



**LAKEWOOD VILLAGE TOWN HALL
100 HIGHRIDGE DRIVE
LAKEWOOD VILLAGE, TEXAS
VIA TELEPHONE CONFERENCE
TOWN COUNCIL MEETING
JULY 21, 2021 7:00 P.M.**

NOTICE IS HEREBY GIVEN Pursuant to section 551.127 of the Texas Government Code, and in conjunction with the guidance and provisions provided by the Governor of Texas in the declaration of disaster and subsequent executive orders altering certain Open Meetings Act requirements, the Town Council of the Town of Lakewood Village will conduct the meeting scheduled at the date and time above at Lakewood Village Town hall, 100 Highridge Drive by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be **no in-person public access** for the agenda items at the location described above and less than a quorum may be physically present at the location.

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at lakewoodvillagetx.us. The public toll-free dial-in number to participate in the telephonic meeting is hosted through ZOOM. The dial in number is: 346-248-7799. You will be prompted to enter the meeting ID number: 853 3121 1643, and you will be prompted to enter the passcode: 460109.

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. **Persons wishing to speak before the Council must notify the Town Secretary via email, linda@lakewoodvillagetx.us, no later than 6:30 p.m. on the date of the scheduled meeting. The email must include your name, full address, and the agenda item on which you wish to speak.** A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

SPECIAL SESSION – AGENDA

Call to Order and Announce a Quorum is Present

A. PLEDGE TO THE FLAG:

B. VISITOR/CITIZENS FORUM: Pursuant to Texas Government code 551.007 (adopted in 2019): A governmental body shall allow each member of the public who desires to address the body regarding an item on an agenda for an open meeting of the body to address the body regarding the item at the meeting before or during the body’s consideration of the item. A person who addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.

C. PUBLIC HEARING: A public hearing is scheduled on the proposed fiscal year 2021-2022 budget to provide an opportunity for citizen comment. The Town Council may adopt the budget with or without amendment by ordinance on one (1) reading.

D. PUBLIC HEARING – A public hearing is scheduled on the proposed combined property tax rate of \$0.45/\$100 to provide an opportunity for citizen comment.

E. CONSENT AGENDA: All the items on the Consent Agenda are considered to be self-explanatory and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR AGENDA
JULY 21, 2021**

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an item be removed from the Consent Agenda.

1. Minutes of June 10, 2021 Council Meeting (Asbell)
2. Replat of 1525 Garza Lane (Asbell)

F. REGULAR AGENDA:

1. Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the creation of the Lakewood Village Public Improvement District No. 1 and calling for a public hearing for the Town Council's August 12, 2021 meeting. (Vargus)
2. Consider and act upon a resolution of the Town of Lakewood Village, Texas, accepting a petition seeking the creation of the Lakewood Village Operation and Maintenance Public Improvement District No. 1 and calling for a public hearing for the Town Council's August 12, 2021 meeting (Vargus)

G. EXECUTIVE SESSION: – In accordance with Texas Government Code, Section 551.001, et seq., the Town Council will recess into Executive Session (closed meeting) to discuss the following:

1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt, and Project Flat Top; and
3. § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, Project Lakewood Village Partners, Project Lightning Bolt, and Project Flat Top; and

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

I. ADJOURNMENT

I do hereby certify that the above notice of meeting was posted on the designated place for official notice at 4:30 p.m. on Friday, July 16, 2021.



Linda Asbell

Linda Asbell, TRMC, CMC, 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), 418.183 (Homeland Security)

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the Town Secretary's office at 972-294-5555 or FAX 972-292-0812 for further information.

One or more board members of the LAKEWOOD VILLAGE MUNICIPAL DEVELOPMENT DISTRICT may attend this meeting. No action will be taken by the MDD board.

LAKEWOOD VILLAGE TOWN COUNCIL

COUNCIL MEETING

JUNE 10, 2021

Council Members:

Dr. Mark Vargus, Mayor - ABSENT
Darrell West – Mayor Pro-Tem
Clint Bushong
Serena Lepley
Matt Bissonnette
Eric Farage

Town Staff:

Linda Asbell, TRMC, CMC – Town Secretary

REGULAR SESSION - 7:00 P.M.

With a quorum of the Council Members present, Mayor Vargus called the Regular Meeting of the Town Council to order at 7:00 p.m. on Thursday, June 10, 2021 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 West 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 ordinances related to building codes (Agenda Items E.1. – E.7.)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to close the public hearing at 7:02 p.m. *The motion carried.*

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
JUNE 10, 2021**

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CONSENT AGENDA:

(Agenda Item D)

1. Minutes of May 13, 2021 Council Meeting (Asbell)
2. Minutes of May 20, 2021 Council Meeting (Asbell)
3. Minutes of June 3, 2021 Council Meeting (Asbell)

Eric Hancock, 8249 Treemont Place, Frisco, Texas, Mr. Hancock reviewed a previous statement Mayor Vargus made about minutes of council meetings. Mr. Hancock reported the May 13, 2021 minutes do not record the specific statements he made about Mayor Vargus.

MOTION: Upon a motion made by Councilman Bushong and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the consent agenda items as presented. *The motion carried.*

REGULAR AGENDA:

(Agenda Item E)

Councilman Bushong reported the following agenda items are ordinances the council reviewed at the May council meeting. There have been no changes in the documents since they were presented to council.

**Consideration of 2018 Residential Code
(Bushong)**

(Agenda Item E.1)

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Residential Code as presented. *The motion carried.*

**Consideration of 2018 Swimming Pool and
Spa Code (Bushong)**

(Agenda Item E.2)

MOTION: Upon a motion made by Eric Farage and seconded by Matt Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Swimming Pool and Spa Code as presented. *The motion carried.*

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**Consideration of 2017 Electrical Code
(Bushong)**

(Agenda Item E.3)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the 2017 Electrical Code as presented. *The motion carried.*

**Consideration of 2018 Fuel Gas Code
(Bushong)**

(Agenda Item E.4)

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilwoman Lepley, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Fuel Gas Code as presented. *The motion carried.*

**Consideration of 2018 Mechanical Code
(Bushong)**

(Agenda Item E.5)

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Mechanical Code as presented. *The motion carried.*

**Consideration of 2018 Plumbing Code
(Bushong)**

(Agenda Item E.6)

MOTION: Upon a motion made by Councilwoman Lepley and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Plumbing Code as presented. *The motion carried.*

**Consideration of 2018 Energy Conservation
Code (Bushong)**

(Agenda Item E.7)

MOTION: Upon a motion made by Councilman Farage and seconded by Councilman Bissonnette, council voted five (5) “ayes”, no (0) “nays” to approve the 2018 Energy Conservation Code as presented. *The motion carried.*

EXECUTIVE SESSION:

(Agenda Item F)

At 7:10 p.m. Mayor Pro-Tem West recessed into executive session in accordance with

**LAKEWOOD VILLAGE TOWN COUNCIL
REGULAR SESSION
JUNE 10, 2021**

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1. § 551.071(2), Texas Government Code to wit: consultation with Town Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter to receive legal advice re: Development agreements, development and zoning standards; and
2. § 551.071(1), Texas Government Code to wit: Consultation with the Town Attorney regarding pending or contemplated litigation, re: Town of Lakewood Village v. Town of Little Elm regarding boundaries, interlocal agreement and disannexation, and Town of Lakewood Village v. The Sanctuary Texas LLC, Marlon McMakin, and Brian Banner regarding development.
3. § 551.087 Texas Government Code to wit: Economic Development Negotiations regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, and Project Lakewood Village Partners; and
4. § 551.072 Texas Government Code to wit: deliberations about real property regarding Sam Hill Ventures, Sanctuary at Sunset Cove, Project Left Field, Project Slade Rock, Project Boy Scout, and Project Lakewood Village Partners; and

RECONVENE:

(Agenda Item G)

Mayor Pro-Tem West reconvened the regular session at 7:56 p.m. No action was taken.

ADJOURNMENT

(Agenda Item H)

MOTION: Upon a motion made by Councilman Bissonnette and seconded by Councilman Farage council voted five (5) “ayes” and no (0) “nays” to adjourn the Regular Meeting of the Lakewood Village Town Council at 7:56 p.m. on Thursday June 10, 2021. The motion carried.

These minutes approved by the Lakewood Village Town Council on the 10th day of July 2021.

APPROVED:

Darrell West
MAYOR PRO-TEM

ATTEST:

Linda Asbell, TRMC, CMC
TOWN SECRETARY

30' W

30' ACCESS EASEMENT

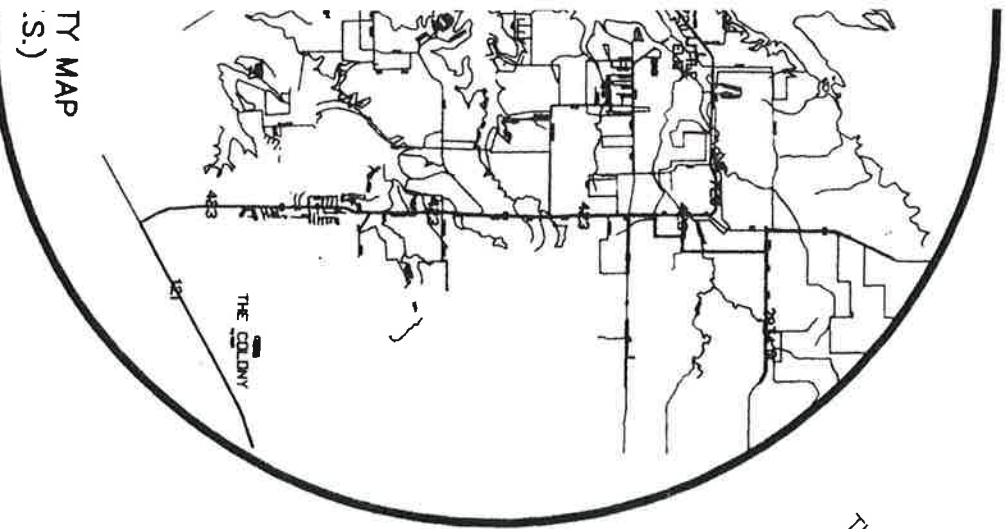
749.40'

1/2 COR

N83°14'44"E
164.42'

5/8" IRF

TIM TIPPS LIMITED PARTNERSHIP
VOL. 1990, PG. 736



TY MAP
S.)

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q.m.s.l.

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of living

by the

BENCHMARK
A temporary bench mark is the top of a found 5/8" iron rod for the southeast corner of Lot 11, Lakeview Estates and being the northern most northeast corner of Lot 12 of said Lakeview Estates.
Elevation = 529.78' amsl

SURVEYOR'S CERTIFICATE

This is to certify that I, Donald Stewart Peebles, a Registered Public Land Surveyor of the State of Texas, having prepared this drawing from an actual on the ground survey of the hereon described tract and that all lot corners, angle points and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made under my direct supervision.

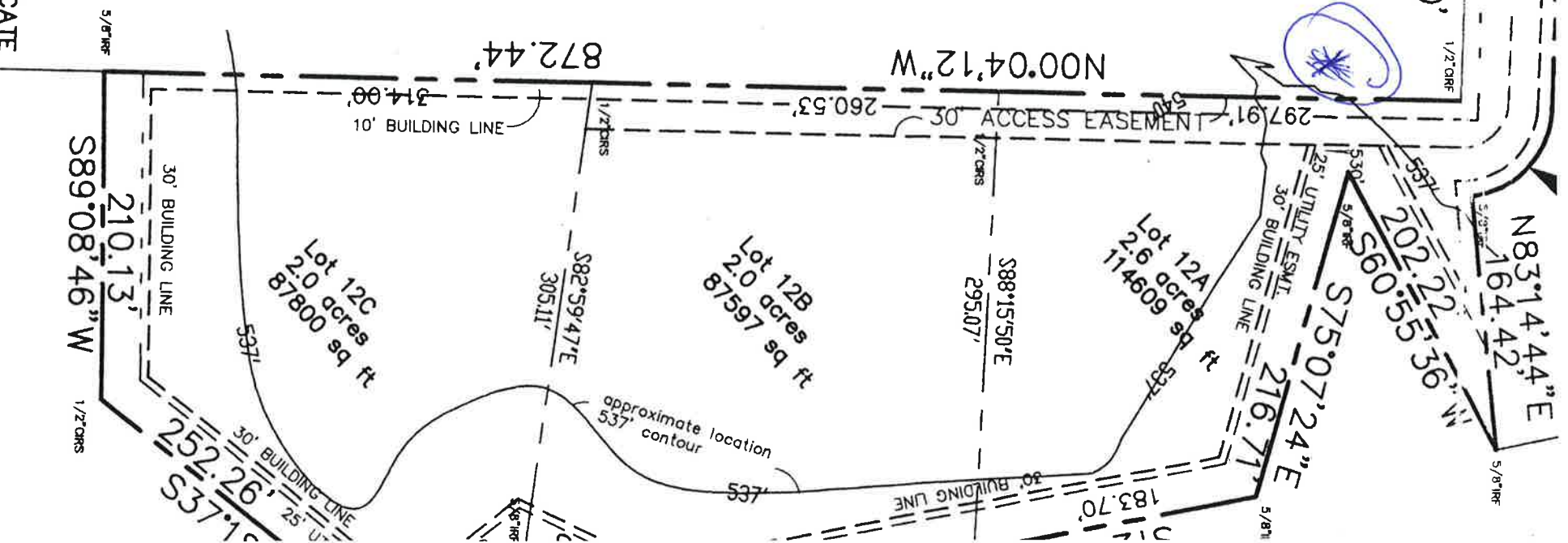
Donald Stewart Peebles
R.P.L.S. # 2437

IMPROVEMENTS STATEMENT

I, DONALD S. PEEBLES, A TEXAS LICENSED ENGINEER, DO HEREBY AFFIRM THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF AND BASED UPON THE INFORMATION PROVIDED, THE DRAINAGE IMPROVEMENTS SHOWN ON THIS PLAT WILL HAVE NO ADVERSE EFFECT ON ANY PROPERTY ADJACENT TO THE PROPERTY SHOWN. I FURTHER DECLARE THAT I WILL ACCEPT FULL RESPONSIBILITY FOR THE INTEGRITY OF THE DRAINAGE DESIGN AND WILL DEFEND AND HOLD HARMLESS DENTON COUNTY FROM ANY CLAIM OR LITIGATION ARISING OUT OF ANY ERRORS, OMISSIONS OR OTHER ACTS OF NEGLIGENCE IN THE PREPARATION OF SAME.

Jerry Campbell

I, Jerry Campbell, do hereby certify that the Replat of Lot 12 is correct, to my personal knowledge and belief, and that it is a true and correct copy of the City of Lakewood's records.



OWNER:

JERRY CAMPBELL
P.O. BOX 1706
LEWISVILLE, TX 75067
HOME: (214) 294 - 1645



**TOWN OF LAKEWOOD VILLAGE, TEXAS
RESOLUTION NO. 21-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ACCEPTING A PETITION CONCERNING THE CREATION OF THE LAKEWOOD VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1; FINDING THE PETITION TO BE COMPLIANT WITH APPLICABLE LAWS; APPROVING AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF A PUBLIC HEARING REGARDING THE POSSIBLE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Town Council of the Town (the “Town Council”) of Lakewood Village, Texas (the “Town”) has received a petition (the “Petition”), which Petition is attached hereto as **Exhibit A** and which Petition the Town Council hereby finds and determines to be validly submitted, in proper form, and compliant with applicable laws of the State of Texas (the “State”) concerning the creation of a public improvement district to be known as the “Lakewood Village Public Improvement District No. 1” (the “District”) with such boundaries as are described in the Petition, to support a development project currently located within the extraterritorial jurisdiction of the Town, as required by and in compliance with Subchapter A of Chapter 372, as amended, Texas Local Government Code (the “Act”); and

WHEREAS, pursuant to the Act, prior to the action of the Town Council concerning the creation of the District, the Town Council is required to conduct a public hearing concerning any such creation and publish notice thereof in a newspaper of general circulation in the Town and in the part of the Town’s extraterritorial jurisdiction in which the District is proposed to be located or in which the improvements are proposed to be undertaken, which notice shall contain, at a minimum, the requisite information specified in the Act; and

WHEREAS, the Town Council hereby finds and determines that, based on its receipt of the Petition, the Town should proceed with the conducting of a public hearing concerning the creation of the District and the giving of notice of such public hearing in the time, form, and manner provided by law; and

WHEREAS, the Town Council hereby finds and determines that these actions are in the best interests of the residents of the Town;

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

SECTION 1. Town staff has reviewed the Petition and has determined the Petition complies with the requirements of the Act and the Town Council accepts the Petition. The Petition is filed with the office of the Town Secretary and is available for public inspection.

SECTION 2. The Town Council calls a public hearing to be held at or after 7:00 p.m., on August 12, 2021, at the regular meeting place of the Town Council in the Lakewood Village Town Hall located at 100 Highridge Drive, Lakewood Village, Texas 75068 on the advisability of establishing the District, the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs. All residents and property owners within the proposed District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

SECTION 3. The Town Secretary is hereby authorized and directed to cause notice to be published of the Town Council's intention to conduct a public hearing concerning the creation of the District. The notice of the public hearing regarding the creation of the District shall be in substantially in the form attached hereto as **Exhibit B**, which notice is incorporated herein by reference as a part of this Resolution for all purposes and is hereby approved and authorized to be published. The Town Secretary shall cause the notice to be published in a newspaper of general circulation in the Town and in the part of the Town's extraterritorial jurisdiction in which the District is proposed to be located or in which the improvements are proposed to be undertaken before the 15th day before the scheduled date of the public hearing.

SECTION 4. The Town Secretary is hereby authorized and directed to mail notices of the public hearing regarding the creation of the District before the 15th day before the scheduled date of the public hearing, which notices shall be substantially in the form attached hereto as **Exhibit B**, to the current addresses of the owners, as reflected on the tax rolls, of property subject to assessment under the proposed District and to address such notices to the "Property Owner", as required by the provisions of Section 372.009(d) of the Act.

SECTION 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Town Council.

SECTION 6. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 7. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Town Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 9. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10. This Resolution shall be in force and effect from and after its final passage and it is so resolved.

[Remainder of page intentionally left blank]

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THIS THE 21ST DAY OF JULY, 2021.

TOWN OF LAKEWOOD VILLAGE, TEXAS

DR. MARK E. VARGUS,
MAYOR

ATTEST:

LINDA ASBELL, TRMC, CMC,
TOWN SECRETARY



EXHIBIT A

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE ETJ OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS

This petition (the "Petition") is submitted and filed with the Town Secretary of the Town of Lakewood Village, Texas (the "Town"), by The Sanctuary Texas, LLC (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the Town create a public improvement district (the "District") to include property owned by the Owner and located within the extraterritorial jurisdiction of the Town (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Capital Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by §372.003(b) of the Act that are necessary for the development of the Property, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the Property within the District; (8) payment of expenses related to the establishment of the District; (9) payment of expenses related to the collection of the assessments, including annual installments thereof; and (10) payment of expenses related to financing items (1) through (9), which may include, but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the Property, (items (1) through (10) are collectively defined as the "Authorized Capital Improvements"). These Authorized Capital Improvements shall promote the interests of the Town and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Capital Improvements. The Owner estimates that the total cost of the Authorized Capital Improvements is \$16,000,000.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The Town shall levy assessments on each lot within the District to pay the cost of the Authorized Capital Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including interest and debt). If paid in annual installments, such installments must be

paid in amounts necessary to meet annual costs for the Authorized Capital Improvements and must continue for a period necessary to retire any indebtedness incurred to pay the costs of the Authorized Capital Improvements.

Section 5. Proposed Apportionment of Cost between the District and the Town. The Town shall not be obligated to provide any funds to finance the Authorized Capital Improvements. The cost of the Authorized Capital Improvements will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the Town, with the assistance of a consultant, who shall, from time to time, advise the Town regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The person signing this Petition requests the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the Town Secretary of the Town in support of the creation of the District by the Town Council as herein provided. The undersigned requests that the Town Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 19th day of July, 2021.

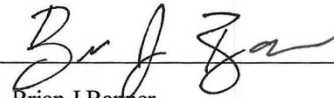
OWNER:

THE SANCTUARY TEXAS, LLC
a Texas limited liability corporation

By: _____

Name: _____

Title: _____



Brian J Barner

Managing Principal

EXHIBIT A
Metes and Bounds Description of the Property

LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the C.C. Dickson Survey, Abstract No. 339, Denton County, Texas, and being portions of Lots 1 and 2 and all of Lots 3 thru 9 of Cardinal Ridge Estates, according to the Final Plat thereof recorded in Cabinet P, Page 255 of the Plat Records of Denton County, Texas, and also being a portion of a called 4.83 acre tract of land described as Tract 1 in a Special Warranty Deed to The Sanctuary Texas LLC, as recorded in Document No. 2019-106442 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Cardinal Ridge Estates, common to the southwest corner of a called 69.789 acre tract of land described in a deed to Taylor Morrison of Texas, Inc., as recorded in Document No. 2018-50177 of the Official Records of Denton County, Texas, being on the east line of Lake Lewisville;

THENCE North 89°36'11" East, departing the easterly line of said Lake Lewisville, along the northerly line of said Cardinal Ridge Estates, the southerly line of said 69.789 acre tract and the southerly line of South Oak, according to the plat thereof recorded in Document No. 2019-354 of the Plat Records of Denton County, Texas, a distance of 2430.22 feet to the northerly northeast corner of said Lot 9, common to an ell corner of said South Oak;

THENCE South 0°19'19" East, continuing along the northerly line of said Cardinal Ridge Estates and the southerly line of said South Oak, a distance of 37.08 feet to the southerly northeast corner of said Lot 9, common to an exterior corner of said South Oak;

THENCE South 89°42'07" East, continuing along the northerly line of said Cardinal Ridge Estates and the southerly line of said South Oak, and along the southerly line of a called 5.1807 acre tract of land described in a deed to Duyen Nguyen and Canh-Van Nguyen, as recorded in Document No. 1993-30424 of the Deed Records of Denton County, Texas, a distance of 415.04 feet to a point for corner;

THENCE South 8°13'40" West, departing the northerly line of said Cardinal Ridge Estates and the southerly line of said 5.1807 acre tract, and crossing said Cardinal Ridge Estates and said 4.83 acre tract, a distance of 241.64 feet to a point for corner;

THENCE South 16°57'19" West, continuing across said 4.83 acre tract, a distance of 73.95 feet to a point for corner on the southerly line of said 4.83 acre tract, and the northerly line of a called 4.660 acre tract of land described in a deed to Kristen E. Byler and Craig Byler, as recorded in Document No. 2015-128423 of the Official Records of Denton County, Texas;

THENCE North 89°38'49" West, along the southerly line of said 4.83 acre tract and the northerly line of said 4.660 acre tract, a distance of 294.78 feet to the southwest corner of said 4.83 acre tract, common to the northwest corner of said 4.660 acre tract, and being on the easterly line of said Cardinal Ridge Estates;

THENCE South 0°19'19" East, along the easterly line of said Cardinal Ridge Estates and the westerly line of said 4.660 acre tract, a distance of 33.21 feet to a point for corner;

THENCE South 25°40'06" West, continuing along the easterly line of said Cardinal Ridge Estates, the westerly line of said 4.660 acre tract, and the westerly line of a called 4.8956 acre tract of land described in a deed to Craig J. Byler and wife, Rebecca J. Byler, as recorded in Volume 4997, Page 3818 of the Deed Records of Denton County, Texas, a distance of 264.35 feet to the southwest corner of said 4.8956 acre tract, common to an ell corner of said Cardinal Ridge Estates;

THENCE South 64°14'49" East, continuing along the easterly line of said Cardinal Ridge Estates and along the southwest line of said 4.8956 acre tract, a distance of 307.35 feet to a point for corner;

Continued on Sheet 2

TRACT 1: 63.397 ACRES

TRACT 2: 0.429 ACRE

**C.C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS**

Kimley»Horn

6160 Warren Parkway, Suite 210 FUR # 10193822 Tel: No. (972) 335-3580
Frisco, Texas 75034 Fax No. (972) 335-3773

Drawn	Checked By	Reviewed By	Date	Revised By	Sheet No.
N/A	SD	KHA	10/28/2019	064546200	1 OF 5

GUNAWAN, SYLVIANA 10/28/2019 9:33 AM K:\PROJECTS\PROJECT NO.000 ACRE LITTLE ELM\064546200 MUD EXHIBIT DWG

EXHIBIT A
Metes and Bounds Description of the Property

Continued from Sheet 1

THENCE South 25°52'37" West, departing the easterly line of said Cardinal Ridge Estates and the southwest line of said 4.8956 acre tract, and crossing said Cardinal Ridge Estates, a distance of 245.78 feet to a point for corner on the easterly line of said Cardinal Ridge Estates and the northerly line of a called 9.67 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-40049 of the Official Records of Denton County, Texas;

THENCE North 64°15'46" West, along the easterly line of said Cardinal Ridge Estates and the northerly line of said 9.67 acre tract, a distance of 306.62 feet to the northwest corner of said 9.67 acre tract, common to an ell corner of said Cardinal Ridge Estates;

THENCE South 25°45'30" West, continuing along the easterly line of Cardinal Ridge Estates, the westerly line of said 9.67 acre tract, and the westerly line of a called 4.84 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-107057 of the Official Records of Denton County, Texas, a distance of 737.21 feet to the southwest corner of said 4.84 acre tract, common the southeast corner of said Cardinal Ridge Estates, being on the northerly line of a called 4.778 acre tract of land described in a deed to Mitch Dudley Enterprises, Inc., as recorded in Document No. 2019-12560 of the Official Records of Denton County, Texas;

THENCE South 87°22'45" West, along the southerly line of said Cardinal Ridge Estates, the northerly line of said 4.778 acre tract and the northerly line of a called 4.863 acre tract of land described in a deed to Mitch Dudley Enterprises, Inc., as recorded in Document No. 2018-28970 of the Official Records of Denton County, Texas, a distance of 261.15 feet to the northwest corner of said 4.863 acre tract, common to the northeast corner of a called 4.888 acre tract of land described in a deed to Todd Rohwer and Monica Rohwer, as recorded in Document No. 2018-78332 of the Official Records of Denton County, Texas, the southeast corner of a called 1.397 acre tract of land described in a deed to Michael Kohlschmidt and Kara Kohlschmidt, as recorded in Document No. 2018-42768 of the Official Records of Denton County, Texas;

THENCE North 31°13'39" West, continuing along the southerly line of Cardinal Ridge Estates, along the northeasterly line of said 1.397 acre tract, and the northeasterly line of a called 10.000 acre tract of land described as Tract 1 in a deed to Todd Rohwer and Monica Rohwer, as recorded in Document No. 2016-50799 of the Official Records of Denton County, Texas, a distance of 441.88 feet to the common southerly corner of aforesaid Lot 1 and aforesaid Lot 2;

THENCE North 76°12'37" West, continuing along the southerly line of said Cardinal Ridge Estates and the northerly line of said 10.000 acre tract, a distance of 1496.47 feet to the southwest corner of said Cardinal Ridge Estates, common to the northwest corner of said 10.000 acre tract, being on the easterly line of aforesaid Lake Lewisville;

THENCE North 0°32'55" West, along the westerly line of said Cardinal Ridge Estates and the easterly line of said Lake Lewisville, a distance of 171.21 feet to a point for corner;

THENCE North 0°47'31" West, continuing along the westerly line of said Cardinal Ridge Estates and the easterly line of said Lake Lewisville, a distance of 593.68 feet to the **POINT OF BEGINNING** and containing 63.397 acres (2,761,579 square feet) of land, more or less.

NOTES

The bearings for this exhibit are based on a bearing of North 89°36'11" East, for the north line of Cardinal Ridge Estates according to the Final Plat recorded in Cabinet P, Page 255 of the Deed Records of Dallas County, Texas.

This exhibit is based upon recorded deeds and plat, and not based upon on-the-ground survey.

TRACT 1: 63.397 ACRES

TRACT 2: 0.429 ACRE

**C. C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS**

Kimley»Horn

6100 Warren Parkway Suite 210
Frisco, Texas 75034
P: 972.335-3550
F: 972.335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SC	KHA	10/28/2019	064548200	2 OF 3

C:\NANAN\SYLVANIA 10/28/2019 9:33 AM K:\P\RI_SURVEY\NO PROJECT NO\70 ACRE LITTLE ELMO\04548200 MUD EXHIBIT DWG

EXHIBIT A
Metes and Bounds Description of the Property

TRACT 2

BEING a tract of land situated in the C.C. Dickson Survey, Abstract No. 339, Denton County, Texas, and being a portion of Lot 1 of Cardinal Ridge Estates, according to the Final Plat thereof recorded in Cabinet P, Page 255 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1, common to the northeast corner of a called 9.67 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-40049 of the Official Records of Denton County, Texas, being on the westerly right-of-way line of Eldorado Parkway, formerly known as Garza Lane, a variable width right-of-way;

THENCE North 64°15'46" West, departing the westerly right-of-way line of said Eldorado Parkway, along the easterly line of said Lot 1 and the northeasterly line of said 9.67 acre tract, a distance of 318.38 feet to a point for corner;

THENCE departing the easterly line of said Lot 1 and the northeasterly line of said 9.67 acre tract, and crossing said Lot 1, the following:

South 83°44'46" East, a distance of 189.92 feet to a point for corner;

South 87°27'10" East, a distance of 140.09 feet to a point for corner;

North 89°46'06" East, a distance of 12.42 feet to a point for corner on the easterly line of said Lot 1 and the westerly right-of-way line of said Eldorado Parkway;

THENCE South 26°01'14" West, along the easterly line of said Lot 1 and the westerly right-of-way line of said Eldorado Parkway, a distance of 123.95 feet to the **POINT OF BEGINNING** and containing 0.429 of an acre (18,696 square feet) of land, more or less.

NOTES

The bearings for this exhibit are based on a bearing of North 89°36'11" East, for the north line of Cardinal Ridge Estates according to the Final Plat recorded in Cabinet P, Page 255 of the Deed Records of Dallas County, Texas.

This exhibit is based upon recorded deeds and plat, and not based upon on-the-ground survey.

TRACT 1: 63.397 ACRES

TRACT 2: 0.429 ACRE

**C.C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS**

Kimley»Horn

5160 Warren Parkway Suite 210
Frisco, Texas 75034

FIRM # 10150822

Tel No (972) 335-5580
Fax No (972) 335-3779

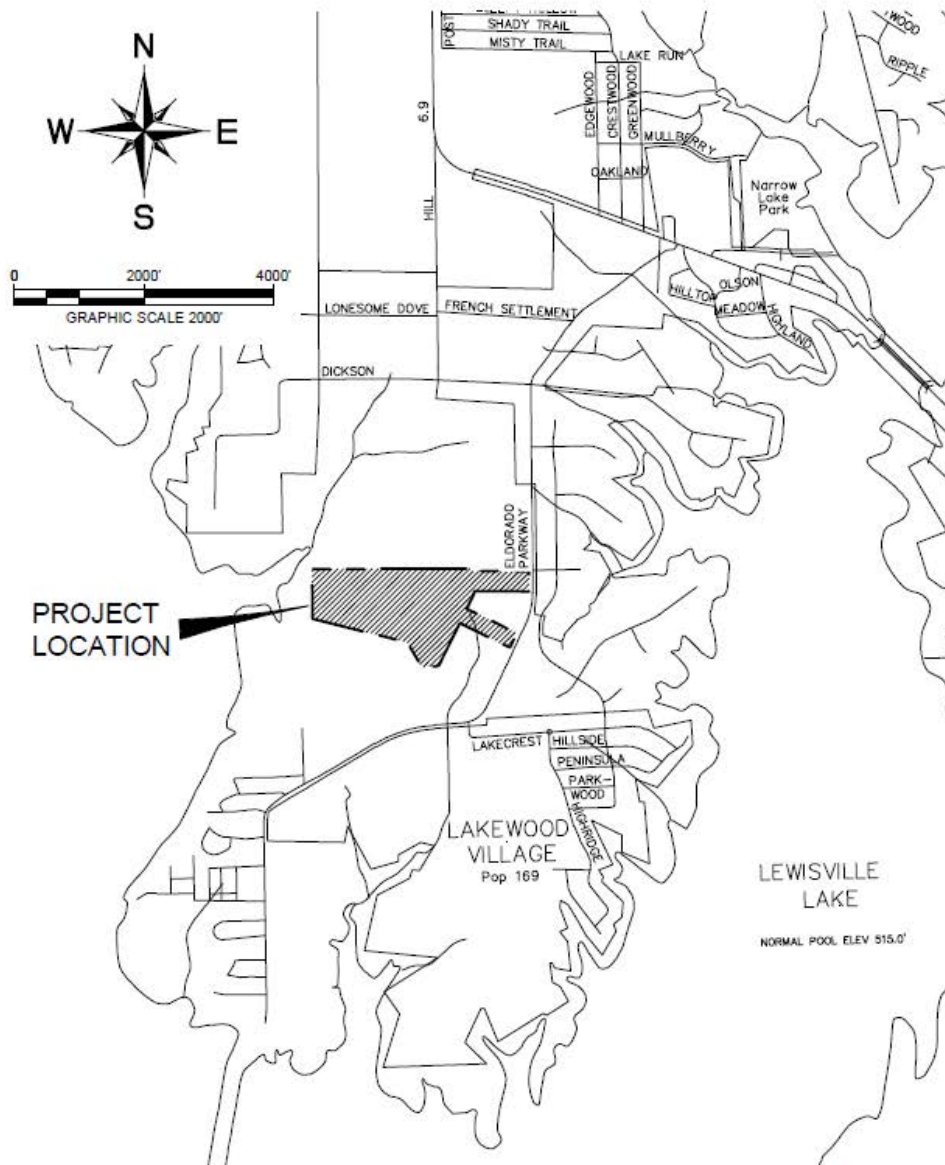
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GUNAWAN, SYLVIANA 10/28/2019 9:33 AM K:\P\I SURVEY\NO PROJECT\NO\70 ACRE LITTLE ELAN\064548200 WUD EXHIBIT DWG

Lakewood Village Public Improvement District No. 1

1211.010\84578.6

EXHIBIT B
Depiction of the Property



The Sanctuary at Sunset Cove
 Town of Lakewood Village, Texas
 October 2020

Kimley»Horn
 13455 Noel Road
 Two Galleria Office Tower, Suite 700
 Dallas, TX 75240
 State of Texas Registration No. F-928

Lakewood Village Public Improvement District No. 1

1211.010\84578.6

EXHIBIT B

TOWN OF LAKEWOOD VILLAGE, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF THE LAKEWOOD VILLAGE PUBLIC IMPROVEMENT DISTRICT NO. 1

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the Town Council of the Town of Lakewood Village, Texas (“Town”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”) filed by the persons identified in the Petition (collectively, the “Petitioner”), requesting that the Town create a public improvement district to be known as “Lakewood Village Public Improvement District No. 1” (the “District”).

Time and Place of the Hearing. The public hearing will start at or after 7:00 p.m., on August 12, 2021, at the regular meeting place of the Town Council in the Lakewood Village Town Hall located at 100 Highridge Drive, Lakewood Village, Texas 75068.

General Nature of the Proposed Authorized Capital Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by Section 372.003(b) of the Act that are necessary for the development of the property within the District, which public improvements may include, but not be limited to: (1) design, construction and other allowed costs related to street and roadway improvements, including related earthwork, sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, and rights-of-way; (2) design, construction and other allowed costs related to storm drainage improvements; (3) design, construction and other allowed costs related to water, wastewater and drainage (including detention) improvements and facilities; (4) design, construction and other allowed costs related to erection of fountains, distinctive lighting and signs, and acquisition and installation of pieces of art; (5) design, construction and other allowed costs related to parks, open space, and recreational improvements, including trails, landscaping, and irrigation related thereto; (6) design, construction and other allowed costs related to off-street parking facilities, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage and rights-of-way; (7) design, construction and other allowed costs related to projects similar to those listed in subsections (1) - (6) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (8) payment of expenses related to the establishment of the District; (9) payment of expenses related to the collection of the assessments, including annual installments thereof; and (10) payment of expenses related to financing items (1) through (9), which may include, but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property within the District, (items (1) through (10) are collectively defined as the “Authorized Capital Improvements”). These Authorized Capital Improvements shall

promote the interests of the Town and confer a special benefit on the property within the District.

Estimated Cost of the Authorized Capital Improvements. The Petitioners estimate that the total cost of the Authorized Capital Improvements is \$16,000,000.

Proposed District Boundaries. The District is proposed to include property owned by the Petitioner, consisting of approximately 63.8 acres of property currently located within the extraterritorial jurisdiction of the Town, generally located south of Cardinal Ridge Lane, east of Lake Lewisville, and west of Eldorado Parkway; and, as more particularly described by a metes and bounds description available at the Lakewood Village Town Hall and available for public inspection during regular business hours.

Proposed Method of Assessment. The Town shall levy assessments on each lot within the District to pay the cost of the Authorized Capital Improvements in a manner that results in imposing equal shares of the cost on property similarly benefited. Each assessment may be paid in full (including accrued and unpaid interest) without penalty at any time or may be paid in annual installments (including interest and debt). If paid in annual installments, such installments must be paid in amounts necessary to meet annual costs for the Authorized Capital Improvements and must continue for a period necessary to retire any indebtedness incurred to pay the costs of the Authorized Capital Improvements.

Proposed Apportionment of Cost between the District and the Town. The Town shall not be obligated to provide any funds to finance the Authorized Capital Improvements. The cost of the Authorized Capital Improvements will be paid from the assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the Authorized Capital Improvements to be made for the benefit of the property within the District.

**TOWN OF LAKEWOOD VILLAGE, TEXAS
RESOLUTION NO. 21-XX**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, ACCEPTING A PETITION CONCERNING THE CREATION OF THE LAKEWOOD VILLAGE OPERATION AND MAINTENANCE PUBLIC IMPROVEMENT DISTRICT NO. 1; FINDING THE PETITION TO BE COMPLIANT WITH APPLICABLE LAWS; APPROVING AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF A PUBLIC HEARING REGARDING THE POSSIBLE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Town Council of the Town (the “Town Council”) of Lakewood Village, Texas (the “Town”) has received a petition (the “Petition”), which Petition is attached hereto as **Exhibit A** and which Petition the Town Council hereby finds and determines to be validly submitted, in proper form, and compliant with applicable laws of the State of Texas (the “State”) concerning the creation of a public improvement district to be known as the “Lakewood Village Operation and Maintenance Public Improvement District No. 1” (the “District”) with such boundaries as are described in the Petition, to support a development project currently located within the extraterritorial jurisdiction of the Town, as required by and in compliance with Subchapter A of Chapter 372, as amended, Texas Local Government Code (the “Act”); and

WHEREAS, pursuant to the Act, prior to the action of the Town Council concerning the creation of the District, the Town Council is required to conduct a public hearing concerning any such creation and publish notice thereof in a newspaper of general circulation in the Town and in the part of the Town’s extraterritorial jurisdiction in which the District is proposed to be located or in which the improvements are proposed to be undertaken, which notice shall contain, at a minimum, the requisite information specified in the Act; and

WHEREAS, the Town Council hereby finds and determines that, based on its receipt of the Petition, the Town should proceed with the conducting of a public hearing concerning the creation of the District and the giving of notice of such public hearing in the time, form, and manner provided by law; and

WHEREAS, the Town Council hereby finds and determines that these actions are in the best interests of the residents of the Town;

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

SECTION 1. Town staff has reviewed the Petition and has determined the Petition complies with the requirements of the Act and the Town Council accepts the Petition. The Petition is filed with the office of the Town Secretary and is available for public inspection.

SECTION 2. The Town Council calls a public hearing to be held at or after 7:00 p.m., on August 12, 2021, at the regular meeting place of the Town Council in the Lakewood Village Town Hall located at 100 Highridge Drive, Lakewood Village, Texas 75068 on the advisability of establishing the District, the advisability of the improvements, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs. All residents and property owners within the proposed District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the creation of the District.

SECTION 3. The Town Secretary is hereby authorized and directed to cause notice to be published of the Town Council's intention to conduct a public hearing concerning the creation of the District. The notice of the public hearing regarding the creation of the District shall be in substantially in the form attached hereto as **Exhibit B**, which notice is incorporated herein by reference as a part of this Resolution for all purposes and is hereby approved and authorized to be published. The Town Secretary shall cause the notice to be published in a newspaper of general circulation in the Town and in the part of the Town's extraterritorial jurisdiction in which the District is proposed to be located or in which the improvements are proposed to be undertaken before the 15th day before the scheduled date of the public hearing.

SECTION 4. The Town Secretary is hereby authorized and directed to mail notices of the public hearing regarding the creation of the District before the 15th day before the scheduled date of the public hearing, which notices shall be substantially in the form attached hereto as **Exhibit B**, to the current addresses of the owners, as reflected on the tax rolls, of property subject to assessment under the proposed District and to address such notices to the "Property Owner", as required by the provisions of Section 372.009(d) of the Act.

SECTION 5. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Town Council.

SECTION 6. All orders and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 7. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 8. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and this Town Council hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 9. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 10. This Resolution shall be in force and effect from and after its final passage and it is so resolved.

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PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS, THIS THE 21ST DAY OF JULY, 2021.

TOWN OF LAKEWOOD VILLAGE, TEXAS

DR. MARK E. VARGUS,
MAYOR

ATTEST:

LINDA ASBELL, TRMC, CMC,
TOWN SECRETARY



EXHIBIT A

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT FOR OPERATION AND MAINTENANCE WITHIN THE ETJ OF THE TOWN OF LAKEWOOD VILLAGE, TEXAS

This petition (the "Petition") is submitted and filed with the Town Secretary of the Town of Lakewood Village, Texas (the "Town"), by The Sanctuary Texas, LLC (the "Owner"), acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), requesting that the Town create a public improvement district (the "District") to include property owned by the Owner and located within the extraterritorial jurisdiction of the Town (the "Property"), more particularly described in Exhibit A and depicted in Exhibit B. In support of this Petition, the Owner presents the following:

Section 1. General Nature of the Authorized Services. The purpose of the District is to provide special supplemental services for improvement and promotion of the District which may include, but not be limited to: (1) payment of annual service costs related to the operation of the District exclusively consisting of: (a) the actual annual costs of third-party services relating to public safety, including police, emergency medical services, and fire services for the District, (b) the actual annual costs of maintenance of street and roadway improvements financed by assessments levied on property within the District, including from the proceeds of revenue bonds secured by assessments levied on property within the District, and (c) the actual annual road replacement fund costs based on a third-party engineer's opinion of the actual street and roadway replacement costs of street and roadway improvements financed by assessments levied on property within the District, including from the proceeds of revenue bonds secured by assessments levied on property within the District; (2) payment of expenses related to the establishment of the District, and (3) payment of expenses related to the collection of the annual assessments (the "Authorized Services"). These Authorized Services shall promote the interests of the Town and confer a special benefit on the Property.

Section 2. Estimated Cost of the Authorized Services. The Owner estimates that the total cost of the Authorized Services for the first year of the District's operation will be a total of approximately \$200,000. The cost of the Authorized Services for subsequent years will be determined in the annual update to the service plan approved by the Town each year in accordance with Section 372.013 of the Act.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment. The Town shall levy an annual assessment on each lot within the District to pay the costs of the Authorized Services in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in full (including accrued and unpaid interest) without penalty at any time. Each annual assessment must be paid in amounts necessary to meet annual costs for the Authorized Services.

Section 5. Proposed Apportionment of Cost between the District and the Town. The Town shall not be obligated to provide any funds to finance the Authorized Services. The cost of the Authorized Services will be paid from the assessments and from other sources of funds, if any, available to the Owner.

Section 6. Management of the District. The Owner proposes that the District be managed by the Town, with the assistance of a consultant, who shall, from time to time, advise the Town regarding certain operations of the District.

Section 7. Owner Requests Establishment of the District. The person signing this Petition requests the establishment of the District.

Section 8. Advisory Board. The Owner proposes that the District be established and managed without the creation of an advisory body.

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

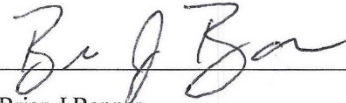
This Petition is hereby filed with the Town Secretary of the Town in support of the creation of the District by the Town Council as herein provided. The undersigned requests that the Town Council grant its consent as above stated.

RESPECTFULLY SUBMITTED, on this the 19th day of July, 2021.

OWNER:

THE SANCTUARY TEXAS, LLC
a Texas limited liability corporation

By: _____



Name: _____

Brian J Banner

Title: _____

Managing Principal

EXHIBIT A
Metes and Bounds Description of the Property

LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the C.C. Dickson Survey, Abstract No. 339, Denton County, Texas, and being portions of Lots 1 and 2 and all of Lots 3 thru 9 of Cardinal Ridge Estates, according to the Final Plat thereof recorded in Cabinet P, Page 255 of the Plat Records of Denton County, Texas, and also being a portion of a called 4.83 acre tract of land described as Tract 1 in a Special Warranty Deed to The Sanctuary Texas LLC, as recorded in Document No. 2019-106442 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Cardinal Ridge Estates, common to the southwest corner of a called 69.789 acre tract of land described in a deed to Taylor Morrison of Texas, Inc., as recorded in Document No. 2018-60177 of the Official Records of Denton County, Texas, being on the east line of Lake Lewisville;

THENCE North 89°36'11" East, departing the easterly line of said Lake Lewisville, along the northerly line of said Cardinal Ridge Estates, the southerly line of said 69.789 acre tract and the southerly line of South Oak, according to the plat thereof recorded in Document No. 2019-354 of the Plat Records of Denton County, Texas, a distance of 2430.22 feet to the northerly northeast corner of said Lot 9, common to an ell corner of said South Oak;

THENCE South 0°19'19" East, continuing along the northerly line of said Cardinal Ridge Estates and the southerly line of said South Oak, a distance of 37.08 feet to the southerly northeast corner of said Lot 9, common to an exterior corner of said South Oak;

THENCE South 89°42'07" East, continuing along the northerly line of said Cardinal Ridge Estates and the southerly line of said South Oak, and along the southerly line of a called 5.1807 acre tract of land described in a deed to Duyen Nguyen and Canh-Van Nguyen, as recorded in Document No. 1993-30424 of the Deed Records of Denton County, Texas, a distance of 415.04 feet to a point for corner;

THENCE South 8°13'40" West, departing the northerly line of said Cardinal Ridge Estates and the southerly line of said 5.1807 acre tract, and crossing said Cardinal Ridge Estates and said 4.83 acre tract, a distance of 241.64 feet to a point for corner;

THENCE South 16°57'19" West, continuing across said 4.83 acre tract, a distance of 73.95 feet to a point for corner on the southerly line of said 4.83 acre tract, and the northerly line of a called 4.660 acre tract of land described in a deed to Kristen E. Byler and Craig Byler, as recorded in Document No. 2015-128423 of the Official Records of Denton County, Texas;

THENCE North 89°38'49" West, along the southerly line of said 4.83 acre tract and the northerly line of said 4.660 acre tract, a distance of 294.78 feet to the southwest corner of said 4.83 acre tract, common to the northwest corner of said 4.660 acre tract, and being on the easterly line of said Cardinal Ridge Estates;

THENCE South 0°19'19" East, along the easterly line of said Cardinal Ridge Estates and the westerly line of said 4.660 acre tract, a distance of 33.21 feet to a point for corner;

THENCE South 25°40'06" West, continuing along the easterly line of said Cardinal Ridge Estates, the westerly line of said 4.660 acre tract, and the westerly line of a called 4.8956 acre tract of land described in a deed to Craig J. Byler and wife, Rebecca J. Byler, as recorded in Volume 4997, Page 3818 of the Deed Records of Denton County, Texas, a distance of 264.35 feet to the southwest corner of said 4.8956 acre tract, common to an ell corner of said Cardinal Ridge Estates;

THENCE South 64°14'49" East, continuing along the easterly line of said Cardinal Ridge Estates and along the southwest line of said 4.8956 acre tract, a distance of 307.35 feet to a point for corner;

Continued on Sheet 2

TRACT 1: 63.397 ACRES

TRACT 2: 0.429 ACRE

**C. C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS**

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
N/A	SG	KHA	10-28-2019	064548200	1 OF 3

SUNAWAN, SYLVIANA / 02/26/2019 9:33 AM K:\FRI_SURVEY\NO PROJECT\NO10 ACRE LITTLE ELM\064548200\1100 EXHIBIT DWG

EXHIBIT A
Metes and Bounds Description of the Property

Continued from Sheet 1

THENCE South 25°52'37" West, departing the easterly line of said Cardinal Ridge Estates and the southwest line of said 4.8956 acre tract and crossing said Cardinal Ridge Estates, a distance of 245.78 feet to a point for corner on the easterly line of said Cardinal Ridge Estates and the northerly line of a called 9.67 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-40049 of the Official Records of Denton County, Texas;

THENCE North 64°15'46" West, along the easterly line of said Cardinal Ridge Estates and the northerly line of said 9.67 acre tract, a distance of 306.62 feet to the northwest corner of said 9.67 acre tract, common to an ell corner of said Cardinal Ridge Estates;

THENCE South 25°45'30" West, continuing along the easterly line of Cardinal Ridge Estates, the westerly line of said 9.67 acre tract, and the westerly line of a called 4.84 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-107057 of the Official Records of Denton County, Texas, a distance of 737.21 feet to the southwest corner of said 4.84 acre tract, common the southeast corner of said Cardinal Ridge Estates, being on the northerly line of a called 4.778 acre tract of land described in a deed to Mitch Dudley Enterprises, Inc., as recorded in Document No. 2019-12560 of the Official Records of Denton County, Texas;

THENCE South 87°22'45" West, along the southerly line of said Cardinal Ridge Estates, the northerly line of said 4.778 acre tract and the northerly line of a called 4.863 acre tract of land described in a deed to Mitch Dudley Enterprises, Inc., as recorded in Document No. 2018-28970 of the Official Records of Denton County, Texas, a distance of 261.15 feet to the northwest corner of said 4.863 acre tract, common to the northeast corner of a called 4.888 acre tract of land described in a deed to Todd Rohwer and Monica Rohwer, as recorded in Document No. 2018-78332 of the Official Records of Denton County, Texas, the southeast corner of a called 1.397 acre tract of land described in a deed to Michael Kohlschmidt and Kara Kohlschmidt, as recorded in Document No. 2018-42768 of the Official Records of Denton County, Texas;

THENCE North 31°13'39" West, continuing along the southerly line of Cardinal Ridge Estates, along the northeasterly line of said 1.397 acre tract, and the northeasterly line of a called 10.000 acre tract of land described as Tract 1 in a deed to Todd Rohwer and Monica Rohwer, as recorded in Document No. 2016-50799 of the Official Records of Denton County, Texas, a distance of 441.88 feet to the common southerly corner of aforesaid Lot 1 and aforesaid Lot 2;

THENCE North 76°12'37" West, continuing along the southerly line of said Cardinal Ridge Estates and the northerly line of said 10.000 acre tract, a distance of 1496.47 feet to the southwest corner of said Cardinal Ridge Estates, common to the northwest corner of said 10.000 acre tract, being on the easterly line of aforesaid Lake Lewisville;

THENCE North 0°32'55" West, along the westerly line of said Cardinal Ridge Estates and the easterly line of said Lake Lewisville, a distance of 171.21 feet to a point for corner;

THENCE North 0°47'31" West, continuing along the westerly line of said Cardinal Ridge Estates and the easterly line of said Lake Lewisville, a distance of 593.68 feet to the **POINT OF BEGINNING** and containing 63.397 acres (2,761,579 square feet) of land, more or less.

NOTES

The bearings for this exhibit are based on a bearing of North 89°35'11" East, for the north line of Cardinal Ridge Estates according to the Final Plat recorded in Cabinet P, Page 255 of the Deed Records of Dallas County, Texas.

This exhibit is based upon recorded deeds and plat, and not based upon on-the-ground survey.

TRACT 1: 63.397 ACRES
TRACT 2: 0.429 ACRE
C.C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS

Kimley»Horn

5160 Warren Parkway Suite 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SG	KHA	10/26/2019	004548200	2 OF 3

GUNAWAN, SYLVIANA 10/26/2019 9:33 AM K\FRI_SURVEYING PROJECT 10070 ACRE LITTLE ELM 064548200 MUD EXHIBIT DWG

Lakewood Village Operation and Maintenance Public Improvement District No. 1

1211 01098751.3

EXHIBIT A
Metes and Bounds Description of the Property

TRACT 2

BEING a tract of land situated in the C.C. Dickson Survey, Abstract No. 339, Denton County, Texas, and being a portion of Lot 1 of Cardinal Ridge Estates, according to the Final Plat thereof recorded in Cabinet P, Page 255 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 1, common to the northeast corner of a called 9.67 acre tract of land described in a deed to Eldorado West Property LLC, as recorded in Document No. 2017-40049 of the Official Records of Denton County, Texas, being on the westerly right-of-way line of Eldorado Parkway, formerly known as Garza Lane, a variable width right-of-way;

THENCE North 64°15'46" West, departing the westerly right-of-way line of said Eldorado Parkway, along the easterly line of said Lot 1 and the northeasterly line of said 9.67 acre tract, a distance of 318.38 feet to a point for corner;

THENCE departing the easterly line of said Lot 1 and the northeasterly line of said 9.67 acre tract, and crossing said Lot 1, the following:

South 83°44'46" East, a distance of 189.92 feet to a point for corner;

South 87°27'10" East, a distance of 140.09 feet to a point for corner;

North 89°46'06" East, a distance of 12.42 feet to a point for corner on the easterly line of said Lot 1 and the westerly right-of-way line of said Eldorado Parkway;

THENCE South 26°01'14" West, along the easterly line of said Lot 1 and the westerly right-of-way line of said Eldorado Parkway, a distance of 123.95 feet to the **POINT OF BEGINNING** and containing 0.429 of an acre (18,696 square feet) of land, more or less.

NOTES

The bearings for this exhibit are based on a bearing of North 89°36'11" East, for the north line of Cardinal Ridge Estates according to the Final Plat recorded in Cabinet P, Page 255 of the Deed Records of Dallas County, Texas.

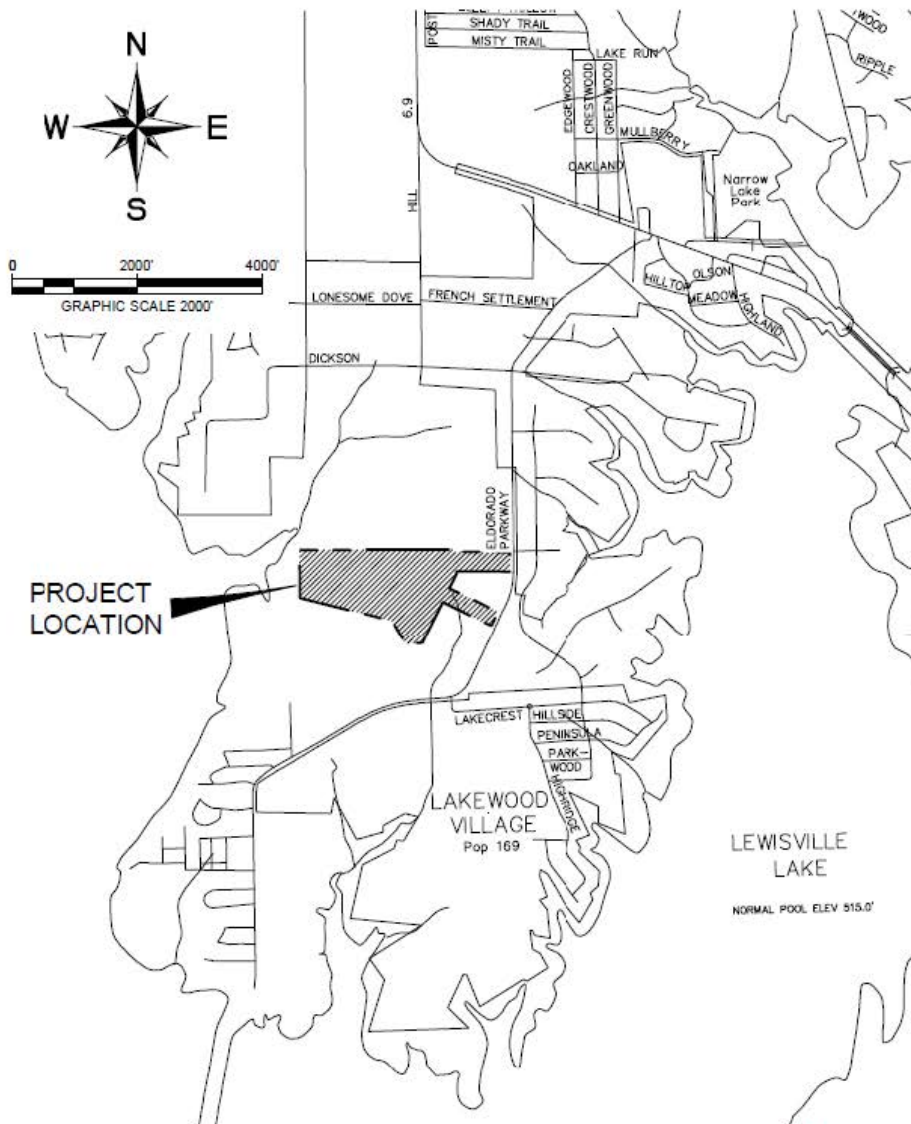
This exhibit is based upon recorded deeds and plat, and not based upon on-the-ground survey.

TRACT 1: 63.397 ACRES
TRACT 2: 0.429 ACRE
C.C. DICKSON SURVEY, ABSTRACT NO. 339
TOWN OF LAKEWOOD VILLAGE ETJ,
DENTON COUNTY, TEXAS

Kimley»Horn					
<small>6160 Warren Parkway Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel No (972) 335-3560 Fax No (972) 335-3779</small>					
<small>Scale</small>	<small>Drawn by</small>	<small>Checked by</small>	<small>Date</small>	<small>Project No.</small>	<small>Sheet No.</small>
N/A	SG	KHA	10/26/2019	064548200	3 OF 5

GUNAWAN, SYLVIANA 10/28/2019 9:33 AM K:\P\1_SURVEY\NO PROJECT\NO70 ACRE LITTLE ELAN\064548200 MUD EXHIBIT DWG

EXHIBIT B
Depiction of the Property



The Sanctuary at Sunset Cove
Town of Lakewood Village, Texas
October 2020

Kimley»Horn
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, TX 75240
State of Texas Registration No. F-928

Lakewood Village Operation and Maintenance Public Improvement District No. 1

1211.010/98751.3

EXHIBIT B

TOWN OF LAKEWOOD VILLAGE, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF THE LAKEWOOD VILLAGE OPERATION AND MAINTENANCE PUBLIC IMPROVEMENT DISTRICT NO. 1

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the "Act"), notice is hereby given that the Town Council of the Town of Lakewood Village, Texas ("Town"), will hold a public hearing to accept public comments and discuss the petition (the "Petition") filed by the persons identified in the Petition (collectively, the "Petitioner"), requesting that the Town create a public improvement district to be known as "Lakewood Village Operation and Maintenance Public Improvement District No. 1" (the "District").

Time and Place of the Hearing. The public hearing will start at or after 7:00 p.m., on August 12, 2021, at the regular meeting place of the Town Council in the Lakewood Village Town Hall located at 100 Highridge Drive, Lakewood Village, Texas 75068.

General Nature of the Proposed Authorized Services. The purpose of the District is to provide special supplemental services for improvement and promotion of the District which may include, but not be limited to: (1) payment of annual service costs related to the operation of the District exclusively consisting of: (a) the actual annual costs of third-party services relating to public safety, including police, emergency medical services, and fire services for the District, (b) the actual annual costs of maintenance of street and roadway improvements financed by assessments levied on property within the District, including from the proceeds of revenue bonds secured by assessments levied on property within the District, and (c) the actual annual road replacement fund costs based on a third-party engineer's opinion of the actual street and roadway replacement costs of street and roadway improvements financed by assessments levied on property within the District, including from the proceeds of revenue bonds secured by assessments levied on property within the District; (2) payment of expenses related to the establishment of the District, and (3) payment of expenses related to the collection of the annual assessments (the "Authorized Services"). These Authorized Services shall promote the interests of the Town and confer a special benefit on the property within the District.

Estimated Cost of the Authorized Services. The Petitioner estimates that the total cost of the Authorized Services for the first year of the District's operation will be a total of approximately \$200,000. The cost of the Authorized Services for subsequent years will be determined in the annual update to the service plan approved by the Town each year in accordance with Section 372.013 of the Act.

Proposed District Boundaries. The District is proposed to include property owned by the Petitioner, consisting of approximately 63.8 acres of property currently located within the extraterritorial jurisdiction of the Town, generally located south of Cardinal Ridge Lane, east of Lake Lewisville, and west of Eldorado Parkway; and, as more particularly described by a metes and bounds description available at the Lakewood Village Town Hall and available for public inspection during regular business hours.

Proposed Method of Assessment. The Town shall levy an annual assessment on each lot within the District to pay the costs of the Authorized Services in a manner that results in imposing equal shares of the costs on property similarly benefited. Each assessment may be paid in full (including accrued and unpaid interest) without penalty at any time. Each annual assessment must be paid in amounts necessary to meet annual costs for the Authorized Services.

Proposed Apportionment of Cost between the District and the Town. The Town shall not be obligated to provide any funds to finance the Authorized Services. The cost of the Authorized Services will be paid from the assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the Authorized Services to be made for the benefit of the property within the District.