SOUTH 03°25'31" EAST a distance of 145.46 feet to a point for corner in the north line of Lakecrest Drive a 60 feet wide right of way;

THENCE along the north line of said Lakecrest Drive, SOUTH 87°08'47" WEST a distance of 30.03 feet to a point for corner in the west line of Highridge Drive a 60 feet wide right of way;

THENCE along the west line of said Highridge Drive, SOUTH 00°11'51" EAST a distance of 332.89 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along said west line, SOUTH 18°29'00" EAST a distance of 986.97 feet to a 1/2 inch iron rod found for corner and being the beginning of a curve to the right having a radius of 984.43 feet and a chord bearing of SOUTH 15°23'56" EAST;

THENCE along said curve to the right through a central angle of 02°36'00" for an arc length of 44.67 feet to a capped iron rod found for corner at the northeast corner of Lot 1, Block A of the Shores of Lakewood Village, Section Five an addition to the Town of Lakewood Village according to the plat recorded in Cabinet K, Page 201 (PRDCT);

THENCE along the north line of said Block A, NORTH 89°19'57" WEST a distance of 534.03 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along said north line, SOUTH 44°43'46" WEST a distance of 1769.67 feet to a 1/2 inch iron rod found for corner at the northeast corner of Lot 16, Block A of the Shores of Lakewood Village, Section 5, Phase 3 an addition to the Town of Lakewood Village according to the plat recorded in Cabinet L, Page 270 (PRDCT);

THENCE along the north line of said Block A of the Shores of Lakewood Village, Section 5, Phase 3, NORTH 89°10'35" WEST a distance of 1056.08 feet to a Corp of Engineers (C.O.E.) Monument found for corner at the northwest corner of Lot 29, Block A of said Shores of Lakewood Village, Section 5, Phase 3 and being in the east line of Garza-Little Elm Reservoir;

THENCE along the east line of said Garza Little Elm Reservoir as follows:

NORTH 49°42'30" EAST a distance of 42.84 feet to a point for corner;

NORTH 66°24'25" EAST a distance of 392.32 feet to a point for corner;

NORTH 36°29'24" EAST a distance of 187.22 feet to a point for corner;

NORTH 75°43'24" EAST a distance of 119.53 feet to a point for corner;

NORTH 34°26'24" EAST a distance of 350.76 feet to a point for corner;

NORTH 00°11'06" WEST a distance of 86.57 feet to a point for corner;

NORTH 74°02'03" WEST a distance of 144.89 feet to a point for corner at the southeast corner of a called 19.429 acre tract of land described in a deed to Philip Lain Hancock and wife, Lynn Ann Hancock and Stephen R. Dumaine recorded in Document No. 2006-47468 (OPRDCT);

THENCE along the east line of said 17.429 acre tract as follows:

NORTH 00°14'36" WEST a distance of 54.96 feet to a point for corner;

NORTH 44°44'24" EAST a distance of 590.32 feet to a point for corner;

NORTH 00°17'11" WEST a distance of 844.66 feet to a point for corner;

NORTH 44°21'38" EAST a distance of 585.57 feet to a 1/2 inch iron rod found for corner;

NORTH 00°24'47" WEST a distance of 119.32 feet to a 1/2 inch iron rod found for corner in the south line of a tract of land described in a deed to Little Elm ISD recorded in Document No. 97-0046698 (OPRDCT);

THENCE along the south line of said Little Elm ISD tract as follows:

NORTH 89°10'33" EAST a distance of 391.40 feet to a 1/2 inch iron rod found for corner;

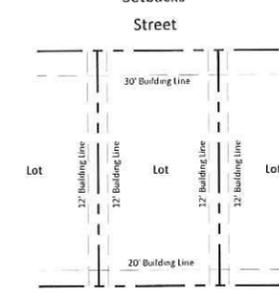
NORTH 01°01'06" WEST a distance of 40.53 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 87°10'54" EAST a distance of 499.62 feet to a point for corner;

THENCE NORTH 85°40'28" EAST a distance of 186.55 feet to the POINT OF BEGINNING;

CONTAINING 77.529 acres or 3,377,152 square feet of land more or less.

**Typical Building Setbacks**



**GENERAL NOTES**

The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deed recorded in Document No. 04-39575, Official Public Records Denton County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48121C01156, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area, Zone X (Shaded), which is the 500-year Flood Plain and Zone AE, which is the 100-year Flood Plain with flood elevation calculated. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

**UTILITY NOTE**

The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

**PRELIMINARY PLAT  
 LAKEWOOD ADDITION**  
 49 LOTS DEVELOPED TO  
 SINGLE-FAMILY RESIDENTIAL DISTRICT-6 STANDARDS

B. C. SHAHAN SURVEY ABSTRACT NO. 1169; W. LOFTON SURVEY ABSTRACT NO. 750 C.C. DICKSON SURVEY ABSTRACT NO. 339 AND THE WM. H. PEASURVEY ABSTRACT NO. 1044, CITY OF LAKEWOOD VILLAGE, DENTON COUNTY, TEXAS

Owner: Sam Hill Venture  
 c/o LandPlan Development Corp.  
 5850 Granite Parkway, Suite 100, Plano, Texas 75024

Engineer: Cross Engineering  
 131 S. Tennessee Street  
 McKinney, Texas 75069

Scale: 1" = 100'  
 Date: December 2, 2015  
 Technician: Spradling/Elam  
 Drawn By: Spradling/Elam

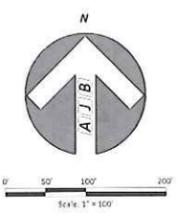
Checked By: A.J. Bedford  
 P.C.: Cnper/Spradling  
 File: Lakewood PP 2015-03-28  
 Job No. 344-079  
 GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

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 of: 2

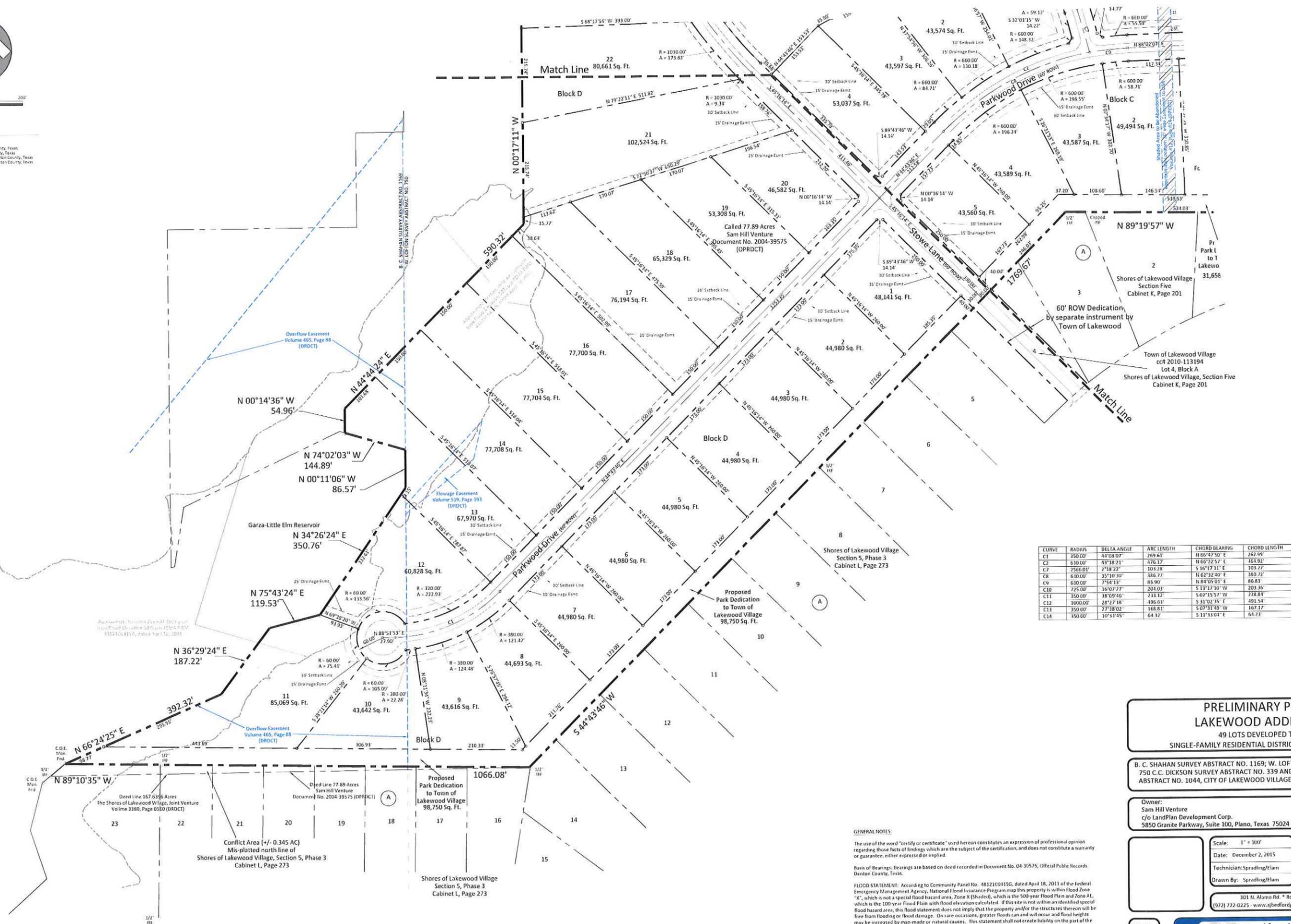
**AJ Bedford Group, Inc.**  
 Registered Professional Land Surveyors

TBPLS REG#10118200



**LEGEND**

HP Iron Rod Found  
 IRK Iron Rod Set  
 DRECT Dead Record, Denton County, Texas  
 PRDCT Plat Record, Denton County, Texas  
 RPACT Real Property Records, Denton County, Texas  
 CPACT Official Public Records, Denton County, Texas



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARINGS	CHORD LENGTH
C1	350.00'	44°08'07"	269.61'	N 66°47'50" E	262.99'
C2	630.00'	43°18'21"	176.17'	N 66°22'27" E	161.92'
C3	2565.01'	7°18'22"	103.28'	S 16°17'31" E	103.27'
C4	630.00'	35°10'30"	386.77'	N 62°32'40" E	380.72'
C5	630.00'	7°54'13"	86.83'	N 84°05'01" E	86.83'
C10	725.00'	16°07'27"	204.03'	S 13°17'10" W	203.36'
C11	350.00'	38°09'46"	233.12'	S 07°55'57" W	228.84'
C12	1000.00'	28°27'18"	196.63'	S 31°02'16" E	191.54'
C13	350.00'	27°38'02"	168.81'	S 07°31'49" E	167.17'
C14	350.00'	10°31'45"	64.32'	S 11°18'01" E	64.23'

**PRELIMINARY PLAT  
 LAKEWOOD ADDITION**  
 49 LOTS DEVELOPED TO  
 SINGLE-FAMILY RESIDENTIAL DISTRICT-6 STANDARDS

B. C. SHAHAN SURVEY ABSTRACT NO. 1169; W. LOFTON SURVEY ABSTRACT NO. 750 C.C. DICKSON SURVEY ABSTRACT NO. 339 AND THE WM. H. PEA SURVEY ABSTRACT NO. 1044, CITY OF LAKEWOOD VILLAGE, DENTON COUNTY, TEXAS

**Owner:** Sam Hill Venture  
 c/o LandPlan Development Corp.  
 5850 Granite Parkway, Suite 100, Plano, Texas 75024

**Engineer:** Cross Engineering  
 131 S. Tennessee Street  
 McKinney, Texas 75069

**Scale:** 1" = 100'  
**Date:** December 2, 2015  
**Technician:** Spradling/Elam  
**Drawn By:** Spradling/Elam

**Checked By:** A.J. Bedford  
 P.C.: Croyer/Spradling  
**File:** Lakewood PP 2016-03-28  
**Job No.:** 344-029  
**GF No.:**

301 N. Alamo Rd. • Rockwall, Texas 75087  
 (972) 722-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

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 Of: 2



TBPLS REG#10118200

**GENERAL NOTES:**

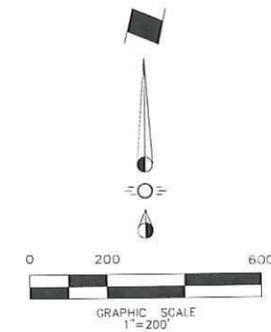
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Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**

131 S. Tennessee St. • McKinney, Texas 75069  
972.562.4469 • Texas P.E. Lim No. 1-5395

Drawn By: C.E.C.L.      Checked By: C.E.C.L.      Sealer: 1" = 200'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 04/08/19. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**AERIAL EXHIBIT**  
**LAKWOOD**  
**LANDPLAN**  
**LAKWOOD VILLAGE, TEXAS**

Sheet No.  
**AE 01**  
Project No.  
15087

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**APRIL 14, 2016**

**Council Members:**

Dr. Mark Vargus, Mayor  
Carl Menckhoff, M.D., Mayor Pro-Tem - ABSENT  
Clint Bushong  
Ray Duff  
Gary Newsome  
Ed Reed

**Town Staff:**

Linda Asbell, TRMC, Town Secretary

**REGULAR SESSION - 7:00 P.M.**

With a quorum of the Council Members present, Mayor Vargus called the Regular Session of the Town Council to order at 7:00 p.m. on Thursday, March 10, 2016, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Vargus led the pledge of allegiance

**VISITOR/CITIZENS FORUM:**

**(Agenda Item B)**

No one requested to speak

**PUBLIC HEARING:**

**(Agenda Item C)**

A public hearing was held to provide an opportunity for citizen comment on the proposed Comprehensive Plan including thoroughfare plan and future land use assumptions. Mayor Vargus opened the public hearing at 7:02 pm.

Mayor Vargus reported that the Council is committed to keeping public hearings on the agenda until the comprehensive plan is completed to give citizens ample opportunity to provide input. Councilman Bushong reported that some new water and sewer information is being compiled and added into the comprehensive plan. Mayor Vargus reported that there have been discussions with the Little Elm Fire Department regarding their desire to have fire suppression sprinklers installed in large new homes being constructed. Mayor Vargus reported that there is a discussion on requiring developers to design for increased fire flow versus requiring installation of fire suppression sprinklers in each new home constructed.

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
APRIL 14, 2016**

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**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Reed, council voted four (4) “ayes” and no (0) “nays” to close the public hearing at 7:07 pm. *The motion carried.*

**PUBLIC HEARING:**

**(Agenda Item D)**

A public hearing was held to provide an opportunity for citizen comment on the Town of Lakewood Village management of its extraterritorial jurisdiction and future annexations. Mayor Vargus opened the public hearing at 7:07 pm.

Mayor Vargus stated the council wanted to give citizens an opportunity to provide input regarding how the land in the extraterritorial jurisdiction develops. Dan Tantalo expressed concern about the desire to expand the town and the cost of infrastructure. Mr. Tantalo stated that he understands the idea that the council would want to control the type of development and encouraged council to educate the citizens on that goal and then ask for feedback. Mayor Vargus stated that the town utilities provide some desirability for developers in the ETJ to negotiate with the Town.

Mr. Michael Neal stated that he would like to see the entire peninsula be residential. He likes the more rural lifestyle and does not want to see retail stores. Mr. Tantalo stated that, generally speaking, he is against any growth of government. Mr. Eric Farage stated that if we know the land is going to develop then he believes that development should be under the control of the Town. Mayor Vargus explained the critical importance of control during development.

Councilman Reed stated that he does not know of any citizen of the town that would want to see the types of businesses that are currently operating in the ETJ to expand and continue to develop in the same way. Mr. Danny Cook stated that he supports the town controlling the development. Mr. Cook expressed concern about strip-mall type developments that are attractive for five years and then sit mostly empty. Mr. Tantalo recommended creating a map that shows the proximity of retail/commercial centers to the Town of Lakewood Village to further educate citizens. Councilman Newsome stated that it is good for the Town to have control over that area.

Mayor Vargus stated that this public hearing is an opportunity to open discussions on this important issue.

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Newsome, council voted four (4) “ayes” and no (0) “nays” to close the public hearing at 7:30 pm. *The motion carried.*

**REGULAR AGENDA:**

**(Agenda Item E)**

**Mid-Year Financial Review (Vargus)**

**(Agenda Item E.1)**

Mayor Vargus reviewed the cash liquidity of the Town as of March 31, 2016. Councilman Bushong reported that the town will be spending down some cash for planned capital improvement projects and an impact fee study. Mayor Vargus reviewed the budget to actual financial reports. Mayor Vargus reported that many expenses, especially in the Utility Fund, occur in the beginning of the fiscal year and utility fund revenues increase during the summer months. Sales tax revenues increased by 50% in 2014, by 115% in 2015, and this fiscal year is running ahead of last year by approximately 20%. Mayor Vargus reviewed General Fund expenses and reported attorney's fees are slightly higher than budgeted but the litigation and associated expenses are mostly completed. There was some discussion about the playground improvements. Town Secretary, Linda Asbell, reported that the new swings will be installed tomorrow morning. There was some discussion about lien repayments received. There was some discussion about the seasonal utility fund revenues. Mayor Vargus reported that Summer Paulsen is handling all the utility billing and all the building inspection scheduling and record keeping so the salary line associated with Summer is higher than budgeted because there has been a large increase in building. Mr. Dan Tantalo reported that every person he has talked to has nothing but good things to say about how professional, polite, and accurate Summer is. Mayor Vargus reported that Summer has been doing a fantastic job and Summer will eventually be full-time to allow her to keep up with the increase in building the town is experiencing. Mayor Vargus reviewed the revenues and expenses in the Road Maintenance fund. Councilman Reed reported that he and Councilman Newsome are attempting to overcome some obstacles on working with the County Commissioner Hugh Coleman, who has not supported any road maintenance for Lakewood Village since 2011. Councilman Reed reported that the county has agreed to come out and assess Melody Lane and Carrie Lane and he should receive some feedback from them in the next few weeks. Mayor Vargus reported that the benefit of contracting with the County for roadwork is that the town pays for only the cost of the supplies, not the labor of the employees doing the work. The County Commissioner, however, has 100% discretion on what roads will be approved for work. There was some discussion on the plan for repairs on existing asphalt roads until all roads can be replaced with concrete. Mayor Vargus reported on capital improvement projects and the new Public Works building. The building is a shipping container which was purchased and installed for \$11,000 rather than the \$35,000 which was budgeted for full construction of a new building. Mayor Vargus reported that the money saved on the building will be spent on the new water storage tank.

**Update on New Storage Tank Installation  
(Vargus)**

**(Agenda Item E.2)**

Mayor Vargus reported that Sam Morgan has been out due to back surgery so this project has been delayed. The surplus pressure tank from Lakewood Village has already been moved to the Rocky Point Water System. Councilman Reed reported that he checked on the water storage

tanks and they are secure and undamaged while we are making arrangements to have them moved. The Town will put the new storage tank near the front of the water plant property along with an additional 6,000 gallon pressure tank.

**Consideration of Municipal Development  
District Expenditures for Compliance  
Related Water System Improvements (Reed)**

**(Agenda Item E.3)**

Councilman Reed reported that the MDD Board has recently approved a plan that includes the steps necessary to bring the Rocky Point Water System into compliance with TCEQ regulations. The MDD Board approved a total capital expenditure of \$30,620 for system improvements. The only additional major expense the board expects is a new fence around the entire property.

**MOTION:** Upon a motion made by Councilman Reed and seconded by Councilman Bushong, council voted four (4) “ayes” and no (0) “nays” to approve Municipal Development District expenditures of \$30,620 for compliance related water system improvements. *The motion carried.*

**Consideration of Renewal of the Economic  
Development Agreement between the Town  
of Lakewood Village and the Lakewood  
Village Municipal Development District  
(Asbell)**

**(Agenda Item E.4)**

Mayor Vargus reviewed the terms of the agreement which would allow the Municipal Development District to borrow funds from the Town. There was some discussion about the term of the loan repayment and the extension of the agreement.

**MOTION:** Upon a motion made by Councilman Reed and seconded by Councilman Bushong, council voted four (4) “ayes” and no (0) “nays” to approve the renewal of the Economic Development Agreement between the Town of Lakewood Village and the Lakewood Village Municipal Development District. *The motion carried.*

**Consideration of Interlocal Boundary  
Agreement with Oak Point**

**(Agenda Item E.5)**

Mayor Vargus reported that the Town of Oak Point has already approved the agreement. This agreement was previously approved by Lakewood Village but Oak Point requested some minor “wordsmith” changes. There were no substantive changes to the agreement.

**MOTION:** Upon a motion made by Councilman Duff and seconded by Councilman Bushong, council voted four (4) “ayes” and no (0) “nays” to authorize Mayor Vargus to execute the Interlocal Boundary Agreement with Oak Point. *The motion carried.*

**Consideration of Resolution on Planning and  
Scheduling of Future Meetings and Timelines  
(Vargus)**

**(Agenda Item E.6)**

Mayor Vargus reported that the State of Texas has changed the uniform election date which will cause a conflict with the May council meeting for canvassing and swearing in of newly elected members. This resolution establishes a uniform timeline and syncs the appointment and budget operation of the Municipal Development District Board with the Town Council.

**MOTION:** Upon a motion made by Councilman Newsome and seconded by Councilman Duff, council voted four (4) “ayes” and no (0) “nays” to approve the Resolution on Uniform Timelines for Meetings. *The motion carried.*

**Consideration of Minutes of the March 10,  
2016 Town Council Meeting (Asbell)**

**(Agenda Item E.7)**

**MOTION:** Upon a motion made by Councilman Duff and seconded by Councilman Newsome, council voted four (4) “ayes” and no (0) “nays” to approve the minutes of the March 10, 2016 council meeting as presented. *The motion carried.*

**EXECUTIVE SESSION:**

**(Agenda Item F)**

At 9:05 p.m. Mayor Vargus recessed into executive session in compliance with (1) § 551.071 Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village V. Harry Bizios; (2) § 551.072 Texas Government Code to wit: deliberations about real property; and (3) § 551.087 Texas Government Code to

**LAKEWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
APRIL 14, 2016**

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wit: Economic Development Negotiations

**RECONVENE:**

**(Agenda Item G)**

Mayor Vargus reconvened the regular session of the Lakewood Village Town Council at 10:21 pm.

**MOTION:** Upon a motion made by Councilman Reed and seconded by Councilman Newsome, council voted four (4) “ayes” and no (0) “nays” to authorize Mayor Vargus to negotiate the purchase of 665 Woodcrest for a price not to exceed \$9100.00. *The motion carried.*

**COUNCIL AND STAFF COMMENTS**

**(Agenda Item H)**

Town Secretary, Linda Asbell, reported that the Oak Point PTA 5K Color Run has been cancelled. The PTA representative said they were disappointed to cancel but hope to return next year.

**ADJOURNMENT**

**(Agenda Item I)**

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Duff, council voted four (4) “ayes” and no (0) “nays” to adjourn the Regular Session of the Lakewood Village Town Council at 10:26 p.m. on Thursday, April 14, 2016. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 12th day of May 2016.

APPROVED

\_\_\_\_\_  
Dr. Mark E. Vargus  
MAYOR

ATTEST:

\_\_\_\_\_  
Linda Asbell, TRMC  
TOWN SECRETARY

**LAKEWOOD VILLAGE TOWN COUNCIL**

**COUNCIL MEETING**

**APRIL 19, 2016**

**Council Members:**

Dr. Mark Vargus, Mayor - ABSENT  
Carl Menckhoff, M.D., Mayor Pro-Tem  
Clint Bushong  
Ray Duff  
Gary Newsome  
Ed Reed

**Town Staff:**

Linda Asbell, TRMC, Town Secretary

**SPECIAL SESSION - 5:00 P.M.**

With a quorum of the Council Members present, Mayor Pro-Tem Menckhoff called the Special Session of the Town Council to order at 5:00 p.m. on Tuesday, April 19, 2016, in the Council Chambers of the Lakewood Village Town Hall, 100 Highridge Drive, Lakewood Village, Texas.

**PLEDGE TO THE FLAG:**

**(Agenda Item A)**

Mayor Pro-Tem Menckhoff led the pledge of allegiance

**(Agenda Item B)**

**REGULAR AGENDA:**

**Consideration of Request to Release Lot 68,  
Block 1, Sunrise Bay at Lewisville Lake from  
Lakewood Village Extraterritorial  
Jurisdiction (Reed)**

**(Agenda Item B.1)**

Mayor Pro-Tem Menckhoff reported that the Town received a letter from Dr. Mark E. Vargus requesting that his property on Spinnaker Run Point be released from the Lakewood Village Extraterritorial Jurisdiction. Mayor Pro-Tem Menckhoff reported that the property owned by Mayor Vargus has a small portion of the lot located in Lakewood Village Extraterritorial Jurisdiction and the majority of the lot located in the Little Elm Extraterritorial Jurisdiction. Due to the location of this property and ongoing discussions with Little Elm about boundary adjustments a conflict is created and Mayor Vargus would be unable to discuss or participate in boundary agreement discussions with Little Elm. The Town Council asked Town Attorney Andy Messer if the potential conflict is resolved by releasing the parcel from Lakewood Village Extraterritorial Jurisdiction. Attorney Messer indicated this action would resolve any potential conflict for Mayor Vargus participating in the boundary agreement negotiations and he has no concerns about the Town Council releasing this property.

**LAKWOOD VILLAGE TOWN COUNCIL  
REGULAR SESSION  
APRIL 14, 2016**

**Page 2**

**MOTION:** Upon a motion made by Councilman Reed and seconded by Councilman Bushong, council voted four (4) “ayes” and no (0) “nays” to approve Municipal Development District expenditures of \$30,620 for compliance related water system improvements. *The motion carried.*

**ADJOURNMENT**

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**(Agenda Item I)**

**MOTION:** Upon a motion made by Councilman Bushong and seconded by Councilman Duff, council voted five (5) “ayes” and no (0) “nays” to adjourn the Special Session of the Lakewood Village Town Council at 5:21 p.m. on Tuesday, April 19, 2016. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 12th day of May 2016.

APPROVED

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Dr. Mark E. Vargus  
MAYOR

ATTEST:

---

Linda Asbell, TRMC  
TOWN SECRETARY



MAY 7, 2015  
SPECIAL ELECTION

UNOFFICIAL TABULATION  
OF VOTING TALLIES

RACE	CANDIDATE	Early Voting Total	Election Day Total	Unofficial Totals
Council Place 1	Ray Duff			Unopposed

**PROPOSITION**

**Proposition 1** - Termination of the Lakewood Village Community Development Corporation and the abolition of the one-half percent sales and use tax for economic development expenditures.

For	58	14	72
Against	5	4	9
<b>Cast Votes</b>	<b>63</b>	<b>18</b>	<b>81</b>

**Proposition 2** – The adoption of an additional one-half percent local sales and use tax in the Town of Lakewood Village which will result in a total local sales and use tax rate of one and one-half percent.

For	56	12	68
Against	7	6	13
<b>Cast Votes</b>	<b>63</b>	<b>18</b>	<b>81</b>

Early Voters	63
Election Day Voters	18
Total Voters	81

  
 Linda Asbell, TRMC,  
 Town Administrator/Town Secretary

  
 Jane Schoknecht, Election Judge

**RESOLUTION NO. 16-XX**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, DECLARING THE RESULTS OF THE CANVASS FOR THE ELECTION RETURNS OF THE SPECIAL ELECTION HELD MAY 7, 2016, FOR THE PURPOSE OF ELECTING ONE MEMBER OF COUNCIL FOR THE REMAINING ONE YEAR OF AN UNEXPIRED TERM, TERMINATION OF THE LAKEWOOD VILLAGE COMMUNITY DEVELOPMENT CORPORATION AND THE ABOLISHMENT OF THE ONE-HALF PERCENT SALES TAX FOR THE COMMUNITY DEVELOPMENT CORPORATION, AND THE ADOPTION OF AN ADDITIONAL ONE-HALF PERCENT LOCAL SALES AND USE TAX IN THE TOWN OF LAKEWOOD VILLAGE FOR A TOTAL LOCAL SALES AND USE TAX RATE OF ONE AND ONE-HALF PERCENT.**

**WHEREAS**, the Town Council of the Town of Lakewood Village, Texas, duly ordered a special election to be held in said Town on May 7, 2016, for the purpose of electing one member of the Town Council for the remaining one year unexpired term; abolishing the Lakewood Village Community Development Corporation and the abolishment of the one-half percent sales tax for the Community Development Corporation, and the adoption of an additional one-half percent local sales and use tax in the Town of Lakewood Village for a total local sales and use tax rate of one and one-half percent.

**WHEREAS**, proper notice of said election was duly and legally given and that said election was held in accordance with the election laws of the State of Texas; and

**WHEREAS**, a Canvass of the Election including the returns was conducted on May 12, 2016; and

**WHEREAS**, it was found that the person herein named was unopposed and is therefore considered to be elected for the remaining one year unexpired term of office on the Town Council of the Town of Lakewood Village:

**Council, Place 1,      **Ray Duff****

**WHEREAS**, it was found that the propositions herein outlined received the following votes:

<b><u>Proposition 1</u></b>	Abolish the Lakewood Village Community Development Corporation and the .5% associated sales tax	FOR 58 or 88.9% of the votes cast AGAINST 5 or 11.1% of the votes cast
<b><u>Proposition 2</u></b>	Adopt an additional .5% sales and use tax in Lakewood Village for a total sales and use tax rate of one and one-half percent	FOR 68 or 83.9% of the votes cast AGAINST 13 or 16.1% of the votes cast

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:**

**SECTION 1.** The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** Ray Duff is hereby declared to be duly elected as Council Member, Place 1.

**SECTION 3.** Proposition 1 is hereby declared to be duly passed.

**SECTION 4.** Proposition 2 is hereby declared to be duly passed.

**SECTION 5.** The Lakewood Village Town Council hereby finds and determines, as a result of the Canvass, held on May 7, 2016, that a combined Election Day and Early Vote total of 81 votes were cast in the Election, with 63 early votes cast, as indicated by the poll list for the Election held on May 7, 2016.

**SECTION 6.** It is hereby declared that the Town Council of Lakewood Village approves and accepts the results of the Election for Council Place 1, Proposition 1, and Proposition 2, as determined by the vote of the qualified voters of the Town of Lakewood Village as set out in the Summary of Precinct Returns, Exhibit A.

**SECTION 7.** This Resolution shall become effective immediately upon its passage by the Lakewood Village Town Council.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this 12th day of May, 2016.**

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Dr. Mark E. Vargus  
MAYOR

**ATTEST:**

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Linda Asbell, TRMC  
Town Secretary

## SUMMARY OF PRECINCT RETURNS FOR OFFICIAL CANVASS

I, Dr. Mark E. Vargus, Mayor, and the presiding officer of the canvassing authority for the Election, held on the 7<sup>th</sup> day of May, 2016, Lakewood Village, Denton County, Texas, do hereby certify that the following is a total of all votes received for the Special Election as shown by the precinct returns. I further certify that the following vote totals include early voting votes by precinct received under Section 87.1231 of the Texas Election Code

<i>Position</i>	<i>Candidate Name</i>	<i>Early Voting</i>	<i>Election Day</i>	<i>Total</i>
Place 1	Ray Duff			Unopposed

<i>Proposition</i>		<i>Early Voting</i>	<i>Election Day</i>	<i>Total</i>
Proposition 1	For	58	14	72
	Against	5	4	9
Proposition 2	For	56	12	68
	Against	7	6	13

Combined Election Day and Early Voting Ballots Cast: 81  
 Total Number of Registered Voters in the Town of Lakewood Village: 414  
 Percentage of Registered Voters in the Town of Lakewood Village that Cast Votes: 19.6%

Dated this 12<sup>th</sup> day of May, 2016

\_\_\_\_\_  
 Dr. Mark E. Vargus, Mayor  
 Presiding Officer of Canvassing Authority

A health education presentation for



Presented by  
Cynthia Steward

# Zika Virus

What you need to know

## What is Zika virus?

Zika Virus

What you need to know to protect yourself, your family and your community

- The mosquito vector
- Symptoms
- Transmission
- Adverse Effects
- Prevention

### About Zika Virus



Zika virus is a type of arbovirus. Which means it is a virus spread by an insect.

Zika virus was first seen in Africa in 1947.

Around 2014, it had crossed the Pacific and was being seen in south America.

In 2015 cases of microcephaly began appearing with suspicion these cases might be related to the Zika virus.

Source: NBC News

### Zika virus is spread primarily by being bitten by an infected Aedes mosquito

The *Aedes aegypti* and *Aedes albopictus* mosquitoes both have white markings on the abdomen and legs.

*Aedes aegypti* has a white lyre shaped marking on the thorax. *Aedes albopictus* has a white stripe on the thorax.

Both mosquitoes spread Zika virus.




Source: CDC.gov

### Zika virus symptoms can vary and many won't know they have the disease because they won't have symptoms

Most common symptoms are fever, rash, and joint pain. Some people report red eyes, muscle pain and headache.

Symptoms last a few days to a week and are usually mild.

There is no vaccine for Zika virus at this time.

Drink plenty of fluids, rest, and take over the counter medications for fever and discomfort.



Source: CDC.gov

### If you have Zika, an uninfected mosquito can bite you, become infected, then spread Zika to other people

If you develop symptoms, see your doctor. Tell your doctor if you think you may be pregnant.

If you have Zika virus, or have returned to the United States from an area where Zika is active, prevent being bitten again for several weeks to keep from spreading the virus to uninfected mosquitoes.



**Zika virus is transmitted through mosquito bites, from mother to child, through sexual contact, and through blood transfusion**

Zika virus is usually acquired from the bite of an infected mosquito.

An infected pregnant woman can pass the virus to her newborn at birth.

An infected pregnant woman can pass Zika virus to her fetus at any time during her pregnancy.

An infected man can pass the virus to his sex partners.

There have been reports of blood transfusion transmission cases in some countries where Zika virus is active.



**Zika virus and Pregnancy**

Zika virus can cause birth defects

- Stillbirths and miscarriages
- Microcephaly which can cause:
  - Movement and balance problems
  - Delays in speech development
  - Feeding and swallowing problems
  - Intellectual disability
  - Seizures
  - Impaired growth
- Vision problems
- Hearing loss



**Other possible Zika related conditions**



Guillain-Barre' syndrome

Acute disseminated encephalomyelitis

Immune thrombocytopenia purpura

**Prevention Fight the Bite!**

To avoid mosquito bites:

- Wear long sleeves and long pants.
- Stay indoors in air conditioning.
- Use mosquito repellants with DEET.
- Use mosquito bed nets if necessary.
- Inspect and repair areas of your home for areas where mosquitoes may enter.
- Empty any collected water and remove items outside your home where mosquitoes might breed. The *Aedes aegypti* mosquito may lay eggs inside your home. Do not leave dishes in the sink or containers of water sitting out.



**Patrol to Control**

Residents can help control mosquito populations

- Remove trash from vacant lots and wildlife areas.
- Identifying potential mosquito breeding areas while on daily strolls.



**Current status of Zika Virus in the U.S.**



As of April 27, 2016, there were 426 imported cases of Zika virus in the U.S. states. There are no locally acquired cases in the U.S. states.

Of the 426 cases, 36 are pregnant women, 8 were sexually transmitted, 27 cases are in Texas. On April 12, 2016, 1 case was reported in Denton County.

1 case of Guillain Barre' has been reported.

There are 599 locally acquired cases in the U.S. territories of Puerto Rico and the U.S. Virgin Islands. 1 death has been reported in Puerto Rico.

## References

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Case of Zika confirmed in Denton County. (2016). Retrieved from <http://www.sfaa.com/news/local/denton-county-case-of-zika-confirmed-in-denton-county-12978789>

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Guillain-Barre' syndrome. (2016). Retrieved from <http://www.mayoclinic.org/diseases-conditions/guillain-barre-syndrome/basics/definition/con-20928532>

Melo, A. S., Malinger, G., Ximenes, R., Szejnfeld, P. O., Sampaio, A. A., & De Filippis, A. M. (2016, January 5). Zika virus intrauterine infection causes fetal brain abnormality and microcephaly: tip of the iceberg. *Ultrasound in Obstetrics & Gynecology*. <http://dx.doi.org/10.1092/00015831>

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Zetzel, C., & Kaufman, P. (2016). Featured creatures. Retrieved from [http://mnmendep.ut.edu/creatures/aquatic/aedes\\_843pp.htm](http://mnmendep.ut.edu/creatures/aquatic/aedes_843pp.htm)

Zika virus. (2016). Retrieved from [www.cdc.gov/zika/](http://www.cdc.gov/zika/)

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<https://commons.wikimedia.org>  
[www.pixabay.com](http://www.pixabay.com)



May 3, 2016

Mark Vargus, Mayor  
Town of Lakewood Village  
100 Highridge Drive  
Lakewood Village, TX 75068

RE: Review of the Initial Submittal of the Preliminary Plat for  
LandPlan Development Lakewood Addition

Mayor Vargus:

We have completed our review of the initial submittal of the Preliminary Plat for the above referenced project. The following comments are based on the requirements outlined in the Town of Lakewood Village Subdivision and Zoning Ordinances.

Additional comments may be required on future submittals after these are addressed and the plans are more complete.

Regarding the Preliminary Plat:

1. The road layout does not correspond to the thoroughfare plan shown in the 2014 Comprehensive Plan.
2. Trails do not correspond with the Parks, Trails and Open Space Master Plan.
3. Verify that 60' wide right of way easement to City of Lakewood Village can be abandoned by plat.
4. Verify that 30' wide easement to USA can be abandoned by plat.
5. Verify that Lot 6, Block A has a minimum lot width of 90'.
6. Verify that Lot 11, Block D has a minimum lot width of 90'.
7. Identify offsite easements for utilities and verify that alignment requiring offsite easements is acceptable.
8. Show utility easements on proposed platted properties.
9. Provide separate instruments for existing on-site and offsite easements.
10. Designs for new development shall manage storm water in a manner that protects water quality by addressing the development's potential to cause erosion, pollution, siltation, and sedimentation in the natural creeks. (Re: Section 8.3.A.2 of Subdivision Ordinance)

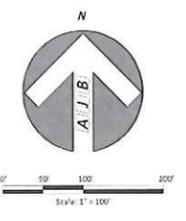
Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "T. Strouse, P.E.", with a stylized flourish.

Todd Strouse, P.E.



**LEGEND**

IRE Iron Rod Found  
 VLS Iron Nail Set  
 DADCT Deed Records Denton County, Texas  
 PRDCT Plat Records Denton County, Texas  
 RPRDCT Real Property Records Denton County, Texas  
 OPRDCT Official Public Records Denton County, Texas

Called 19.429 Acres  
 Philip Lain Hancock and wife Lynn Ann  
 Hancock and Stephen R Dumaine  
 Document No. 2006-47468  
 (OPRDCT)

Called 77.89 Acres  
 Sam Hill Venture  
 Document No. 2004-39575  
 (OPRDCT)

Little Elm ISD  
 Document No. 97-0046698  
 (OPRDCT)

Sunrise Bay at Lake Lewisville  
 Cabinet I, Page 224

Lakewood Village  
 Second Section  
 Cabinet J, Page 79

Lakewood Village  
 Third Section  
 Cabinet J, Page 142

Town of Lakewood Village  
 c/c# 2010-113194  
 Lot 4, Block A  
 Shores of Lakewood Village, Section Five  
 Cabinet K, Page 201

**OWNER DEDICATION**

STATE OF TEXAS  
 COUNTY OF DENTON

WHEREAS SAM HILL VENTURE is the owner of a 77.529 acre tract of land situated in the B.C. Shahan Survey Abstract No. 1169, W. Lofton Survey Abstract No. 750, C.C. Dickson Survey Abstract No. 339 and the Wm. H. Pea Survey Abstract No. 1044, Town of Lakewood Village, Denton County, Texas and being a portion of a called 77.89 acre tract of land described in a deed to Sam Hill Venture recorded in Document No. 2004-39575, Official Public Records, Denton County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a capped iron rod found for corner at the northwest corner of Lot 1, Block H of Lakewood Village Second Section an addition to the Town of Lakewood Village according to the plat recorded in Cabinet J, Page 79, Plat Records Denton County, Texas (PRDCT);

THENCE along the west line of said Lot 1, Block H, SOUTH 03°25'31" EAST a distance of 145.46 feet to a point for corner in the north line of Lakecrest Drive a 60 feet wide right of way;

THENCE along the north line of said Lakecrest Drive, SOUTH 87°08'47" WEST a distance of 30.03 feet to a point for corner in the west line of Highridge Drive a 60 feet wide right of way;

THENCE along the west line of said Highridge Drive, SOUTH 00°11'51" EAST a distance of 332.89 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along said west line, SOUTH 18°29'00" EAST a distance of 986.97 feet to a 1/2 inch iron rod found for corner and being the beginning of a curve to the right having a radius of 984.43 feet and a chord bearing of SOUTH 15°23'56" EAST;

THENCE along said curve to the right through a central angle of 02°36'00" for an arc length of 44.67 feet to a capped iron rod found for corner at the northeast corner of Lot 1, Block A of the Shores of Lakewood Village, Section Five an addition to the Town of Lakewood Village according to the plat recorded in Cabinet K, Page 201 (PRDCT);

THENCE along the north line of said Block A, NORTH 89°19'57" WEST a distance of 534.03 feet to a 1/2 inch iron rod found for corner;

THENCE continuing along said north line, SOUTH 44°43'46" WEST a distance of 1769.67 feet to a 1/2 inch iron rod found for corner at the northeast corner of Lot 16, Block A of the Shores of Lakewood Village, Section 5, Phase 3 an addition to the Town of Lakewood Village according to the plat recorded in Cabinet L, Page 270 (PRDCT);

THENCE along the north line of said Block A of the Shores of Lakewood Village, Section 5, Phase 3, NORTH 89°10'35" WEST a distance of 1056.08 feet to a Corp of Engineers (C.O.E.) Monument found for corner at the northwest corner of Lot 29, Block A of said Shores of Lakewood Village, Section 5, Phase 3 and being in the east line of Garza-Little Elm Reservoir;

THENCE along the east line of said Garza Little Elm Reservoir as follows:

NORTH 49°42'30" EAST a distance of 42.84 feet to a point for corner;

NORTH 66°24'25" EAST a distance of 392.32 feet to a point for corner;

NORTH 36°29'24" EAST a distance of 187.22 feet to a point for corner;

NORTH 75°43'24" EAST a distance of 119.53 feet to a point for corner;

NORTH 34°26'24" EAST a distance of 350.76 feet to a point for corner;

NORTH 00°11'06" WEST a distance of 86.57 feet to a point for corner;

NORTH 74°02'03" WEST a distance of 144.89 feet to a point for corner at the southeast corner of a called 19.429 acre tract of land described in a deed to Philip Lain Hancock and wife, Lynn Ann Hancock and Stephen R. Dumaine recorded in Document No. 2006-47468 (OPRDCT);

THENCE along the east line of said 17.429 acre tract as follows:

NORTH 00°14'36" WEST a distance of 54.96 feet to a point for corner;

NORTH 44°44'24" EAST a distance of 590.32 feet to a point for corner;

NORTH 00°17'11" WEST a distance of 844.66 feet to a point for corner;

NORTH 44°21'38" EAST a distance of 585.57 feet to a 1/2 inch iron rod found for corner;

NORTH 00°24'47" WEST a distance of 119.32 feet to a 1/2 inch iron rod found for corner in the south line of a tract of land described in a deed to Little Elm ISD recorded in Document No. 97-0046698 (OPRDCT);

THENCE along the south line of said Little Elm ISD tract as follows:

NORTH 89°10'33" EAST a distance of 391.40 feet to a 1/2 inch iron rod found for corner;

NORTH 01°01'06" WEST a distance of 40.53 feet to a 5/8 inch iron rod found for corner;

THENCE NORTH 87°10'54" EAST a distance of 499.62 feet to a point for corner;

THENCE NORTH 85°40'28" EAST a distance of 186.55 feet to the POINT OF BEGINNING;

CONTAINING 77.529 acres or 3,377,152 square feet of land more or less.

**Typical Building Setbacks**



**GENERAL NOTES**

The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on deed recorded in Document No. 04-39575, Official Public Records Denton County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48121C01156, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area, Zone X (Shaded), which is the 500-year Flood Plain and Zone AE, which is the 100-year Flood Plain with flood elevation calculated. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.

**UTILITY NOTE**

The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

**PRELIMINARY PLAT  
 LAKEWOOD ADDITION**  
 49 LOTS DEVELOPED TO  
 SINGLE-FAMILY RESIDENTIAL DISTRICT-6 STANDARDS

B. C. SHAHAN SURVEY ABSTRACT NO. 1169; W. LOFTON SURVEY ABSTRACT NO. 750 C.C. DICKSON SURVEY ABSTRACT NO. 339 AND THE WM. H. PEASURVEY ABSTRACT NO. 1044, CITY OF LAKEWOOD VILLAGE, DENTON COUNTY, TEXAS

Owner: Sam Hill Venture  
 c/o LandPlan Development Corp.  
 5850 Granite Parkway, Suite 100, Plano, Texas 75024

Engineer: Cross Engineering  
 131 S. Tennessee Street  
 McKinney, Texas 75069

Scale: 1" = 100'  
 Date: December 2, 2015  
 Technician: Spradling/Elam  
 Drawn By: Spradling/Elam

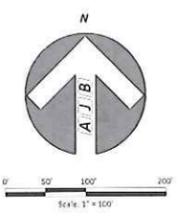
Checked By: A.J. Bedford  
 P.C.: Cnper/Spradling  
 File: Lakewood PP 2015-03-28  
 Job No. 344-079  
 GF No.

301 N. Alamo Rd. \* Rockwall, Texas 75087  
 (972) 722-0225 - www.ajbedfordgroup.com - ajb@ajbedfordgroup.com

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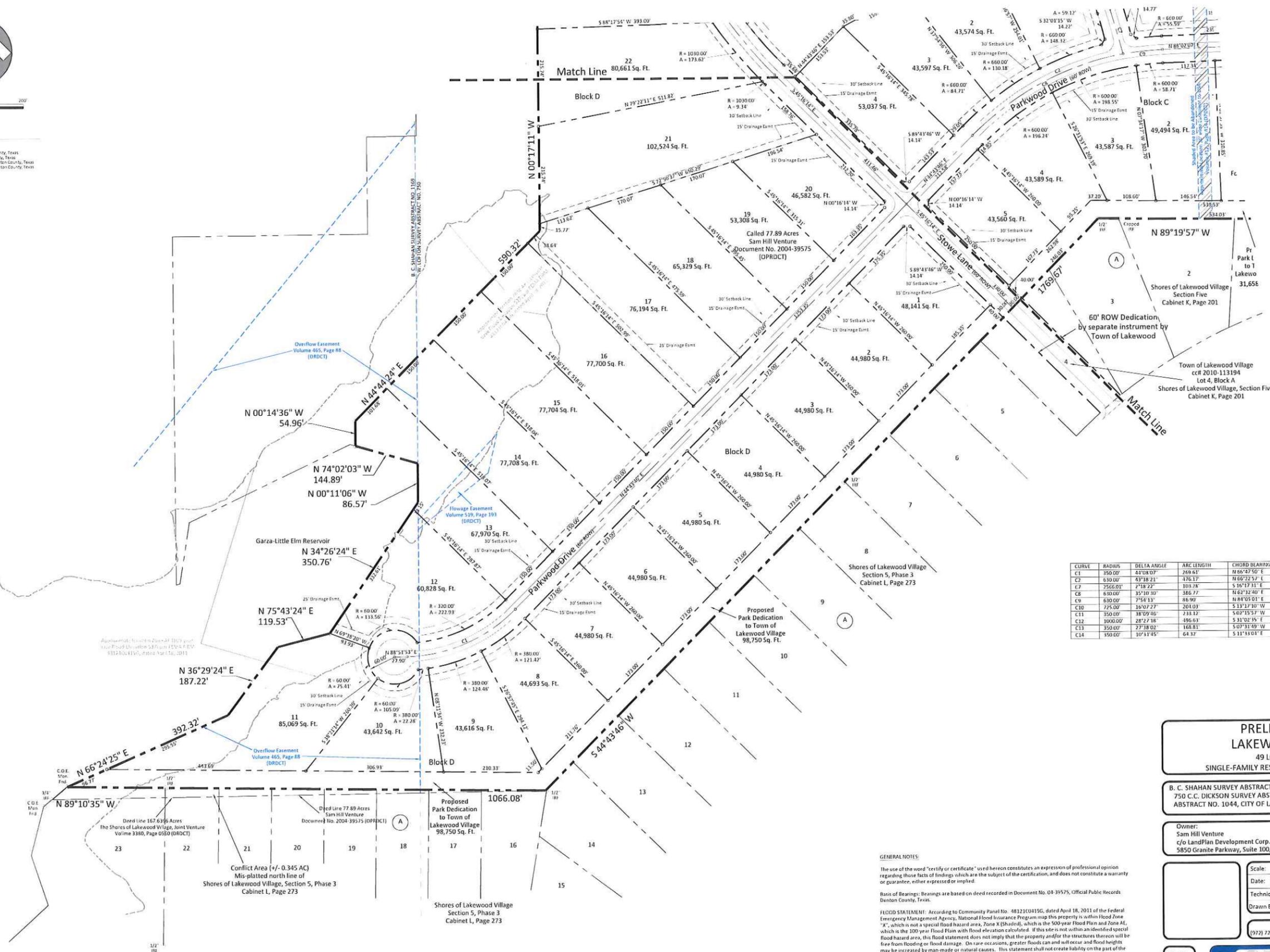


TBPLS REG#10118200



**LEGEND**

HP Iron Rod Found  
 IR Iron Rod Set  
 DRDCT Dead Record, Denton County, Texas  
 PRDCT Plat Record, Denton County, Texas  
 RPRDCT Real Property Records, Denton County, Texas  
 CRDCT Official Public Records, Denton County, Texas



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	350.00'	44°08'07"	269.61'	N 66°47'50" E	262.99'
C2	630.00'	43°18'21"	176.17'	N 66°22'27" E	161.92'
C3	2565.01'	7°18'22"	103.28'	S 16°17'31" E	103.27'
C4	630.00'	35°10'30"	386.77'	N 62°32'40" E	380.72'
C5	630.00'	7°54'13"	86.83'	N 84°05'01" E	86.83'
C6	725.00'	16°07'27"	204.03'	S 13°17'10" W	203.36'
C7	350.00'	38°09'46"	233.12'	S 07°55'57" W	228.84'
C8	1000.00'	28°27'18"	196.63'	S 31°02'16" E	491.54'
C9	350.00'	27°38'02"	168.81'	S 07°31'49" E	167.17'
C10	350.00'	10°31'45"	64.32'	S 11°18'01" E	64.23'

**PRELIMINARY PLAT  
 LAKEWOOD ADDITION**  
 49 LOTS DEVELOPED TO  
 SINGLE-FAMILY RESIDENTIAL DISTRICT-6 STANDARDS

B. C. SHAHAN SURVEY ABSTRACT NO. 1169; W. LOFTON SURVEY ABSTRACT NO. 750 C.C. DICKSON SURVEY ABSTRACT NO. 339 AND THE WM. H. PEA SURVEY ABSTRACT NO. 1044, CITY OF LAKEWOOD VILLAGE, DENTON COUNTY, TEXAS

**Owner:** Sam Hill Venture  
 c/o LandPlan Development Corp.  
 5850 Granite Parkway, Suite 100, Plano, Texas 75024

**Engineer:** Cross Engineering  
 131 S. Tennessee Street  
 McKinney, Texas 75069

**Scale:** 1" = 100'  
**Date:** December 2, 2015  
**Technician:** Spradling/Elam  
**Drawn By:** Spradling/Elam

**Checked By:** A.J. Bedford  
 P.C.: Croyer/Spradling  
**File:** Lakewood PP 2016-03-28  
**Job No.:** 344-029  
**GF No.:**

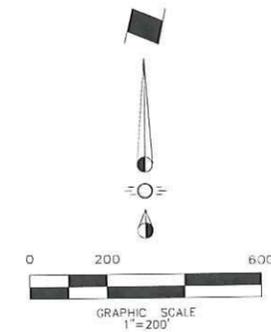
301 N. Alamo Rd. • Rockwall, Texas 75087  
 (972) 722-0225 • www.ajbedfordgroup.com • ajb@ajbedfordgroup.com

Sheet:  
 2  
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**GENERAL NOTES:**  
 The use of the word "certify or certificate" used herein constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.  
 Basis of Bearings: Bearings are based on deed recorded in Document No. 04-39575, Official Public Records, Denton County, Texas.  
 FLOOD STATEMENT: According to Community Panel No. 48121C0415G, dated April 18, 2011 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area, Zone X (Shaded), which is the 500-year Flood Plain and Zone AL, which is the 100-year Flood Plain with flood elevation calculated. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the 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 statement shall not create liability on the part of the Surveyor.  
 UTILITY NOTE:  
 The location of utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

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Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

**CROSS ENGINEERING CONSULTANTS**

131 S. Tennessee St. • McKinney, Texas 75069  
972.562.4469 • Texas P.E. Lim No. 1-5395

Drawn By:	Checked By:	Scale:
C.E.C.L.	C.E.C.L.	1" = 200'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 04/08/19. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

**AERIAL EXHIBIT**  
**LAKEWOOD**  
**LANDPLAN**  
**LAKEWOOD VILLAGE, TEXAS**

Sheet No.  
**AE 01**  
Project No.  
15087

Subject **Lakewood Village Chip Seal OPCC**  
From <todd.strouse@kimley-horn.com>  
To <mark@lakewoodvillagetx.us>  
Cc <stuart.williams@kimley-horn.com>  
Date 2016-03-04 13:48



- OPCC\_2016-03-04.pdf (13 KB)

Mark,

In regards to the rehabilitation of Carrie & Melody Lane, we have coordinated with two different contractors to understand how this work is typically done, and to obtain cost estimates for this project. The attached Opinion of Probable Construction Costs (OPCC) lays out a couple of different options for rehabilitation of these two streets, and I wanted to send your way to discuss briefly. As you can see from the estimates, the cost to pulverize, mix, regrade, and compact the existing road is a significant cost for this project. In talking to contractors, and looking at the site ourselves, we believe that it will be much more cost effective for you to simply install a "one course chip seal" over the existing road where the subgrade and existing surface are in good shape. A "one course" chip seal means that they simply come by one time with the asphalt spray, and apply one layer of rock over the asphalt spray. A "two course" application would simply be where they complete this exercise two times. A "two course" application is TXDOT standard; therefore we have included an option to do this.

### **Option #1**

The first option that we have detailed out in our OPCC (Opinion of Probable Construction Cost) is for a one course chip seal application. In areas where the subgrade is good, the new surface will simply be applied right over the top of the existing surface. Where the road is sloughing off on the sides, this will be ripped out, re-graded, flex base added if needed, and re-surfaced with the chip-seal method. Note, that we have not determined exact extents yet for where the road subgrade would be removed, but we have estimated this at about 30% of the total road area. If this option is selected, we would go back and determine exact extents for the contractor to remove and re-grade.

**Total Estimated Construction Cost: \$140,000**

### **Option #2**

The second option involves the same removal option as the first, but a two-course application (TXDOT Standard) of chip seal is applied to the whole road.

**Total Estimated Construction Cost: \$200,000**

### **Option #3**

We threw this in there just so you could have a number to gauge these cost estimates against. We know concrete is several years out there in the future.

**Total Estimated Construction Cost: \$810,000**

We wanted to get these estimates over to you before we went too far down the road of preparing these plans in case the numbers were higher than your budget or what you expected. In our initial scoping meeting, you indicated a number of around \$30k for what you were initially quoted for these repairs. Please take a look at

these numbers and let us know how you would like to proceed and of course call or email if you have questions or want to discuss other options.

Thank you,

**Todd Strouse, P.E.**

**Kimley-Horn** | 106 West Louisiana Street, McKinney, TX 75069

Direct: (469) 301-2592 | Mobile: (972) 971-2600

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Subject **Well Feasibility Study Go-By**  
From <todd.strouse@kimley-horn.com>  
To <mark@lakewoodvillagetx.us>  
Date 2016-05-06 15:19



- 
- Final Memo- Task 1.pdf (4.7 MB)

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Mark,

I have provided a go-by for the well feasibility memo. This would be a similar memo that we would provide for the well feasibility study for Lakewood Village. The study would evaluate two locations in the town for potential wells to include cost projections, regulatory requirements, location feasibility, potential depth, production rate, and water quality. We estimate the study, coordination, and memo to be around \$20,000-\$25,000. Let me know if you have questions or would like to discuss further. Are we still scheduled to meet this coming Wednesday afternoon?

Thanks,

Todd Strouse, P.E.

Kimley-Horn | 106 West Louisiana Street, McKinney, TX 75069

Direct: (469) 301-2592 | Mobile: (972) 971-2600

Celebrating nine years as one of FORTUNE's 100 Best Companies to Work For

**ORDINANCE NO. 12-09**

**AN ORDINANCE OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, DESIGNATING A STOP SIGN; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE NOT TO EXCEED TWO HUNDRED DOLLARS (\$200.00); PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF AS PROVIDED BY THE LOCAL GOVERNMENT CODE.**

WHEREAS, the Town Council of the Town of Lakewood Village, Texas, (the “Town Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the Town of Lakewood Village, Texas (“Town”) and in the best interest of the public health, safety and welfare of the citizens and the public to designate stop signs within the Town of Lakewood Village as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS:**

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Stop Signs Designated. It is hereby provided that a stop sign shall be erected at the address listed below. Every driver of a vehicle shall stop at these stop signs, except when directed to proceed by a police officer or traffic control signal, and it shall be unlawful for any driver of any vehicle to fail to bring such vehicle to a full and complete stop as above directed.

<u>Street</u>	<u>Location</u>
On Highridge Drive	100 Highridge Drive
On Lakecrest Drive	301 Lakecrest Drive (westbound)
On Lakecrest Drive	213 Lakecrest Drive (eastbound)
On Shoreline Drive	331 Lakecrest Drive (southbound)
On Shoreline Drive	400 Lakecrest Drive (northbound)
On Melody Lane	550 Melody (eastbound)

SECTION 3: Posting of Stop Sign. That the Town Council is hereby directed to post the appropriate traffic control signs in accordance with Section 2 above.

SECTION 4: Penalty Provision. Any person, firm, corporation or business entity violating this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction thereof may be fined a sum not exceeding TWO HUNDRED DOLLARS (\$200.00) for each offense, plus court costs. Each continuing day’s violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town of Lakewood Village from

filing suit to enjoin the violation. Lakewood Village retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 5: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6: Severability. It is hereby declared to be the intention of the Town Council that if any of the sections, paragraphs, sentences, clauses, and phrases of the Ordinance shall be declared unconstitutional or invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without the incorporation of this Ordinance of unconstitutional or invalid phrases, clauses, sentences, paragraphs, or sections..

SECTION 7: Effective Date. This Ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, on this 26th day of July 2012.

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MIKE SCHNITTKER  
Mayor

**ATTESTED:**

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LINDA ASBELL  
Town Secretary