ORDINANCE NO. 23-1272

AN ORDINANCE APPROVING A WATER AND WASTEWATER UTILITY RELOCATION STANDARD UTILITY AGREEMENT ("AGREEMENT") BY AND BETWEEN THE CITY OF DENTON ("CITY") AND THE TEXAS DEPARTMENT OF TRANSPORTATION ("TXDOT"), FOR THE REIMBURSEMENT OF ELIGIBLE COSTS INCURRED IN THE ADJUSTMENT, REMOVAL, AND RELOCATION OF CITY FACILITIES OF BOTH WATER AND WASTEWATER UTILITIES ALONG I-35E FROM US 380/UNIVERSITY TO MILAM ROAD (" UTILITY RELOCATIONS PROJECT (TXDOT CSJ# 0195-02-074), WITHIN THE COUNTY AND CITY OF DENTON, TEXAS; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AND DELIVER THE AGREEMENT; PROVIDING FOR THE EXPENDITURE OF FUNDS IN AN AMOUNT NOT TO EXCEED $8,071,662.47 FOR WATER AND WASTEWATER UTILITY RELOCATION EFFORTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the TxDOT has deemed it necessary to make certain highway improvements as designated by the State and approved by the Federal Highway Administration within the limits of the highway as indicated for the I-35 E From US 380 to Milam Road Utility Relocation Project ("Utility Relocation Project");

WHEREAS, TxDOT has expanded their right-of-way through the I-35E corridor within the Denton city limits in anticipation of the TxDOT's I-35E Widening project with a current project letting schedule of September 2023; and

WHEREAS, the proposed Utility Relocation Project will necessitate the adjustment, removal, and/or relocation of certain facilities of the City as indicated in the following statement of work:

1) CSJ 074 Water Line: Install approximately 12,643 LF of 20" HDPE, 279 LF of 12" PVC, longitudinal to IH35 from IH35 Sta 2230+71 to IH35 Sta 2360+33. Install approximately 1,142 LF of 30" steel casing, longitudinal to IH35 with two Crossings of Barthold Rd and Hwy 77 at I-35 ML Sta 2237+09 and Sta 2230+71. Approximately 14,313 LF of 16", 919 LF of 12", 188 LF of 8", and 50 LF of 6", water line in easement that is in conflict with right-of-way expansion and pavement is to be abandoned.
2) CSJ 074 Wastewater: abandon 12,214 LF of 4" wastewater in conflict with pavement & right- of-way; and

WHEREAS, the City of Denton is responsible for relocating the City's utilities currently located within the recently acquired TxDOT right-of-way; and

WHEREAS, in an effort to meet TxDOT's anticipated roadway construction schedule, the City's Utility Relocation Project will relocate both water and wastewater utilities out of TxDOT's recently expanded right-of-way between US-380 and Milam Rd; and

WHEREAS, the TxDOT will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for State and/or Federal participation; and

WHEREAS, TxDOT, upon receipt of evidence it deems sufficient, acknowledges the City's interest in certain lands and facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the statement of work; and

WHEREAS, TxDOT will, upon satisfactory completion of the adjustment, removal, and/or relocation and upon receipt of final billing prepared in an approved form and manner and accounting for any intermediate payments, make payment in the amount of 90 percent (90%) of the eligible costs as shown in the final billing prior to audit and after such audit shall make an additional final payment totaling the reimbursement amount found eligible for State reimbursement.

WHEREAS, the City Council having considered the importance of the project to the citizens of Denton and finding that it is in the public's health and safety interest, is of the opinion that it should approve the Agreements; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The recitals contained in the preamble of this ordinance are hereby incorporated into the body of this ordinance are true and correct.

SECTION 2. The City Manager, or designee, is authorized to expend funs in the amount of expenditure of funds in the amount of Eight Million, Seventy-one Thousand, Six Hundred Sixty-two and 47/100 Dollars ($8,071,662.47) for the I-35 E From US 380 to Milam Road Utility Relocation Project in the City and County of Denton.

SECTION 3. The City Manager, or designee, is hereby authorized to execute on behalf of the City the Water and Wastewater Standard Utility Agreement No. U00017637, a copy of which is attached hereto as Exhibits " A" and made a part hereof for all purposes.

SECTION 4. The City Manager, or designee, is further authorized to carry out all obligations and duties of the City as set forth in the Agreement, including but not limited to the expenditure of funds.

SECTION 5. That this ordinance shall become effective immediately upon its passage and approval.

[Signatures to appear on the following page]

The motion to approve this ordinance was made by Brian Beck and seconded by Brandon Chase McGee. The ordinance was passed and approved by the following vote [6 - 0]:

	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	✓			
Vicki Byrd, District 1:	✓			
Brian Beck, District 2:	✓			
Paul Meltzer, District 3:	✓			
Joe Holland, District 4:	✓			
Brandon Chase McGee, At Large Place 5:	✓			
Chris Watts, At Large Place 6:				✓

PASSED AND APPROVED this the 18th day of July, 2023.

GERARD HUDSPETH, MAYOR

ATTEST:
JESUS SALAZAR, INTERIM CITY SECRETARY

By: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

By: Benjamin K. Samples, III _____

CITY OF DENTON
DENTON, TEXAS

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Texas Department of Transportation

4777 US HIGHWAY 80 EAST, MESQUITE, TX 75150-6643 | 214.320.6100 | WWW.TXDOT.GOV

July 28, 2023

Mr. Sarah Hensley, City Manager
City of Denton
1659 Spencer Rd.
Denton, TX 76205

RE: Approved Standard Utility Agreement – Utility ID U00017637
City of Denton
IH 35 Project from: US 77 North of Denton to: Cooke County Line
RCSJ: 0195-02-079 / CCSJ: 0195-02-074
Federal Project Number: NH 2020 (576)
Denton County

Dear Ms. Hensley,

The Texas Department of Transportation is pleased to forward a fully executed copy of the approved Standard Utility Agreement for the above referenced utility relocation project. The Agreement assembly consists of the following:

1. Standard Utility Agreement (Form ROW-U-35)
2. Plans, Specifications, and Estimated Costs (Attachment “A”)
3. Accounting Method (Attachment “B”)
4. Schedule of Work (Attachment “C”)
5. Statement Covering Contract Work (Attachment “D”)
6. Utility Joint Use Agreement/Utility Installation Review (Form ROW-U-JUA) (Attachment “E”)
7. Eligibility Ratio (Attachment “F”)
8. Betterment Calculation and Estimate (Attachment “G”)
9. Proof of Property Interest (Attachment “H”)

Also attached are the specifications for utility construction including: General Utility Installations, Water and Sanitary Sewer Lines, Trench Excavation and Pit Location, Construction of Highway Crossing by Bore, Construction of Highway Crossing by Tunnel, Backfill Specifications, "Buy America" guidelines, and a copy of Form 1818.

Planned construction on the above project requires that utilities, "In Conflict", be relocated or adjusted. This utility adjustment consists of relocating approximately 12,643 LF of 20” HDPE, 279 LF of 12” PVC, longitudinal to IH 35 from IH 35 STA 2230+71 to IH 35 STA 2360+33; 1,142 LF of 30” steel casing, longitudinal to IH 35 with two crossings of Barthold Road and Highway 77 at IH 35 STA 2237+09 and STA 2230+71. This project includes 12,214 LF of 4” wastewater to be abandoned, in addition to 14,313 LF of 16”, 919 LF of 12”, 188 LF 8”, and 50 LF of 5” water line to be abandoned in an easement that is in conflict with the ROW expansion and pavement. Facilities will be uniformly aligned and installed in accordance with the Utility Accommodation Rules.

The City of Denton has submitted a calculated total estimated cost for this adjustment of $8,071,662.47. The replacement is all in kind with no betterment dollar value. There is no elective betterment or declared salvage credit associated with this plan of adjustment.

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This adjustment is eligible for state cost participation in accordance with the provisions of 23 CFR 645 A. The eligibility ratio is 100% of eligible costs for the relocation of Utilities on Federal Aid Interstate projects. Based upon linear footage of the existing facilities, in private easement, an eligibility ratio of 100% has been established (see Attachment “F” for calculations).

“Buy America" items have been identified within this agreement.

All quantities in the estimate portion of the agreement are preliminary. Final quantities and participation will be based on the costs of actual work performed.

Subject to Texas Transportation Code Section 203.094, TxDOT may reduce reimbursement to the utility by 10 percent for each 30-day period or portion of a 30-day period by which the relocation exceeds the limit specified in the agreement.

Billing submittals to TxDOT must have a cover letter that includes the following information to facilitate expeditious processing of payments due:

1. Highway Name – RCSJ 0195-02-079 – City of Denton (ROWIS U# NA/Utility ID U00017637)
2. Starting and Ending Dates of Construction
3. If applicable, “Buy America” Certification must be notarized and submitted on Material Statement (Form 1818).
4. The Street Address where all records pertaining to this job can be accessed for audit. These records must be maintained for a 3-year minimum from the date of completion.
5. The Utility’s 11 Digit Texas Taxpayer Number and 3 Digit Mail Code
6. If applicable, a copy of all Bid Tabulations received.
7. Final or partial invoices must include a detailed itemized billing submittal consistent with the same format as the original estimate. Supporting documentation is also required. If billing submittal deviates significantly from the approved estimate, an explanation will be needed.

The TxDOT Area Engineer (AE) is Amanda Miller, P.E., at the Denton County Area Office. The Area Engineer will be certifying that work was done in accordance with these plans and specifications, and that materials specified, or equivalent have been used. Attention should be paid to backfill, cleanup requirements, and erosion control. These must be accomplished to the satisfaction of the Project Engineer.

The Area Office Utility Coordinator must be notified to arrange a pre-construction meeting 5 working days prior to starting construction. The agenda for this meeting shall include the following: a) Construction Safety, b) Traffic Control Plan, c) Scheduled Project Starting and Completion Dates, and d) Prior to installation, all "Buy America" compliant items must be shown on the Material Statement (Form 1818) with each item’s supporting documentation included. The Utility Coordinator for this Area Office is Leonard Chapman (940) 230-5350.

Questions regarding this adjustment may be directed to Jose Olivares at (214) 319-6507.

Sincerely,

DocuSigned by:
CD610F6E0D584EF...

John Hudspeth, P.E.
Deputy District Engineer, Dallas District

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Attachments
cc: Lesley Taylor
Darla Payberah, P.E.
Travis Campbell, P.E.
Amanda Miller P.E.
Sarah Hensley

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Lina T. Ramey
and Associates, Inc.

Engineering
Surveying
Subsurface Utility Engineering
Construction Management

July 28, 2023

Darla Payberah
TxDOT – Dallas District Utility and Survey Supervisor
4777 E. Highway 80
Mesquite, Texas 76021
214-320-6648

Re: ROW CSJ 0195-02-074 IH 35 from US 77 to View Road, North of Denton Standard Utility Agreement Submittal

Subject: Standard Utility Agreements (SUA) for City of Denton (U00017637)

Dear Mrs. Payberah:

The City of Denton (the City) would like to submit this Standard Utility Agreements (SUA) for your approval. This SUA is for the adjustment of an existing water and wastewater facilities (U00017637) located in Denton, TX which are currently located completely within acquired TxDOT ROW, including a transmission water line that is in existing easement. The City has included the signed 2002 City Ordnance subsection 35.21.4 and was carried over to the most current 2019 Denton Development Code in subsection 7.6.7, requiring that all relocations be in an easement.

Relocation and abandonment/removal plans and the cost estimate is in Attachment A. All work under this Standard Utility Agreement has been solicited using a contractor selected during a competitive bid process advertised, selected, and approved by City. The 3 closest bid tabs are included. The estimated construction start date for the work this agreement is September 11, 2023. The relocations and abandonment and removals are expected to be completed by April 14, 2024. The City is providing an incentive to the Contractor to finish early and the Contractor plans to begin work on August 1. Prior to the underground work being performed, LTRA will inspect steel casing and ductile iron pipe (if selected) and confirm Form 1818 with MTR's are properly filled out and signed.

The relocations include relocating approximately 9,018 LF of existing water lines and 3,971 LF of existing gravity and force main wastewater lines. To complete all adjustments in 0195-02-074, the City of Denton's water relocation in this package are from IH 35 STA 2230+71 to STA 2360+33. This utility adjustment consists of relocating approximately 12,643 LF of 20" HDPE, 279 LF of 12" PVC, longitudinal to IH 35 from IH 35 STA 2230+71 to IH 35 STA 2360+33; 1,142 LF of 30" steel casing, longitudinal to IH 35. This project includes 12,214 LF of 4" wastewater to be abandoned, in addition to 14,313 LF of 16", 919 LF of 12", 188 LF 8", and 50 LF of 5" water line to be abandoned in an easement that is in conflict with the ROW expansion and pavement. The proposed water line terminates at a water vault to be constructed by the City of Denton and connected in the future by Upper Trinity Regional Water District (See U00013437). City relocations do not propose replacement of a 6" wastewater force main between US 77 and Milam Road.

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LTRA
Lina T. Ramey
and Associates, Inc.

Engineering
Surveying
Subsurface Utility Engineering
Construction Management

Proposed easements include a 30 FT water and wastewater easement from US 77 to Ganzer Road, a 40' water and wastewater easement south of Ganzer Road and a 20' water and wastewater easement between Ganzer Road and Milam Road.

This Utility Assembly includes all documents required by the TxDOT Dallas District based on review completed by appropriate representatives. Included in the scope of work is the placement of a total of IH 35 STATIONS are referenced on all relocations and the parcel numbers are included in the plans.

The Estimated Cost of the relocations in RCSJ 0195-03-074 is $8,071,662.47 with no elective betterment. Attachment G is followed by a Forced Betterment letter clarifying that 20" HDPE is a City standard equivalent to 16" Ductile Iron pipe and should be utilize due to the shorter procurement time. A total in-kind estimate is included herein Attachment A after the plan and profiles. This relocation is completely within IH 35 ROW acquisition under this RCSJ.

We respectfully request your approval of these two SUA's as submitted. If you have any questions or require additional information, please contact me through the information provided below.

Sincerely,

Peter Borsack, P.E., PMP
LTRA Senior Project Manager
pborsack@ltraengineers.com

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STANDARD UTILITY AGREEMENT

U Number: **N/A** Utility ID: **U00017637**

District: Dallas
Federal Project No.: NH2020(576)
ROW CSJ: 0195-02-079
Highway Project Letting Date: January 2024

County: Denton
Highway: IH35
From: US 77
To: Cooke County Line

This Agreement by and between the State of Texas, acting by and through the Texas Transportation Commission, **("State**"), and City of Denton, ("**Utility**"), acting by and through its duly authorized representative, shall be effective on the date of approval and execution by and on behalf of the **State**.

WHEREAS, the **State** has deemed it necessary to make certain highway improvements as designated by the **State** and approved by the Federal Highway Administration within the limits of the highway as indicated above (the "**Highway Project**");

WHEREAS, the proposed Highway Project will necessitate the adjustment, removal, and/or relocation of certain facilities of the **Utility** as indicated in the following statement of work: CSJ 074 Water Line: Install approximately 12,643 LF of 20" HDPE, 279 LF of 12" PVC, longitudinal to IH35 from IH35 Sta 2230+71 to IH35 Sta 2360+33. Install approximately 1,142 LF of 30" steel casing, longtinudinal to IH35 with two Crossings of Barthold Rd and Hwy 77 at I-35 ML Sta 2237+09 and Sta 2230+71. Approximately 14,313 LF of 16", 919 LF of 12", 188 LF of 8", and 50 LF of 6", water line in easement that is in conflict with ROW expansion and pavement is to be abandoned.
CSJ 074 Wastewater: abandon 12,214 LF of 4" wastewater in conflict with pavement & ROW; and more specifically as shown in the **Utility's** plans, specifications and estimated costs, which are attached hereto as Attachment "A".

WHEREAS, the **State** will participate in the costs of the adjustment, removal, and relocation of certain facilities to the extent as may be eligible for State and/or Federal participation.

WHEREAS, the **State,** upon receipt of evidence it deems sufficient, acknowledges the **Utility's** interest in certain lands and facilities that entitle it to reimbursement for the adjustment, removal, and relocation of certain of its facilities located upon the lands as indicated in the statement of work above.

NOW, THEREFORE, BE IT AGREED:

The **State** will pay to the **Utility** the costs incurred in adjustment, removal, and relocation of the **Utility's** facilities up to the amount said costs may be eligible for **State** participation.

All conduct under this agreement, including but not limited to the adjustment, removal, and relocation of the facility, the development and reimbursement of costs, any environmental requirements, and retention of records will be in accordance with all applicable federal and state laws, rules and regulations, including, without limitation, the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act, 42 U.S.C. §§ 4601, et seq., the National Environmental Policy Act, 42 U.S.C. §§ 4321, et seq., the Buy America provisions of 23 U.S.C. § 313 and 23 CFR 635.410, as amended, Texas Transportation Code § 223.045, the Utility Relocations, Adjustments, and Reimbursements provisions of 23 CFR 645, Subpart A, and the Utility Accommodation provisions of 23 CFR 645, Subpart B.

The **Utility** shall supply, upon request by the **State**, proof of compliance with the aforementioned laws, rules, regulations, and guidelines prior to the commencement of the adjustment, removal, and relocation of the facility.

DS DP — Initial — 7/31/2023 — Date
TxDOT

DS SH — Initial — 7/31/2023 — Date
Utility

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The Utility shall not commence any physical work, including without limitation site preparation, on the State's right of way or future right of way, until TxDOT provides the Utility with written authorization to proceed with the physical work upon TxDOT's completion and clearance of its environmental review of the Highway Project. Any such work by the Utility prior to TxDOT's written authorization to proceed will not be eligible for reimbursement and the Utility is responsible for entering any property within the proposed limits of the Highway Project that has not yet been acquired by TxDOT. This written authorization to proceed with the physical work is in addition to the authorization to commence work outlined below. Notwithstanding the foregoing, the provisions of this paragraph are required only when TxDOT has not obtained completion and clearance of its environmental review of the Highway Project prior to the execution of this Agreement by the State and the Utility.

The **Utility** shall comply with the Buy America provisions of 23 U.S.C. § 313, 23 CFR 635.410, as amended, and the Steel and Iron Preference provisions of Texas Transportation Code § 223.045 and, when products that are composed predominately of steel and/or iron are incorporated into the permanent installation of the utility facility, use domestically manufactured products. TxDOT Form 1818 (Material Statement), along with all required attachments, must be submitted, prior to the commencement of the adjustment, removal, and relocation of the facility, as evidence of compliance with the aforementioned provisions. Failure to submit the required documentation or to comply with the Buy America, and Steel and Iron Preference requirements shall result in: (1) the **Utility** becoming ineligible to receive any contract or subcontract made with funds authorized under the Intermodal Surface Transportation Efficiency Act of 1991; (2) the **State** withholding reimbursement for the costs incurred by the **Utility** in the adjustment, removal, and relocation of the **Utility's** facilities; and (3) removal and replacement of the non-compliant products.

The **Utility** agrees to develop relocation or adjustment costs by accumulating actual direct and related indirect costs in accordance with a work order accounting procedure prescribed by the **State**, or may, with the **State's** approval, accumulate actual direct and related indirect costs in accordance with an established accounting procedure developed by the **Utility**. Bills for work hereunder are to be submitted to the **State** not later than one (1) year after completion of the work. Failure to submit the request for final payment, in addition to all supporting documentation, within one (1) year after completion of the work may result in forfeiture of payment for said work.

When requested, the **State** will make intermediate payments at not less than monthly intervals to the **Utility** when properly billed. Such payments will not exceed 90 percent (90%) of the eligible cost as shown in each such billing. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

The **State** will, upon satisfactory completion of the adjustment, removal, and/or relocation and upon receipt of final billing prepared in an approved form and manner and accounting for any intermediate payments, make payment in the amount of 90 percent (90%) of the eligible costs as shown in the final billing prior to audit and after such audit shall make an additional final payment totaling the reimbursement amount found eligible for **State** reimbursement.

Alternatively, the **State** agrees to pay the **Utility** an agreed lump sum of $N/A as supported by the attached estimated costs. The **State** will, upon satisfactory completion of the adjustments, removals, and relocations and upon receipt of a final billing, make payment to the **Utility** in the agreed amount.

Upon execution of this agreement by both parties hereto, the **State** will, by written notice, authorize the **Utility** to perform such work diligently and to conclude said adjustment, removal, and relocation by the stated completion date which is attached hereto in Attachment "C". The completion date shall be extended for delays caused by events outside the **Utility's** control, including an event of Force Majeure, which shall include a strike, war or act of war (whether an actual declaration of war is made or not), insurrection, riot, act of public enemy, accident, fire, flood or other act of God, sabotage, or other events, interference by the **State** or any other party with the **Utility's** ability to proceed with the work, or any other event in which the **Utility** has exercised all due care in the prevention thereof so that the causes of other events are beyond the control and without the fault or negligence of the **Utility**.

This agreement in its entirety consists of the following elements:

Standard Utility Agreement – ROW-U-35;
- Plans, Specifications, and Estimated Costs (Attachment "A");
- Accounting Method (Attachm B");

DS DP 7/31/2023 — Initial / Date — TxDOT

DS SH 7/31/2023 — Initial / Date — Utility

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- Schedule of Work (Attachment “C”);
- Statement Covering Contract Work – ROW-U-48 (Attachment “D”);
- Utility Joint Use Agreement – ROW-U-JUA and/or Utility Installation Request – Form 1082 (Attachment “E”);
- Eligibility Ratio (Attachment “F”);
- Betterment Calculation and Estimate (Attachment “G”); and
- Proof of Property Interest – ROW-U-Affidavit (Attachment “H”).

All attachments are included herein as if fully set forth. In the event it is determined that a substantial change from the statement of work contained in this agreement is required, reimbursement therefore shall be limited to costs covered by a modification or amendment of this agreement or a written change or extra work order approved by the **State** and the **Utility**.

This agreement is subject to cancellation by the **State** at any time up to the date that work under this agreement has been authorized, and such cancellation will not create any liability on the part of the **State.** However, the **State** will review and reimburse the **Utility** for eligible costs incurred by the **Utility** in preparation of this Agreement.

The State Auditor may conduct an audit or investigation of any entity receiving funds from the **State** directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the State Auditor, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

The **Utility** by execution of this agreement does not waive any of the rights that the **Utility** may have within the limits of the law.

It is expressly understood that the **Utility** conducts the adjustment, removal, and relocation at its own risk, and that the **State** makes no warranties or representations regarding the existence or location of utilities currently within its right of way.

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

The signatories to this agreement warrant that each has the authority to enter into this agreement on behalf of the party represented.

UTILITY

Utility: City of Denton
Name of Utility

By: DocuSigned by: Sara Hensley 5236DB296270423...
Authorized Signature

Sara Hensley
Print or Type Name

Title: City Manager

Date: 7/31/2023

EXECUTION RECOMMENDED:

DocuSigned by: James P. Campbell 98671C109B6A4C3...
Director of TP&D (or designee), Dallas District

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, established policies or work programs heretofore approved and authorized by the Texas Transportation Commission.

By: DocuSigned by: John Hampton, P.E. CD610F6E0D584EF...
District Engineer (or designee)

Date: 8/2/2023

DS DP Initial 7/31/2023 Date
TxDOT

DS SH Initial 7/31/2023 Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "A"
Plans, Specifications, and Estimated Costs

All material items within cost estimate that must meet Buy America or Steel and Iron Preference Provision requirements must be indicated with an asterisk (*).

☐ Currently, **we do not have** Buy America required materials planned for this project. In the event that Buy America compliant materials are used during construction on this project, compliance documentation will be provided.

☐ There are non-domestic iron and steel materials in this project that fall under the De Minimus equation. Calculation showing the total cost does not exceed one-tenth of one percent (0.1 %) of the individual utility agreement amount or $2,500.00, whichever is greater is required.

☒ We understand the Buy America Compliance Requirements and will supply the required documentation to TxDOT indicating compliance with this provision. The following documents will be supplied prior to installation of the materials:

1) Form 1818 - Material Statement
2) Material Test Reports or Certifications

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146

THE CITY OF DENTON, TEXAS

PLANS FOR THE:

IH-35 UTILITY RELOCATIONS

FROM US-380 TO MILAM

IFB NO. 7968-003

~~TxDOT Project CCSJ 0195-03-087 & ROW CSJ 0195-03-091~~
~~WATER AND WASTEWATER UTILITY ID#: U00011547~~

TxDOT Project CCSJ 0195-02-074 & ROW CSJ 0195-02-079
WATER AND WASTEWATER UTILITY ID#: U00017367

KH NO. 061024021

CITY OF DENTON, TEXAS – IH-35 UTILITY RELOCATIONS FROM US-380 TO MILAM)

SHEET INDEX:

General Sheets

2 – GENERAL NOTES I
3 – PROJECT CONTROL AND BENCHMARKS ← ADD TO SET
4 – PROPOSED WATER LOCATION MAP
5 – PROPOSED SEWER LOCATION MAP
~~6 – UTILITY ABANDONMENT (SHEET 1 OF 4)~~
~~7 – UTILITY ABANDONMENT (SHEET 2 OF 4)~~
8 – UTILITY ABANDONMENT (SHEET 3 OF 4)
9 – UTILITY ABANDONMENT (SHEET 4 OF 4)

Water Sheets

~~10 – CSJ 087 – PROPOSED 12IN WL A STA 0+00 – END~~
~~11 – CSJ 087 – PROPOSED 8IN WL B STA 0+00 – END~~
~~12 – CSJ 087 – PROPOSED 12IN WL C STA 0+00 – 8+00~~
~~13 – CSJ 087 – PROPOSED 12IN WL C STA 8+00 – 18+00~~
~~14 – CSJ 087 – PROPOSED 12IN WL C STA 18+00 – 28+00~~
~~15 – CSJ 087 – PROPOSED 12IN WL C STA 28+00 – 38+00~~
~~16 – CSJ 087 – PROPOSED 12IN WL C STA 38+00 – 47+00~~
~~17 – CSJ 087 – PROPOSED 12IN WL C STA 47+00 – END~~
~~18 – CSJ 087 – PROPOSED 8IN WL D STA 0+00 – END~~
~~19 – CSJ 087 – PROPOSED 12IN WL E STA 0+00 – END~~
~~20 – CSJ 087 – PROPOSED 12IN WL F STA 0+00 – END~~ ⚠
21 – CSJ 087 – PROPOSED 20IN WL G STA 0+00 – 9+00
22 – CSJ 087 – PROPOSED 20IN WL G STA 9+00 – 19+00
23 – CSJ 087 – PROPOSED 20IN WL G STA 19+00 – END
24 – CSJ 074 – PROPOSED 20IN WL A STA 0+00 – 10+00
25 – CSJ 074 – PROPOSED 20IN WL A STA 10+00 – 20+00
26 – CSJ 074 – PROPOSED 20IN WL A STA 20+00 – 30+00
27 – CSJ 074 – PROPOSED 20IN WL A STA 30+00 – 40+00
28 – CSJ 074 – PROPOSED 20IN WL A STA 40+00 – 50+00
29 – CSJ 074 – PROPOSED 20IN WL A STA 50+00 – 60+00
30 – CSJ 074 – PROPOSED 20IN WL A STA 60+00 – 70+00
31 – CSJ 074 – PROPOSED 20IN WL A STA 70+00 – 80+00
32 – CSJ 074 – PROPOSED 20IN WL A STA 80+00 – 90+00
33 – CSJ 074 – PROPOSED 20IN WL A STA 90+00 – 100+00
34 – CSJ 074 – PROPOSED 20IN WL A STA 100+00 – 110+00
35 – CSJ 074 – PROPOSED 20IN WL A STA 110+00 – 120+00
36 – CSJ 074 – PROPOSED 20IN WL A STA 120+00 – 128+50
37 – CSJ 074 – PROPOSED 20IN WL A STA 128+50 – END
38 – CSJ 087 – PROPOSED 8IN WL H & CSJ 074 – PROPOSED 12IN WL B
39 – CSJ 074 – PROPOSED PRESSURE REDUCING VALVE VAULT
40 – CSJ 074 – PROPOSED METER VAULT (FEED TO SANGER)

Cathodic Protection

41 – CATHODIC PROTECTION TEST STATION SCHEDULE
42 – CATHODIC PROTECTION DETAILS I
43 – CATHODIC PROTECTION DETAILS II
44 – CATHODIC PROTECTION DETAILS III
45 – CATHODIC PROTECTION DETAILS IV
46 – CATHODIC PROTECTION DETAILS V

Sewer Sheets

~~47 – CSJ 087 – PROPOSED 8IN SS A STA 0+00 – 9+00~~
~~48 – CSJ 087 – PROPOSED 8IN SS A STA 9+00 – END~~
~~49 – CSJ 087 – PROPOSED 12IN SS B STA 0+00 – 9+00~~
~~50 – CSJ 087 – PROPOSED 12IN SS B STA 9+00 – 15+50~~
~~51 – CSJ 087 – PROPOSED 12IN SS B STA 15+50 – END~~
~~52 – CSJ 087 – PROPOSED 8IN SS B1 STA 0+00 – END~~
~~53 – CSJ 087 – PROPOSED 12IN FM A STA 0+00 – END~~
~~54 – CSJ 087 – PROPOSED 6IN FM B STA 0+00 – END~~
~~55 – RV CAMPING WORLD DEMOLITION LAYOUT~~
56 – DEMOLITION DETAILS

Standard Details

57 – CITY STANDARD DTLS 1
58 – CITY STANDARD DTLS 2
59 – CITY STANDARD DTLS 3
60 – CITY STANDARD DTLS 4
61 – CITY STANDARD DTLS 5
62 – CITY STANDARD DTLS 6
63 – CITY STANDARD DTLS 7
64 – CITY STANDARD DTLS 8
65 – CONSTRUCTION DETAILS 1
66 – CONSTRUCTION DETAILS 2

Erosion Control Plans

67 – EROSION CONTROL PLAN (SHEET 1 OF 3)
68 – EROSION CONTROL PLAN (SHEET 2 OF 3)
69 – EROSION CONTROL PLAN (SHEET 3 OF 3)
70 – EROSION DETAILS

Surface Repair Sheets

71 – PROPOSED SURFACE REPAIR (SHEET 1 OF 5)
72 – PROPOSED SURFACE REPAIR (SHEET 2 OF 5)
73 – PROPOSED SURFACE REPAIR (SHEET 3 OF 5)
74 – PROPOSED SURFACE REPAIR (SHEET 4 OF 5)
75 – PROPOSED SURFACE REPAIR (SHEET 5 OF 5)

Traffic Control Plan

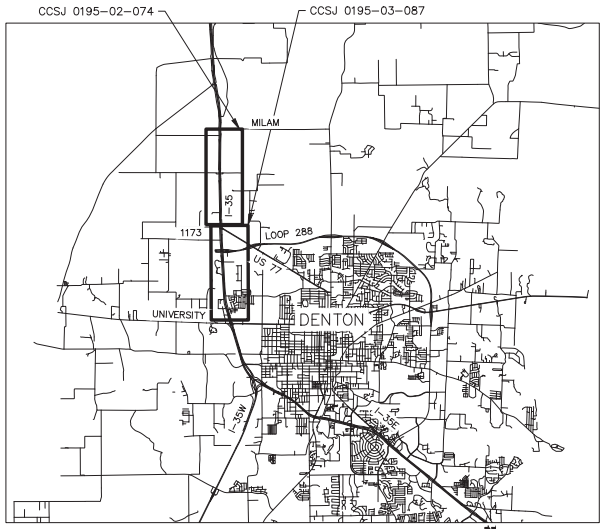
76 – TRAFFIC CONTROL PLAN – CONVENTIONAL ROAD SHOULDER WORK
77 – TRAFFIC CONTROL PLAN – ONE-LANE TWO-WAY TRAFFIC CONTROL

Electrical Sheets

E1 – ELECTRICAL PRESSURE REDUCING VAULT PLAN
E2 – ELECTRICAL METER VAULT PLAN
E3 – ELECTRICAL CONTROL DIAGRAMS SHEET
E4 – ELECTRICAL DETAILS SHEET 1
E5 – ELECTRICAL DETAILS SHEET 2
E6 – ELECTRICAL LEGEND SCHEDULES & NOTES

Structural Sheets

S1 – PROPOSED STRUCTURAL VAULT SHEET



Location Map
N.T.S.

CITY OFFICIALS:

MAYOR	GERARD HUDSPETH
COUNCIL MEMBERS:	
DISTRICT 1	VICKI BYRD
DISTRICT 2	BRIAN BECK
DISTRICT 3	JESSE DAVIS
DISTRICT 4	
AT LARGE PLACE 5	BRANDON MCGEE
AT LARGE PLACE 6	CHRIS WATTS
DIRECTOR OF WATER AND WASTEWATER UTILITIES	STEPHEN GAY
CITY ENGINEER	REBECCA DIVINEY, P.E.
PROJECT MANAGER, SR. ENGINEER CAPITAL PROJECTS	KYLE PEDIGO

TxDOT General Notes

1. BY SEALING AND SIGNING THESE PERMIT PLANS AS A PROFESSIONAL CIVIL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, I CERTIFY THAT THE PROPOSED DRIVEWAY OR PUBLIC STREET CONNECTION TO THE STATE ROADWAY MEETS OR EXCEEDS THE MINIMUM STOPPING SIGHT DISTANCE REQUIRED FOR A POSTED SPEED OF 45 MILES PER HOUR, BASED ON THE MOST RECENT TXDOT DESIGN MANUAL REQUIREMENTS.
2. ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TXDOT STANDARD SPECIFICATIONS, STANDARD PLANS, AND TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, JUNE 1, 2004, AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.

(CHRISTOPHER IGO, P.E. #120045)
*THE STANDARD TXDOT SHEETS, SPECIFICALLY IDENTIFIED IN THIS SHEET INDEX, HAVE BEEN SELECTED BY ME OR UNDER MY RESPONSIBLE SUPERVISION AS BEING APPLICABLE TO THIS PROJECT.

Kimley»Horn

801 Cherry St., Suite 1300 Ft. Worth, TX 76102 P: 817-335-6511
TBPE No. 928 F: 817-335-5070

05/10/2023
STATE OF TEXAS
CHRISTOPHER F. IGO
120045
LICENSED
PROFESSIONAL ENGINEER

MAY 2023

No.	Revision	By	Date
⚠	PIPE SIZE CHANGE TO REFLECT BID MATERIAL	CPI	5/10/2023

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GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA (FOR LOCATING ALL UNDERGROUND FACILITIES FOR COORDINATION OF THE WORK WITH THE CITY OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION) FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK, THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
2. NOTIFY THE CITY OF DENTON TO LOCATE EXISTING CITY UTILITIES PRIOR TO CONSTRUCTION.
3. CAUTION! BURIED GAS LINES EXIST ALONG THIS PROJECT. CONTACT EXPLORER GAS, THOMAS MARTINEZ (918-493-5104) 48 HOURS PRIOR TO EXCAVATION.
3. CAUTION! BURIED GAS LINES EXIST ALONG THIS PROJECT. CONTACT ATMOS, OMAR CAMPOS (940-380-7463) 48 HOURS PRIOR TO EXCAVATION.
4. CAUTION! BURIED TELEPHONE CABLES EXIST ALONG THIS PROJECT. CONTACT THE APPROPRIATE FRANCHISE 48 HOURS PRIOR TO EXCAVATION: VERIZON (972-318-5260), GTE (940-381-9294), ZAYO (817-665-4702), AND AT&T (817-338-6013).
5. CAUTION! BURIED ELECTRIC CABLES EXIST ALONG THIS PROJECT. CONTACT THE APPROPRIATE FRANCHISE 48 HOURS PRIOR TO EXCAVATION: COSERV (940-321-7800) AND DENTON MUNICIPAL ELECTRIC (940-349-8700).
6. FOLLOW OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS AND WORK A SAFE DISTANCE FROM ALL POWER LINES. WHENEVER WORK IS TO BE PERFORMED NEAR OVERHEAD LINES, OSHA REQUIRES THAT WORKMEN AND ANY EQUIPMENT OR TOOLS BEGIN OPERATED OR HANDLED BE KEPT A SAFE DISTANCE FROM POWER LINES. OSHA ALSO REQUIRES THAT THE POWER LINES SHALL EITHER BE DE-ENERGIZED AND GROUNDED OR OTHER PROTECTIVE MEASURES SHALL BE TAKEN BEFORE WORK IS STARTED. OSHA HAS PRESCRIBED CERTAIN DISTANCES THAT WORKMEN, TOOLS, AND EQUIPMENT MUST BE KEPT FROM OVERHEAD LINES. 10 FEET IS THE DISTANCE FOR POWER LINES OF 50,000 VOLTS OR LESS. 11 FEET IS THE DISTANCE FOR POWER LINES OF 138,000 VOLTS.
7. CONSTRUCTION SURVEYING IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY CONTROL MONUMENTATION PRIOR TO CONSTRUCTION AND SUBMIT DOCUMENTATION OF VERIFICATION TO THE CITY AND ENGINEER.
8. CONTRACTOR SHALL RE-ESTABLISH ANY PROPERTY MARKER, BENCHMARK, ETC. DISTURBED DURING CONSTRUCTION TO ITS ORIGINAL LOCATION AT NO COST TO CITY.
9. ONLY THOSE ITEMS LISTED IN THE BID TABULATION WILL BE MEASURED AND PAID FOR AT THE UNIT PRICE REQUIRED TO COMPLETE THE PROJECT. ALL OTHER WORK SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS ITEMS BID, AND NO SEPARATE PAYMENT SHALL BE MADE.
10. THE CONTRACTOR SHALL NOTIFY THE CITY OF DENTON 48 HOURS PRIOR TO START OF ANY CONSTRUCTION.
11. THE CONTRACTOR SHALL NOTIFY LANDOWNERS AT LEAST 48 HOURS PRIOR TO ENTERING PROPERTY.
12. CLEARING AND GRUBBING MAY BEGIN NO SOONER THAN ONE MONTH PRIOR TO PIPE TRENCHING OPERATIONS. PIPE STRINGING SHALL BE NO MORE THAN ONE WEEK PRIOR TO PIPE LAYING. BACKFILL SHALL BE COMPLETED NO MORE THAN ONE DAY AFTER PIPE LAYING. CLEANUP AND SURFACE RESTORATION SHALL BE COMPLETED NO MORE THAN ONE MONTH AFTER PIPE LAYING. THE SITE SHALL BE KEPT CLEAN OF TRASH AT ALL TIMES. FAILURE TO COMPLY WITH THESE REQUIREMENTS MAY RESULT IN WITHHOLDING SOME OR ALL PAYMENT TO THE CONTRACTOR.
13. ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC., FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS SHALL CONFORM TO THE INSTALLATIONS AND LOCATIONS SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD), AS CURRENTLY AMENDED, AS PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION.
14. CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC ON ALL OPEN-CUT ROADS AT ALL TIMES, AND CONSTRUCT TEMPORARY BYPASS IF NECESSARY.
15. THE CONTRACTOR SHALL GIVE THE CITY 5 DAYS NOTICE IN ADVANCE OF THE TIME A STREET SIGN IS TO BE REMOVED TO CLEAR CONSTRUCTION OPERATIONS. AT NO TIME WILL THE CONTRACTOR REMOVE OR RELOCATE A STOP OR YIELD SIGN WITHOUT PRIOR APPROVAL BY THE CITY.
16. CONTRACTOR SHALL COORDINATE DRIVEWAY CLOSURES WITH PROPERTY OWNERS PRIOR TO BEGINNING WORK. DRIVEWAYS SHALL REMAIN OPEN AT ALL TIMES IF POSSIBLE. ACCESS SHALL BE MAINTAINED AT ALL TIMES. DEPTH OF DRIVEWAY REPAIR SHALL MATCH DEPTH OF EXISTING SURFACE.
17. THE CONTRACTOR SHALL PLAN HIS WORK SEQUENCE IN A MANNER THAT WILL CAUSE THE MINIMUM INTERFERENCE WITH TRAFFIC DURING CONSTRUCTION OPERATIONS. BEFORE BEGINNING WORK ON THIS PROJECT, THE CONTRACTOR SHALL SUBMIT A PLAN FOR CONSTRUCTION OPERATIONS OUTLINING, IN DETAIL, A SEQUENCE OF WORK TO BE FOLLOWED, SETTING OUT THE METHOD OF HANDLING TRAFFIC ALONG, ACROSS, AND ADJACENT TO THE WORK.
18. IF AT ANY TIME DURING CONSTRUCTION THE CONTRACTOR'S PROPOSED PLAN OF OPERATION FOR HANDLING TRAFFIC DOES NOT PROVIDE FOR SAFE, COMFORTABLE MOVEMENT, THE CONTRACTOR SHALL IMMEDIATELY CHANGE HIS OPERATIONS TO CORRECT THE UNSATISFACTORY CONDITION.
19. TEMPORARY SIGNS WILL BE REQUIRED DURING CONSTRUCTION FOR THE EXISTING SIGNING WHICH INTERFERES WITH THE CONSTRUCTION. THE EXISTING SIGN FACES ON TEMPORALLY SUPPORTS MAY BE USED FOR THE TEMPORARY SIGNS AS LONG AS THEY ARE REMOVED AND ERECTED ON TEMPORARY MOUNTS ON THE SAME DAY. THE WARNING AND REGULATORY SIGNS MUST BE IN PLACE AT ALL TIMES AS APPLICABLE.
20. BARRICADES AND SIGNS SHALL BE PLACED IN SUCH A MANNER AS NOT TO INTERFERE WITH THE SIGHT DISTANCE OF DRIVERS ENTERING THE ROADWAYS OR SIDE STREETS. TO FACILITATE LANE SHIFTING, BARRICADES AND SIGNS USED IN LANE CLOSURES OR TRAFFIC STAGING MAY BE ERECTED AND MOUNTED ON PORTABLE SUPPORTS. THE DESIGN OF THESE SUPPORTS SHALL CONFORM TO TMUTCD AND ARE SUBJECT TO THE APPROVAL OF THE CITY.
21. THE CONTRACTOR WILL NOT BE PERMITTED TO COMMENCE WORK ON THE ROAD BEFORE SUNRISE AND SHALL ARRANGE HIS WORK SO THAT NO MACHINERY OR EQUIPMENT SHALL BE CLOSER THAN 30 FEET TO THE TRAVELED ROADWAY AFTER SUNSET EXCEPT AS AUTHORIZED BY THE CITY. THE CONTRACTOR IS REQUIRED TO ABIDE BY THE CITY OF DENTON NOISE ORDINANCE.
22. WHERE THE CONTRACTOR DESIRES TO MOVE ANY EQUIPMENT NOT LICENSED FOR OPERATION ON PUBLIC HIGHWAYS ON OR ACROSS ANY PAVEMENT, HE SHALL PROTECT THE PAVEMENT FROM ALL DAMAGE.
23. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND STATE OF TEXAS LAWS CONCERNING EXCAVATION, TRENCHING, SHORING, AND SITE SAFETY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE VERTICAL AND HORIZONTAL CONTROL THROUGHOUT THE PROJECT.
25. A MINIMUM COVER OF SIX FEET ABOVE PROPOSED TOP OF PIPE SHALL BE MAINTAINED UNLESS OTHERWISE SHOWN IN THE CONSTRUCTION PLANS. THE APPROXIMATE GROUND PROFILE AND THE TOP OF PIPE PROFILE SHOW A RELATIONSHIP INTENDED BY THE ENGINEER. THE TOP OF PIPE ELEVATIONS AND GEOMETRIC INFORMATION SHOWN IN THE PROFILE FOR THE PIPE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE PRECISE AND DETAILED PIPE LAYOUT IS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER FOR INFORMATION AND REVIEW. THE WORKABILITY OF THE DETAILED LAYOUT REMAINS WITH THE CONTRACTOR.
26. AT WATER LINE FITTINGS, THE MAXIMUM JOINT DEFLECTION SHALL NOT EXCEED 80% OF THE PIPE MANUFACTURER'S MAXIMUM RECOMMENDED DEFLECTION. IF DEFLECTIONS ARE CALLED OUT IN PLAN, OR IN THE EVENT THAT FIELD CONDITIONS RESULT IN THE NEED TO DEFLECT PIPE, AND C-900 IS BEING INSTALLED, A MAXIMUM ALLOWABLE DEFLECTION OF 1° IS PERMISSIBLE.
27. CONTRACTOR SHALL ENSURE A MINIMUM OF TEN FEET SEPARATION BETWEEN PROPOSED WATER LINE AND EXISTING PARALLEL SANITARY SEWER LINES AND MANHOLES.
28. IN GENERAL, MAINTAIN 2' MIN VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER LINES AND 1' MIN VERTICAL SEPARATION BETWEEN SANITARY SEWER AND STORM SEWER AT CROSSINGS.
29. THE CONTRACTOR SHALL STABILIZE ALL UNPAVED AREAS OF THE PROJECT WITH A MINIMUM 95% DENSITY OF VEGETATIVE COVER, UTILIZING THE ITEMS IN THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTY OUTSIDE OF THE EASEMENT LIMITS, INCLUDING RE-VEGETATION COSTS.
30. THE CONTRACTOR SHALL REMOVE ALL FENCES INTERFERING WITH CONSTRUCTION OPERATION WITHIN EASEMENTS AND PROVIDE TEMPORARY FENCING DURING CONSTRUCTION. REMOVED FENCES SHALL BE REPLACED WITH NEW FENCE OR UNDAMAGED ORIGINAL FENCING WITH PRIOR APPROVAL OF PROPERTY OWNER, UNLESS OTHERWISE NOTED IN THE PLANS.
31. POSITIVE DRAINAGE MUST BE RE-ESTABLISHED FOR ALL DRAINAGE SWALES AND CULVERTS IMPACTED BY THE CONTRACTOR'S OPERATIONS. THE COST OF THIS WORK SHALL BE SUBSIDIARY TO THE VARIOUS ITEMS BID.
32. ANY TREES SHOWN IN THE PLANS FOR POTENTIAL REMOVAL MUST ALSO BE APPROVED FOR REMOVAL BY THE CITY. NO TREES MAY BE REMOVED OUTSIDE OF THE PERMANENT EASEMENT WITHOUT PRIOR WRITTEN APPROVAL. CONTRACTOR SHALL BE HELD LIABLE FOR DAMAGE TO ANY TREES THAT HAVE NOT BEEN DESIGNATED FOR REMOVAL AND THE CONTRACT AMOUNT WILL BE REDUCED BY $1000 FOR EACH TREE WHICH IS REMOVED WHERE NOT AUTHORIZED.
33. THE CONTRACTOR SHALL NOT PLACE FILL OR WASTE MATERIAL ON ANY PRIVATE PROPERTY WITHOUT PRIOR WRITTEN AGREEMENT WITH PROPERTY OWNER. IN ADDITION, PLACEMENT OF SUCH FILL SHALL NOT ALTER EXISTING DRAINAGE PATTERNS.
34. NO EXCESS EXCAVATED MATERIAL SHALL BE DEPOSITED IN LOW AREAS OR ALONG NATURAL DRAINAGE WAYS, WITHOUT WRITTEN PERMISSION FROM THE CITY OF DENTON. IF THE CONTRACTOR PLACES EXCESS MATERIAL IN AREAS WITHOUT WRITTEN PERMISSION, HE SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM SUCH FILL AND HE SHALL REMOVE THE MATERIAL AT HIS OWN COST IF SO DIRECTED.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL EXCESS EXCAVATION. THE CONTRACTOR SHALL SUBMIT A "STOCKPILE PLAN" THAT DESIGNATES LOCATIONS FOR TEMPORARY STORAGE OF THE EXCAVATED SOIL. THIS STOCKPILE PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE START OF WORK. STOCKPILES SHALL NOT BE ALLOWED WITHIN THE RIGHT-OF-WAY AND SHALL BE CONTAINED WITHIN THE PERMANENT AND TEMPORARY EASEMENTS.
36. THE CITY HAS ACQUIRED PERMANENT AND TEMPORARY CONSTRUCTION EASEMENTS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR MAY ACQUIRE ADDITIONAL TEMPORARY CONSTRUCTION EASEMENTS AT HIS OWN COST, IF HE SO CHOOSES. IF THE CONTRACTOR ACQUIRES ADDITIONAL TEMPORARY EASEMENTS, HE SHALL PROVIDE COPIES OF THE WRITTEN AGREEMENT TO THE CITY AND THE ENGINEER. THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF USE OF ADDITIONAL TEMPORARY EASEMENTS. THE PLANS DEPICT THE LIMITS OF THE CONSTRUCTION AREA, GENERALLY CONSISTING OF THE TEMPORARY CONSTRUCTION EASEMENT AND ALL OR A PORTION OF THE PERMANENT WATER LINE EASEMENT. NO CONSTRUCTION ACTIVITY MAY BE CARRIED OUT WITHIN THAT PORTION OF A PERMANENT WATER LINE EASEMENT THAT FALLS OUTSIDE THE INDICATED LIMITS OF THE CONSTRUCTION AREA AS APPLICABLE.
37. REMOVE ROCK FROM THE DISTURBED AREAS SUCH THAT IT IS LEFT WITH NO MORE QUANTITY OR SIZE OF ROCK THAN THE ADJACENT LAND.
38. DAMAGE TO ANY EXISTING CULVERT OR CULVERT HEADWALL SHALL BE REPAIRED OR REPLACED, AS DETERMINED BY THE CITY, AT THE EXPENSE OF THE CONTRACTOR.
39. THE CONTRACTOR SHALL BACKFILL BORE PITS WITHIN 48 HOURS AFTER BORING IS COMPLETED.
40. AT EACH LOCATION WHERE THE PROPOSED WATER LINE TIES INTO AN EXISTING WATER LINE CONTRACTOR SHALL COORDINATE SHUT DOWNS 7 DAYS IN ADVANCE WITH CITY (KYLE PEDIGO/940-349-8425), THE EXISTING WATER LINE SHALL BE SHUT DOWN NO LONGER THAN 48 HOURS IN ORDER TO PERFORM THE CONNECTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER AND SEWER CONNECTIONS IN WORKING ORDER AT ALL TIMES. IN NO CASE SHALL SERVICES BE ALLOWED TO REMAIN OUT OF SERVICE OVERNIGHT.
41. THE CONTRACTOR SHALL CONTROL EROSION AND SEDIMENTATION PER APPLICABLE LAWS AND REGULATIONS.
42. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT OF ALL POWER POLES WITHIN 15 FEET OF THE PROPOSED CONSTRUCTION, OR WHERE TEMPORARY REMOVAL OF GUY WIRES IS NECESSARY FOR CONSTRUCTION.
43. AT PROJECT COMPLETION, ALL AREAS AFFECTED BY THE CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION. A LETTER OF RELEASE SHALL BE REQUIRED FROM EACH AFFECTED PROPERTY OWNER PRIOR TO FINAL ACCEPTANCE AND A FINAL INSPECTION AND APPROVAL BY THE CITY OF DENTON'S ON-SITE REPRESENTATIVE SHALL BE SECURED BEFORE THE CONTRACTOR SHALL LEAVE THE JOB SITE.
44. CONCRETE THRUST BLOCKING SHALL BE USED AT ALL HORIZONTAL AND VERTICAL BENDS, TEES, AND WYES, AS WELL AS ADDITIONAL RESTRAINT AS REQUIRED BY THE CONTRACT DOCUMENTS.
45. ALL GATE VALVES SHALL BE MJ, UNLESS ON A TEE, IN WHICH CASE THEY SHOULD BE MJxFLG. ALL TEES SHALL BE MJxFLG UNLESS SPECIFIED OTHERWISE.
46. THE CONTRACTOR SHALL BE LIABLE FOR DAMAGES TO BUSINESSES, HOMES, OR BASEMENTS FROM BACKUP WHICH MAY RESULT DURING THE INSTALLATION OF NEW SEWER PIPE. THE CONTRACTOR WILL BE ALLOWED TO OPEN CLEANOUTS WHERE AVAILABLE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH OPENING CLEANOUTS AND FOR REPLACEMENT OF REMOVED CAPS.
47. CONTRACTOR SHALL FURNISH AND INSTALL PIPE DETECTION TAPE OVER ALL WATER OR SEWER LINES INSTALLED. THE PIPE TAPE SHALL CONTINUOUSLY INDICATE THE PRESENCE OF BURIED WATER OR SANITARY SEWER PIPE UNDERNEATH. THE PIPE TAPE SHALL BE INSTALLED ON TOP OF THE GRANULAR PIPE EMBEDMENT, OR AS SHOWN ON THE PLANS, ALONG THE CENTER LINE OF THE PIPELINE.
48. CONTRACTOR SHALL PREPARE AND PRESENT A PLAN TO THE CITY ON HOW TIE-INS BETWEEN EXISTING LATERALS AND THE NEW SANITARY SEWER SHALL BE COORDINATED. NO EXISTING LATERAL LINES WILL BE ALLOWED TO REMAIN UNCONNECTED TO THE COLLECTION SYSTEM OVERNIGHT. TEMPORARY TIE-IN WORK SHALL BE SUBSIDIARY TO THE COST OF THE PIPE INSTALLATION AND WILL NOT BE PAID FOR SEPARATELY.
49. CONTRACTOR SHALL PREPARE AND PRESENT A PLAN ON HOW TO SUPPORT WATER, STORM DRAIN, OR OTHER LINES THAT SPAN THE CONSTRUCTION TRENCH PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
50. SERVICE LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ACTUAL LOCATION IN FIELD PRIOR TO INSTALLING NEW SERVICE LINES THAT SPAN THE CONSTRUCTION TRENCH PRIOR TO BEGINNING ANY WORK ON THE PROJECT.
51. EXISTING SERVICES MAY NOT MATCH TO SIZE OF NEW SERVICE LINES. CONTRACTOR SHALL SUPPLY CONNECTORS/ADAPTORS TO MAKE SERVICE SIZE TRANSITIONS AT NO ADDITIONAL COST.
52. NEW UTILITY LINES SHALL BE BACKFILLED & HAVE TEMPORARY PAVEMENT REPAIR (COMPACTED FLEXBASE AT A MINIMUM) TO ALLOW LOCAL TRAFFIC PER THE STANDARD DETAILS UNLESS OTHERWISE INDICATED ON THE PLANS AND UNTIL FINAL PAVING IS COMPLETED.
53. CLEANOUT BOX AND MATERIAL TO BE DETERMINED BY SURFACE LOCATION (SEE SPECIFICATIONS)
54. ALL TAPPING SLEEVE AND VALVE LOCATIONS SHALL BE MADE BY CITY CREWS UTILIZING CITY PROVIDED TAPPING SLEEVES AND VALVES.
55. CONTRACTOR SHALL PROTECT EXISTING CURB WITH INSTALLATION OF WATER OR SEWER LINE, UNLESS EXPLICITLY CALLED OUT TO BE REPLACED.
56. EXISTING FIRE HYDRANT REMOVALS ARE SUBSIDIARY TO THE NEW FIRE HYDRANTS TO BE INSTALLED. CONTRACTOR SHALL DISPOSE OF HYDRANT AND VALVE.
57. WHERE PRESSURE RATED GRAVITY SEWER IS NEEDED, CONTRACTOR TO VERIFY SEWER FITTINGS (TEES, WYES, ETC.) ARE COMPATIBLE WITH THE MATERIAL OF THE SEWER MAIN AS WELL AS THE SEWER SERVICE LATERALS.

LEGEND:

Symbol	Description
x" WL	EXISTING WATER LINE
x" SS	EXISTING SANITARY SEWER LINE
x" SD	EXISTING STORM SEWER LINE
x" G	EXISTING GAS LINE
OHE DME	EXISTING DENTON MUNICIPAL OVERHEAD ELECTRIC
OHE CSV	EXISTING COSERV OVERHEAD ELECTRIC
UGE	EXISTING UNDERGROUND ELECTRIC
COMM	EXISTING COMMUNICATION LINE
	EXISTING CURB
	EXISTING GUARD RAIL/PIPE FENCE
	EXISTING BRICK/WOODEN FENCE
x	EXISTING BARBED WIRE FENCE
	PROPOSED WATER/SEWER LINE
RE: A/B	REFERENCE FIGURE A ON SHEET B
	PROPOSED WATER/SEWER LINE IN STEEL CASING PIPE
	WATER/SANITARY SEWER LINE TO BE ABANDONED
	WATER/SANITARY SEWER LINE TO BE GROUT FILLED
	EXISTING WATER/SANITARY SEWER LINE PREVIOUSLY ABANDONED
W	EXISTING WATER MANHOLE
WM	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING WATER ISOLATION VALVE
S	EXISTING SEWER MANHOLE
PUGE	PROPOSED UNDERGROUND DENTON MUNICIPAL ELECTRIC
OH	PROPOSED UNDERGROUND DENTON MUNICIPAL ELECTRIC
	PROPOSED SEWER MANHOLE
	PROPOSED AIR RELEASE VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER ISOLATION VALVE
	PROPOSED METER
	PROPOSED REDUCER
	EXISTING SIGN
	EXISTING GUY WIRE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	CONTROL POINT
	BENCHMARK
W	UTILITY MARKER
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL PAVEMENT
	EXISTING GRAVEL AND ASPHALT PAVEMENT
66	EXISTING TxDOT PARCEL NUMBER

TxDOT STANDARD NOTES

1. ALL CONSTRUCTION WITHIN THE STATE RIGHT OF WAY WILL REQUIRE COMPLIANCE TO TxDOT STANDARD SPECIFICATIONS, STANDARD PLANS AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AS FOLLOWS SHALL GOVERN ON THIS PROJECT FOR ALL WORK WITHIN THE STATE RIGHT OF WAY.
3. TRAFFIC CONTROL MUST BE MAINTAINED THROUGHOUT THE DURATION OF WORK WITHIN TxDOT ROW.
4. THERE MAY BE TIMES WHERE INTERRUPTION OF A PARTICULAR CONSTRUCTION SEQUENCE MAY BE REQUIRED DUE TO COORDINATION WITH TXDOT OR OTHER UTILITY CONTRACTORS. NO ADDITIONAL PAYMENT WILL BE CONSIDERED FOR SUCH INTERRUPTIONS, DELAYS, RE-MOBILIZATIONS, OR ANY OTHER ACTIVITIES RELATED TO THIS COORDINATION.
5. ALL DISTURBED ROW MUST BE RE-VEGETATED WITH SOD AND MAINTAINED UNTIL VEGETATION IS RE-ESTABLISHED.
6. ALL LANE CLOSURES MUST BE COORDINATED WITH BOTH TxDOT AND MUNICIPALITY INSPECTORS.
7. CONTRACTOR TO CONTACT TxDOT 48 HOURS PRIOR TO BEGIN CONSTRUCTION.
8. CONTRACTOR TO ENSURE MINIMUM DEPTH OF 60" FROM TOP OF CASING TO TOP OF GRADE IN TXDOT ROW AND THAT THE LENGTH OF ANY ENCASEMENT UNDER THE ROADWAY SHALL BE PROVIDED FROM TOP OF BACKSLOPE TO TOP OF BACKSLOPE FOR CUT SECTIONS, 5' BEYOND THE TOE OF SLOPE FOR FILL SECTIONS, AND 5' BEYOND THE FACE OF THE CURB FOR CURB SECTIONS.
9. CONTRACTOR SHALL MAINTAIN A 24" MINIMUM CLEARANCE FROM HIGHWAY STRUCTURES AND ALL OTHER EXISTING UTILITIES (UNLESS MORE IS REQUIRED).

PROJECT SPECIFIC NOTES:

1. ALL MATERIALS SHALL USE DOMESTICALLY MANUFACTURED PRODUCTS THAT ARE COMPOSED PREDOMINATELY OF STEEL AND/OR IRON TO INCORPORATE INTO THE PERMANENT INSTALLATION OF THE UTILITY FACILITY - IN COMPLIANCE WITH THE BUY AMERICA PROVISIONS OF 23 CFR 635.410 AS AMENDED.
2. THE CONTRACTOR MAY BE REQUIRED TO USE TEMPORARY PLUGS FOR SEQUENCING OF CONSTRUCTION AND TESTING OF PROPOSED WATER LINES. TEMPORARY PLUGS SHALL BE CONSIDERED SUBSIDIARY TO THE PIPELINE INSTALLATION AND NO SEPARATE PAYMENT SHALL BE MADE.
3. CONTRACTOR SHALL SEQUENCE WORK BY PRIORITIZING TXDOT CROSSINGS AND AVAILABLE LAND/EASEMENTS. THIS WILL PRIMARILY START WITH WLA (074) AND FMA (087) INITIALLY.
4. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF PROPOSED CONNECTIONS PRIOR TO FABRICATION OF PROPOSED PIPING. VERIFICATION OF TIE-IN LOCATIONS SHALL BE SUBSIDIARY TO CONNECTION BID ITEMS AND NO SEPARATE PAYMENT SHALL BE MADE.
5. ALL OUTLETS, APPURTENANCES, AND FITTINGS FOR DUCTILE IRON PIPE ALTERNATIVE SHALL BE MECHANICAL JOINT, EXCEPT WHERE NOTED OTHERWISE.
6. IF HDPE IS THE PIPE MATERIAL SELECTED FOR THE 16" LINE, THIS WILL REQUIRE AN UPSIZE IN DIAMETER TO 20" DR-11 HDPE. GATE VALVES/APPURTENANCES ARE TO REMAIN AS THE SIZES SHOWN IN THE DRAWINGS, THEREFORE, REDUCERS WOULD BE REQUIRED TO TIE INTO THE SIZES SHOWN.
7. CORROSION PROTECTION REQUIREMENTS: THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND INSTALL THE FOLLOWING CORROSION PROTECTION SYSTEMS.

DUCTILE IRON PIPE

a. A CORROSION CONTROL SYSTEM CONSISTING 8-MIL V-BIO ENHANCED POLYETHYLENE ENCASEMENT, AND ZINC COATED PIPE IN ACCORDANCE WITH ISO 8179-1
b. JOINT BONDING
c. JOINT ISOLATION AT CONNECTIONS TO EXISTING NON-PVC PIPELINES
d. ELECTRICAL ISOLATION AT CASED CROSSINGS

Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817-335-6511

No.	Revision	By	Date

STATE OF TEXAS
CHRISTOPHER P. IGO
120045
LICENSED PROFESSIONAL ENGINEER
03/08/2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

GENERAL NOTES I

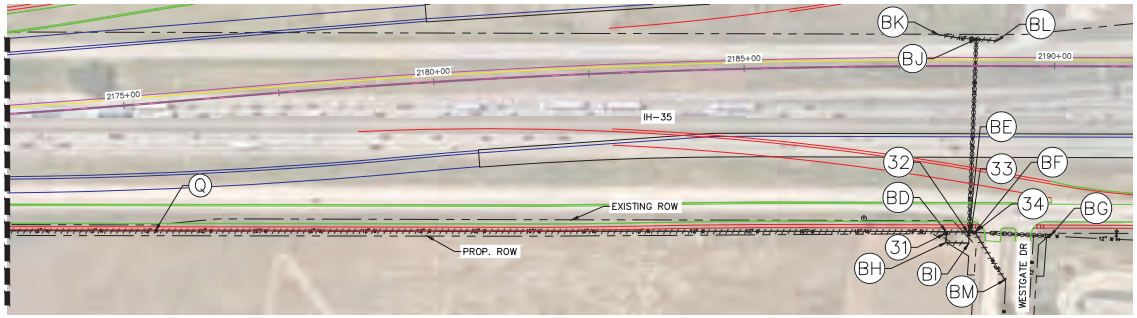
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CHECKED:	JRA
KHA NO.:	061024043

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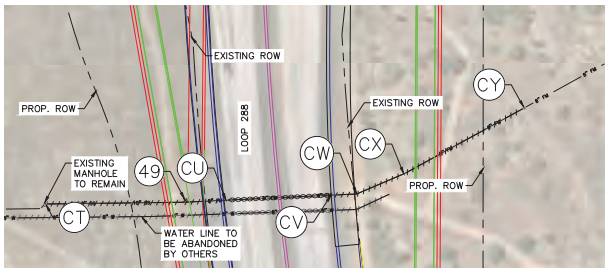
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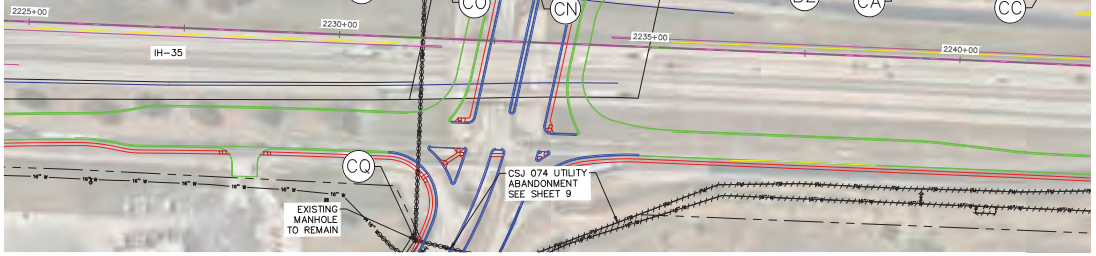
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MATCHLINE 5
SHEET 7









LEGEND

PROPOSED UTILITY GROUT FILL AND ABANDON
PROPOSED UTILITY LINE REMOVAL
PROPOSED UTILITY LINE TO BE ABANDONED IN PLACE

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
FOR 11"X17" 1"=200'

SHEET NOTES:

1. WATER SERVICE LINES 3" AND SMALLER MAY BE CAPPED AND LEFT IN PLACE.
2. ALL UTILITY LINES 4" AND GREATER THAT REMAIN IN TXDOT ROW ARE TO BE REMOVED OR FILLED WITH GROUT. ALL OTHER LINES SHOWN TO BE ABANDONED OUTSIDE OF TXDOT ROW MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE.
3. THIS IS THE PREVIOUSLY ABANDONED FORCE MAIN. THE EXISTING 6" FORCE MAIN AND BORDER COWBOY LIFT STATION ARE TO REMAIN AND BE PROTECTED.

WATER ABANDONMENT

Point #	Northing	Easting	Description
31	7141887.52	2373346.23	REMOVE 12" GATE VALVE
32	7141923.98	2373345.77	REMOVE 12" GATE VALVE
33	7141926.73	2373342.22	REMOVE 12" GATE VALVE
34	7141933.53	2373342.10	REMOVE 12" GATE VALVE
35	7144860.34	2372712.84	REMOVE FH AND 6" VALVE
36	7145081.22	2372786.98	REMOVE FH AND 6" VALVE
37	7145346.03	2372771.40	REMOVE FH AND 6" VALVE
38	7145608.51	2372764.49	REMOVE FH AND 6" VALVE
39	7145791.97	2372760.48	REMOVE FH AND 6" VALVE
40	7145833.48	2372751.02	REMOVE 12" GATE VALVE
41	7145841.57	2372744.49	REMOVE WATER METER
42	7145854.13	2372734.34	REMOVE 8" GATE VALVE

WATER ABANDONMENT

Point #	Northing	Easting	Description
43	7145963.94	2372752.76	REMOVE FH AND 6" VALVE
44	7145968.66	2372769.46	REMOVE 16" GATE VALVE
45	7146224.22	2372718.12	REMOVE FH AND 6" VALVE
46	7146934.05	2372696.15	REMOVE WATER METER CONNECTION
47	7147181.62	2372703.24	REMOVE FH AND 6" VALVE
48	7147186.27	2372692.55	REMOVE 16" GATE VALVE

WATER LINE ABANDONMENT

Begin	End	Length	Description
Q	BD	1273'	REMOVE 12" WL PIPE
BD	BE	37'	REMOVE 12" WL PIPE
BE	BF	10'	REMOVE 12" WL PIPE
BF	BG	121'	GROUT FILL AND ABANDON 12" WL PIPE
BD	BH	17'	REMOVE 12" WL PIPE
BH	BI	37'	REMOVE 12" WL PIPE
BE	BJ	311'	GROUT FILL AND ABANDON 12" WL PIPE
BK	BJ	61'	REMOVE 12" WL PIPE
BJ	BL	33'	REMOVE 12" WL PIPE
BF	BM	91'	REMOVE 12" WL PIPE
BN	BO	63'	REMOVE 16" WL PIPE
BO	BP	113'	REMOVE 16" WL PIPE
BP	BQ	908'	REMOVE 16" WL PIPE
BQ	BR	365'	REMOVE 16" WL PIPE
BR	BS	46'	REMOVE 16" WL PIPE
BS	BC	10'	REMOVE 16" WL PIPE
BC	BU	108'	GROUT FILL AND ABANDON 16" WL PIPE

WATER LINE ABANDONMENT

Begin	End	Length	Description
BU	BV	53'	REMOVE 16" WL PIPE
BV	BW	35'	REMOVE 16" WL PIPE
BW	BX	136'	REMOVE 16" WL PIPE
BX	BY	85'	REMOVE 16" WL PIPE
BY	BZ	102'	REMOVE 16" WL PIPE
BZ	CA	217'	REMOVE 16" WL PIPE
CA	CB	4'	REMOVE 16" WL PIPE
CB	CC	269'	REMOVE 16" WL PIPE
CC	CD	13'	REMOVE 16" WL PIPE
BQ	CE	17'	REMOVE 16" WL PIPE
CE	CF	31'	REMOVE 8" WL PIPE
CF	CG	75'	REMOVE 8" WL PIPE
BZ	CH	74'	REMOVE 8" WL PIPE
CA	CI	25'	REMOVE 4" WL PIPE
CB	CJ	24'	REMOVE 8" WL PIPE
BC	BT	30'	REMOVE 16" WL PIPE

SANITARY SEWER LINE ABANDONMENT

Begin	End	Length	Description
CK	CL	415'	GROUT FILL AND ABANDON 6" FM
CL	CM	158'	REMOVE 6" FM
CM	CN	134'	REMOVE 6" FM
CN	CO	139'	GROUT FILL AND ABANDON 6" FM
CO	CP	28'	REMOVE 6" FM
CP	CQ	464'	GROUT FILL AND ABANDON 6" FM
CO	CR	50'	REMOVE 6" FM
CR	CS	34'	REMOVE 6" FM
CT	CU	291'	REMOVE 8" FM
CU	CV	169'	GROUT FILL AND ABANDON 8" FM
CV	CW	41'	REMOVE 8" FM
CW	CX	82'	REMOVE 8" FM
CX	CY	221'	REMOVE 8" FM

SANITARY SEWER ABANDONMENT

Point #	Northing	Easting	Description
49	7143260.60	2374878.78	REMOVE SS MH

Kimley»Horn
TBPE Firm #928 | TBPLS Firm #10194472
801 Cherry St., Suite 3300 Ft. Worth, TX 76102
817-335-6511

No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
CHRISTOPHER PRINCE
103949
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

UTILITY ABANDONMENT
(SHEET 3 OF 4)

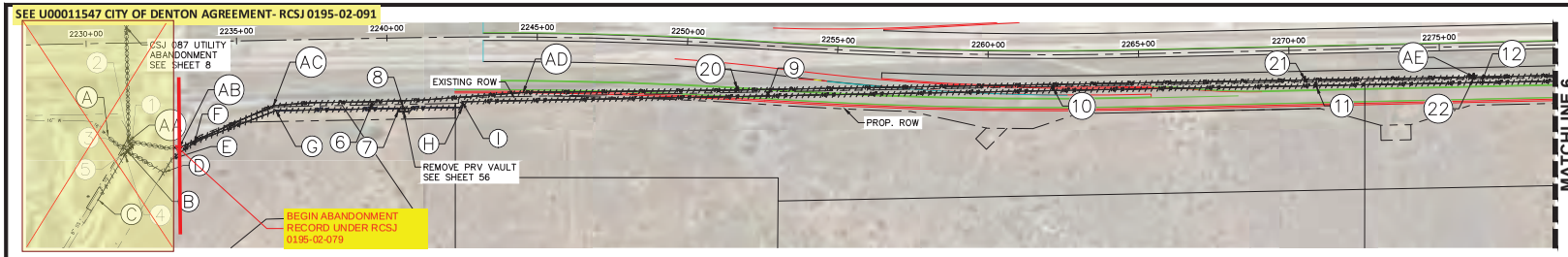
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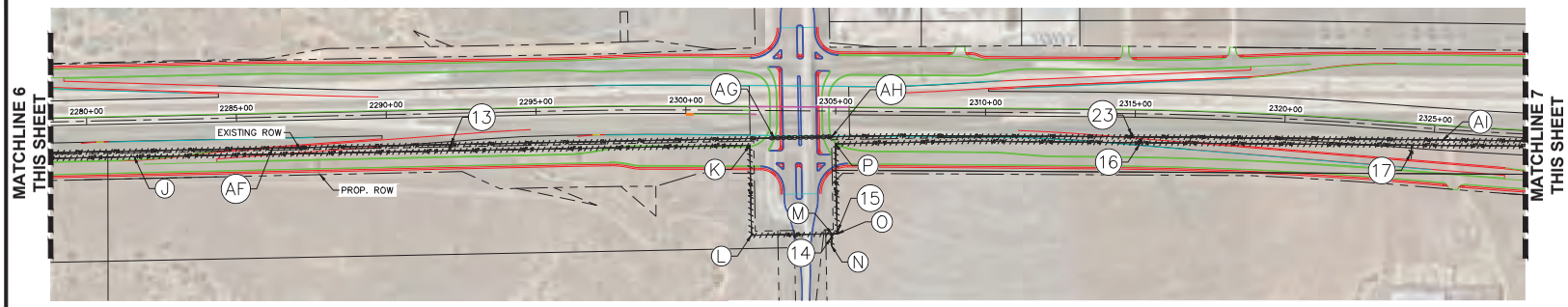
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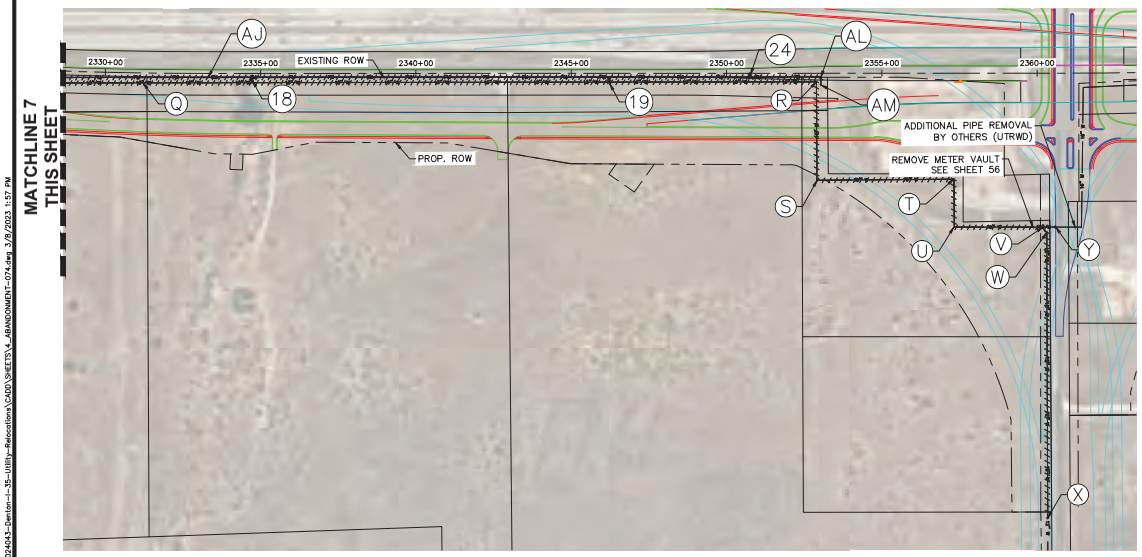
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SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091







NORTH

GRAPHIC SCALE IN FEET
0 100 200 400
FOR 11"X17" 1"=400'

SHEET NOTES:

1. WATER SERVICE LINES 3" AND SMALLER MAY BE CAPPED AND LEFT IN PLACE.
2. ALL UTILITY LINES 4" AND GREATER THAT REMAIN IN TXDOT ROW ARE TO BE REMOVED OR FILLED WITH GROUT. ALL OTHER LINES SHOWN TO BE ABANDONED OUTSIDE OF TXDOT ROW MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE.

WATER LINE ABANDONMENT

Begin	End	Length	Description
~~A~~	~~B~~	~~79'~~	~~GROUT FILL AND ABANDON 16" WL PIPE~~
~~C~~	~~B~~	~~188'~~	~~REMOVE 8" WL PIPE~~
B	D	142'	GROUT FILL AND ABANDON 16" WL PIPE
D	E	52'	REMOVE 16" WL PIPE
E	F	91'	REMOVE 16" WL PIPE
F	G	291'	REMOVE 16" WL PIPE
G	H	619'	REMOVE 16" WL PIPE
H	I	19'	REMOVE 16" WL PIPE
I	J	3907'	REMOVE 16" WL PIPE
J	K	2055'	REMOVE 16" WL PIPE
K	L	300'	REMOVE 16" WL PIPE
L	M	268'	REMOVE 16" WL PIPE
N	M	40'	REMOVE 16" WL PIPE
M	O	18'	REMOVE 16" WL PIPE
O	P	300'	REMOVE 16" WL PIPE
P	Q	2619'	REMOVE 16" WL PIPE
Q	R	2169'	REMOVE 16" WL PIPE
R	S	317'	REMOVE 16" WL PIPE
S	T	440'	REMOVE 16" WL PIPE
T	U	155'	REMOVE 16" WL PIPE
U	V	288'	REMOVE 16" WL PIPE
V	W	21'	REMOVE 16" WL PIPE
W	X	919'	REMOVE 12" WL PIPE
V	Y	40'	REMOVE 16" WL PIPE

WATER ABANDONMENT

Point #	Northing	Easting	Description
~~1~~	~~7146192.61~~	~~2373248.49~~	~~REMOVE FH AND 6" VALVE~~
~~2~~	~~7146185.55~~	~~2373241.18~~	~~REMOVE WATER METER~~
~~3~~	~~7146187.73~~	~~2373254.41~~	~~REMOVE WATER METER~~
~~4~~	~~7146171.34~~	~~2373275.56~~	~~REMOVE 8" GATE VALVE~~
5	7146177.88	2373263.12	REMOVE 16" GATE VALVE
6	7146991.32	2373106.91	REMOVE FH AND 6" VALVE
7	7147081.05	2373124.36	REMOVE 16" GATE VALVE
8	7147096.89	2373121.60	REMOVE 16" GATE VALVE
9	7148307.75	2373079.24	REMOVE 2" AIR RELEASE VALVE
10	7149254.54	2373047.21	REMOVE FH AND 6" VALVE
11	7150130.27	2373043.27	REMOVE 2" AIR RELEASE VALVE
12	7150680.18	2373032.42	REMOVE 2" AIR RELEASE VALVE
13	7152252.44	2372985.34	REMOVE FH AND 6" VALVE
14	7153526.22	2373286.77	REMOVE 12" GATE VALVE
15	7153544.39	2373271.81	REMOVE 16" GATE VALVE
16	7154556.17	2372972.22	REMOVE 2" AIR RELEASE VALVE
17	7155459.85	2373002.97	REMOVE 6" GATE VALVE
18	7156508.02	2372976.12	REMOVE FH AND 6" VALVE
19	7157658.07	2372996.88	REMOVE 2" AIR RELEASE VALVE

SANITARY SEWER LINE ABANDONMENT

Point #	Northing	Easting	Description
20	7148206.79	2373058.96	REMOVE 2" AIR RELEASE VALVE
21	7150094.99	2373027.32	REMOVE 2" AIR RELEASE VALVE
22	7150656.16	2373013.25	REMOVE 2" AIR RELEASE VALVE
23	7154529.05	2372951.34	REMOVE 2" AIR RELEASE VALVE
24	7158111.91	2372983.43	REMOVE 2" AIR RELEASE VALVE

SANITARY SEWER LINE ABANDONMENT

Begin	End	Length	Description
~~AA~~	~~AB~~	~~169'~~	~~GROUT FILL AND ABANDON 4" FM~~
AB	AC	343'	REMOVE 4" FM
AC	AD	831'	REMOVE 4" FM
AD	AE	3161'	REMOVE 4" FM
AE	AF	1005'	REMOVE 4" FM
AF	AG	1674'	REMOVE 4" FM
AG	AH	192'	GROUT FILL AND ABANDON 4" FM
AH	AI	2039'	REMOVE 4" FM
AI	AJ	803'	REMOVE 4" FM
AJ	AL	1972'	REMOVE 4" FM
AL	AM	25'	REMOVE 4" FM

LEGEND

PROPOSED UTILITY GROUT FILL AND ABANDON
PROPOSED UTILITY LINE REMOVAL
PROPOSED UTILITY LINE TO BE ABANDONED IN PLACE

Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 3300 Ft. Worth, TX 76102
PH 817-335-6511

No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
CHRISTOPHER P. IRWIN
103671
REGISTERED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

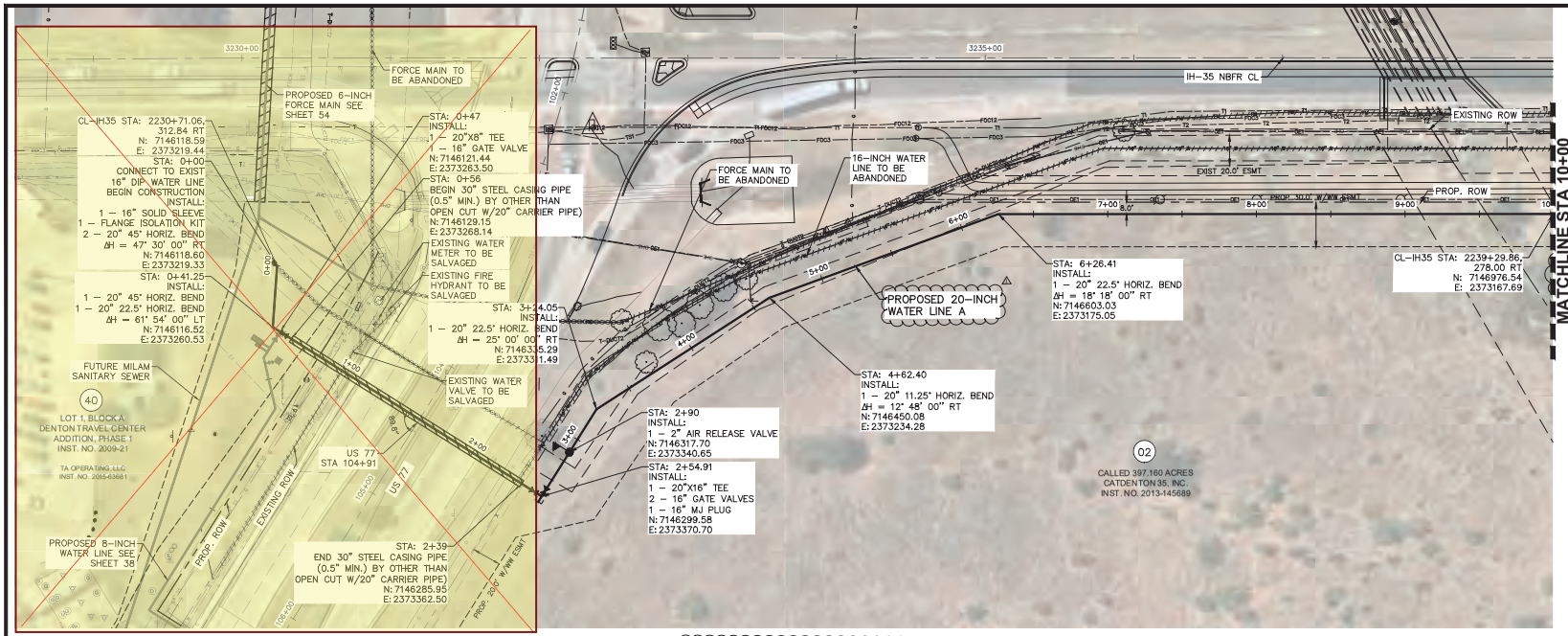
UTILITY ABANDONMENT
(SHEET 4 OF 4)

DATE:	MARCH 2023	CPI
DESIGN:		NDCH
DRAWN:		JRA
CHECKED:		
KHA NO.:		061024043

SHEET
9

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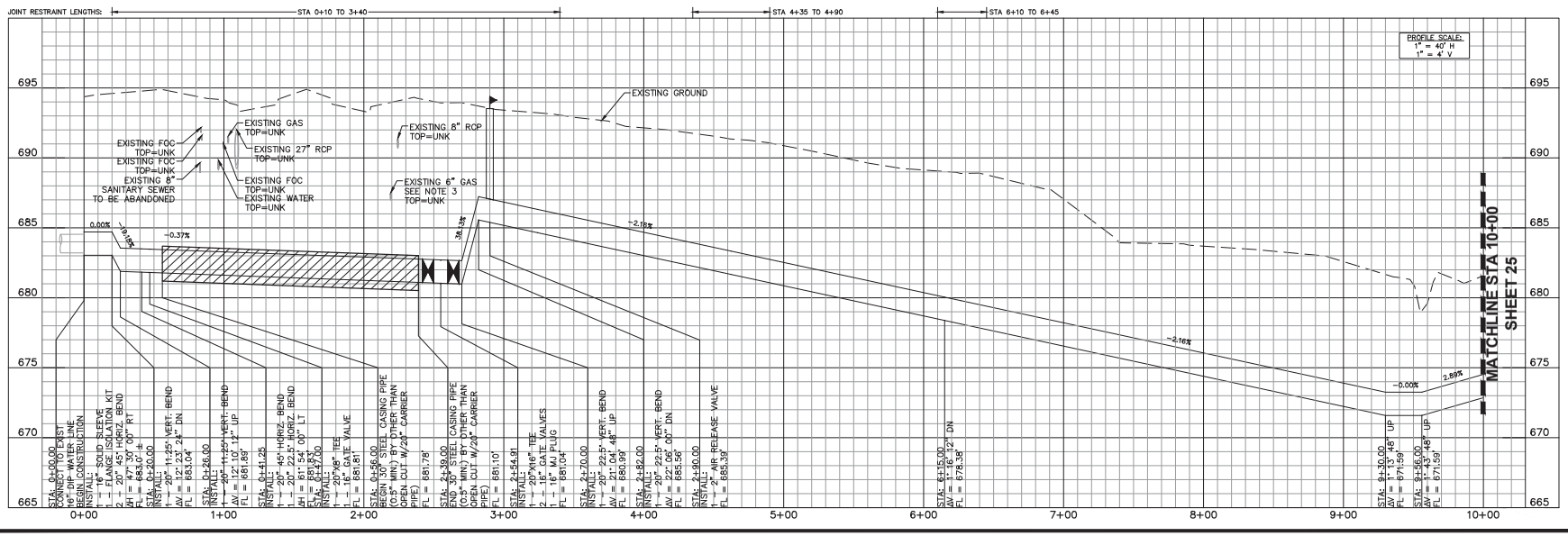


SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
3. COORDINATE WITH EAGLE RIDGE 48 HOURS PRIOR TO BORING (214-295-6704).

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

CSJ 074 - PROPOSED 20IN WL A STA 0+00 - 10+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817.335.6511

No.	Revision	By	Date
1	PER BASE CHANGE TO REFLECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRWIN
103570
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)

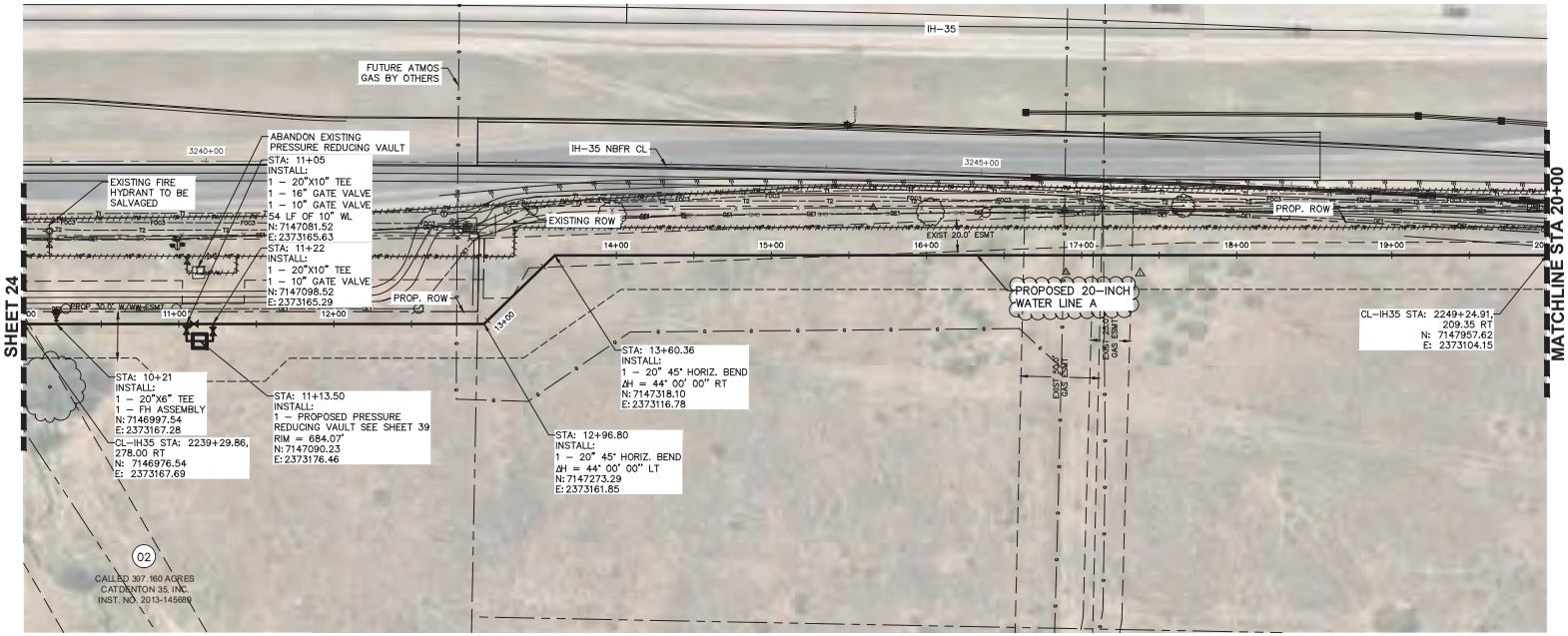
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DATE: APRIL 2023
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024043

SHEET
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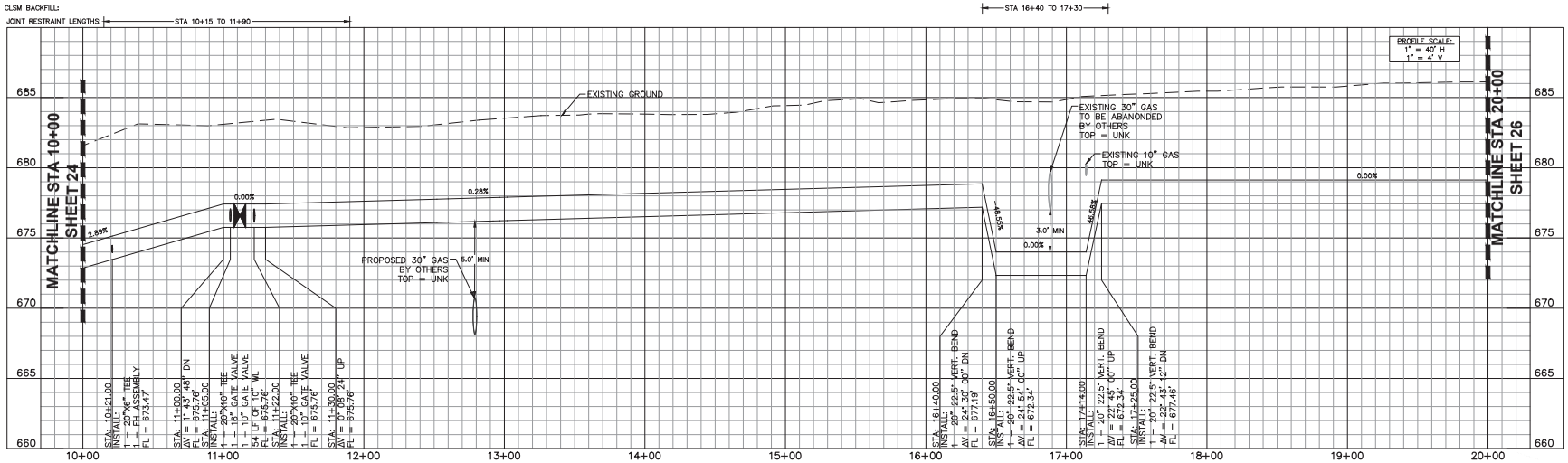
NORTH

GRAPHIC SCALE IN FEET
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FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
3. CONTRACTOR SHALL CONTACT ATMOS GAS COMPANY AT 888-286-6700 FOR LOCATION AND UNCOVERING OF ALL GAS PIPELINES PRIOR TO BEGINNING EXCAVATION NEAR GAS LINES.

CSJ 074 - PROPOSED 20IN WL A STA 10+00 - 20+00



Kimley»Horn
TBPE Firm No. 928 801 Cherry St., Suite 1300 Ft. Worth, TX 76102 Ph. 817.335.6511

No.	Revision	By	Date
1	PER DESIGN CHANGE TO REJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRWIN
103671
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

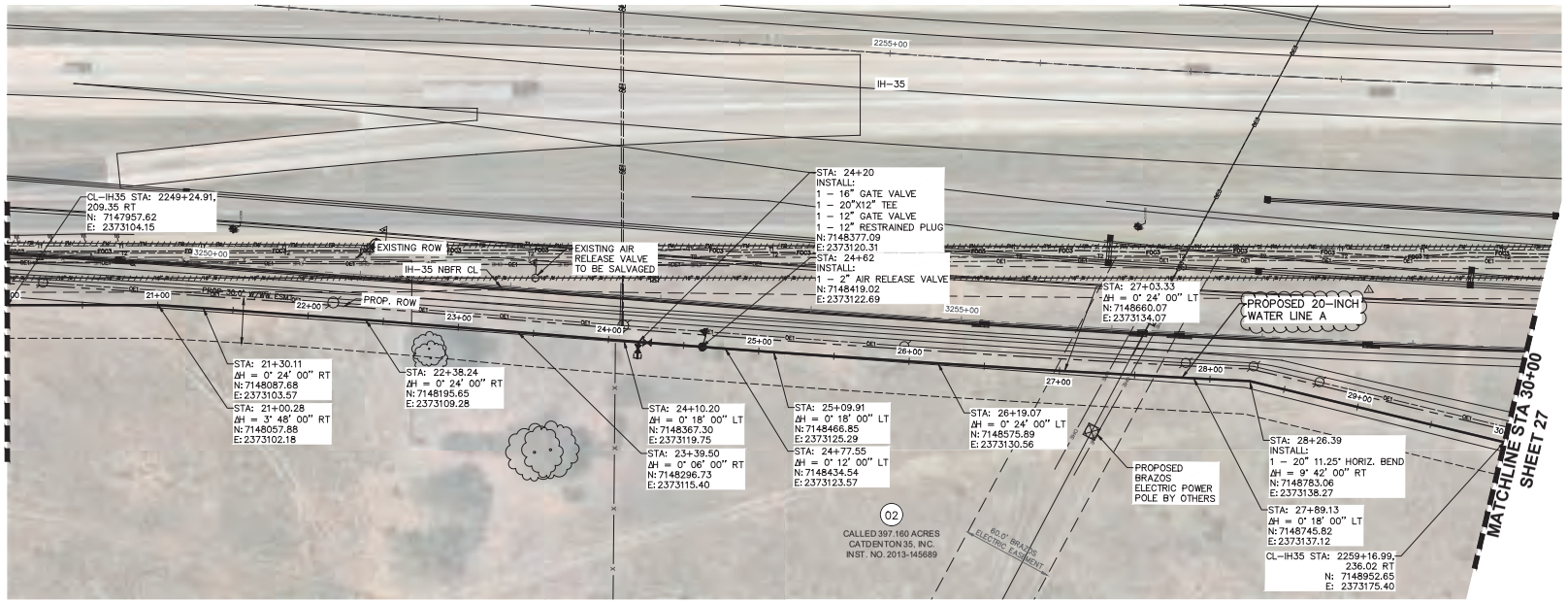
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WL A STA 10+00 - 20+00

DATE: APRIL 2023
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024043

SHEET
25

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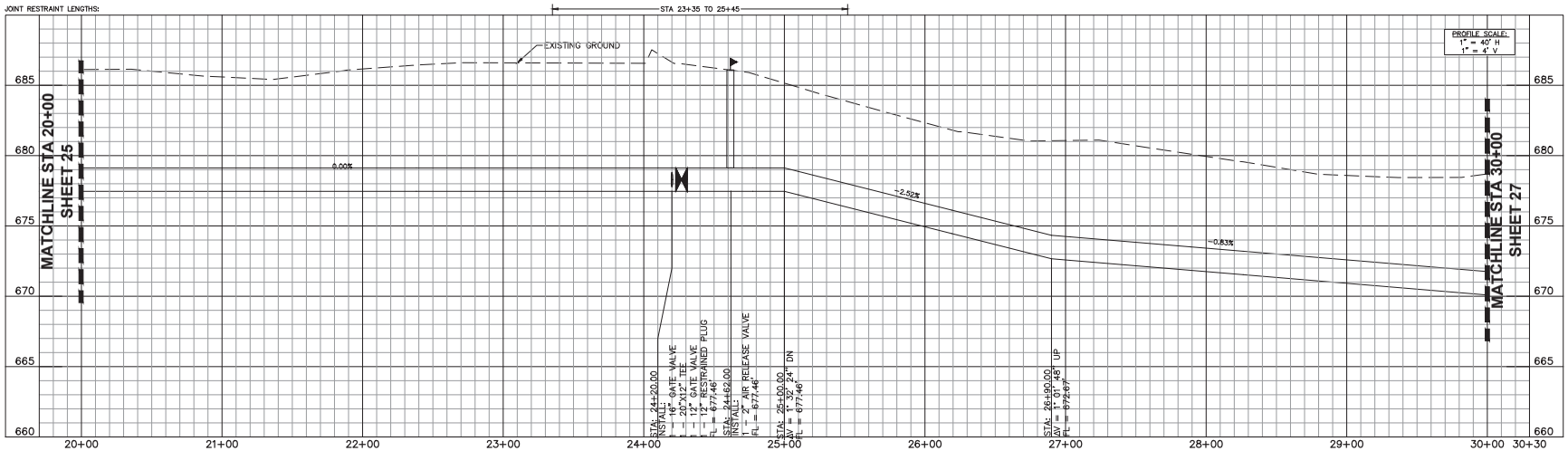
NORTH

GRAPHIC SCALE IN FEET
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FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
3. CAUTION CONTRACTOR SHALL COORDINATE WITH BRAZOS ELECTRIC CORPORATION IN CROSSING UNDERNEATH ELECTRICAL LINES. CONTRACTOR MAY BE REQUIRED TO BRACE EXISTING POWER POLES DURING CONSTRUCTION. ANY WORK ASSOCIATED WITH THIS ITEM SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS. UNDER NO CIRCUMSTANCES SHOULD THE CONTRACTOR WORK WITHIN 25' OF A POWER POLE.

CSJ 074 - PROPOSED 20IN WL A STA 20+00 - 30+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817.335.6511

No.	Revision	By	Date
1	PER CASE CHANGE TO PROJECT BID MATERIAL	CPI	5/30/2023

06/10/2023
CHRISTOPHER P. IRWIN
103671
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

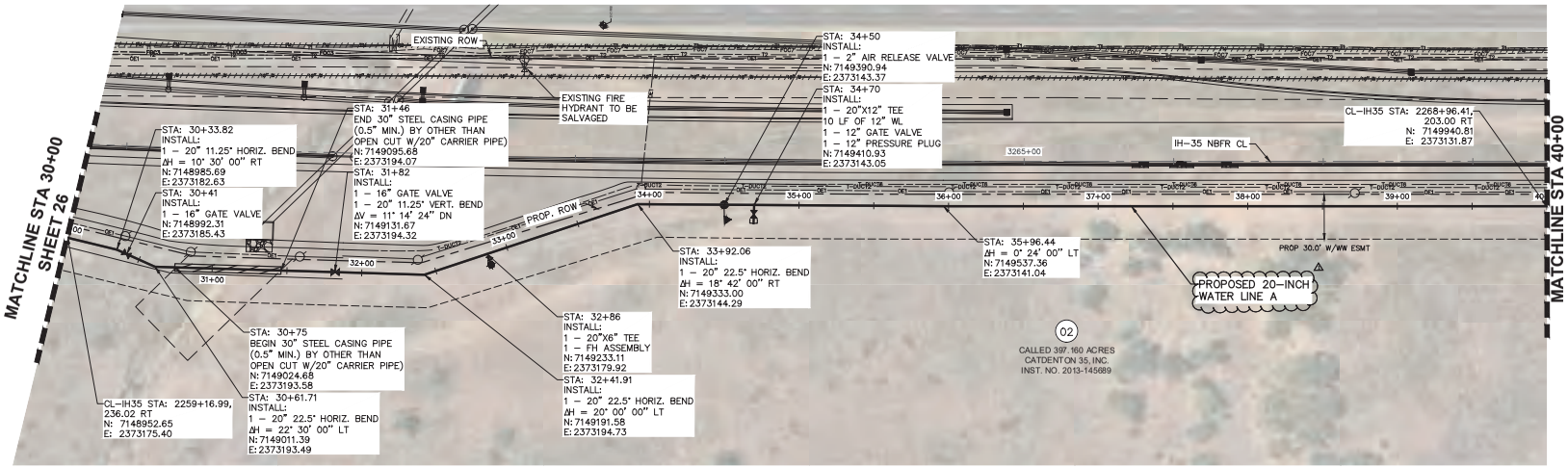
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DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
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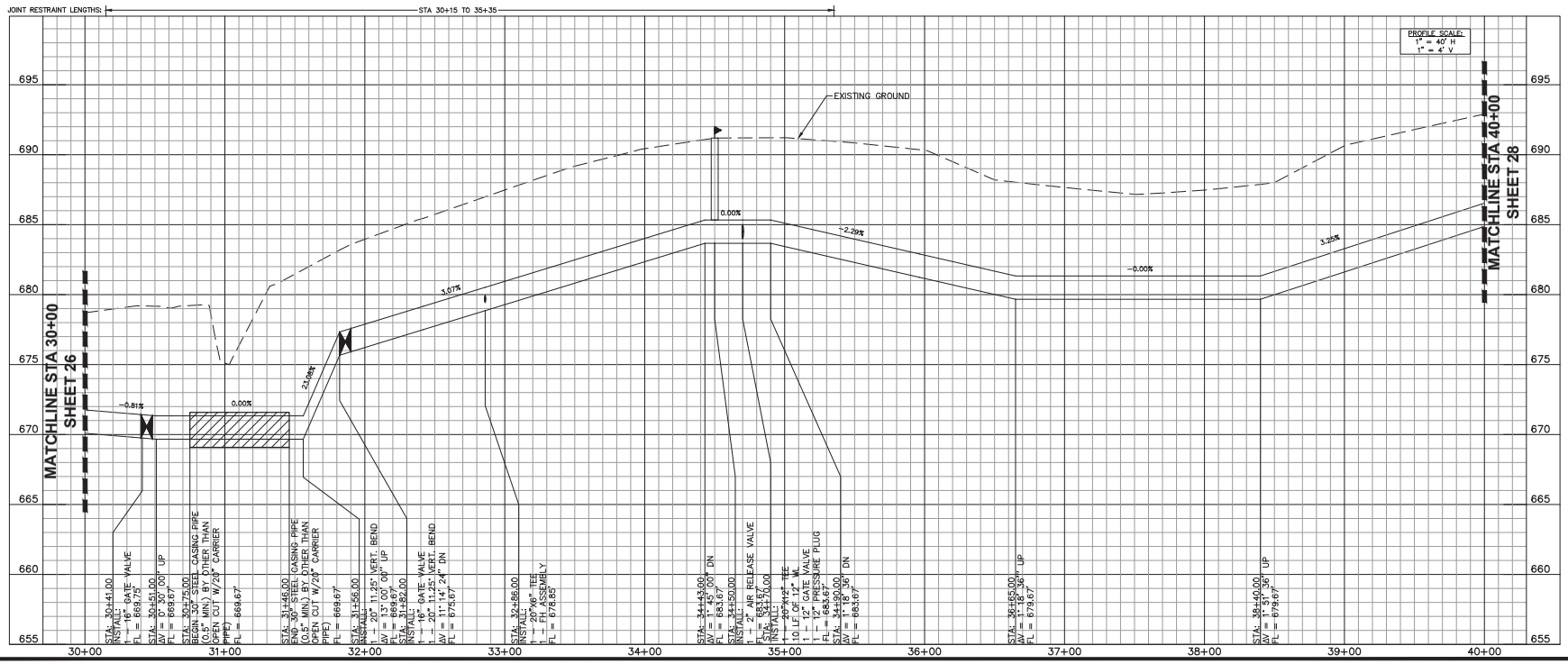
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 30+00 - 40+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817.335.6511

No.	Revision	By	Date
1	PER DESIGN CHANGE TO REDUCT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRWIN
103749
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

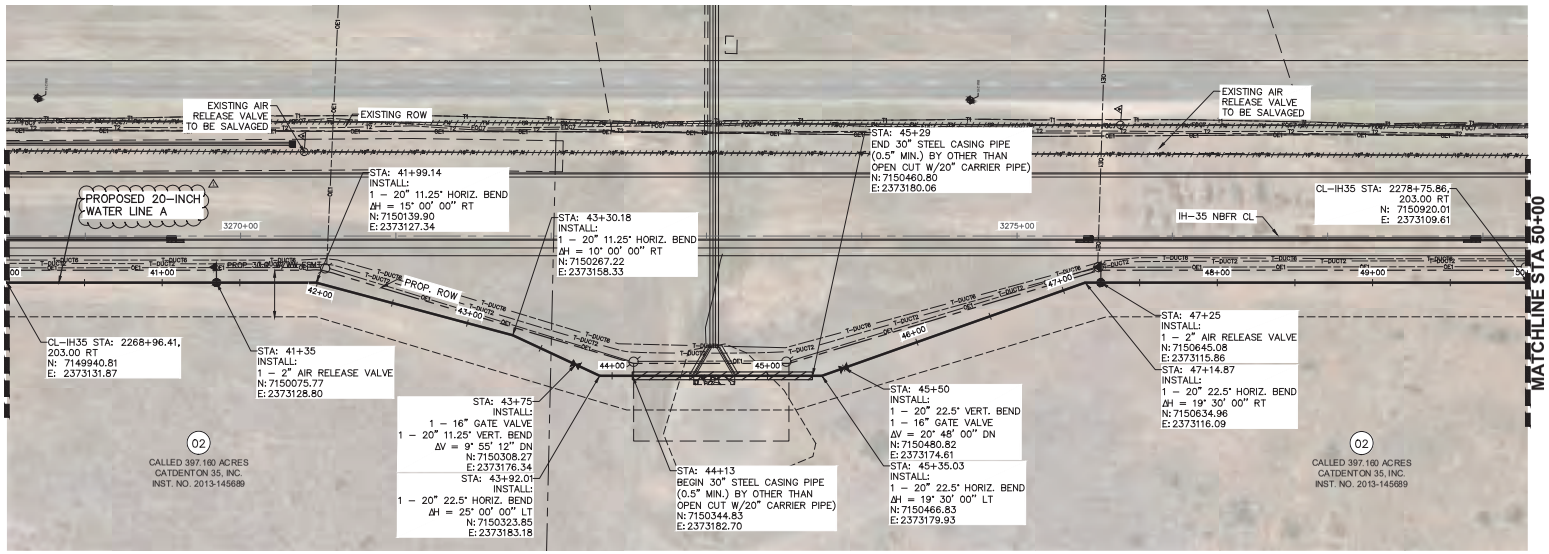
CSJ 074 - PROPOSED 20IN WL A STA 30+00 - 40+00

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
27

\\kimley-horn\Ve...the_Vhe_...illities\Ve\061024043-denton-----35--utility--relocations\CADD SHEETS\CSJ 074 -- 16th ML.dwg 5/10/2023 11:14 AM

DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146



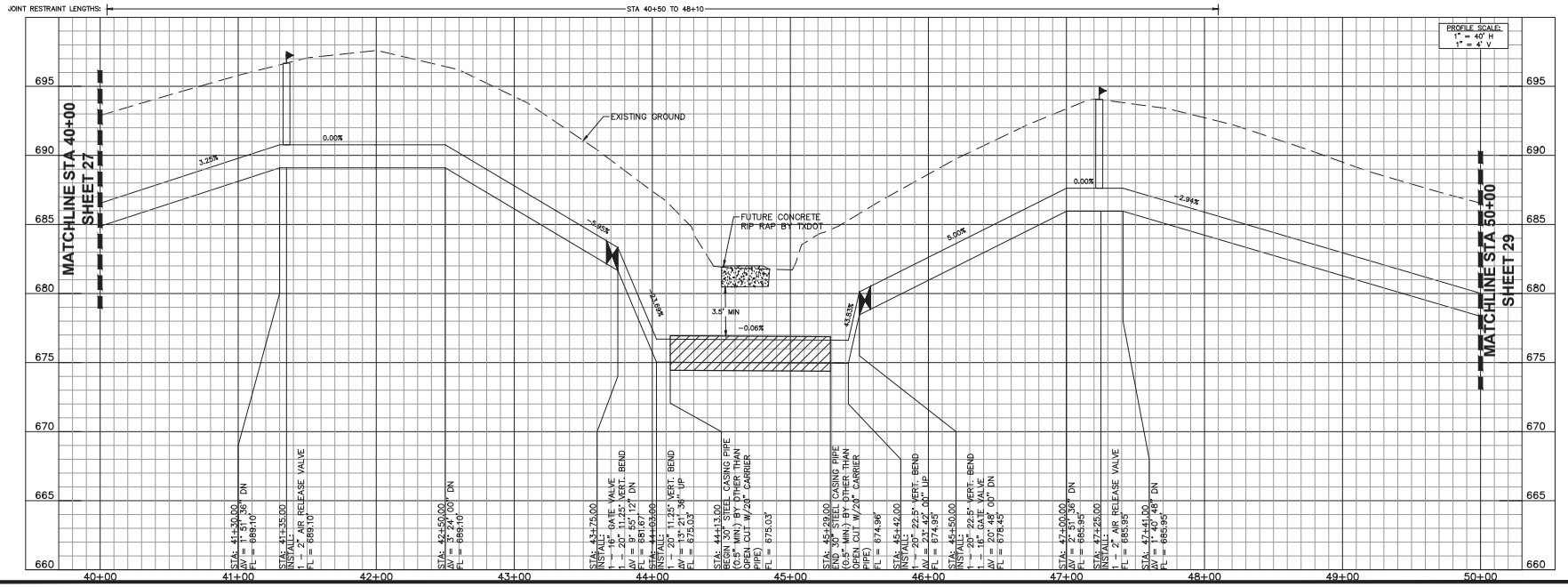
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 40+00 - 50+00



Kimley»Horn	No.	Revision	By	Date
TBPE Firm No. 928	1	PRELIMINARY NOT FOR CONSTRUCTION OR BIDDING PURPOSES	CPI	5/30/2023
801 Cherry St., Suite 1300 Ft. Worth, TX 76102				
P: 817.335.6511				

05/10/2023
CHRISTOPHER P. IRVIN
103671
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

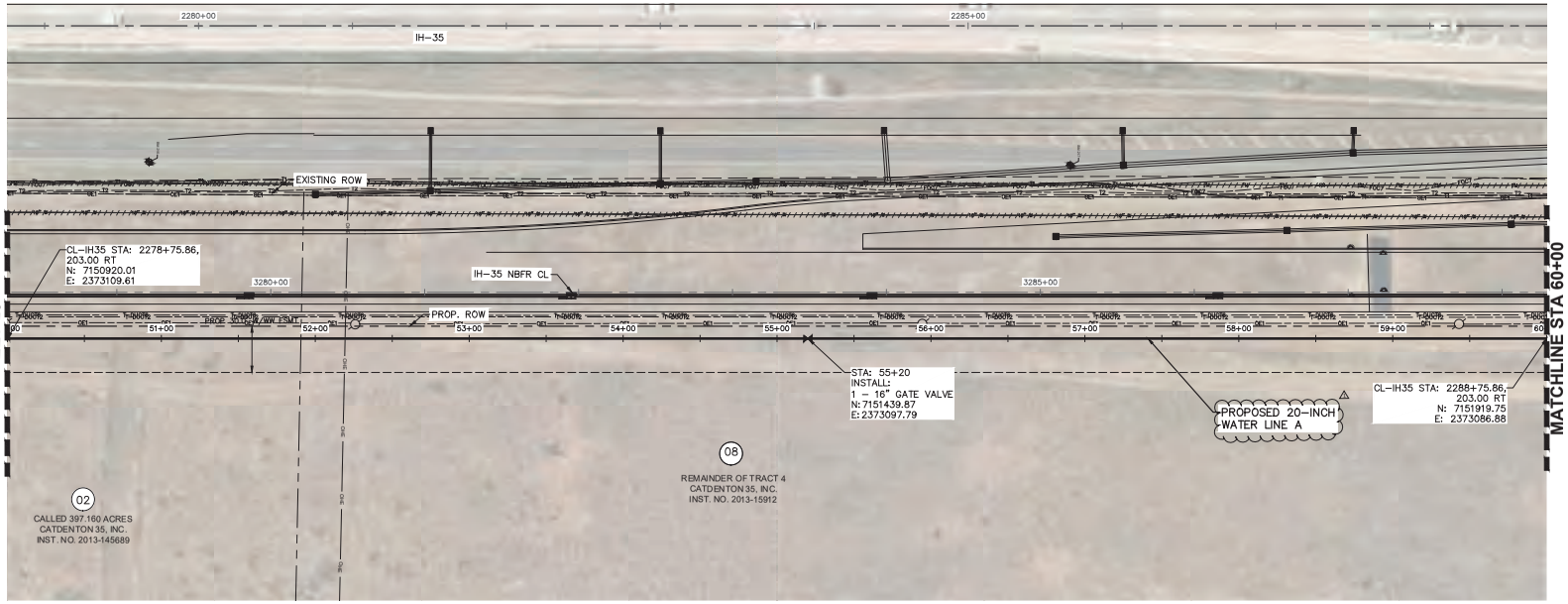
CSJ 074 - PROPOSED 20IN WL A STA 40+00 - 50+00

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
28

\\kimley-horn\fw_file\fw_utilities\061024043-denton-ih35-utility-relocations\CADD SHEETS\CSJ 074 - 16th Mile.dwg 5/10/2023 11:05 AM

DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146



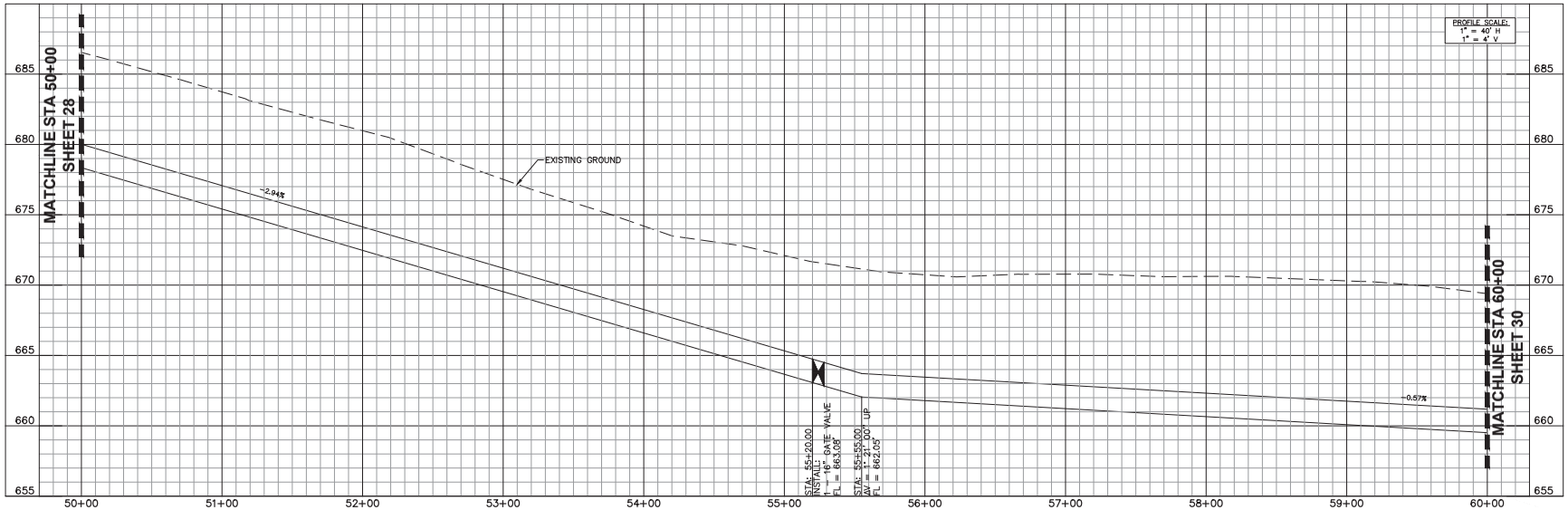
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 50+00 - 60+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817-335-6511

No.	Revision	By	Date
1	PER CITY COMMENTS	CPI	5/30/2023

PRELIMINARY NOT FOR CONSTRUCTION OR BIDDING PURPOSES
05/10/2023
CHRISTOPHER P. IRWIN
103570
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

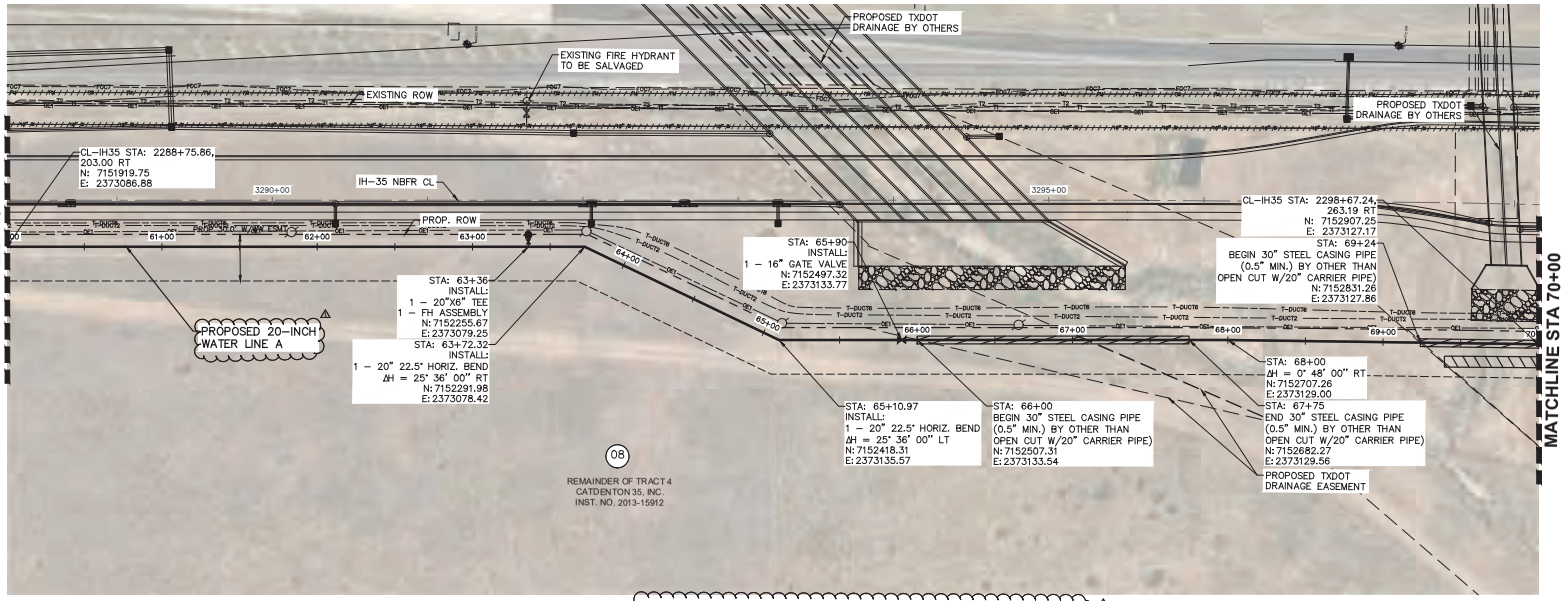
CSJ 074 - PROPOSED 20IN WL A STA 50+00 - 60+00

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
29

\\kimley-horn\fw_fte\fte_utilities\061024043-denton-i-35-utility-relocations\CADD\SHEETS\CSJ 074 - 16in WL.dwg 5/10/2023 11:06 AM

DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146



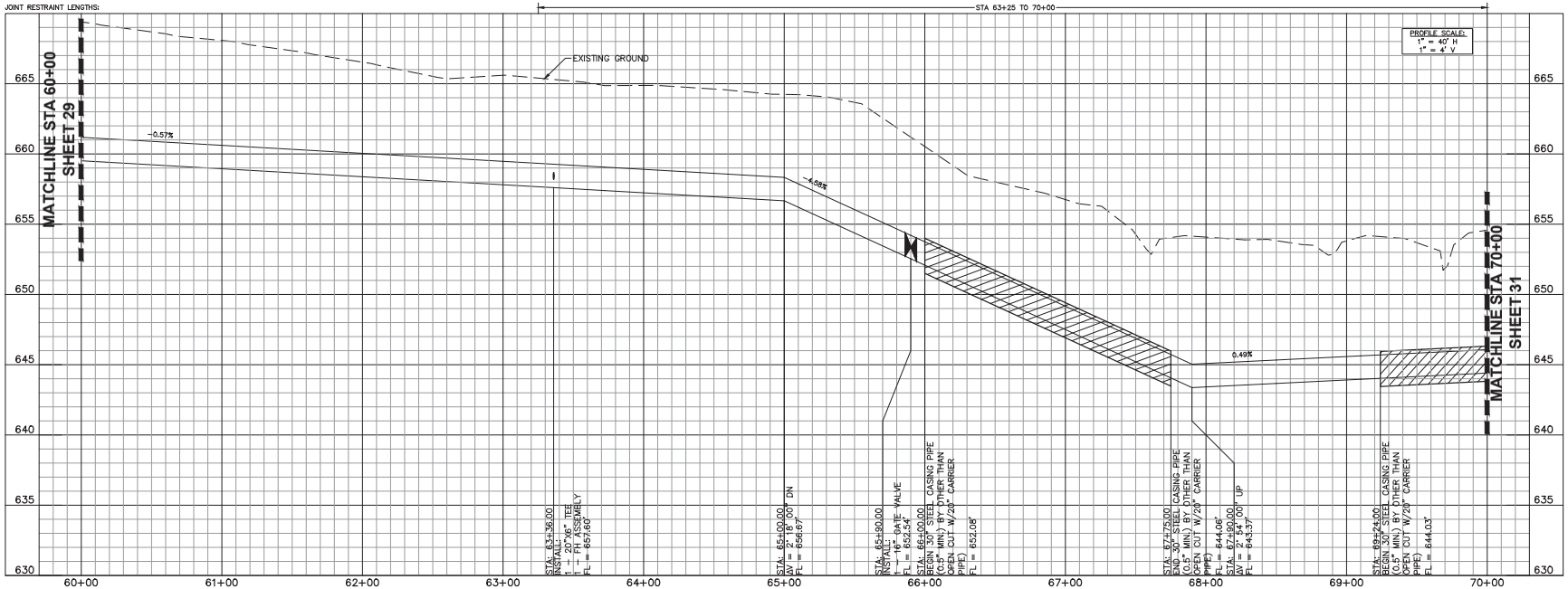
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 60+00 - 70+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817.335.6511

No.	Revision	By	Date
1	PER DISCLOSURE TO PROJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRVIN
103671
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

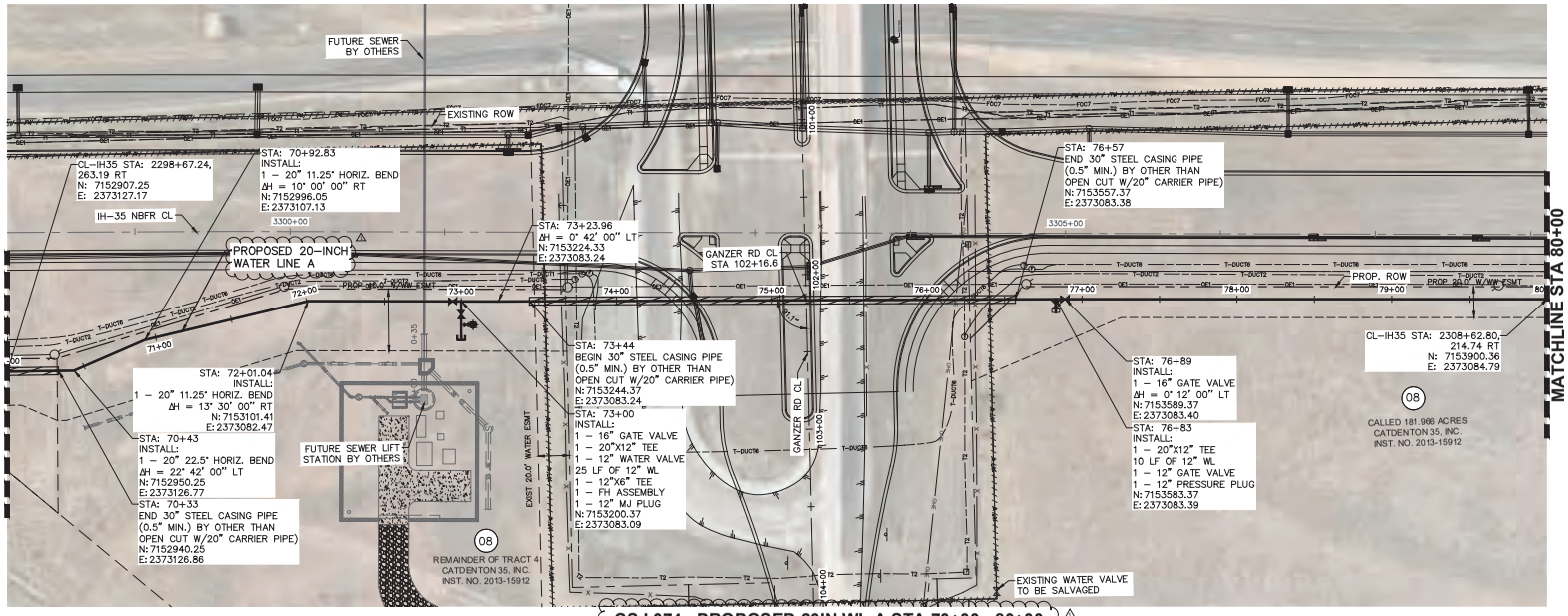
CSJ 074 - PROPOSED 20IN WL A STA 60+00 - 70+00

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
30

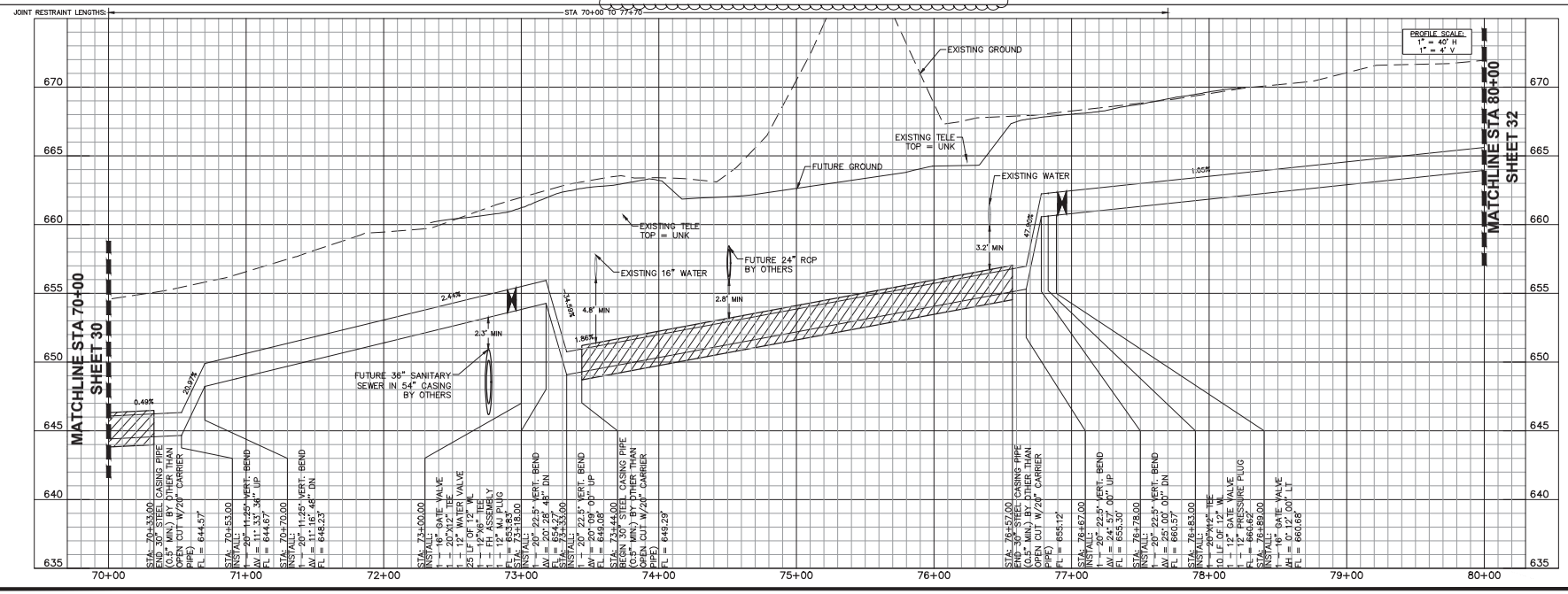
\\kimley-horn\fw_file\fw_utilities\061024043-denton-i-35-utility-relocations\CADD SHEETS\CSJ 074 - 16th Mi.dwg 5/10/2023 11:06 AM

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SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817.335.6511

No.	Revision	By	Date
1	PER CSJ CHANGE TO PROJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
STATE OF TEXAS
CHRISTOPHER P. IRLBECK
103741
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)

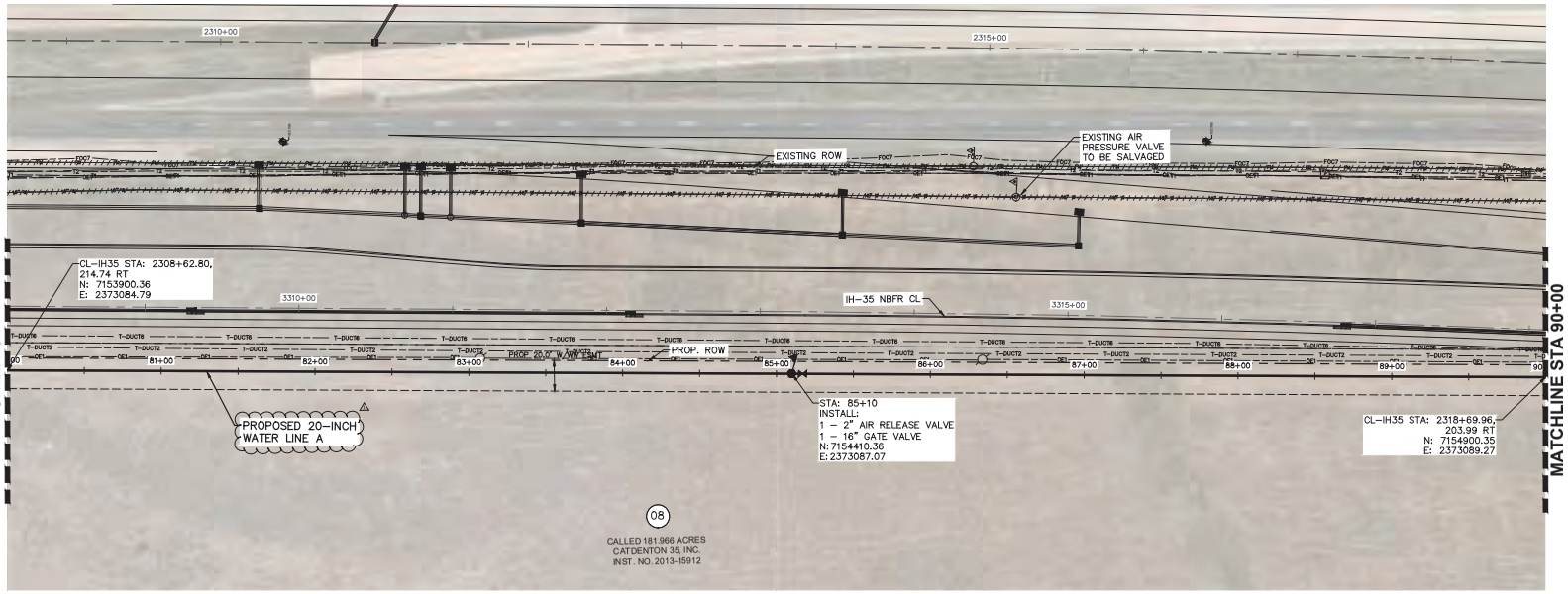
CSJ 074 - PROPOSED 20IN WL A STA 70+00 - 80+00

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
31

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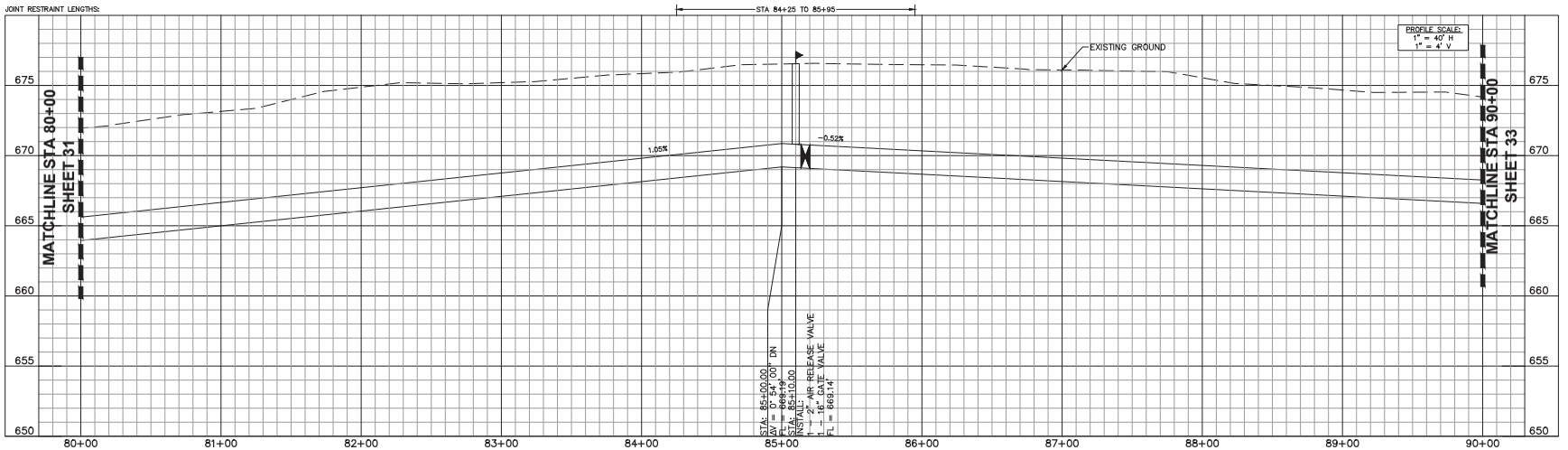
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 80+00 - 90+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817.335.6511

No.	Revision	By	Date
1	PRELIMINARY TO REJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRELAND
103671
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

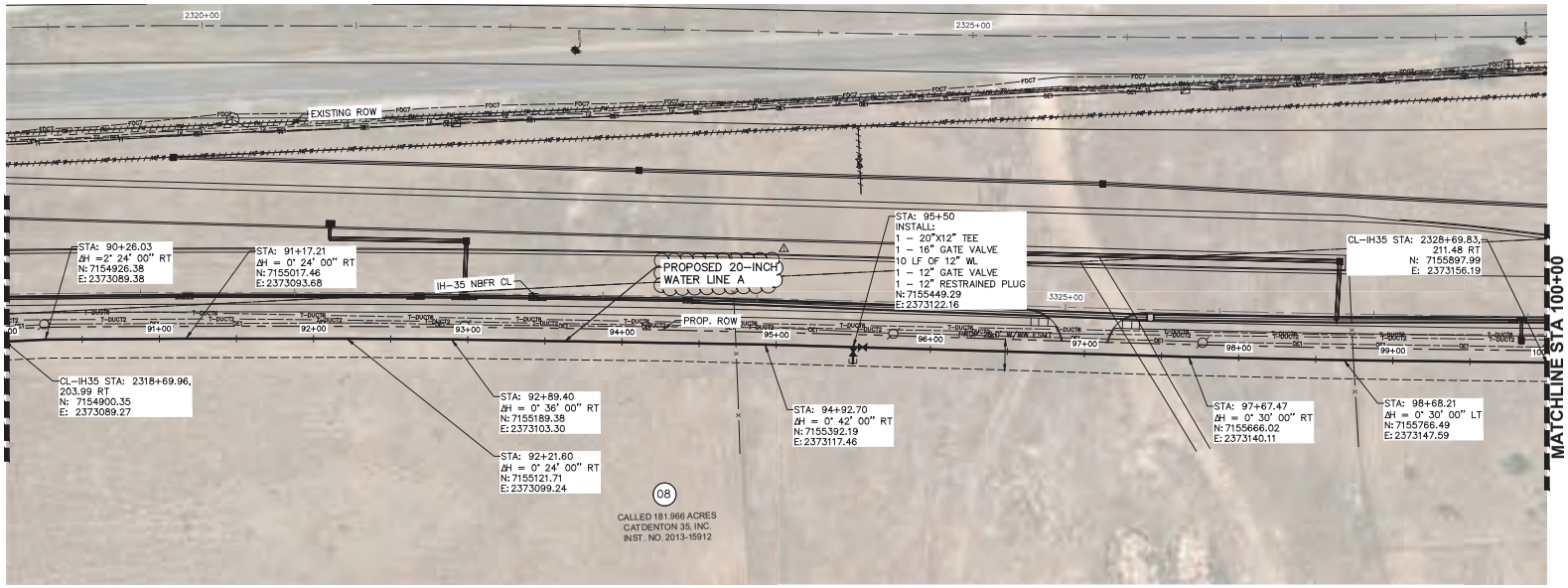
CSJ 074 - PROPOSED 20IN WL A STA 80+00 - 90+00

DATE:	APRIL 2023	CPI
DESIGN:		NDCH
DRAWN:		JRA
CHECKED:		KHA NO.: 061024043

SHEET
32

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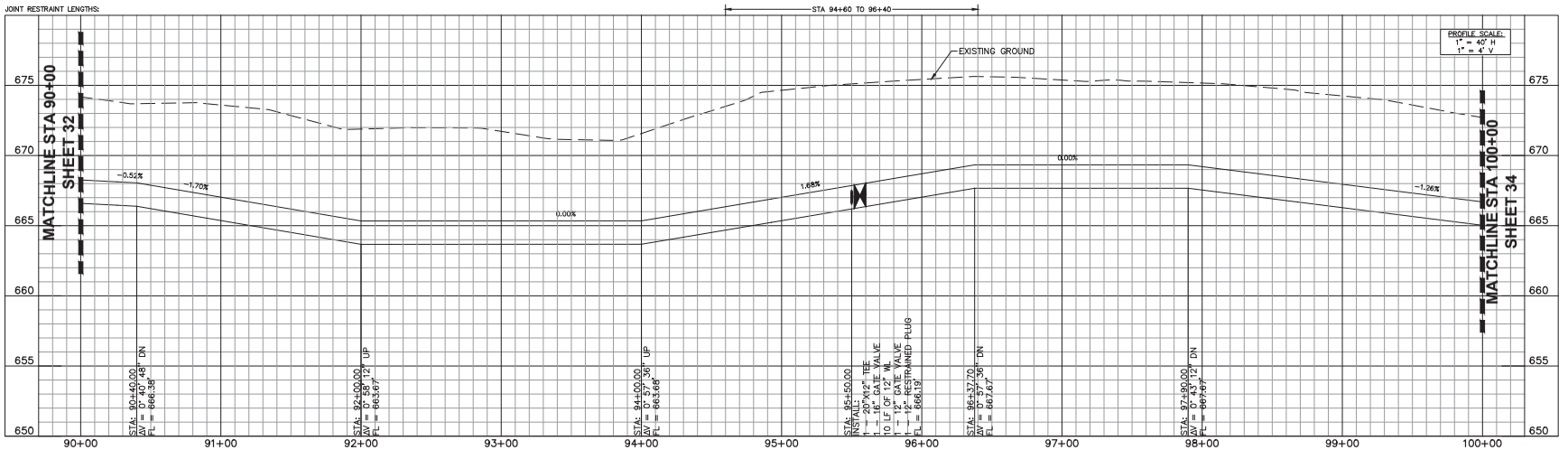
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 90+00 - 100+00



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817.335.6511

No.	Revision	By	Date
1	PER BASE CHANGE TO PROJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRELAND
103570
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

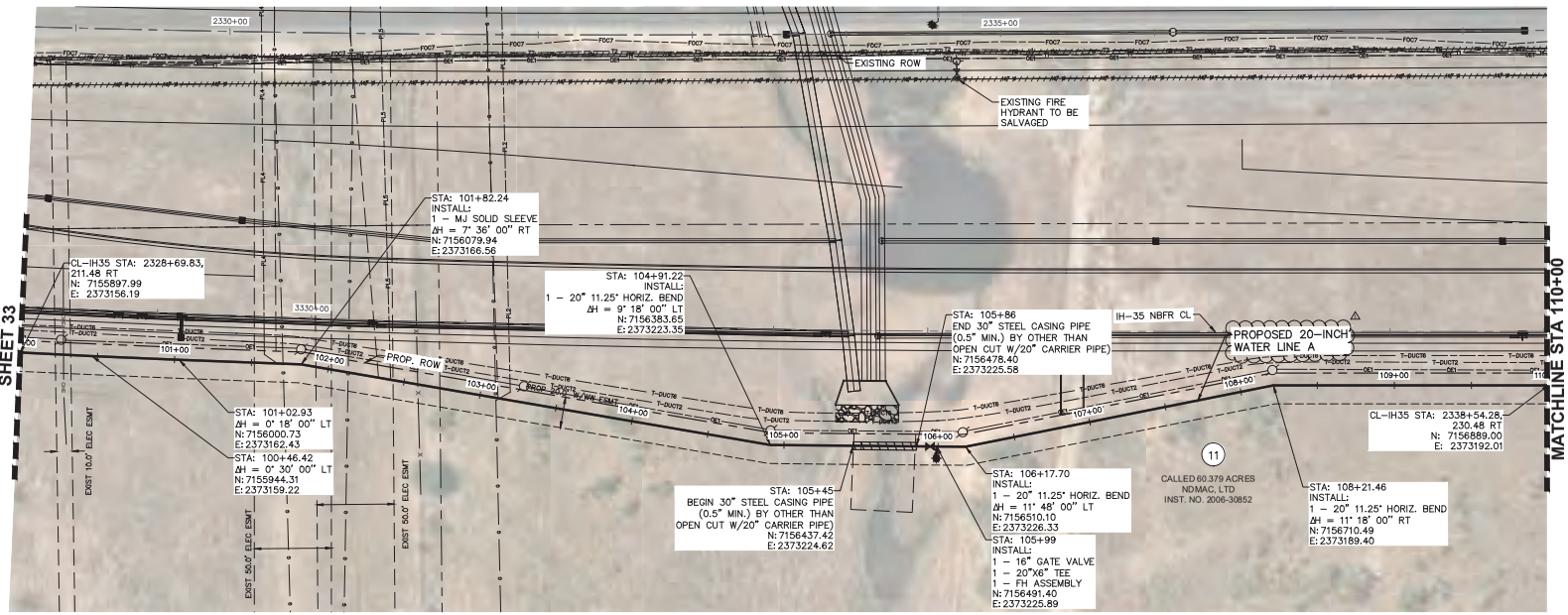
CSJ 074 - PROPOSED 20IN WL A STA 90+00 - 100+00

DATE:	APRIL 2023	CPI
DESIGN:		NDCH
DRAWN:		JRA
CHECKED:		KHA NO.: 061024043

SHEET
33

\\kimley-horn\fw_fw_fw_utilities\061024043-denton-ih-35-utility-relocations\CADD\SHEETS\CSJ 074 - 16th Mile.dwg 5/10/2023 11:09 AM

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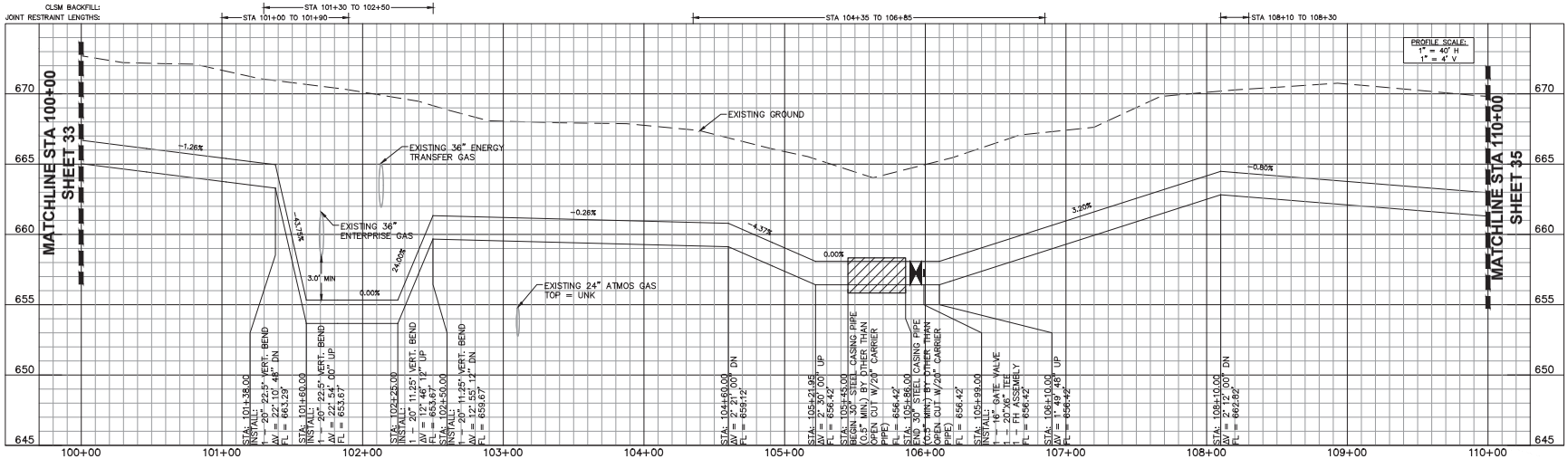
CSJ 074 - PROPOSED 20IN WL A STA 100+00 - 110+00

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL CONTACT ENTERPRISE GAS (888–883–6308), ENERGY TRANSFER GAS(214–981–0700), AND ATMOS GAS (888–286–6700) PRIOR TO CROSSING GAS LINE.
2. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
3. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817.335.6511

No.	Revision	By	Date
1	PER DESIGN CHANGE TO REFLECT BID MATERIAL	CPI	5/30/2023

06/10/2023
CHRISTOPHER P. IRWIN
103741
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

CSJ 074 - PROPOSED 20IN
WL A STA 100+00 - 110+00

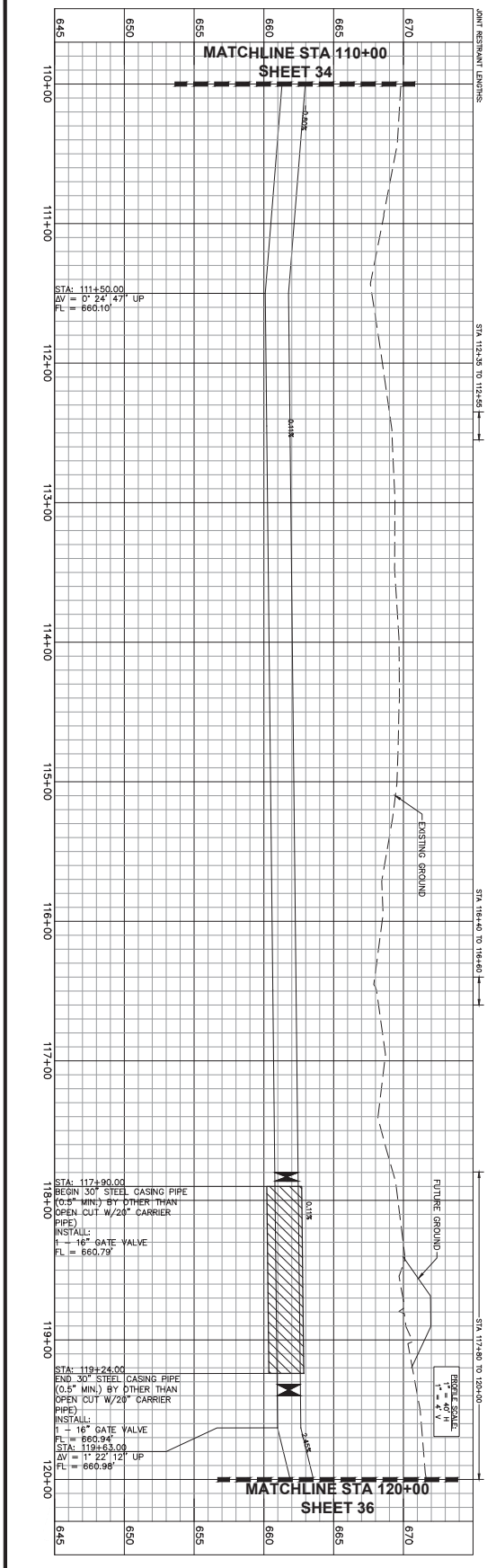
DATE: APRIL 2023
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024043

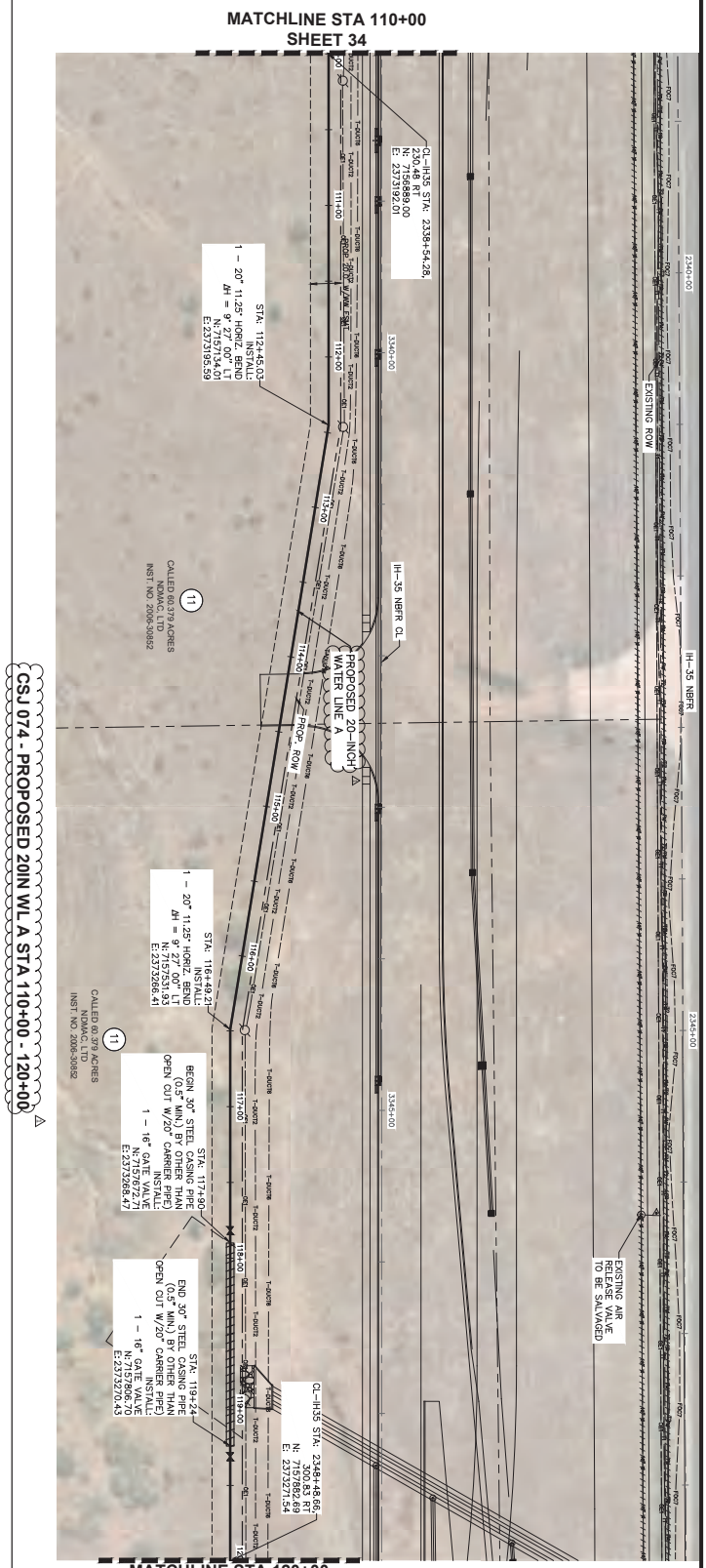
SHEET
34

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE OUTAGE DURATION WITH CPL FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET 35

CSJ 074 - PROPOSED 20IN WL A STA 110+00 - 120+00

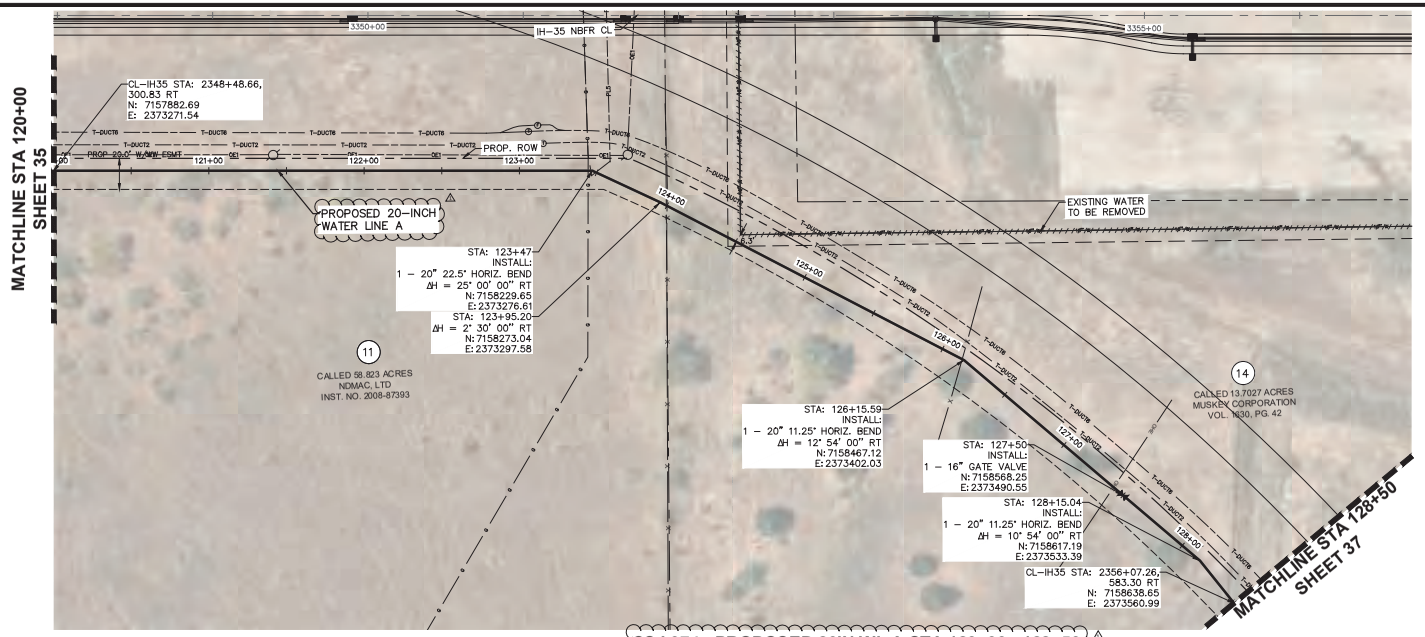
CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

05/10/2023
STATE OF TEXAS
CHRISTOPHER P. TOY
120045
LICENSED
PROFESSIONAL ENGINEER

Kimley»Horn
TBPE Firm No. 928
P: 817-335-6511
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

No.	Revision	By	Date
1	PIPE SIZE CHANGE TO REFLECT BID MATERIAL	CPI	5/10/2023

DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146

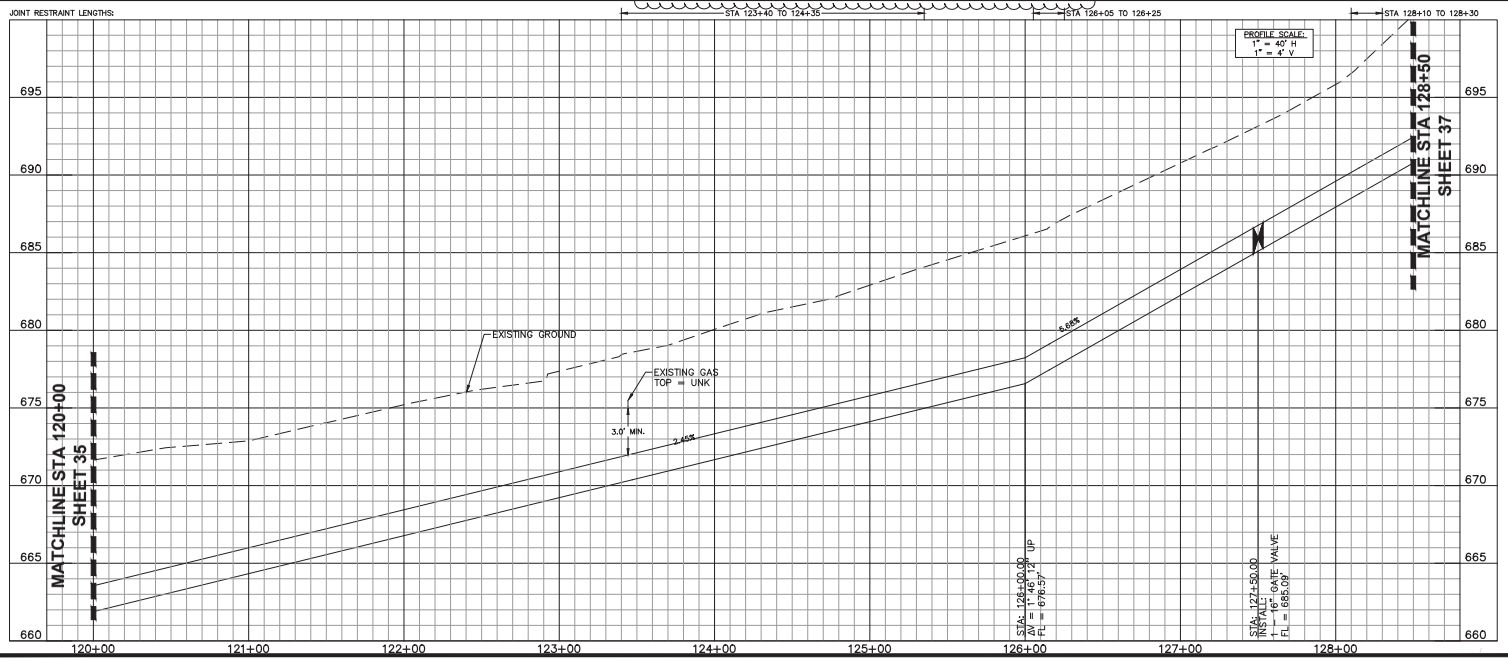


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
3. COORDINATE WITH ONEOK NGL PIPELEINE LLC 48 HOURS PRIOR (918-588-7632).



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
817-335-6511

No.	Revision	By	Date
1	PER CASE CHANGE TO PROJECT BID MATERIAL	CPI	5/30/2023

05/10/2023
CHRISTOPHER P. IRWIN
103671
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

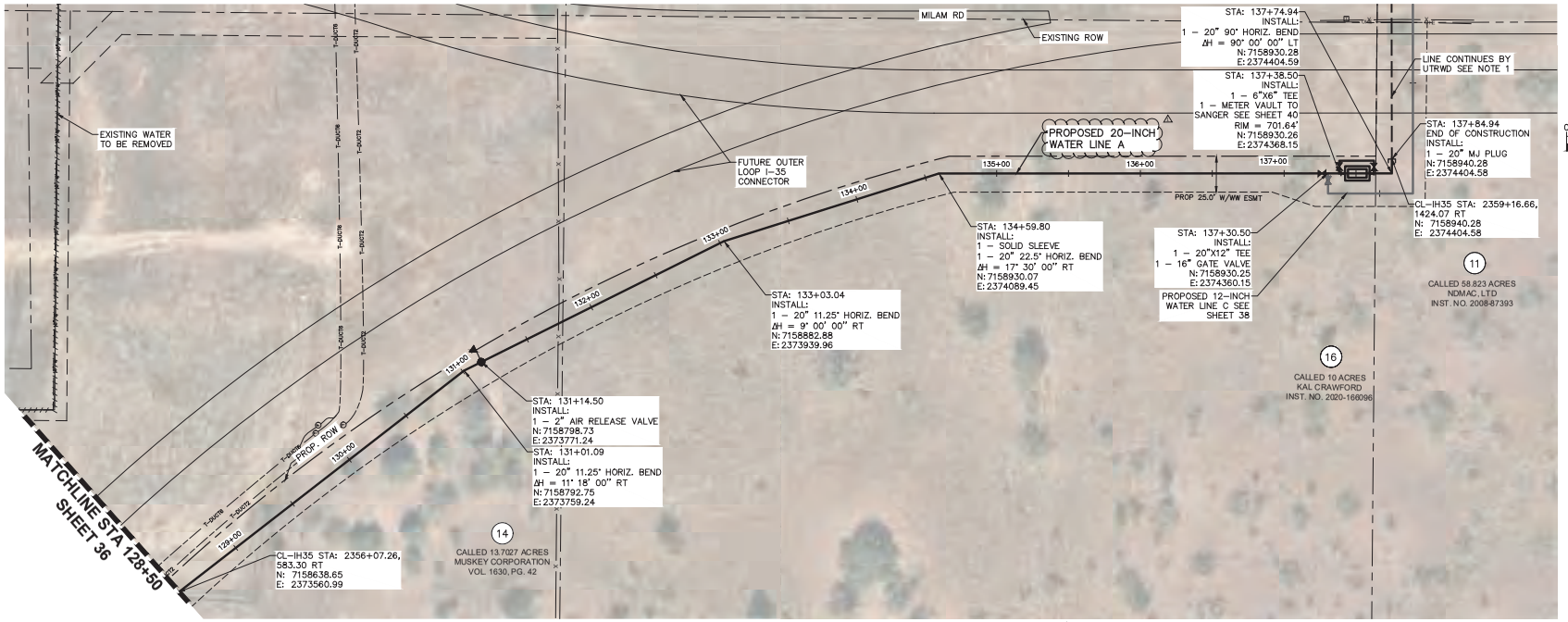
CSJ 074 - PROPOSED 20IN WL A
STA 120+00 - 128+50

DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
36

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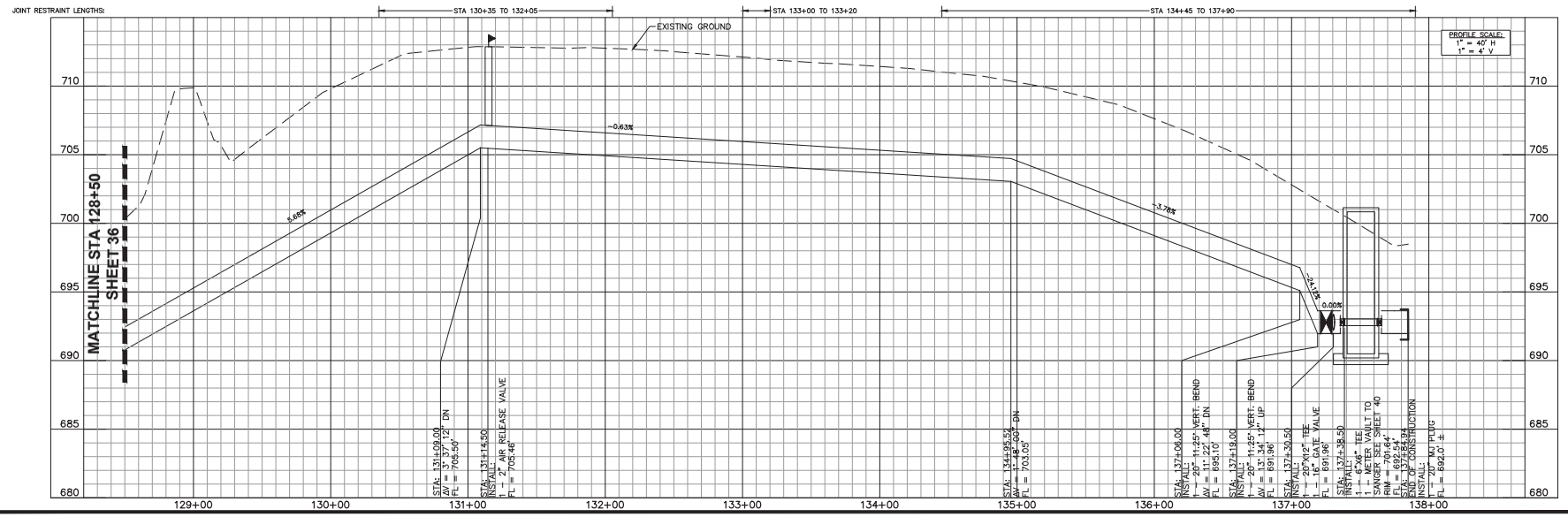
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SHEET NOTES:

1. IF LINE IS ALREADY INSTALLED, CONTRACTOR SHALL REMOVE PLUG AND CONNECT TO EXISTING UTRWD LINE.
2. CONTRACTOR TO VERIFY SIZE AND PIPE MATERIAL PRIOR TO SHOP DRAWINGS.
3. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48–HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE–IN.
4. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.

CSJ 074 - PROPOSED 20IN WL A STA 128+50 - END



Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
P: 817.335.6511

No.	Revision	By	Date
1	PER CITY COMMENTS	CPI	5/30/2023

PRELIMINARY NOT FOR CONSTRUCTION OR BIDDING PURPOSES
05/10/2023
CHRISTOPHER P. IRWIN 120324 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)

CSJ 074 - PROPOSED 20IN WL A STA 128+50 - END

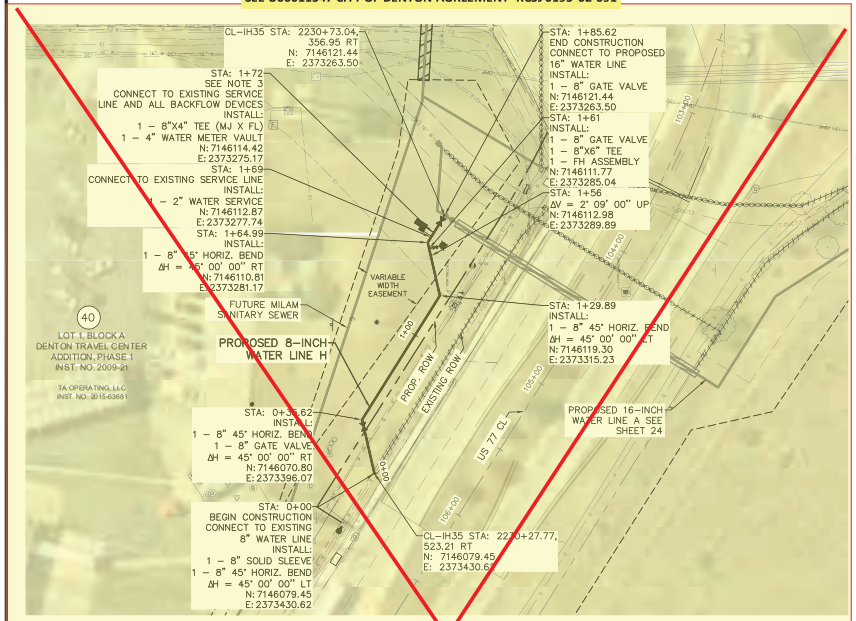
DATE:	APRIL 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
37

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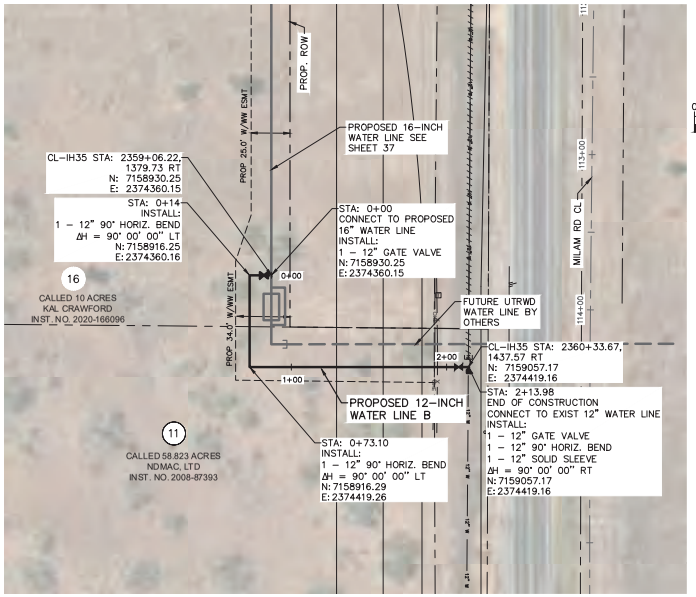
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SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'



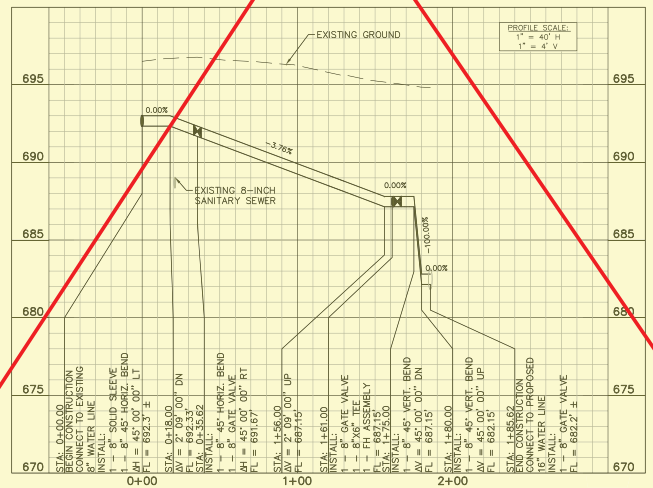
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
FOR 11"X17" 1"=80'

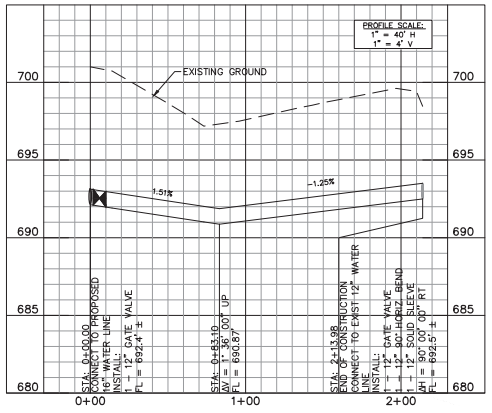
SHEET NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF DENTON WATER FIELD OPERATIONS 48-HOURS IN ADVANCE OF PERFORMED SHUTDOWN AND TIE-IN.
2. VACUUM EXCAVATION SHALL BE SUBSIDIARY TO THE LOCATION OF EXISTING UTILITIES BID ITEM.
3. CONTRACTOR WILL NEED TO COORDINATE WITH PROPERTY OWNER TO DETERMINE LOCATION OF PRIVATE SERVICE LINES.

CSJ 087 - PROPOSED 8IN WL H



CSJ 074 - PROPOSED 12 IN WL B



Kimley»Horn
TBPE Firm No. 928 2600 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023

CITY OF DENTON

IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)

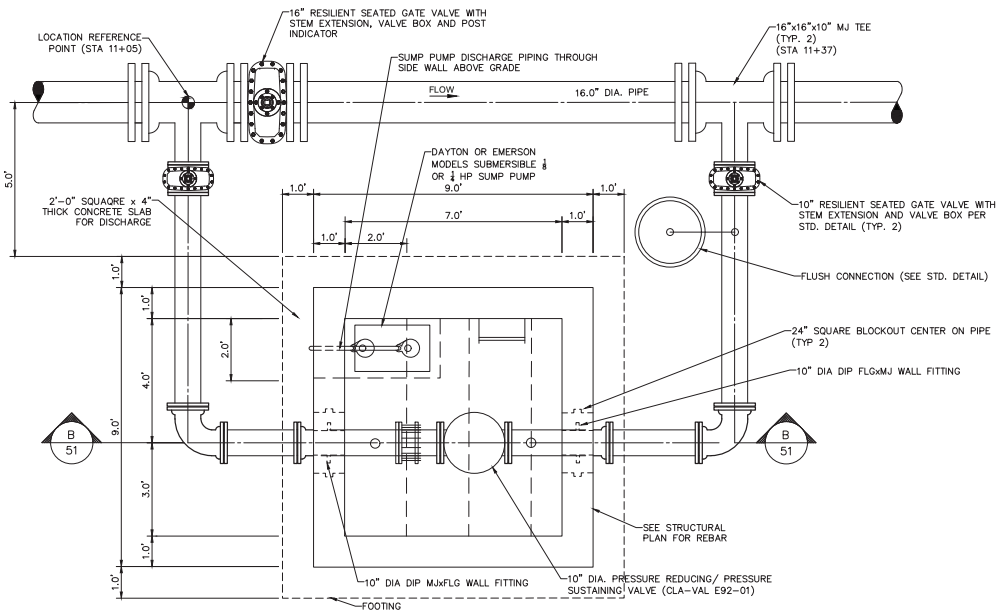
CSJ 087 - PROPOSED 8IN WL H & CSJ 074 - PROPOSED 12IN WL B

DATE: MARCH 2023
DESIGN: CPI
DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024043

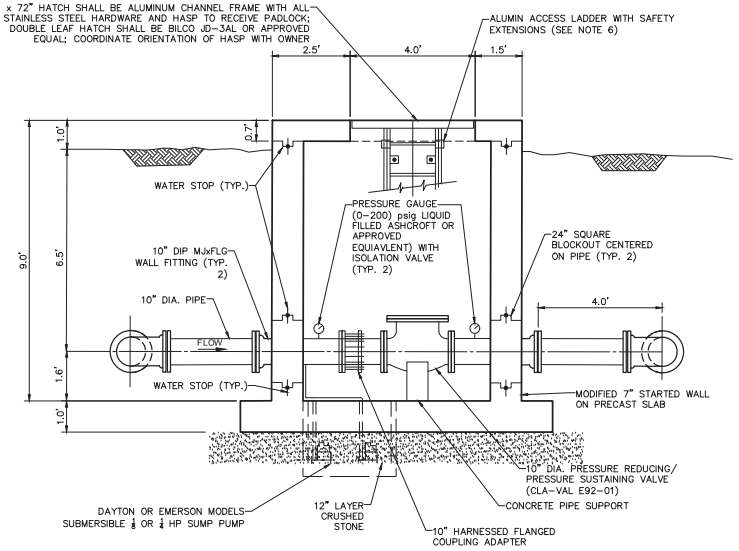
SHEET
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PROPOSED 10" PRESSURE REDUCING VALVE VAULT
A PLAN DETAIL
SCALE: 6" = 1'-0"

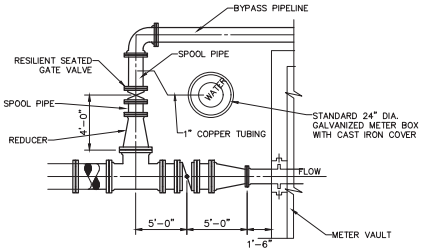


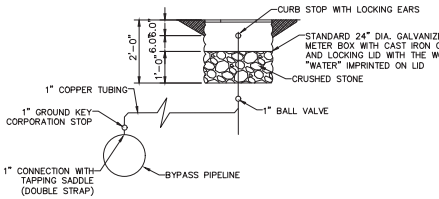
PROPOSED 10" PRESSURE REDUCING VALVE VAULT
B SECTION DETAIL
SCALE: 6" = 1'-0"

NOTES:

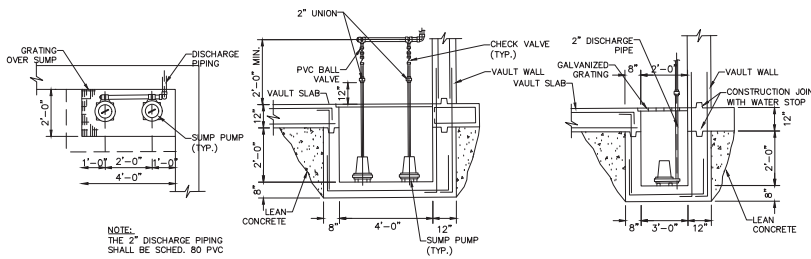
1. ALL BURIED FITTINGS SHOWN ON THIS SHEET SHALL BE RESTRAINED FLEXIBLE JOINT FITTINGS. ALL PIPE SHOWN SHALL BE DUCTILE IRON.
2. CONTRACTOR SHALL ROUTE ACCESS HATCH DRAIN PIPE TO DISCHARGE OUTSIDE VAULT. REFER TO ACCESS HATCH MANUFACTURER FOR RECOMMENDATION OF HATCH DRAIN ROUTING.
3. CONTRACTOR SHALL ROUTE THE SUMP PUMP DISCHARGE PIPING INSIDE THE VAULT. THE DISCHARGE PIPING SHALL BE SUPPORTED ALONG THE WALLS AND DISCHARGE THROUGH THE ACCESS RISER WALL. COORDINATE FINAL DISCHARGE PIPING LOCATION WITH THE OWNER'S REPRESENTATIVE PROVIDE 2'-0" SQUARE X 4 THICK CONCRETE SLAB FOR DISCHARGE.
4. CONTRACTOR SHALL FURNISH AND INSTALL FLEXIBLE DRAIN HOSE FROM THE PRESSURE REDUCING/SUSTAINING VALVE TO THE DRAIN SUMP. THE FLEXIBLE DRAIN HOSE SHALL BE CLAMPED TO THE 10" PIPNG AND ROUTED TO THE SUMP. THE DRAIN HOSE SHALL BE INSTALLED SUCH THAT AN AIR GAP EXISTS BETWEEN THE DRAIN HOSE AND THE HIGH WATER LEVEL IN THE SUMP.
5. A 24" SQUARE BLOCKOUT SHALL BE PROVIDED FOR 10" PIPELINE WALL PENETRATIONS.
6. ALUMINUM VERTICAL LADDER SHOWN INSIDE METER VAULT SHALL BE MANUFACTURED BY WASHINGTON ALUMINUM CO., BALTIMORE, MARYLAND OR APPROVED EQUAL. LADDERS SHALL HAVE 2 1/2" x 3/8" STRINGERS WITH 15/16" SQUARE NON-SLIP RUNGS SPACED AT 12" ON CENTER. LADDER SHALL BE ALUMINUM ALLOY 6061-T6. ALL NECESSARY ANCHOR BOLTS WILL BE STAINLESS STEEL AND FURNISHED WITH LADDER.

   ALUMINUM SAFETY EXTENSIONS WILL ALSO BE MANUFACTURED BY WASHINGTON ALUMINUM CO. OR APPROVED EQUAL. THE EXTENSION POLES SHALL BE ALUMINUM ALLOW 6061-T6 AND CASTINGS SHALL BE ALUMINUM ALLOW 356-T6. ALL NECESSARY HARDWARE WILL BE STAINLESS STEEL AND FURNISHED WITH THE SAFETY EXTENSIONS FOR MOUNTING TO LADDER. ALL LADDER AND SAFETY EXTENSION MATERIAL WILL HAVE A STANDARD MILL FINISH. THE PORTION OF THE LADDER IN CONTACT WITH CONCRETE SHALL HAVE A HEAVY SHOP COAT OF BITUMINOUS PAINT.
7. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DETAILS.
8. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DETAILS.
9. PRESSURE GAUGE (0-200 PSIG LIQUID FILLED ASHCROFT OR APPROVED EQUIVALENT) WITH ISOLATION VALVE.





TYPICAL FLUSH CONNECTION ON METER VAULT BYPASS PIPELINE
C
SCALE: NTS



TYPICAL DUPLEX SUMP PUMP DETAIL
D
SCALE: NTS

No.	Revision	By	Date

Kimley»Horn
TBPE Firm Reg. No. F-928 | TBPLS Firm Reg. No. 10194216
801 Cherry St., Suite 3300 Ft. Worth, TX 76102

03/08/2023
STATE OF TEXAM
CHRISTOPHER P. IRWIN
103671
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

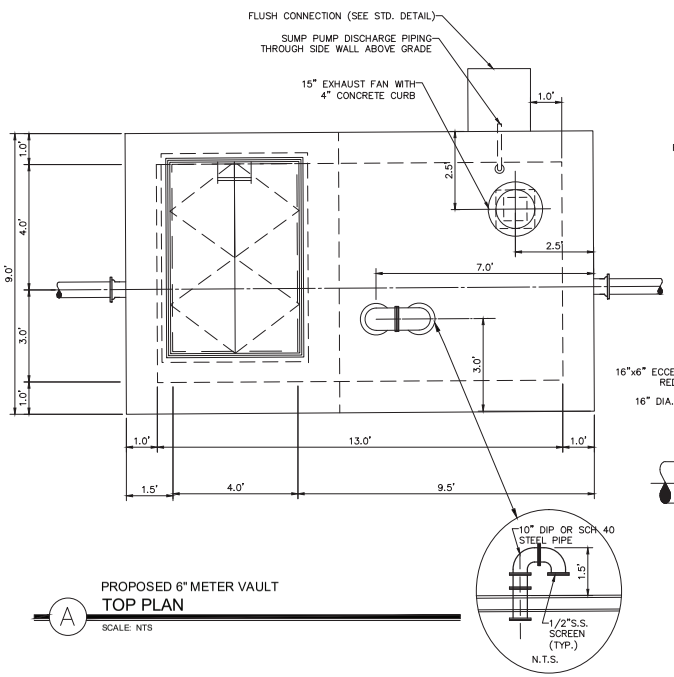
CSJ 074 - PROPOSED
PRESSURE REDUCING
VALVE VAULT

DATE:	MARCH 2023	
DESIGN:	CPI	
DRAWN:	NDCH	
CHECKED:	JRA	
KHA NO.:	061024043	

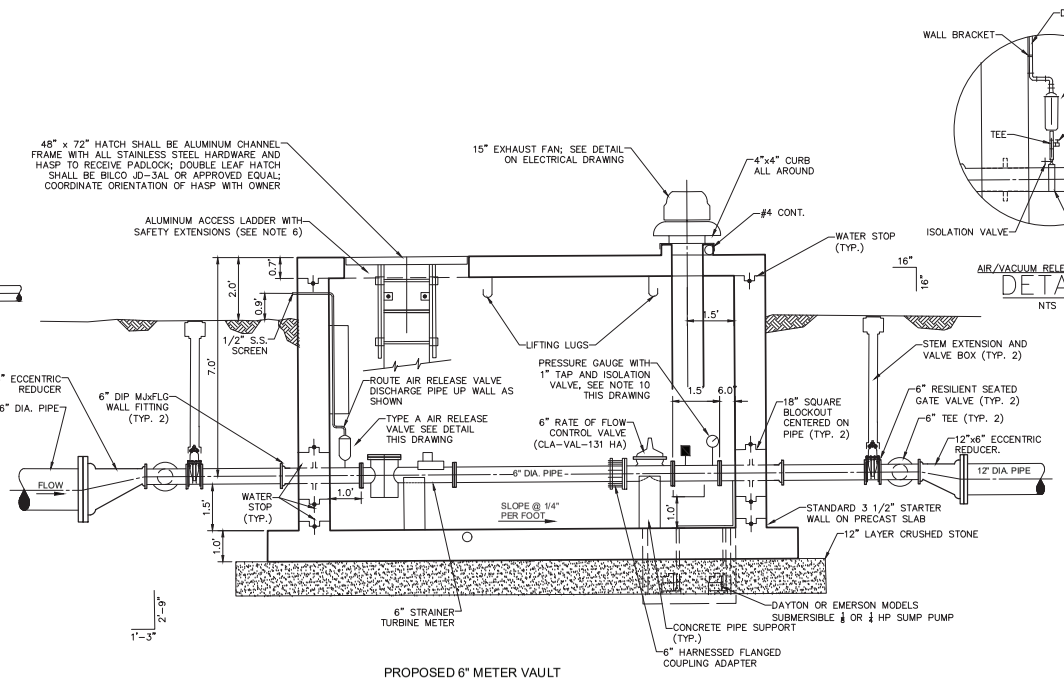
SHEET
39

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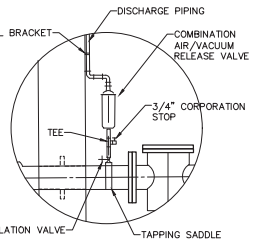
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PROPOSED 6" METER VAULT
A TOP PLAN
SCALE: NTS



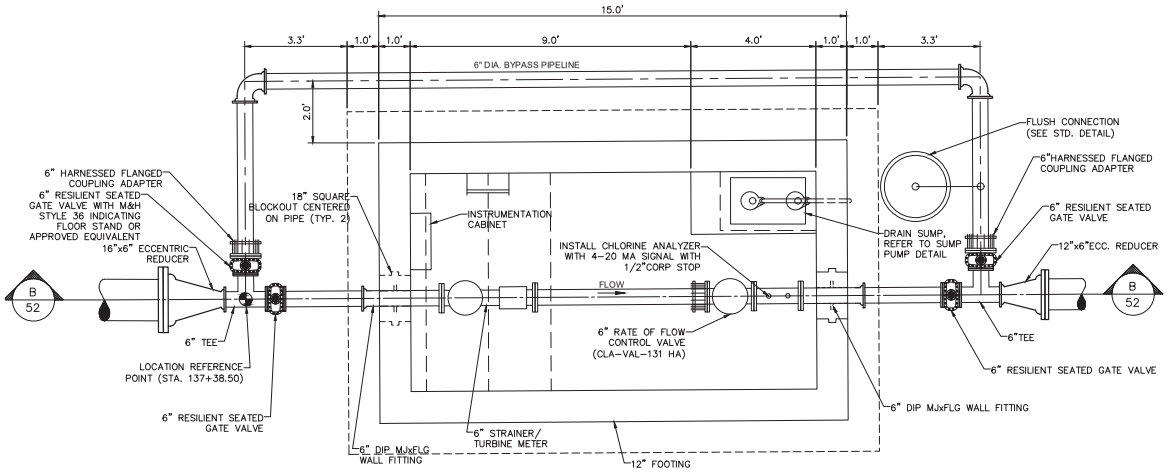
PROPOSED 6" METER VAULT
B SECTION
SCALE: NTS



NOTES:

1. ALL BURIED FITTINGS SHOWN ON THIS SHEET SHALL BE RESTRAINED FLEXIBLE JOINT FITTINGS. ALL PIPE SHOWN SHALL BE DUCTILE IRON.
2. CONTRACTOR SHALL ROUTE ACCESS HATCH DRAIN PIPE TO DISCHARGE OUTSIDE VAULT. REFER TO ACCESS HATCH MANUFACTURER FOR RECOMMENDATION OF HATCH DRAIN ROUTING.
3. CONTRACTOR SHALL ROUTE THE SUMP PUMP DISCHARGE PIPING INSIDE THE VAULT. THE DISCHARGE PIPING SHALL BE SUPPORTED ALONG THE WALLS AND DISCHARGE THROUGH THE ACCESS RISER WALL. COORDINATE FINAL DISCHARGE PIPING LOCATION WITH THE OWNER'S REPRESENTATIVE PROVIDE 2'-0" SQUARE X 4 THICK CONCRETE SLAB FOR DISCHARGE.
4. CONTRACTOR SHALL FURNISH AND INSTALL FLEXIBLE DRAIN HOSE FROM THE PRESSURE REDUCING/SUSTAINING VALVE TO THE DRAIN SUMP. THE FLEXIBLE DRAIN HOSE SHALL BE CLAMPED TO THE 10" PIPNG AND ROUTED TO THE SUMP. THE DRAIN HOSE SHALL BE INSTALLED SUCH THAT AN AIR GAP EXISTS BETWEEN THE DRAIN HOSE AND THE HIGH WATER LEVEL IN THE SUMP.
5. AN 18" SQUARE BLOCKOUT SHALL BE PROVIDED FOR 6" PIPELINE WALL PENETRATIONS.
6. ALUMINUM VERTICAL LADDER SHOWN INSIDE METER VAULT SHALL BE MANUFACTURED BY WASHINGTON ALUMINUM CO., BALTIMORE, MARYLAND OR APPROVED EQUAL. LADDERS SHALL HAVE 2 1/2" x 3/8" STRINGERS WITH 15/16" SQUARE NON-SLIP RUNGS SPACED AT 12" ON CENTER. LADDER SHALL BE ALUMINUM ALLOY 6061-T6. ALL NECESSARY ANCHOR BOLTS WILL BE STAINLESS STEEL AND FURNISHED WITH LADDER.

   ALUMINUM SAFETY EXTENSIONS WILL ALSO BE MANUFACTURED BY WASHINGTON ALUMINUM CO. OR APPROVED EQUAL. THE EXTENSION POLES SHALL BE ALUMINUM ALLOW 6061-T6 AND CASTINGS SHALL BE ALUMINUM ALLOW 356-T6. ALL NECESSARY HARDWARE WILL BE STAINLESS STEEL AND FURNISHED WITH THE SAFETY EXTENSIONS FOR MOUNTING TO LADDER. ALL LADDER AND SAFETY EXTENSION MATERIAL WILL HAVE A STANDARD MILL FINISH. THE PORTION OF THE LADDER IN CONTACT WITH CONCRETE SHALL HAVE A HEAVY SHOP COAT OF BITUMINOUS PAINT.
7. LIFTING LUGS SHALL BE INSTALLED AS CLOSE TO CENTER AS POSSIBLE OVER THE METER AND CONTROL VALVE. LIFTING LUGS SHALL BE RATED FOR 1000 LBS. EACH.
8. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL DETAILS.
9. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL DETAILS.
10. PRESSURE GAUGE (0-200 psig LIQUID FILLED ASHCROFT OR APPROVED EQUIVALENT) WITH ISOLATION VALVE. INCLUDE A BRANCH TEE FOR 4-20 MA PRESSURE TRANSMITTER. SEE ELECTRICAL SHEETS.



PROPOSED 6" METER VAULT
C SECTIONAL PLAN
SCALE: NTS

No.	Revision	By	Date

Kimley»Horn
TBPE Firm Reg. No. 928 · 801 Cherry St., Suite 1300 Ft. Worth, TX 76102

03/08/2023
GREGORY C. PHILLIPS
103671
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

CSJ 074 - PROPOSED METER VAULT

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
40

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19	19+50	G	16	FOREIGN PIPELINE BONDING TEST STATION	16" WATER LINE AND PARALLEL ATMOS NATURAL GAS LINE	3/CP2, 3/CP3, 4/CP3, 1/CP6, 5/CP6
20	20+80	G	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 4" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
21	20+84	G	16	INSULATING CORPORATION STOP	16" WATER LINE AND EXISTING 4" SERVICE LINE (ISOLATION FROM 2" METER)	5/CP5
22	20+92	G	16	INSULATING CORPORATION STOP	16" WATER LINE AND EXISTING SERVICE LINE (ISOLATION FROM 1" METER)	5/CP5
23	23+40	G	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 6" GATE VALVE TO FH	4/CP5, 2/CP6
24	23+60	G	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
25	23+74	G	16	INSULATING JOINT TEST STATION	16" WATER LINE AND EXISTING 16" WATER LINE (FLANGE INSTALLATION REQUIRED)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6

8	2+53	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
9	2+55	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
10	2+90	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
11	10+21	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 6" GATE VALVE TO FH	4/CP5, 2/CP6
12	11+05	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 10" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
13	11+06	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
14	11+22	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 10" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
15	16+89	A	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 30" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
16	17+13	A	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 10" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
17	24+20	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND 12" WATERLINE (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
18	24+21	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
19	24+62	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
20	30+41	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
21	30+75	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
22	31+46	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
23	31+82	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
24	32+86	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 6" GATE VALVE TO FH	4/CP5, 2/CP6
25	34+50	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
26	34+70	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND 12" WATERLINE (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
27	41+35	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
28	43+75	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
29	44+13	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
30	45+29	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
31	45+50	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
32	47+25	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
33	55+20	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
34	63+36	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 6" GATE VALVE TO FH	4/CP5, 2/CP6
35	66+90	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
36	66+00	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
37	67+75	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
38	69+24	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
39	70+33	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
40	72+95	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
41	73+00	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND 12" WATERLINE (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
42	73+44	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
43	76+57	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
44	76+83	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND 12" WATERLINE (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
45	76+89	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
46	85+10	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
47	95+50	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND 10 LF OF 12" WATERLINE (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
48	95+51	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
49	101+70	A	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 36" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
50	102+11	A	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 36" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
51	103+10	A	16	FOREIGN PIPELINE TEST STATION	16" WATER LINE AND 24" GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
52	105+45	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
53	105+86	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
54	105+99	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
55	106+00	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 6" GATE VALVE TO FH	4/CP5, 2/CP6
56	117+85	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
57	117+90	A	16	CASING TEST STATION	CASING SOUTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
58	119+24	A	16	CASING TEST STATION	CASING NORTH END	3/CP2, 1/CP3, 2/CP3, 1/CP6, 5/CP6
59	119+25	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
60	123+45	A	16	FOREIGN PIPELINE TEST STATION	16" WATER AND EXISTING GAS LINE	3/CP4, 1/CP5, 2/CP5, 3/CP5, 1/CP6, 5/CP6
61	127+50	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
62	131+15	A	16	INSULATING JOINT (NO TEST STATION)	16" WATER LINE AND 2" AIR RELEASE VALVE	4/CP5, 2/CP6
63	137+29	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
64	137+31	A	16	INSULATING JOINT TEST STATION	16" WATER LINE AND PROPOSED 12" WATER LINE C (INSTALL DIELECTRIC INSULATING FLANGE KIT ON THE 16" PROJECT PIPE SIDE OF THE GATE VALVE)	3/CP4, 4/CP4, 5/CP4, 1/CP6, 3/CP6, 5/CP6
65	137+39	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
66	137+40	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 6" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
67	137+60	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 6" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6
68	137+61	A	16	VALVE INSULATING/BONDING JOINT TEST STATION	16" WATER LINE AND 16" GATE VALVE	1/CP4, 2/CP4, 3/CP4, 1/CP6, 2/CP6, 5/CP6

16"	POLYETHYLENE COATED DUCTILE IRON	A	19+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			33+50	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			46+80	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			61+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			72+50	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			87+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			101+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			115+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6
			129+00	6	60 LB. MAGNESIUM	10	1/CP2, 2/CP2, 3/CP2, 1/CP6, 3/CP6, 5/CP6

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TBPE F-928 TBPELS 10194
DANIEL C. SWANSON 119384 LICENSED PROFESSIONAL ENGINEER 02/21/2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS (FROM I-35E/W SPLIT TO MILAM)

CATHODIC PROTECTION TEST STATION SCHEDULE

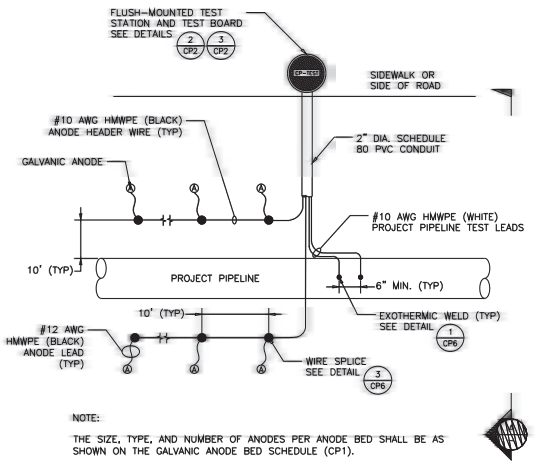
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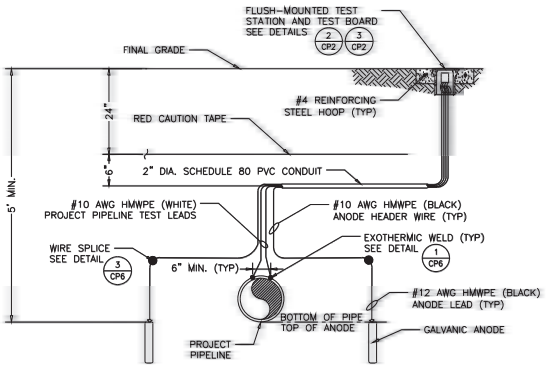
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Houston, TX 77084
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Firm No. F-9154
Project No. 20-0298

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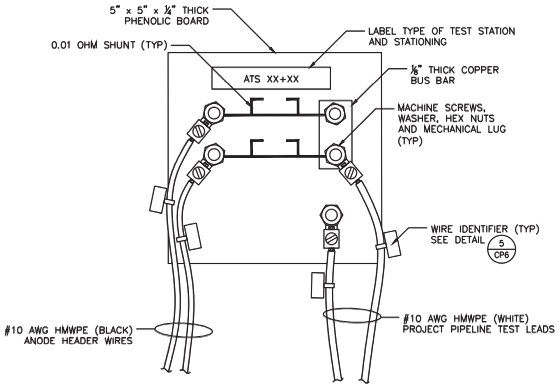
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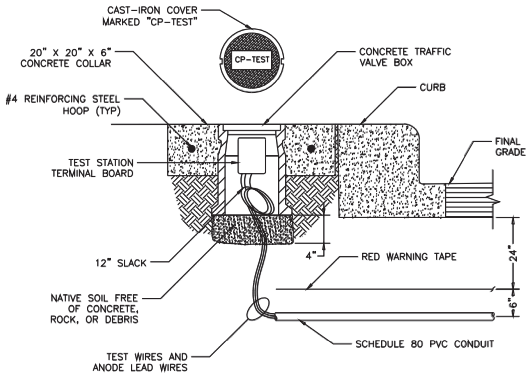
ANODE TEST STATION (ATS)
PLAN VIEW
NTS
1 CP2



ANODE TEST STATION (ATS)
SECTION VIEW
NTS
A –



ANODE TEST STATION (ATS)
TERMINAL BOARD DETAIL
NTS
2 CP2



FLUSH-MOUNTED TEST STATION
DETAIL
NTS
3 CP2

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801 Cherry St., Suite 1300 Ft. Worth, TX 76102
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No.	Revision	By	Date

CHRISTOPHER L. SHELDON 112184 LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM I-35E/W SPLIT TO MILAM)

CATHODIC PROTECTION DETAILS

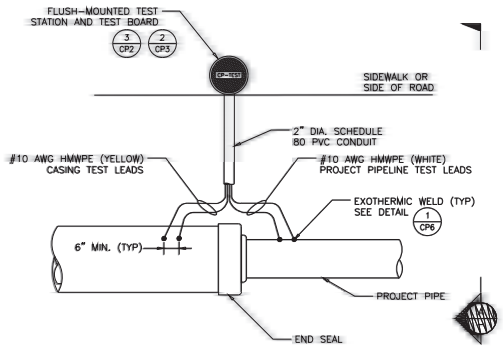
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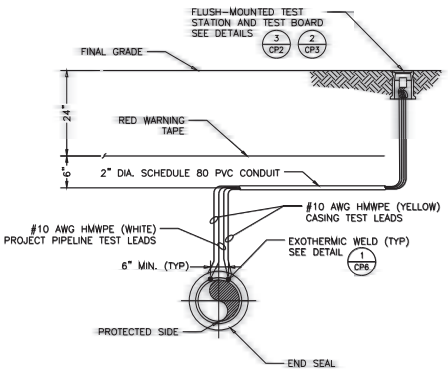
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Houston, TX 77084
Tel: (713) 568-9067, Fax (713) 568-9068
Firm No. F-9154
Project No. 20-0298

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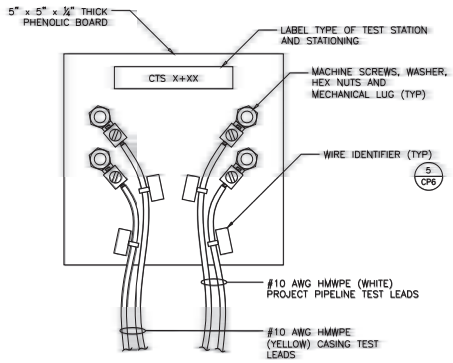
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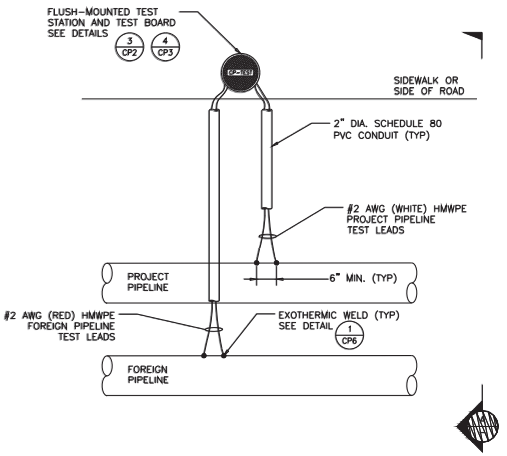
CASING TEST STATION (CTS)
NTS
1 CP3



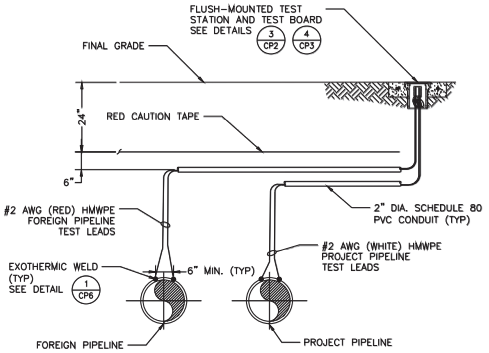
CASING TEST STATION (CTS) SECTION
NTS
A –



CASING TEST STATION (CTS) TERMINAL BOARD DETAIL
NTS
2 CP3



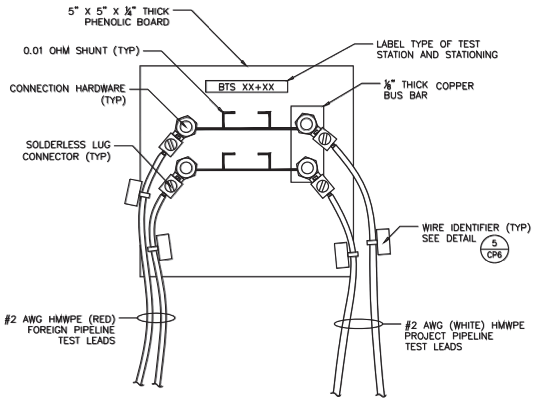
FOREIGN PIPELINE BONDING TEST STATION (FPBTS)
NTS
3 CP3



NOTE:

CONNECTIONS TO FOREIGN PIPELINES SHALL BE MADE BY THE OWNER'S REPRESENTATIVE.

FOREIGN PIPELINE BONDING TEST STATION (FPBTS) SECTION
NTS
A –



NOTE:

DO NOT BOND AT TEST STATION UNLESS FOREIGN PIPELINE CP SYSTEM SIGNIFICANTLY AFFECTS THE PROJECT PIPELINE CP SYSTEM.

FOREIGN PIPELINE BONDING TEST STATION (FPBTS) TERMINAL BOARD DETAIL
NTS
4 CP3

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TBPE Firm No. 928
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
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IH-35 UTILITY RELOCATIONS
(FROM I-35E/W SPLIT TO MILAM)

CATHODIC PROTECTION DETAILS

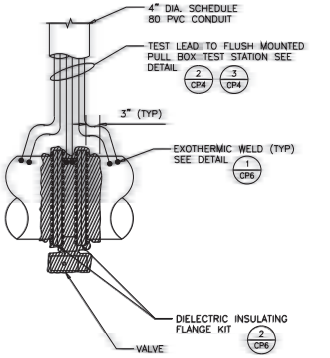
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Tel. (713) 568-9067, Fax (713) 568-9068
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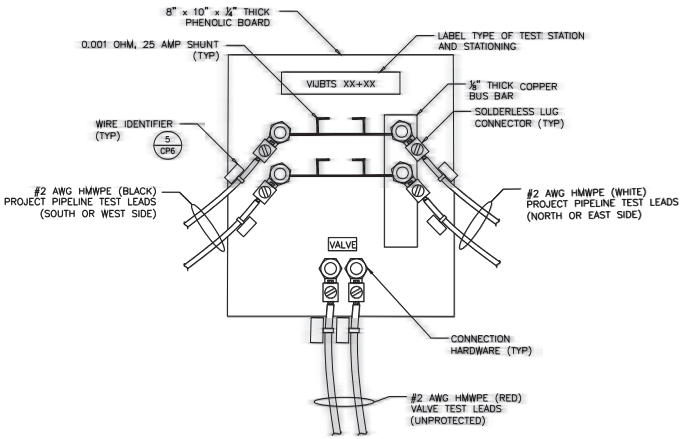
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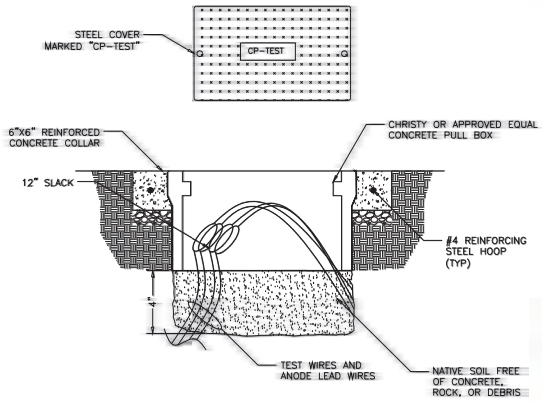
NOTES:

1. DO NOT APPLY PETROLATUM WAX TAPE IF VALVE IS IN MANHOLE.
2. DO NOT BOND ACROSS VALVE WITH BONDING WIRES. ELECTRICAL CONTINUITY TO BE PROVIDED AT TEST STATION ABOVE GRADE WHEN SPECIFIED.

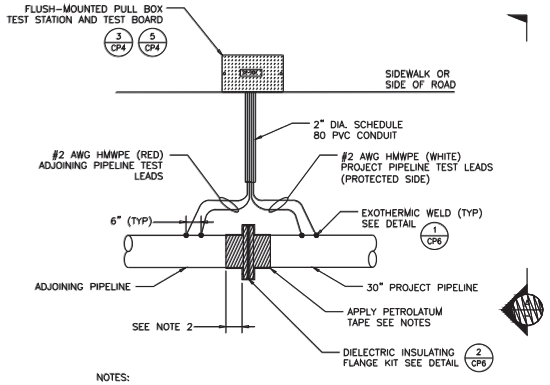
VALVE INSULATING JOINT/BONDING TEST STATION (VIJBTS)
NTS — 1 CP4



VALVE INSULATING JOINT/BONDING TEST STATION (VIJBTS) TERMINAL BOARD DETAIL
NTS — 2 CP4



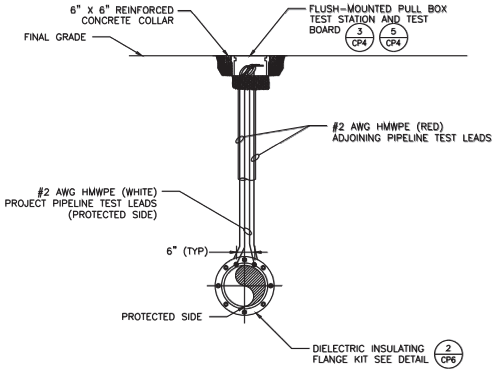
FLUSH-MOUNTED PULL BOX TEST STATION DETAIL
NTS — 3 CP4



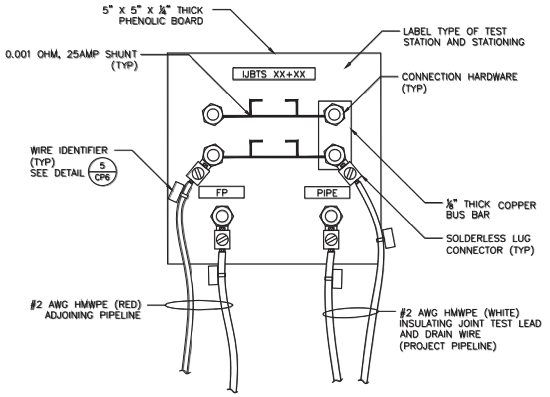
NOTES:

1. DO NOT APPLY PETROLATUM TAPE IF COUPLING IS LOCATED ABOVE GRADE OR IN A VAULT.
2. WRAP FITTING IN PETROLATUM WAX TAPE AND OVERLAP PIPE BY 12".

INSULATING JOINT TEST STATION (IJTS) PLAN VIEW
NTS — 4 CP4



INSULATING JOINT TEST STATION (IJTS) SECTION VIEW
NTS — A –



NOTES:

1. PROVIDE ELECTRICAL CONTINUITY THROUGH THE SHUNTS ONLY IF BONDING BETWEEN PROJECT PIPELINE AND ADJOINING PIPELINE IS WANTED.

INSULATING JOINT TEST STATION (IJTS) TERMINAL BOARD DETAIL
NTS — 5 CP4

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16720 Park Row, Suite 500
Houston, TX 77084
Tel. (713) 568-9067, Fax (713) 568-9068
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No.	Revision	By	Date

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM I-35E/W SPLIT TO MILAM)

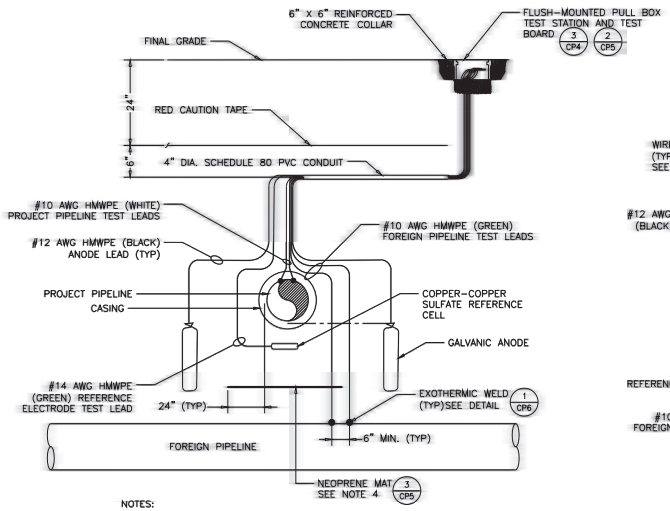
CATHODIC PROTECTION DETAILS

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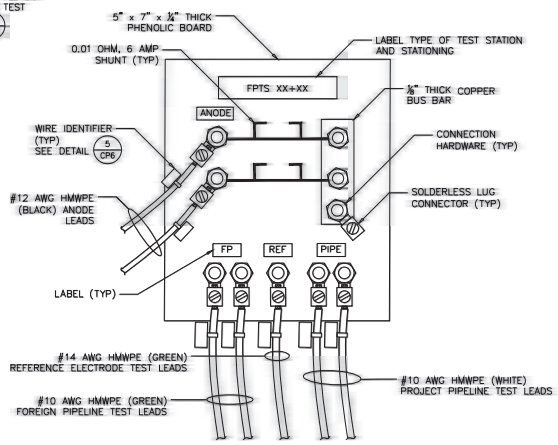
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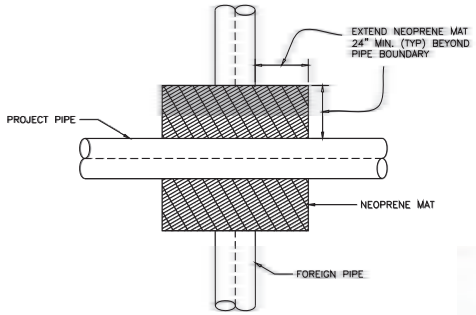
NOTES:

1. CONNECTIONS TO FOREIGN PIPELINES SHALL BE MADE BY THE OWNER'S REPRESENTATIVE.
2. INSTALL COPPER-COPPER SULFATE REFERENCE CELL MIDWAY BETWEEN PROJECT PIPELINE AND NEOPRENE MAT.
3. TOP OF ANODE SHALL BE ALIGNED WITH THE BOTTOM OF THE PROJECT PIPELINE WITH 5' BETWEEN THE ANODE AND PIPE.
4. NEOPRENE MAT SHALL EXTEND 24" (MIN.) BEYOND PROJECT PIPE EDGE ON EACH SIDE, SEE DETAIL
5. FLUSH-MOUNTED TEST STATION IS LONGITUDINALLY OFFSET FROM PIPELINE CROSSING AND IS LOCATED AT THE EDGE OF THE CASING. BRING PROJECT PIPELINE TEST LEADS THROUGH THE ANNULAR SPACE TO THE TEST STATION. SEE TEST STATION SCHEDULE.

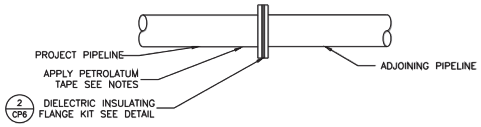
FOREIGN PIPELINE TEST STATION (FPTS) 1 CP5
NTS



FOREIGN PIPELINE TEST STATION (FPTS) TERMINAL BOARD DETAIL 2 CP5
NTS



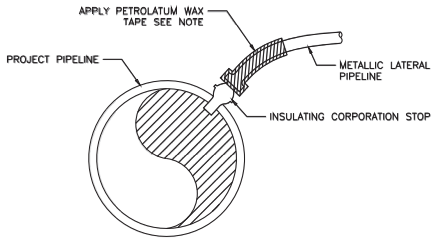
NEOPRENE MAT INSTALLATION DETAIL PLAN VIEW 3 CP5
NTS



NOTE:

1. A GENERAL IN-LINE ISOLATION IS SHOWN ABOVE.
2. AVOID ANY CONTACT BETWEEN THE PROJECT PIPELINE AND AND THE REINFORCING STEEL THROUGH SLAB WHEN APPLICABLE (NOT SHOWN).
3. DO NOT BOND ACROSS INSULATING FLANGE.

ACCESSIBLE INSULATED JOINT (NO TEST STATION) 4 CP5
NTS



NOTE:

WRAP FIRST THREE FEET OF METALLIC LATERAL IN PETROLATUM WAX TAPE.

LATERAL CONNECTION DETAIL 5 CP5
NTS

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CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM I-35E/W SPLIT TO MILAM)

CATHODIC PROTECTION DETAILS

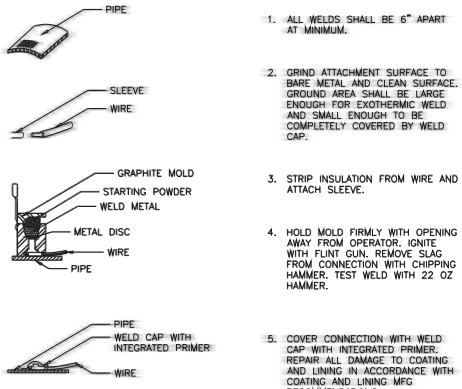
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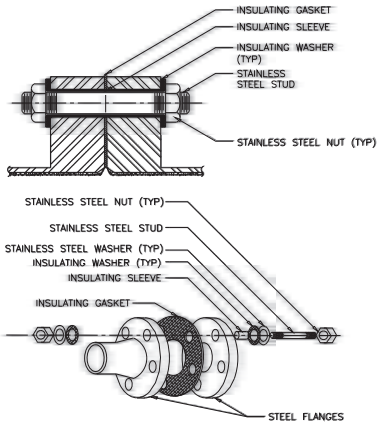
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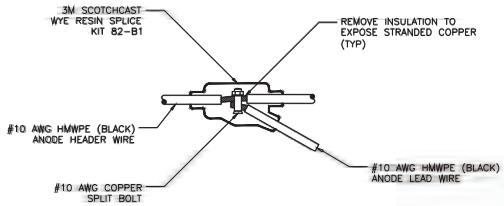


1. ALL WELDS SHALL BE 6" APART AT MINIMUM.
2. GRIND ATTACHMENT SURFACE TO BARE METAL AND CLEAN SURFACE. GROUND AREA SHALL BE LARGE ENOUGH FOR EXOTHERMIC WELD AND SMALL ENOUGH TO BE COMPLETELY COVERED BY WELD CAP.
3. STRIP INSULATION FROM WIRE AND ATTACH SLEEVE.
4. HOLD MOLD FIRMLY WITH OPENING AWAY FROM OPERATOR. IGNITE WITH FLINT GUN. REMOVE SLAG FROM CONNECTION WITH CHIPPING HAMMER. TEST WELD WITH 22 OZ HAMMER.
5. COVER CONNECTION WITH WELD CAP WITH INTEGRATED PRIMER. REPAIR ALL DAMAGE TO COATING AND LINING IN ACCORDANCE WITH COATING AND LINING MFG RECOMMENDATIONS.

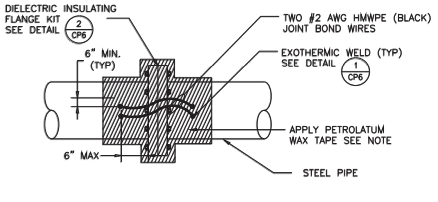
EXOTHERMIC WELD DETAIL FOR DUCTILE IRON PIPE
NTS
1 / CP6

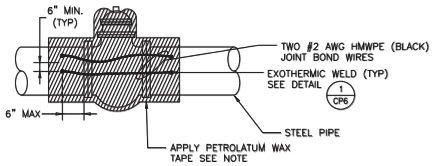


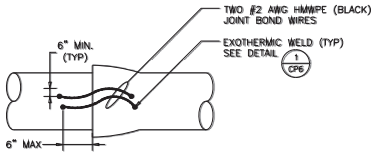
DIELECTRIC INSULATING FLANGE KIT DETAIL WITH SECTION VIEW
NTS
2 / CP6



WYE WIRE SPLICE DETAIL
NTS
3 / CP6

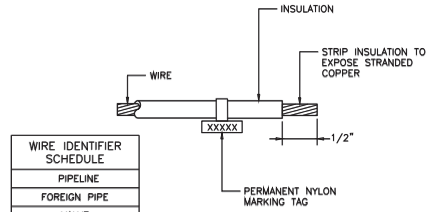






NOTES:
1. WRAP FITTING IN PETROLATUM WAX TAPE AND OVERLAP PIPE BY 12".
2. INSTALL WIRE BONDS AT ALL JOINTS EXCEPT AT LOCATIONS WITH TEST STATIONS (OR OTHERWISE SPECIFIED) TO ENSURE PIPELINE ELECTRICAL CONTINUITY.

PIPE JOINT BONDING DETAILS FOR DUCTILE IRON NON-INSULATED JOINTS
NTS
4 / CP6



WIRE IDENTIFIER SCHEDULE
PIPELINE
FOREIGN PIPE
VALVE
CASING
ANODE
DECOUPLER

WIRE IDENTIFIER DETAIL
NTS
5 / CP6

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15720 Park Row, Suite 500
Houston, TX 77084
Tel. (713) 568-9067, Fax (713) 568-9068
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TBPE Firm No. 928
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No.	Revision	By	Date

CHRISTOPHER E. SKELTON 127015 LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM I-35E/W SPLIT TO MILAM)

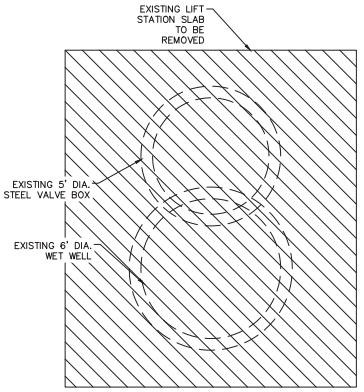
CATHODIC PROTECTION DETAILS

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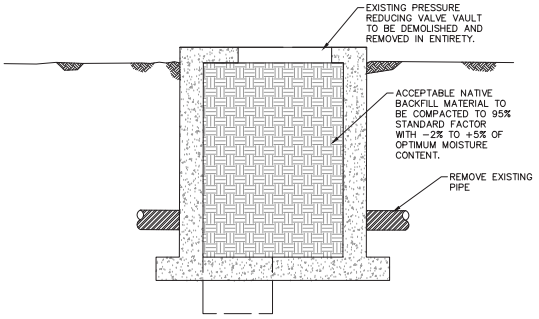
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INTERIOR PLAN VIEW

1/56 **EXISTING WETWELL REMOVAL**

SCALE: 3/8" = 1'

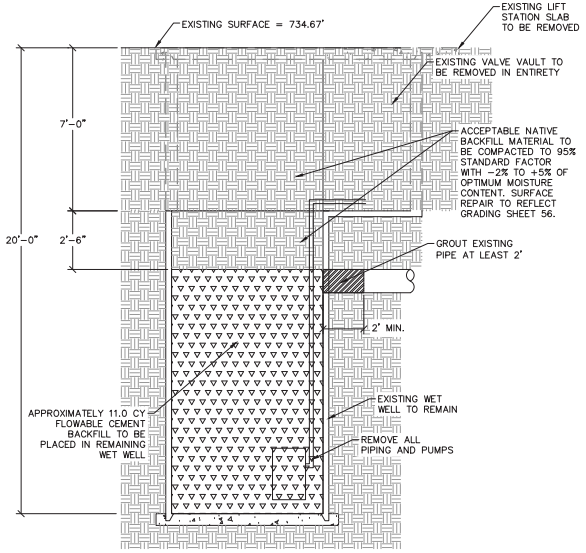


NOTES:
1) THIS STRUCTURE IS 8'X8'X9'
2) CONTRACTOR SHALL CONTACT CHRIS CARROLL (940-349-7190) 48 HOURS PRIOR TO SALVAGE ANY USEABLE APPURTENANCES.

SECTION VIEW

1/56 **EXISTING PRESSURE REDUCING VALVE VAULT**

SCALE: 3/8" = 1'

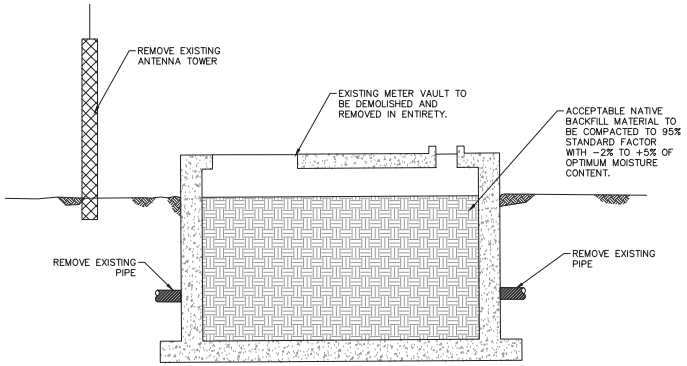


NOTES:
1) CONTRACTOR SHALL THOROUGHLY CLEAN AND REMOVE ALL SEWAGE FROM EXISTING WET WELL PRIOR TO PLACEMENT OF CEMENT SLURRY.

SECTION VIEW

2/56 **EXISTING WETWELL REMOVAL**

SCALE: 3/8" = 1'



NOTES:
1) THIS STRUCTUE IS 8'X15'X9'9"
2) CONTRACTOR SHALL CONTACT CHRIS CARROLL (940-349-7190) 48 HOURS PRIOR TO SALVAGE ANY USEABLE APURTENANCES.

SECTION VIEW

2/56 **EXISTING METER VAULT REMOVAL**

SCALE: 3/8" = 1'

Kimley»Horn
TBPE Firm No. 928
801 Cherry St., Suite 3300 Ft. Worth, TX 76102
817-335-6511

No.	Revision	By	Date

03/08/2023
STATE OF TEXAM
CHRISTOPHER P. IRWIN
103570
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

DEMOLITION DETAILS

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
56

K:\FTW_Utilities\061024043-Denton-I-35-Utility-Relocations\CADD\SHEETS\LIFT STATIONS\DEMOLITION-DETAILS.dwg 3/8/2023 12:04 PM

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METER VAULT INSTALLATION NOTES:

1. PIPE, METER SIZE AND VAULT SHALL BE APPROVED BY THE WATER UTILITIES DEPARTMENT DURING REVIEW PROCESS.

2. PREFABRICATED OR POURED IN PLACE VAULTS SHALL HAVE PRE CAST–CLASS H OR POURED–CLASS S CONCRETE, REINFORCED WITH MINIMUM #4 O.C.E.W.

3. METER VAULT MUST BE LOCATED BEHIND CURB AND OUT OF VEHICLE/PEDESTRIAN TRAFFIC, IN THE WATER UTILITY EASEMENT OR PUBLIC R.O.W. EASEMENT OR R.O.W. AREA MUST ACCOMMODATE A MINIMUM 18" BEYOND EACH SIDE OF THE VAULT. METER VAULT TO BE PLACED IN A PROTECTED GRASSY AREA.

4. MAINLINE AND BYPASS VALVES SHALL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUT, NON–RISING STEM. ALL VALVES IN THE VAULT WILL HAVE HANDWHEELS. CUSTOMER VALVES SHALL BE LOCATED OUTSIDE OF VAULT AND EASEMENTS. ALL VALVES SHALL BE RIGHT–HAND TURN CLOSE.

5. ALL METERS SHALL BE EQUIPPED WITH ENCODER REGISTERS AND HAVE TOUCH PADS INSTALLED ON THE LID FOR READING PURPOSES. ALL METERS SHALL BE INSTALLED WITH STRAINERS ON THE INLET SIDE OF THE METER.

6. HATCH OPENING WILL BE ¼" ALUMINUM DIAMOND PLATE COVER WITH EXTRUDED ALUMINUM FRAME. HATCH TO BE FURNISHED WITH TYPE 316 STAINLESS STEEL SNAP AND LOCK WITH BRASS HINGES.

7. ALL VAULTS OVER 4 FT. IN DEPTH SHALL HAVE A LADDER INSTALLED AND SECURED TO THE VAULT WALL AT HATCH ENTRY.

8. VAULT BEDDING SHALL BE GRADE 4 STANDARD CRUSHED AGGREGATE, 1 IN. SIEVE.

9. THE TOP OF METER VAULT SHALL BE SET AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT.

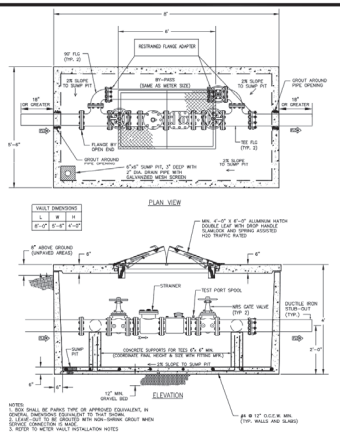
10. FOR 3" METERS AND ABOVE ON PROJECTS ON WHICH THE CITY INSTALLS THE TAP IN THE MAINLINE AND STUBS OUT THE SERVICE LINE TO THE BACK OF CURB, THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL REMAINING PIPING FROM THE STUBOUT BEHIND THE CURB THROUGH THE VAULT.

11. FOR WATER METER VAULT INSTALLATIONS WHERE THE METER IS NOT EQUIPPED WITH AN INTEGRAL TEST PORT, A SEPARATE SPOOL PIECE WILL BE PROVIDED BETWEEN THE METER AND THE DOWNSTREAM GATE VALVE. 1IN. SPOOL PIECE WILL BE SUPPLIED WITH A TEST PORT AND THREADED BRASS PLUG SIZED PER THE MANUFACTURER'S REQUIREMENTS OR AS FOLLOWS:

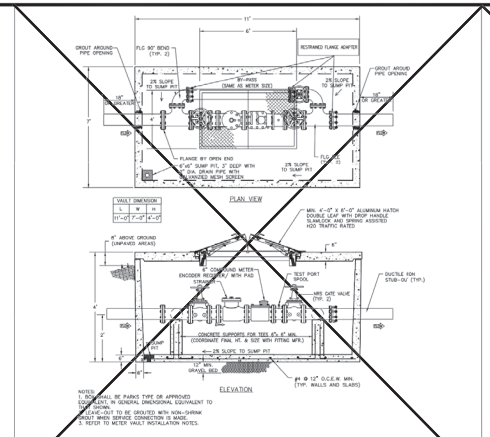
12. WHERE NOT SPECIFICALLY NOTED, ALL FLANGED PIPE SHALL BE DUCTILE IRON PIPE WITH DUCTILE IRON FLANGES THREADED ON.

METER SIZE	TEST PORT
3"	1"
4"	1"
>6"	1½"

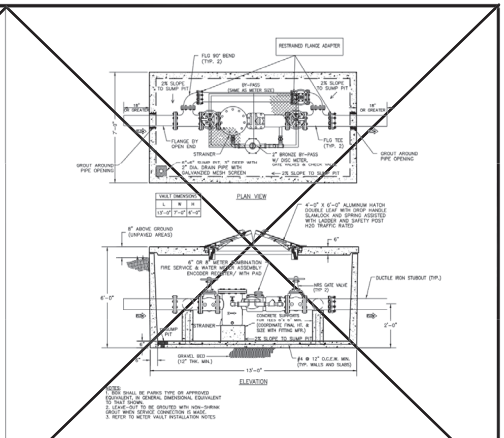
WATER VAULT INSTALLATION NOTES — W100



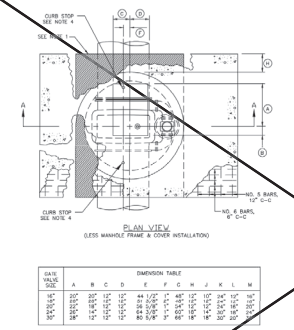
3" AND 4" METER VAULTS — W101



6" METER VAULT — W102

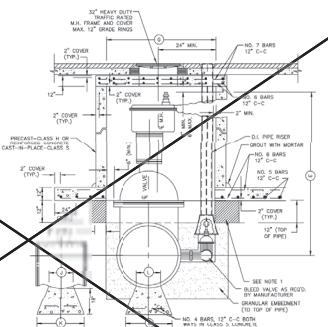


6" AND 8" FIRE SERVICE METER VAULTS — W103

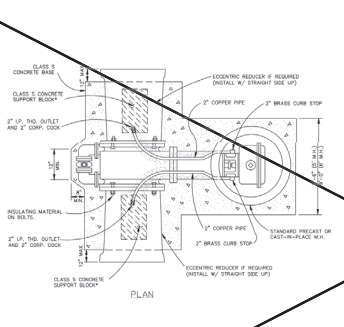


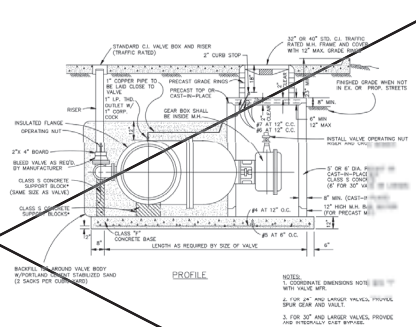
GATE VALVE SIZE	DIMENSION TABLE A	B	C	D	E	F	G	H	J	K	L	M
16"	20"	32"	12"	44 1/2"	1"	45°	12"	12"	24"	12"	24"	12"
18"	23"	35"	12"	47 1/2"	84 5/8"	1"	45°	12"	12"	24"	12"	24"
24"	29"	41"	12"	53 1/2"	84 5/8"	1"	45°	12"	12"	24"	18"	24"
30"	36"	48"	12"	60 1/2"	84 5/8"	1"	45°	18"	18"	30"	18"	30"

NOTES:
1. POLYURETHANE CUSHION PAD.
2. FOR 24" AND LARGER VALVES, PROVIDE SPUR GEAR AND VAULT.
3. FOR 30" AND LARGER VALVES, SUPPORT AND INTEGRALLY CAST BYPASS.
4. PROVIDE 2" CORPORATION AND CURB STOPS A MAX. OF 12" FROM EACH END OF GATE VALVE.



VAULT CONSTRUCTION VERTICAL GATE VALVE 24" AND LARGER





VAULT CONSTRUCTION HORIZONTAL GATE VALVE 24" AND LARGER

ENTERED BY:	PROJECT #		
DESIGNED BY:	DATE	REVISION	
DRAWN BY:			
PRIN. ENGR.			
PATH:			

DENTON

STANDARD DETAILS

WATER DETAILS

DATE: JAN. 2023

SHEET No.: 1 OF 24

SCALE: HOR. 1"= N.T.S. VER. 1"= N/A

Kimley»Horn
12700 Park Plaza Drive, Suite 1000 Fort Worth, TX 76102
800 Colony St., Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
JOSEPH R. ANDERSON
103461
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

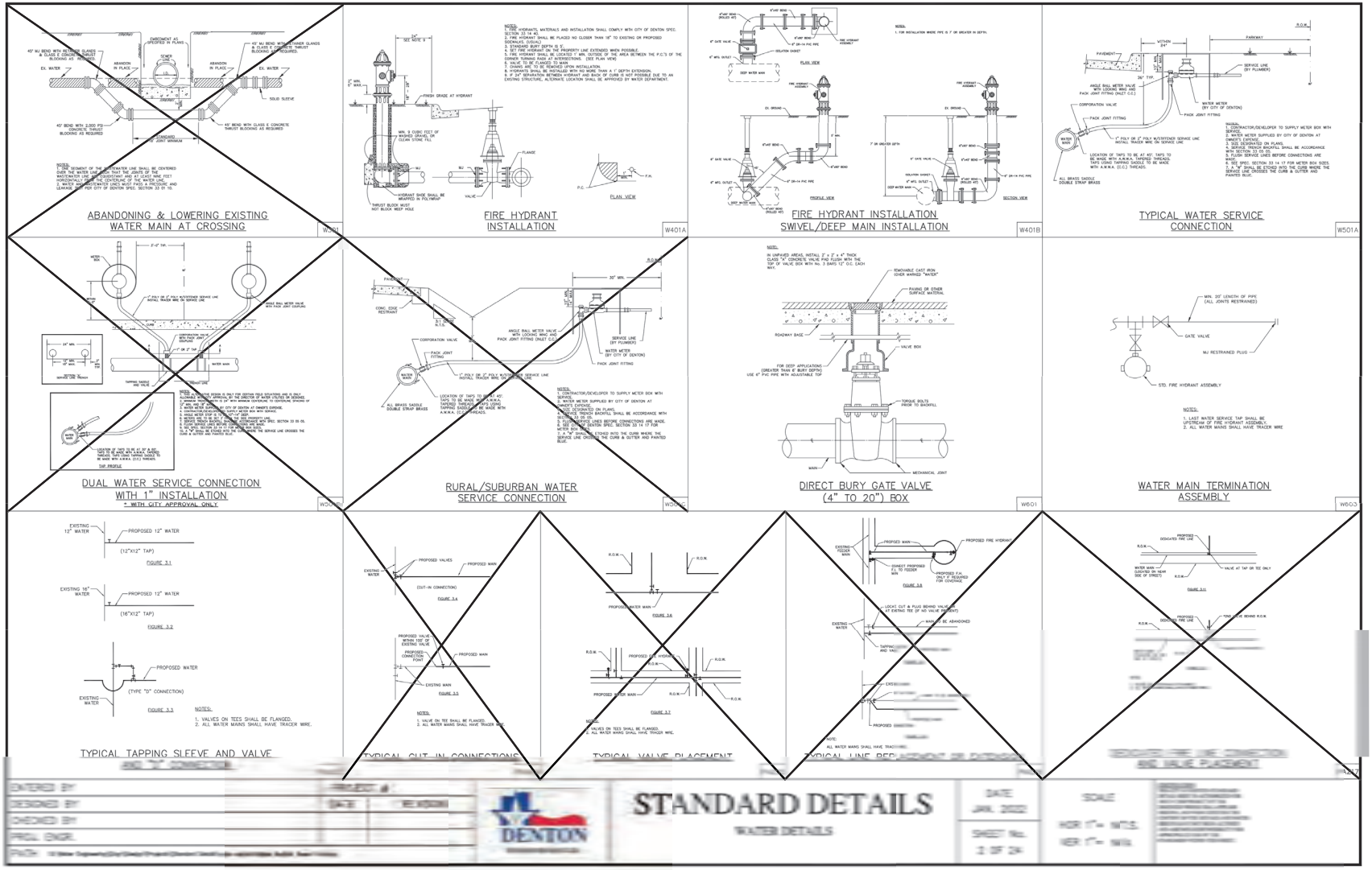
CITY STANDARD DTLS 1

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
57

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DocuSign Envelope ID: 2747E5F4-8C3D-4286-AB35-B03FD9236146



Kimley»Horn
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801 Cherry St., Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
GREGORY P. IRWIN
103749
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

CITY STANDARD DTLS 2

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
58

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GENERAL NOTES FOR ALL THRUST BLOCKS:

1. RESTRAINED JOINTS SHALL BE REQUIRED FOR ALL WATER MAINS 16" AND LARGER. JOINT RESTRAINT SHALL BE DESIGNED TO ACCOMMODATE THE ENTIRE DESIGN LOAD AS INDICATED IN THE APPLICABLE PIPE MATERIAL SPECIFICATION. THRUST BLOCKING SHALL BE PROVIDED ON ALL FITTINGS AND DEAD-ENDS FOR PIPE 24" AND SMALLER.

2. CONCRETE FOR BLOCKING SHALL BE CLASS B.

3. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.

4. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS B) IS EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.

5. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.

6. THE SOIL BEARING PRESSURES ARE BASED ON 1,000 LBS./S.F. IN SOIL AND 2,000 LBS./S.F. IN ROCK.

7. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.

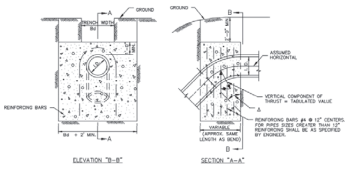
8. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS AND AS DIRECTED BY THE CITY. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.

9. USE POLYETHYLENE WRAP OR EQUAL AS BOND BREAKER BETWEEN CONCRETE AND BEND, TEE, OR PLUG.

10. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

THRUST BLOCK GENERAL NOTES

W700

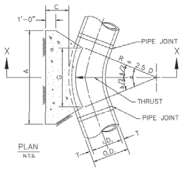


NOTES:
1. EXTEND CONCRETE THRUST BLOCK HORIZONTALLY INTO UNDISTURBED SOIL 2' MIN. ON EACH SIDE.
2. HORIZONTAL EXTENSION OF THRUST BLOCK MAY REQUIRE ADDITIONAL VOLUME. DETERMINATION TO BE MADE BY CITY ENGINEERING STAFF.

Δ =	11.25°			22.50°			30°			45°			67.50°			90°		Δ =
I.D. (IN.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	THRUST (TONS)	VOL. (C.Y.)	I.D. (IN.)
4,6,8	1.0	0.5	2.0	1.0	2.5	1.3	3.6	1.8	4.6	2.3	5.0	2.5	4,6,8
10,12	2.2	1.1	4.3	2.2	5.7	2.8	8.0	4.0	10.5	5.2	11.3	5.7	10,12
16,18	5.0	2.5	9.7	4.9	12.7	6.4	18.0	9.0	23.5	11.8	25.5	12.7	16,18
20	6.1	3.1	12.0	6.0	15.7	7.9	22.2	11.1	29.2	14.5	31.4	15.7	20
24	8.2	4.4	17.3	8.7	22.6	11.3	32.0	16.0	41.8	20.9	45.2	22.6	24

VERTICAL THRUST BLOCK AT PIPE BEND

W701



I.D. (IN.)	T (IN.)	Δ = 11.25° (FT.)	Δ = 22.50° (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1

Δ = 11.25°							Δ= 22.50°						
I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	1.0	0.5	1.0	1.0	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.1	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.1	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.1	6.3	3.0	3.5	0.4	1.5	3.0	0.3	20	1.8	13.3	3.5	3.5	0.7	3.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5

TABLES OF DIMENSIONS AND QUANTITIES

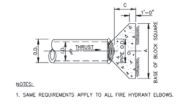
Δ = 30°									Δ = 45°								
I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	1.0	0.9	2.0	1.5	0.2	1.0	1.0	0.1	4,6,8	1.3	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.9	5.9	2.0	2.5	0.3	2.0	2.0	0.3	10,12	3.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1

Δ = 67.50°									Δ = 90°								
I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)	I.D. (IN.)	C (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL. (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL. (C.Y.)
4,6,8	2.1	5.8	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.7	5.0	1.5	0.4	3.0	2.0	0.2
10,12	3.1	12.6	5.5	2.0	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.8	5.0	3.0	0.8	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1

TABLES OF DIMENSIONS AND QUANTITIES

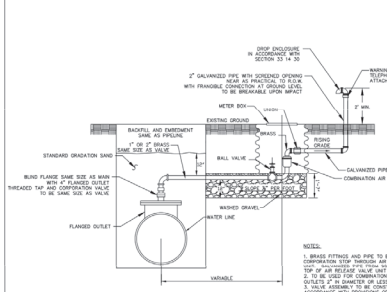
HORIZONTAL THRUST BLOCK AT PIPE BEND

W702A W702B W702C



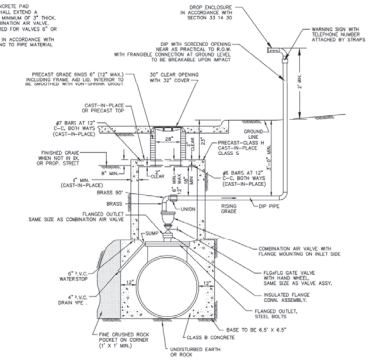
	EARTH			ROCK	
I.D. (IN.)	THRUST (TONS)	A (FT.)	B (FT.)	VOL. (C.Y.)	VOL. (C.Y.)
4,6,8	5.1	1.5	2.0	0.3	0.2
10,12	11.3	1.5	3.5	0.6	0.5
16,18	25.5	2.0	5.5	1.6	4.0
20	31.5	2.0	6.0	1.9	5.0
24	45.2	2.5	7.0	3.1	6.0

HORIZONTAL THRUST BLOCK



NOTES:
1. BRASS FITTINGS AND PIPE TO BE USED FROM CORPORATION STOP THROUGH AIR RELEASE VALVE.
2. TOP OF AIR RELEASE VALVE UNIT TO VENT OUTLET.
2. TO BE USED FOR COMBINATION AIR VALVES WITH 1" OR 2" INLET AND 1" OR 2" OUTLET.
3. VALVE ASSEMBLY TO BE CONSTRUCTED IN ACCORDANCE WITH PROVISIONS OF THE CITY OF DENTON SPEC. SECTION 33 14 30.

COMBINATION AIR VALVE



COMBINATION AIR VALVE

ENTERED BY		PROJECT #	
DESIGNED BY		DATE	REVISION
CHECKED BY			
PROJ. ENGR.			
PATH:			

DENTON

STANDARD DETAILS

WATER DETAILS

DATE: JAN. 2023

SHEET No. 31 OF 34

SCALE: HOR. 1"= N.T.S. VER. 1"= N/A

Kimley»Horn
© 2023 Kimley-Horn and Associates, Inc.
6160 Cluney Rd., Suite 3600 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
CHRISTOPHER PHILLIPS
103261
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

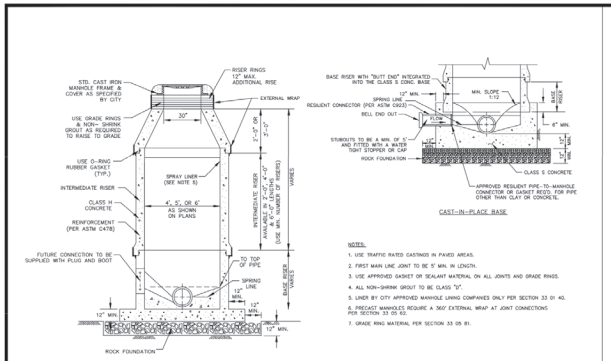
CITY STANDARD DTLS 3

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
59

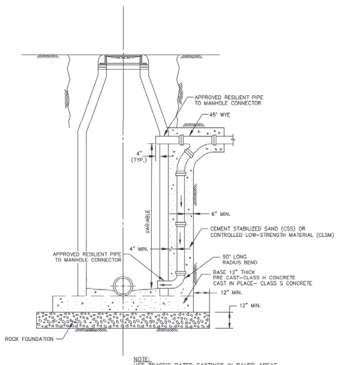
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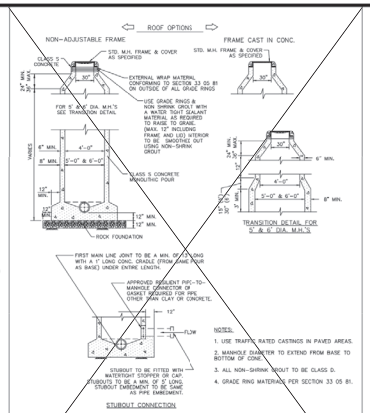
PRE-CAST MANHOLE WITH LINING

S101



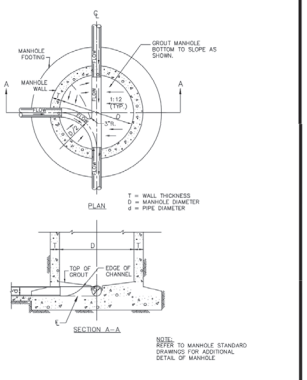
DROP MANHOLE

S102



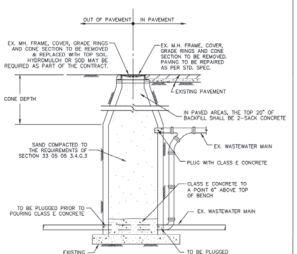
CAST-IN-PLACE MANHOLE

S103

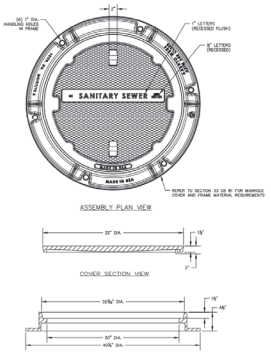


SEWERLINE INTERSECTION

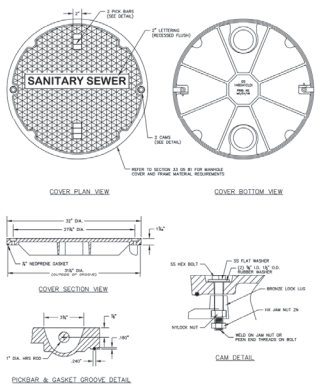
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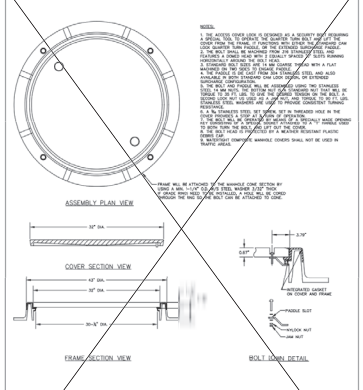
ABANDONMENT OF MANHOLE



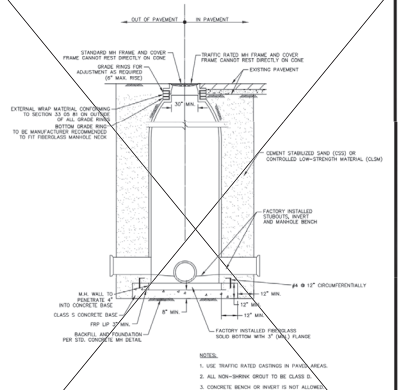
MANHOLE FRAME AND COVER



WATERTIGHT MANHOLE COVER WITH CAM LOCKS AND GASKET



COMPOSITE WATERTIGHT MANHOLE WITH CAM LOCKS AND GASKET



FIBERGLASS MANHOLE WITH STUBOUTS

DESIGNED BY: PROJECT #
DESIGNED BY: DATE: REVISION
CHECKED BY:
FINAL ENGR.:
PATH: S:\Water Engineering\Engr\Design\Projects\Collection\Interceptor and I\Documents\Dgn\Std_Det_1.dgn

DENTON

STANDARD DETAILS

WASTEWATER DETAILS

DATE: JAN. 2022

SHEET No. 4 OF 24

SCALE: HOR: 1"= N.T.S. VER: 1"= N/A

Kimley»Horn
7200 Bryan Dairy Rd, Suite 3000 Ft. Worth, TX 76132
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No.	Revision	By	Date

03/08/2023
JAMES R. ARMSTRONG
103461
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

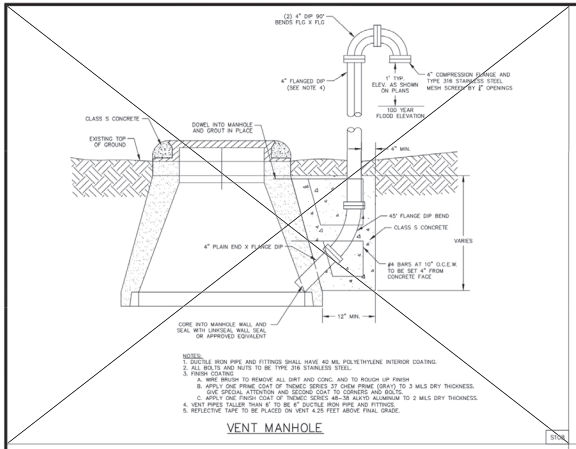
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DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
60

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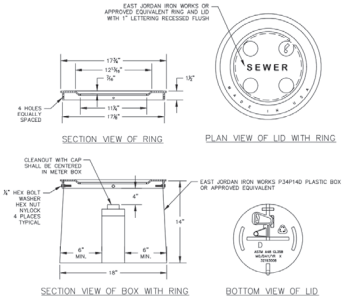
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NOTES:
1. DUCTILE IRON PIPE AND FITTINGS SHALL HAVE 40 MIL POLYETHYLENE INTERIOR COATING.
2. ALL BOLTS AND NUTS TO BE TYPE 316 STAINLESS STEEL.
3. FINISH COATING:
   A. WIRE BRUSH TO REMOVE ALL DIRT AND CONC. AND TO ROUGH UP FINISH.
   B. APPLY ONE COAT OF TNEMEC SERIES 66-1211 GREEN OXIDE PRIME (GRAY) TO 3 MILS DRY THICKNESS. GIVE SPECIAL ATTENTION AND SECOND COAT TO CORNERS AND BOLTS.
   C. APPLY ONE FINISH COAT OF TNEMEC SERIES 48-38 ALKYD ALUMINUM TO 2 MILS DRY THICKNESS.
4. VENT PIPES TALLER THAN 4' TO BE 6" DUCTILE IRON PIPE AND FITTINGS.
5. REFLECTIVE TAPE TO BE PLACED ON VENT 4.25 FEET ABOVE FINAL GRADE.

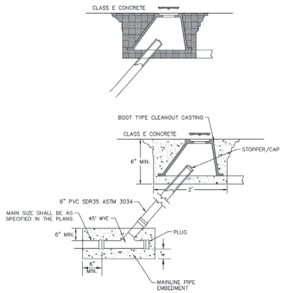
VENT MANHOLE

S106



18" X 14" PLASTIC BOX WITH SEWER LID

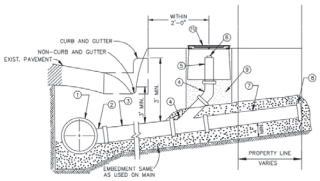
S201



SANITARY SEWER MAINLINE CLEANOUT

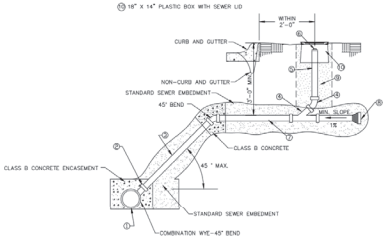
S402

KEY:
1. WASTEWATER MAIN
2. WYE
3. WASTEWATER LATERAL (LENGTH VARIES)
4. WYE AND 45° BEND FOR RISER
5. STACK (LENGTH VARIES)
6. WASTEWATER LATERAL CLEANOUT CAP
7. WASTEWATER LATERAL (LENGTH VARIES)
8. END CAP AT EASEMENT LINE OR PROPERTY LINE
9. NATURAL FILL COMPACTED TO 95% STANDARD PROCTOR DENSITY
10. 18" X 14" PLASTIC BOX WITH SEWER LID



NOTES:
1. SERVICE TO BE INSTALLED IN ACCORDANCE WITH CITY OF DENTON SPEC. SECTION 33 31 16.
2. SIZE OF SERVICE LINE PIPING AND FITTINGS PER PLANS OR CITY OF DENTON WATER & WASTEWATER CRITERIA MANUAL.
3. SLOPE OF LATERAL TO BE 2% MINIMUM UNLESS INSTRUCTED OTHERWISE BY CITY.
4. VERTICAL BENDS (22.5° MAX.) MAY BE USED TO CLEAR UNDERGROUND CONFLICTS.
5. THE MAINLINE LATERAL CONNECTION TO AN EXISTING PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
6. INSTALL STOPPER OR CAP AT PROPERTY OR EASEMENT LINE IF BUILDING LATERAL DOES NOT EXIST.
7. THE CLEANOUT MAY NOT BE PLACED IN VEHICLE TRAFFIC AREAS, OR SIDEWALK WITHOUT APPROVAL BY THE WASTEWATER DEPARTMENT.
8. FOR PAVED AREAS, A CAST IRON STACK AND CLEANOUT SHALL BE USED IN PLACE OF PVC PIPE, FITTINGS AND PLASTIC BOX. THE CAST IRON STACK AND CLEANOUT SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE PAVEMENT AND CONFORM TO ASTM A48 CLASS 35B STANDARDS.
9. THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
10. CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURBED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
11. PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
12. AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

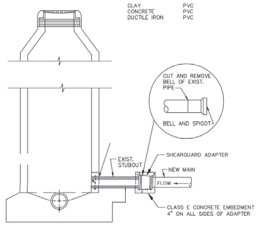
KEY:
1. WASTEWATER MAIN
2. WYE
3. WASTEWATER LATERAL (LENGTH VARIES)
4. WYE AND 45° BEND FOR RISER
5. STACK (LENGTH VARIES)
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7. THE CLEANOUT MAY NOT BE PLACED IN VEHICLE TRAFFIC AREAS, OR SIDEWALK WITHOUT APPROVAL BY THE WASTEWATER DEPARTMENT.
8. FOR PAVED AREAS, A CAST IRON STACK AND CLEANOUT SHALL BE USED IN PLACE OF PVC PIPE, FITTINGS AND PLASTIC BOX. THE CAST IRON STACK AND CLEANOUT SHALL EXTEND THROUGH THE ENTIRE DEPTH OF THE PAVEMENT AND CONFORM TO ASTM A48 CLASS 35B STANDARDS.
9. CONNECTION FITTING TO MAIN TO BE ENCASED IN CLASS B CONCRETE.
10. THE CLEANOUT SHALL BE CENTERED IN PLASTIC BOX.
11. CENTER OF CLEANOUT TO BE LOCATED NO FURTHER THAN 2'-0" BEHIND BACK OF CURB. FOR UNCURBED STREETS, CLEANOUT TO BE LOCATED OUTSIDE OF THE DRAINAGE DITCH.
12. PLUMBERS NOT ALLOWED TO CONNECT TO STACK, ONLY TO THE BOTTOM OF WYE.
13. AN "S" SHALL BE ETCHED INTO THE CURB WHERE THE SERVICE LINE CROSSES THE CURB & GUTTER AND PAINTED GREEN.

NOTES:
1. THIS DETAIL IS ONLY FOR USE WHEN NEW MAIN WILL NOT MATE WITH EXISTING WITHOUT JOINT DUE TO DIFFERENT MATERIAL OR SIZE DISCREPANCY.
2. DETAIL ONLY APPLICABLE FOR PIPE SIZES 12" OR LESS.
3. FOR THE FOLLOWING CONNECTION TYPES:

EXISTING	NEW
CLAY	PVC
CONCRETE	PVC
DUCTILE IRON	PVC



ENTERED BY		PROJECT #	
DESIGNED BY		DATE	REVISION
CHECKED BY			
FIELD ENGR.			
PATH:			

DENTON

STANDARD DETAILS

WASTEWATER DETAILS

DATE: JAN. 2022

SHEET No. 5 OF 24

SCALE:

Kimley»Horn
7250 N. Fwy, Suite 400 Ft. Worth, TX 76102
801 Cherry St., Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
JAMES R. ALLEN
103749
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

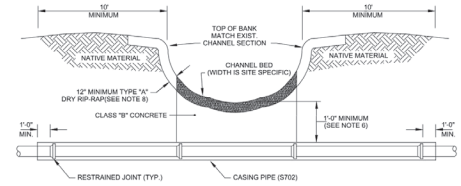
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DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
61

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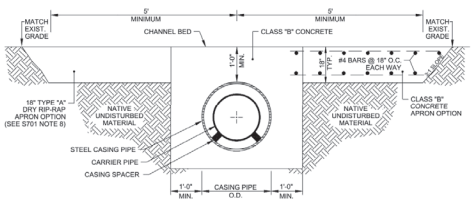


NOTES:

1. CROSSING RAMPS (10' WIDE) SHALL BE PROVIDED ON BOTH SIDES OF THE CHANNEL FOR A MOVING TRACTOR TO NAVIGATE.
2. A STORM WATER EROSION CONTROL AND POLLUTION PREVENTION PLAN MUST BE DESIGNED AND IMPLEMENTED TO MITIGATE THE IMPACT OF CONSTRUCTION ACTIVITIES ON THE FEATURE BEING CROSSED.
3. PIPE SHOULD BE FULLY RESTRAINED AND PRESSURE RATED AS DETERMINED BY THE ENGINEER.
4. THE DESIGN OF THE CROSSING SHALL ENSURE THAT THE CHANNEL HAS ADEQUATE ROOM FOR ASSEMBLY AND EQUIPMENT. BANK GRADE AND STABILITY MUST BE ADEQUATE. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED TO ASSIST WITH BANK ANALYSIS AND STREAM BED ANALYSIS TO PROVIDE ADDITIONAL DATA AND RECOMMENDATIONS ON THE VIABILITY OF OPEN-CUT VS TRENCHLESS CROSSINGS.
5. PIPE USED FOR LOW WATER CROSSINGS SHALL BE RESTRAINED FOR A MINIMUM OF 20 FT BEYOND TOP OF BANK ON EACH SIDE OF CREEK.
6. PLACE STONE RIP-RAP A MINIMUM OF 5 FT UPSTREAM & 5 FT DOWNSTREAM FROM CENTERLINE OF PIPE ALONG LOW WATER CROSSING BED.
7. PLACE STONE RIP-RAP A MINIMUM OF 5 FT UPSTREAM & 5 FT DOWNSTREAM FROM CENTERLINE OF PIPE ALONG LOW WATER CROSSING BED.
8. STONES SHALL WEIGH BETWEEN 50 LBS & 150 LBS EACH, AND AT LEAST 60% SHALL WEIGH MORE THAN 100 LBS.
9. REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.
10. CHANNEL BED SHALL BE A CLASS B CONCRETE APRON OF TYPE "A" DRY RIP-RAP PER PLANS.

LOW WATER CHANNEL CROSSING DETAIL SECTION I

S701

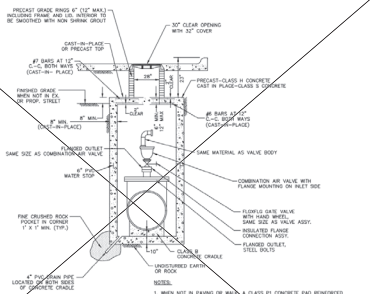


NOTES:

1. RIP-RAP OR CONCRETE IN ACCORDANCE WITH THE DRAWINGS.
2. APRON & PIPE TRENCH MUST HAVE A CONSTANT UPSTREAM TO DOWNSTREAM SLOPE TO ENSURE NO PONDING IN THE CHANNEL BED.
3. FOR CARRIER PIPE LESS THAN 36".
4. REFER TO STEEL CASING DETAIL FOR ADDITIONAL PIPE INFORMATION.

LOW WATER CHANNEL CROSSING DETAIL SECTION II

S702



NOTES:

1. WHEN NOT IN PAVING OR WHERE A CLASS P1 CONCRETE PAD REINFORCED W/#3 BARS AT 12" C-C EACH WAY SHALL EXTEND A MINIMUM OF 2' AROUND THE M.H. AND SHALL BE A MINIMUM OF 6" THICK.
2. BRASS PIPE AND FITTINGS TO BE USED FROM BRASS 90° FITTING ON TOP OF AIR VALVE TO THE 2" BRASS GATE VALVE.
3. VENT PIPE SIZE TO EQUAL OUTLET SIZE OF COMBINATION AIR VALVE.
4. M.H. DIA. TO BE 6' FOR 2"-4". 7' DIA. M.H. REQUIRED FOR VALVES 6"-8".

COMBINATION AIR VALVE FROM 2" TO 8" FOR SEWER FORCE MAINS

S703

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DESIGNED BY	DATE	REVISION	
CHECKED BY			
PROJ. ENGR.			
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DENTON

STANDARD DETAILS

WASTEWATER DETAILS

DATE: JAN. 2022

SHEET NO. # OF ##

HORIZ. 1" = N.T.S.

VERT. 1" = N.T.S.

Kimley»Horn

7250 N. Fwy, Suite 400, Denton, TX 76209
600 Clancy Dr., Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023

CITY OF DENTON

IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)

CITY STANDARD DTLS 6

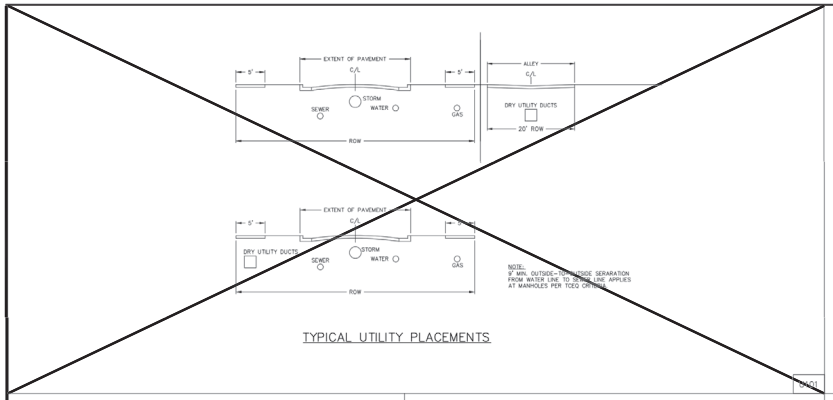
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DESIGN:	CPI		
DRAWN:	NDCH		
CHECKED:	JRA		
KHA NO.:	061024043		

SHEET

62

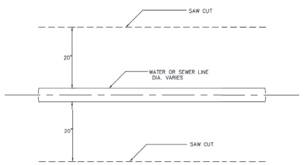
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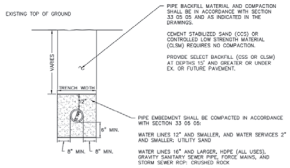
TYPICAL UTILITY PLACEMENTS

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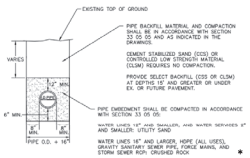
TYPICAL SAW-CUT

U102

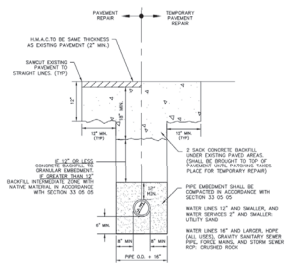


PROPOSED PAVEMENT TRENCH

U201



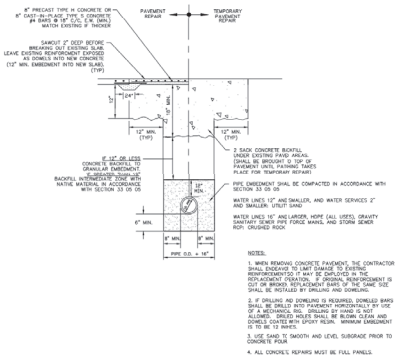
UNPAVED TRENCH



* FOR WATER LINES 16-INCH AND LARGER EMBEDMENT SHALL BE CRUSHED ROCK PER SECTION 33 05 05

EXISTING PAVEMENT TRENCH AND REPAIR ASPHALT

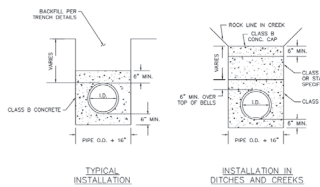
* MODIFIED



* FOR WATER LINES 16-INCH AND LARGER EMBEDMENT SHALL BE CRUSHED ROCK PER SECTION 33 05 05

EXISTING PAVEMENT TRENCH AND REPAIR CONCRETE

* MODIFIED



CONCRETE ENCASEMENT FOR UTILITY LINES

ENTERED BY	PROJECT #		
DESIGNED BY	DATE	REVISION	
CHECKED BY			
PROJ. ENGR.			
PATH:			

DENTON

STANDARD DETAILS

WATER/WASTEWATER SHARED DETAILS

DATE: JAN. 2023

SHEET No. 7 OF 24

SCALE: HOR: 1"= N.T.S. VER: 1"= N/A

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Kimley»Horn
12700 Park Plaza Drive, Suite 1000 Ft. Worth, TX 76102
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
CHRISTOPHER P. IRWIN
103749
LICENSED PROFESSIONAL ENGINEER

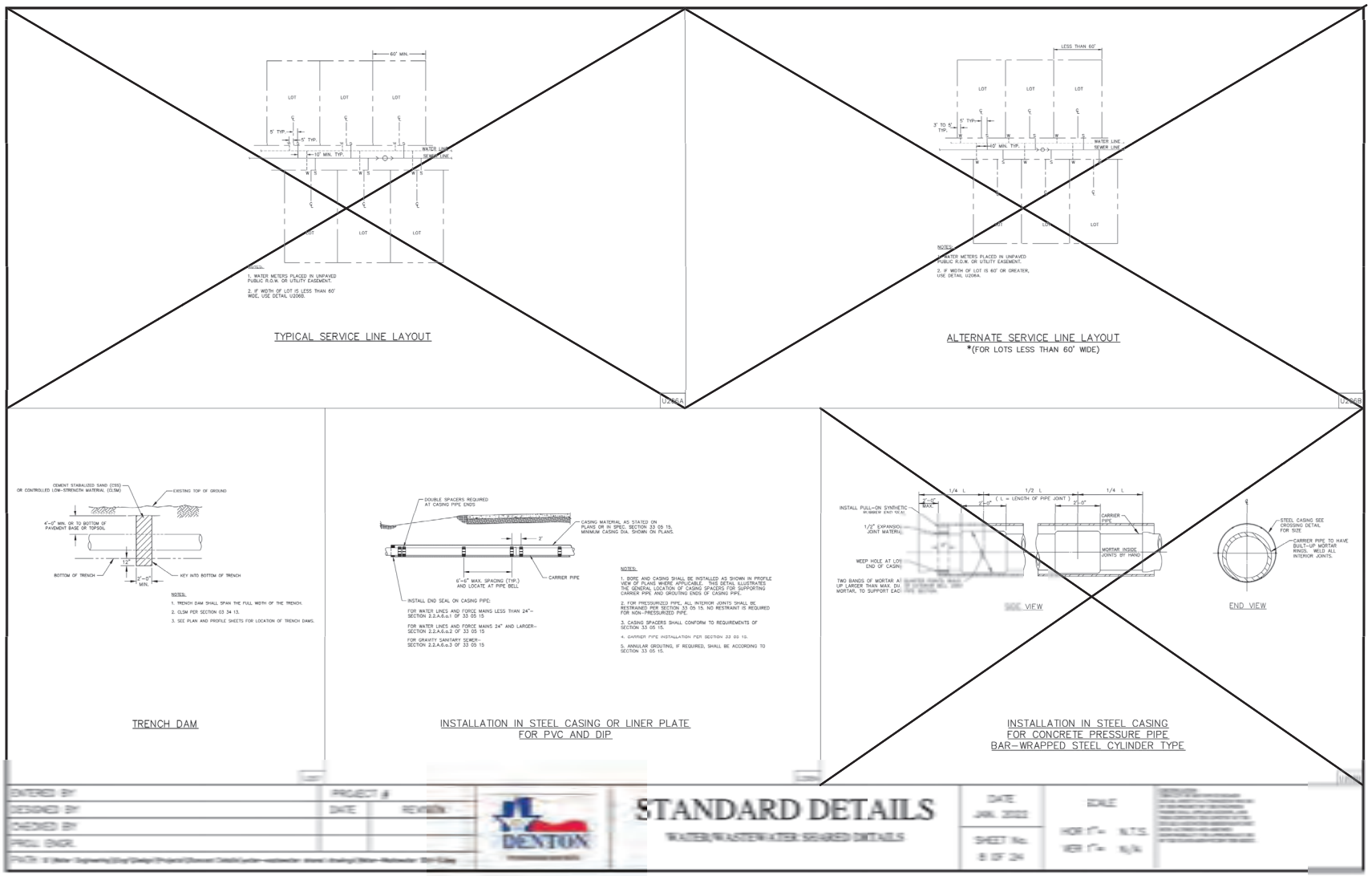
CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

CITY STANDARD DTLS 7

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
63

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DESIGNED BY | DATE | REVISION
CHECKED BY
APPROVAL ENGR.
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DENTON

STANDARD DETAILS

WATER/WASTEWATER STANDARD DETAILS

DATE: JAN. 2022
SHEET No.: 8 OF 24
SCALE: HOR 1"= N.T.S. VER 1"= N/A

Kimley»Horn
12promenade, Suite 1300 Fort Worth, TX 76102
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No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
CHRISTOPHER P. IRWIN
103671
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

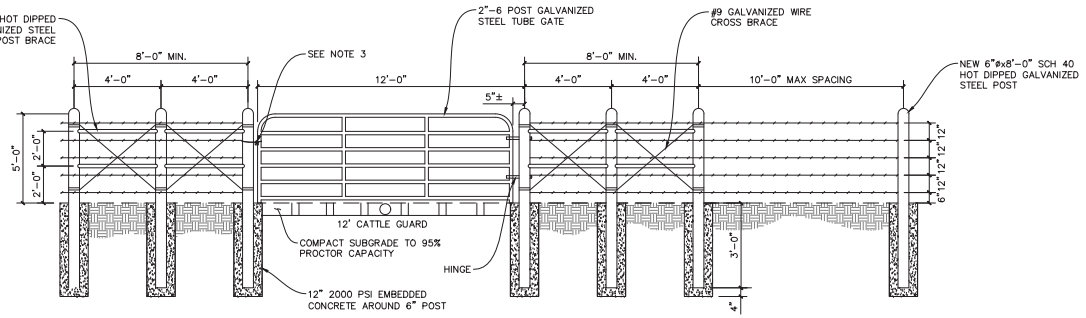
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DATE: MARCH 2023
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DRAWN: NDCH
CHECKED: JRA
KHA NO.: 061024043

SHEET
64

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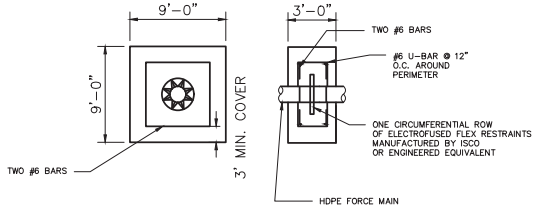
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NOTES:

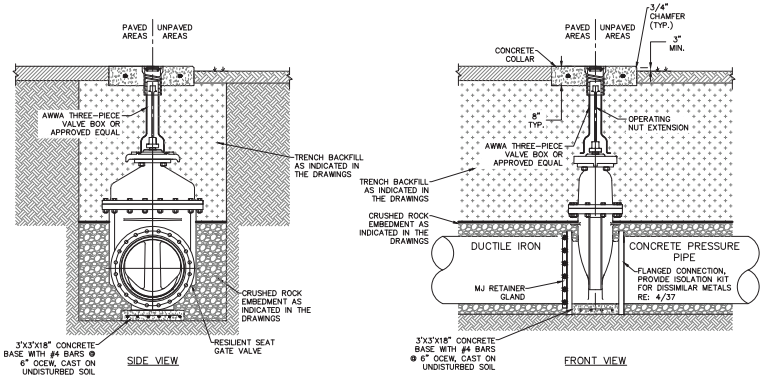
1. THE DETAIL ABOVE IS FOR TEMPORARY OR PERMANENT FENCING.
2. PERMANENT GATE SHALL BE 2", 16GA., 12'x50" TUBE GATE MANUFACTURED BY TRACTOR SUPPLY CO., SKU #3603116 OR APPROVED EQUAL. CONTRACTOR SHALL SUBMIT GATE SPECS AS RECORD DATA.
3. PRESSURE TREATED WOOD POSTS (4" DIAMETER) ARE ALLOWED FOR TEMPORARY FENCE INSTALLATION.
4. TEMPORARY GATE SHALL BE 12' SWING, GALVANIZED STEEL TUBE GATE.
5. IN AREAS ADJACENT TO LIVESTOCK, TEMPORARY FENCE SHALL REMAIN IN PLACE UNTIL SEEDING HAS DEVELOPED INTO A UNIFORM STAND OF GRASS AND HAS BEEN ACCEPTED BY THE ENGINEER. FOLLOWING ACCEPTANCE, CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING TEMPORARY FENCE.
6. TEMPORARY FENCING POSTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 96' WITH "T" STEEL POSTS AT A MAXIMUM OF 12' SPACING. "T" POSTS SHALL BE EMBEDDED A MINIMUM OF 2'–3" INTO GROUND.
7. CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILING CONNECTION OF PROPOSED PERMANENT GATE TO EXISTING FENCE TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

A 65 TEMPORARY BARBED WIRE FENCE AND PERMANENT FENCE REPAIR
SCALE: NOT TO SCALE



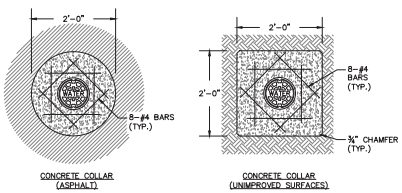
UTILIZE DETAIL IF HDPE IS THE SELECTED PIPE MATERIAL.
INSTALL AT ALL CONNECTION POINTS BACK TO EXISTING PIPES.

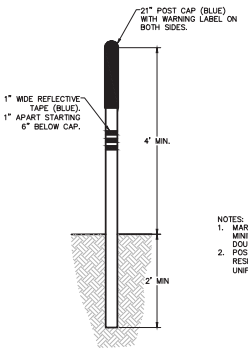
D 65 HDPE THRUST BLOCK
SCALE: NOT TO SCALE



NOTES:
1. DIRECT BURY GATE VALVES SHALL BE POLYETHYLENE ENCASED IN ACCORDANCE WITH AWWA C105.
2. OPERATING NUT/STEM EXTENSION SHALL BE REQUIRED WHERE VALVE OPERATING NUTS ARE MORE THAN 24" BELOW FINISHED GRADES.

B 65 16" DIRECT BURY RESILIENT SEATED GATE VALVE
SCALE: NOT TO SCALE



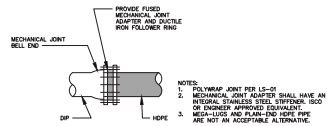




UTILITY WARNING LABEL N.T.S.

NOTES:
1. MARKERS SHALL BE 4-INCH DIAMETER, 6-FEET MINIMUM LENGTH, FIBERGLASS COMPOSITE, DOUBLE-SIDED MARKER, OR APPROVED EQUAL.
2. POSTS SHALL BE WHITE WITH BLUE ULTRAVIOLET RESISTANT DOMES (IN ACCORDANCE WITH APWA UNIFORM COLOR CODE).

C 65 UTILITY MARKER
SCALE: NOT TO SCALE



E 65 DIP TO HDPE WATER MAIN TRANSITION
SCALE: NOT TO SCALE

Kimley»Horn
TBPE Firm No. 928 | TBPLS Firm No. 10194693
801 Cherry St., Suite 1300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
JOSEPH R. ANDERSON
103220
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

CONSTRUCTION DETAILS 1

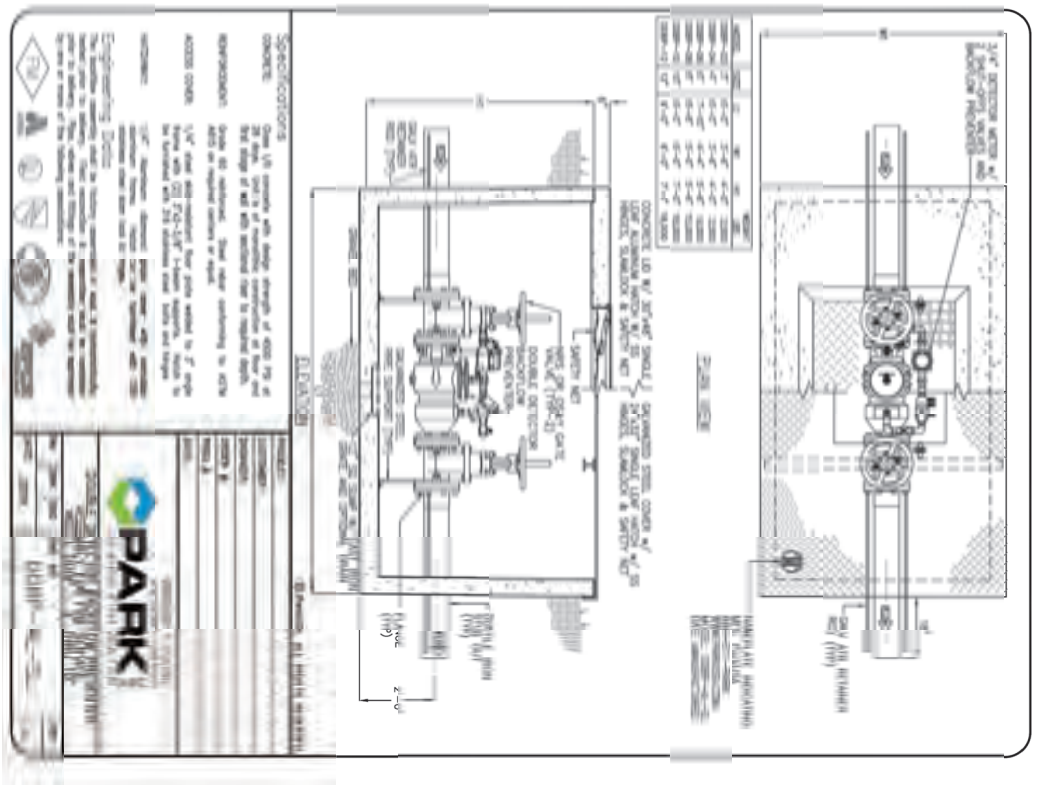
DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
65

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66 A

8" DOUBLE CHECK DETECTOR VAULT

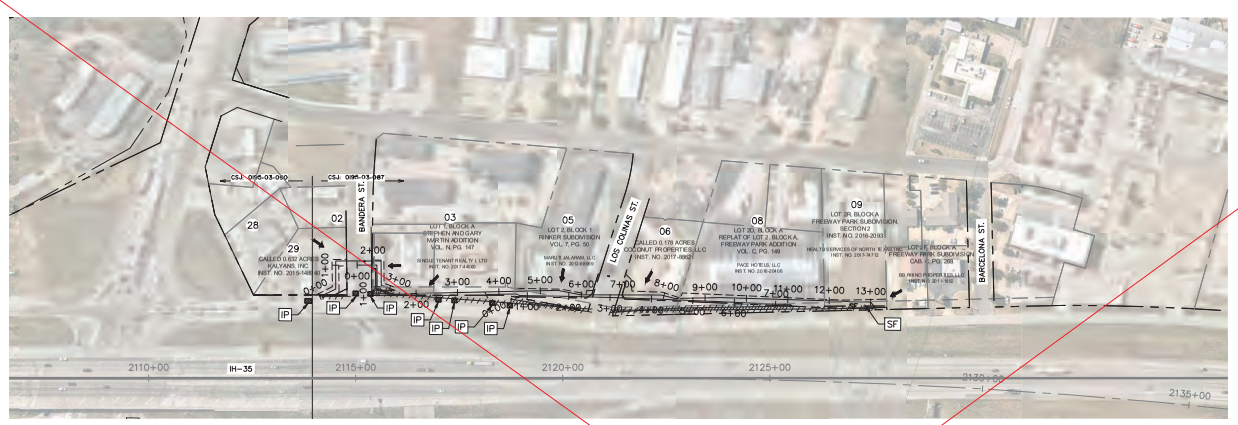
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SHEET 66	DATE: MARCH 2023 DESIGN: CPI DRAWN: NDCH CHECKED: JRA KHA NO.: 061024043	CONSTRUCTION DETAILS 2	CITY OF DENTON IH-35 UTILITY RELOCATIONS (FROM US-380 TO MILAM)		03/08/2023 STATE OF TEXAS CHRISTOPHER P. TOY 120042 LICENSED PROFESSIONAL ENGINEER	Kimley»Horn TBPE Firm No. 928 P: 817-335-6511 801 Cherry St, Suite 1300 Ft. Worth, TX 76102

No.	Revision	By	Date

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SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091



GRAPHIC SCALE IN FEET
0 75 150 300
FOR 11"X17" 1"=300'

LEGEND

SF	— SF —	SILT FENCE RE: A/70
SO		STONE OVERFLOW STRUCTURE RE: B/70
IP		INLET PROTECTION RE: C/70
		FLOW ARROW



GRAPHIC SCALE IN FEET
0 75 150 300
FOR 11"X17" 1"=300'

MATCHLINE 2
THIS SHEET

Kimley»Horn
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801 Cherry St., Suite 3300 Ft. Worth, TX 76102
TBPE Firm No. 928 TBPLS Firm No. 10193973

No.	Revision	By	Date

03/09/2023
JOSEPH R. ALLEN
103749
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

EROSION CONTROL PLAN
(SHEET 1 OF 3)

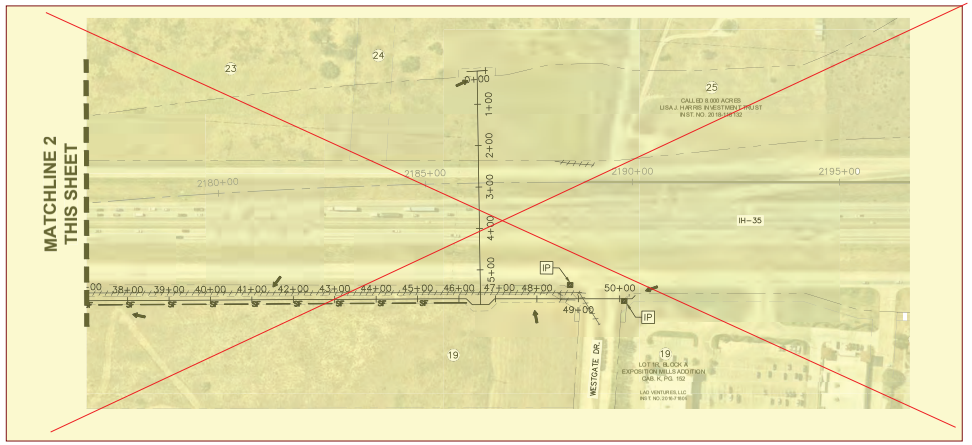
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DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
67

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SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

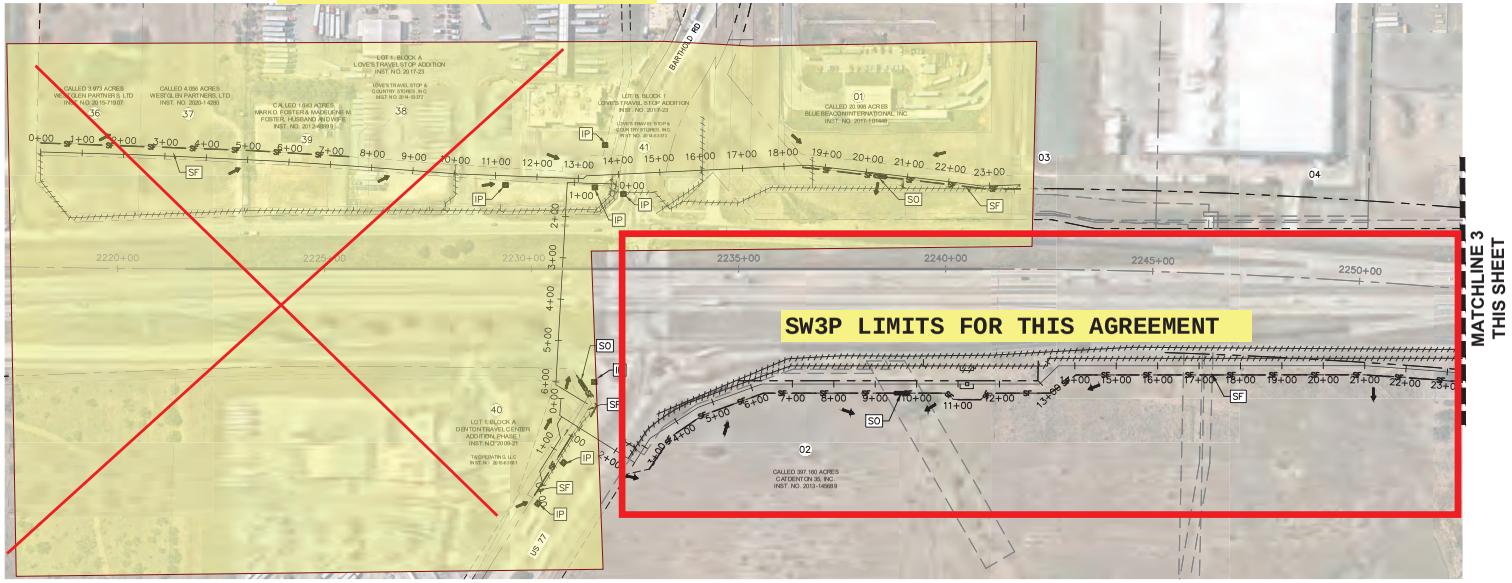


GRAPHIC SCALE IN FEET
0 75 150 300
FOR 11"X17" 1"=300'

LEGEND

- SF — SILT FENCE RE: A/70
- SO — STONE OVERFLOW STRUCTURE RE: B/70
- IP — INLET PROTECTION RE: C/70
- FLOW ARROW

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091



GRAPHIC SCALE IN FEET
0 75 150 300
FOR 11"X17" 1"=300'

Kimley»Horn
7200 Bryan Dairy Rd, Suite 3300 Ft. Worth, TX 76132
801 Cherry St, Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

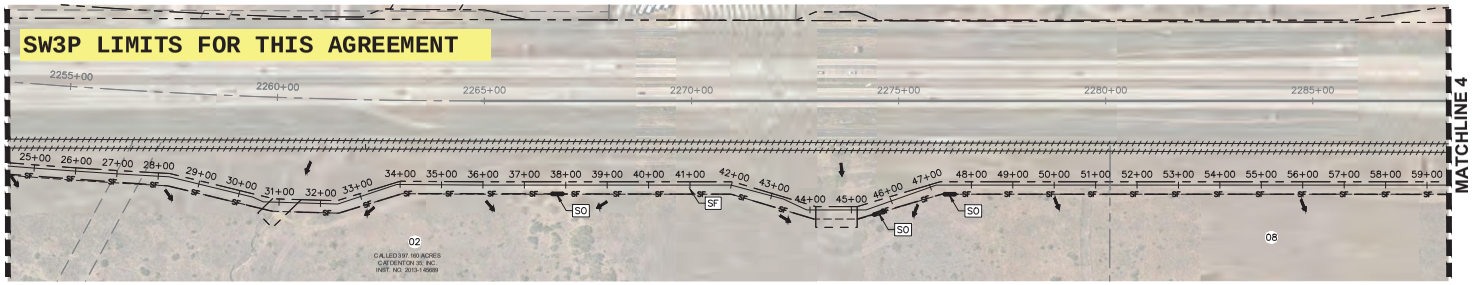
EROSION CONTROL PLAN
(SHEET 2 OF 3)

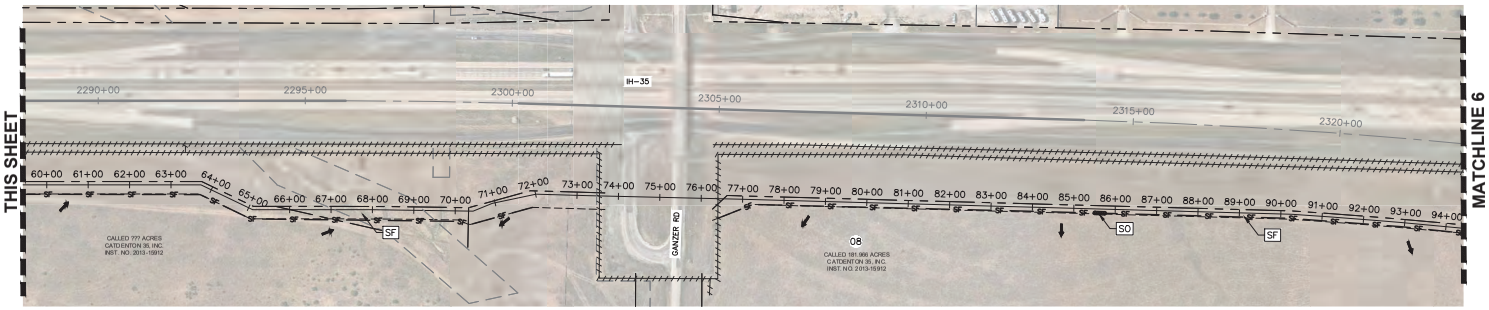
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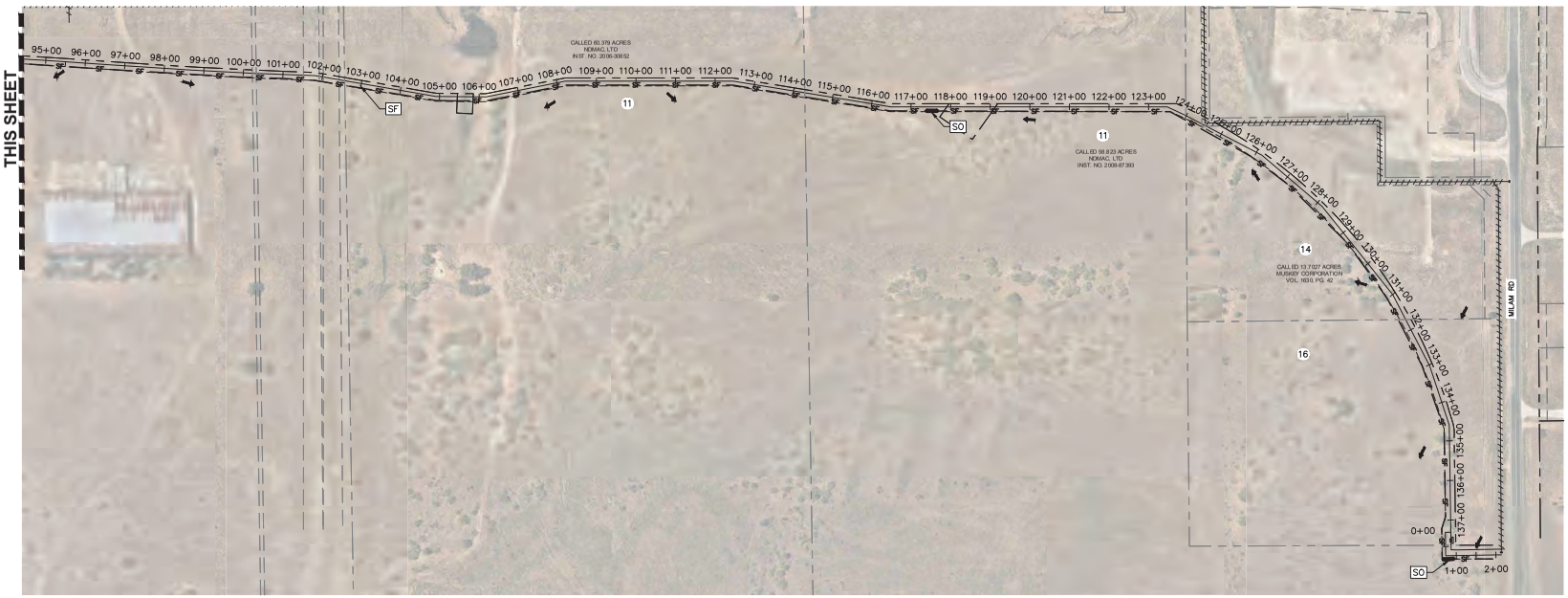
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NORTH

GRAPHIC SCALE IN FEET
0 75 150 300
FOR 11"X17" 1"=300'

LEGEND

SF	SF	SILT FENCE RE: A/70
SO		STONE OVERFLOW STRUCTURE RE: B/70
IP		INLET PROTECTION RE: C/70
		FLOW ARROW

Kimley»Horn
7200 Bryan Dairy Rd., Suite 150 Ft. Worth, TX 76132
801 Cherry St., Suite 1300 Ft. Worth, TX 76102
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No.	Revision	By	Date

03/08/2023
STATE OF TEXAS
GREGORY P. IRWIN
103570
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

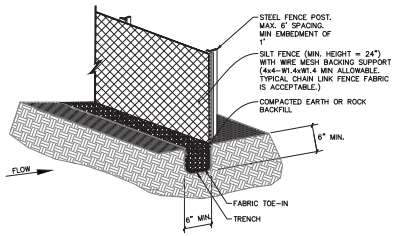
EROSION CONTROL PLAN
(SHEET 3 OF 3)

DATE:	MARCH 2023
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DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
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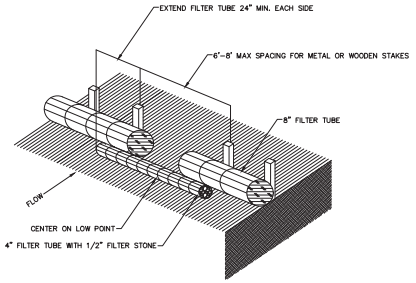
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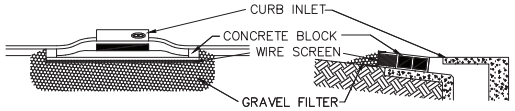
NOTES:

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. PROVISIONS FOR SILT FENCE CAN BE COMBINED WITH TEMPORARY FENCE IN LOCATION WHERE BOTH ARE REQUIRED.
9. CONTRACTOR SHALL PREPARE STORM WATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE SPECIFICATIONS.

A 70 SILT FENCE INSTALLATION
SCALE: NOT TO SCALE

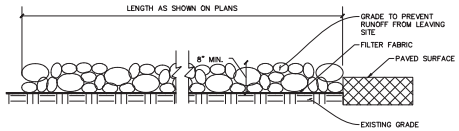


B 70 OVERFLOW STONE STRUCTURE
SCALE: NOT TO SCALE

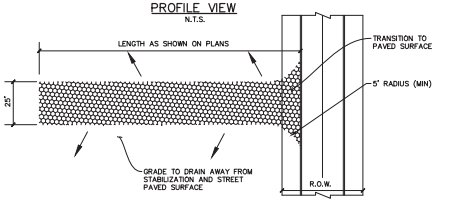


1. PLACE CONCRETE BLOCKS IN A SINGLE ROW IN FRONT OF INLET ON THEIR SIDES, WITH ENDS OF ADJACENT BLOCKS ABUTTING.
2. HEIGHT OF BARRIER VARIES. USE STACKS OF 4-INCH, 8-INCH, OR 12" BLOCKS. MIN. HEIGHT OF BARRIER 12" AND MAX. HEIGHT OF 24"
3. PLACE HARDWARE CLOTH/WIRE MESH W/ MAX. 1/2" OPENINGS OVER VERTICAL FACE OF CONCRETE BLOCKS.
4. THE AGGREGATE SHALL BE ANY NON-ERODIBLE MATERIAL SUCH AS LOOSE ROCK, BROKEN CONCRETE THAT WILL SLOW THE FLOW OF THE WATER AND ALLOW IT TO FILTER THROUGH AND OVER THE MATERIAL BEFORE ENTERING THE INLET.

C 70 INLET PROTECTION
SCALE: NOT TO SCALE



PROFILE VIEW
N.T.S.



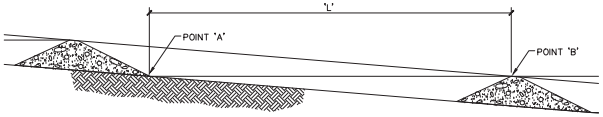
PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ACCESS GENERAL NOTES:

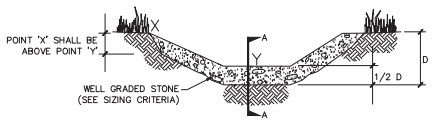
1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.
2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.
3. THE THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

E 70 CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

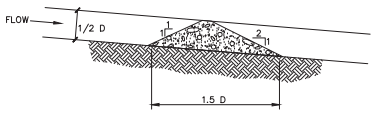
'L' = THE DISTANCE SUCH THAT POINTS 'A' AND 'B' ARE OF EQUAL ELEVATION.



SPACING BETWEEN CHECK DAMS



VIEW LOOKING UPSTREAM



SECTION A-A

ROCK CHECK DAM GENERAL NOTES:

1. STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1-½ TO 3-½ INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
2. THE CHECK DAM SHALL BE SECURED WITH A WOVEN WIRE SHEATHING HAVING A MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE SIZE OF 20 GAUGE.
3. THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
4. WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
5. WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

D 70 ROCK CHECK DAM
SCALE: NOT TO SCALE

Kimley»Horn
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6160 Perimeter Dr., Suite 3300 Ft. Worth, TX 76132

No.	Revision	By	Date

03/08/2023
JOSEPH A. KOLLMAN
103671
LICENSED PROFESSIONAL ENGINEER

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

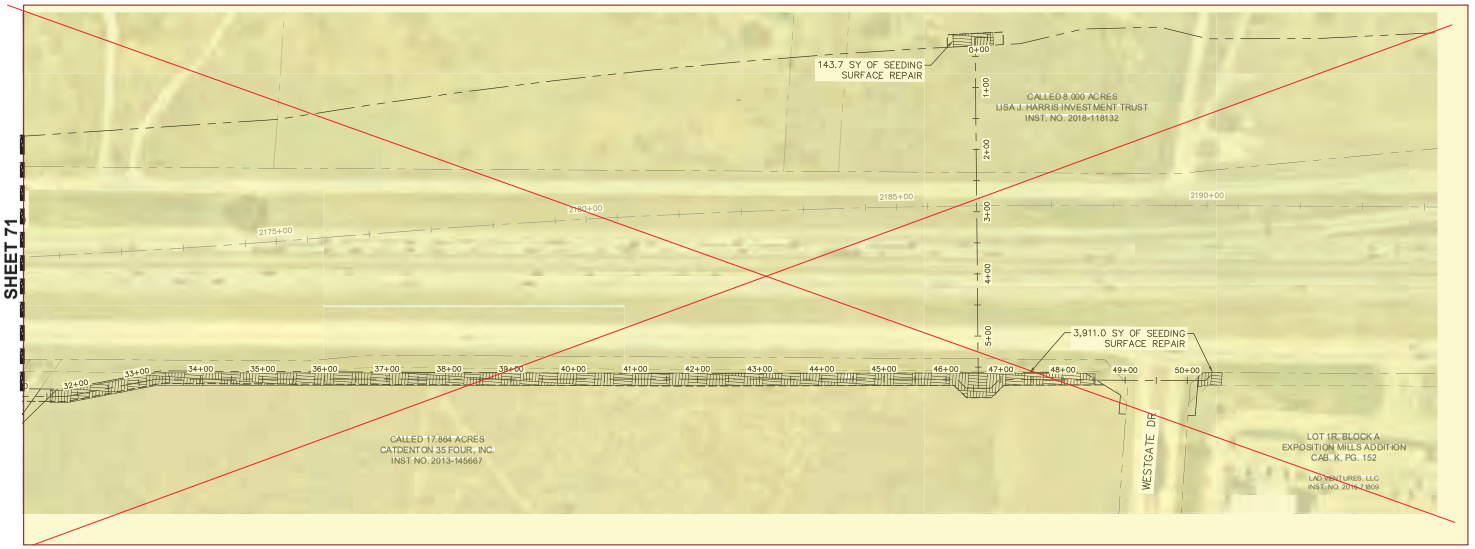
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DATE:	MARCH 2023
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CHECKED:	JRA
KHA NO.:	061024043

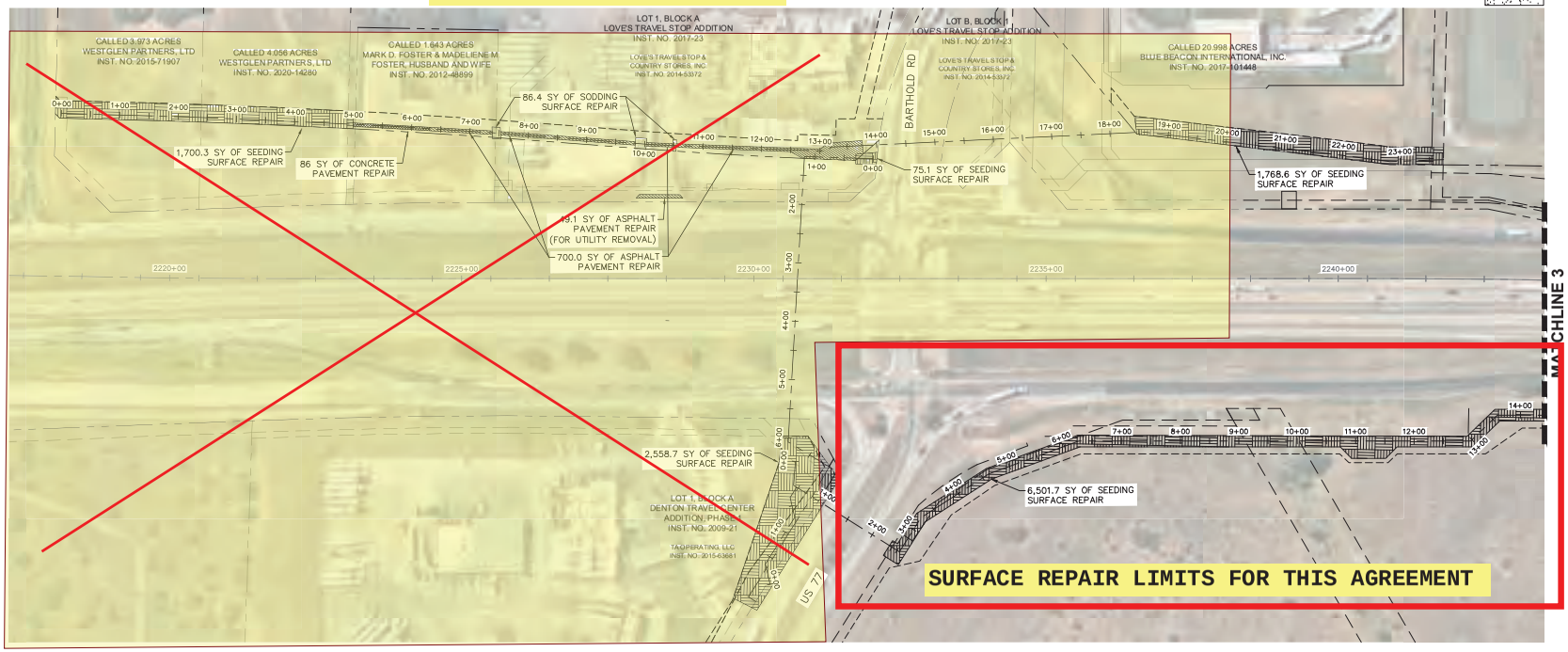
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SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091





SHEET NOTES:

1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS.
2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION.
3. CONTRACTORS SHALL PERFORM NEAT SAW CUTS, AND REPLACE DAMAGED PAVEMENT BACK TO BETTER OR SIMILAR CONDITION. GENERALLY, PAVING REPAIR WIDTHS HAVE BEEN ASSUMED AT 6-FEET WIDE FOR PIPE LARGER THAN 12", AND 5-FEET WIDE FOR ALL OTHER PIPES. CONCRETE PAVING ON PRIVATE PROPERTY ARE ASSUMED TO BE ABLE TO BE SAW CUT, AND NOT REQUIRED TO REPLACE FULL PANEL.
4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

LEGEND

- ASPHALT PAVEMENT REPAIR (RE: A/65)
- CONCRETE PAVEMENT REPAIR (RE: B/65)
- SEEDING SURFACE REPAIR
- SODDING SURFACE REPAIR



Kimley»Horn
TBPE Firm No. 928 2000
801 Cherry St., Suite 2300 Ft. Worth, TX 76102

No.	Revision	By	Date



CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

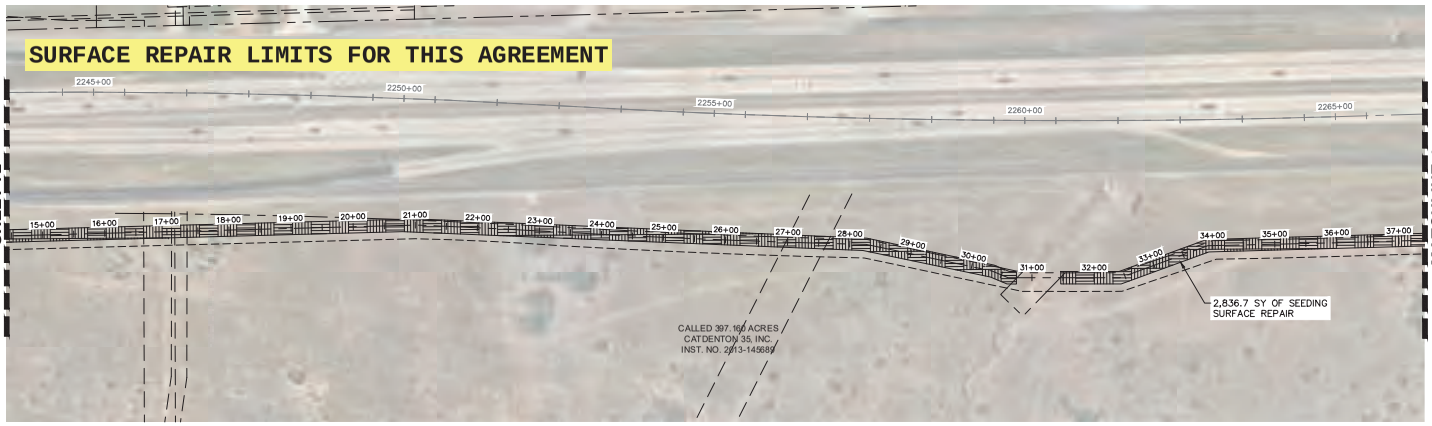
PROPOSED SURFACE REPAIR
(SHEET 2 OF 5)

DATE:	MARCH 2023		
DESIGN:	CPI		
DRAWN:	NDCH		
CHECKED:	JRA	KHA NO.:	061024043

SHEET
72

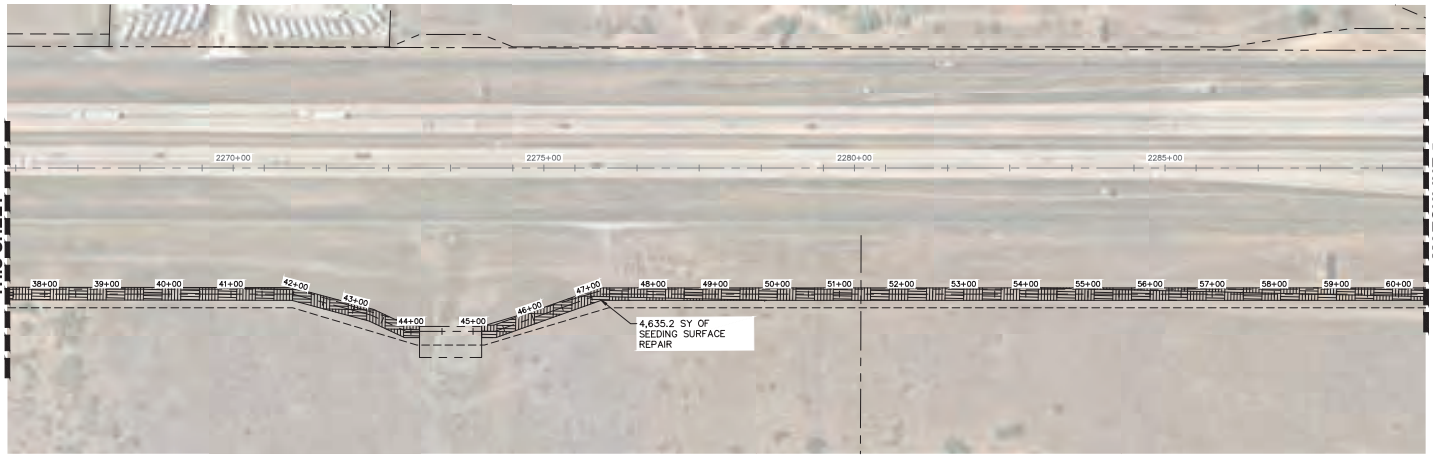
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MATCHLINE 3 SHEET 72

MATCHLINE 4 THIS SHEET



MATCHLINE 4 THIS SHEET

MATCHLINE 5 SHEET 74



GRAPHIC SCALE IN FEET
0 50 100 200
FOR 11"X17" 1"=100'

SHEET NOTES:

1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS.
2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION.
3. CONTRACTORS SHALL PERFORM NEAT SAW CUTS, AND REPLACE DAMAGED PAVEMENT BACK TO BETTER OR SIMILAR CONDITION. GENERALLY, PAVING REPAIR WIDTHS HAVE BEEN ASSUMED AT 6-FEET WIDE FOR PIPE LARGER THAN 12", AND 5-FEET WIDE FOR ALL OTHER PIPES. CONCRETE PAVING ON PRIVATE PROPERTY ARE ASSUMED TO BE ABLE TO BE SAW CUT, AND NOT REQUIRED TO REPLACE FULL PANEL.
4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

LEGEND

- ASPHALT PAVEMENT REPAIR (RE: A/65)
- CONCRETE PAVEMENT REPAIR (RE: B/65)
- SEEDING SURFACE REPAIR
- SODDING SURFACE REPAIR



GRAPHIC SCALE IN FEET
0 50 100 200
FOR 11"X17" 1"=100'

Kimley»Horn
TBPE Firm No. 10088 | TBPLS Firm No. 10088
801 Cherry St., Suite 3300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023
CHRISTOPHER P. IRWIN
103749
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

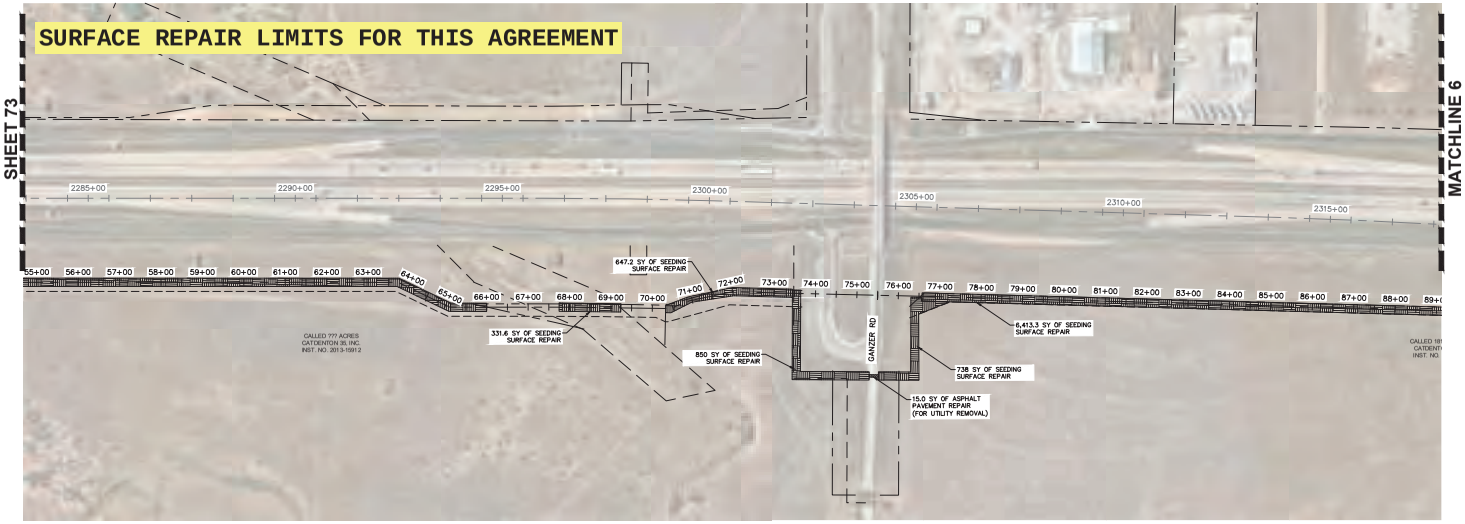
PROPOSED SURFACE REPAIR
(SHEET 3 OF 5)

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
73

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SHEET NOTES:

1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS.
2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION.
3. CONTRACTORS SHALL PERFORM NEAT SAW CUTS, AND REPLACE DAMAGED PAVEMENT BACK TO BETTER OR SIMILAR CONDITION. GENERALLY, PAVING REPAIR WIDTHS HAVE BEEN ASSUMED AT 6-FEET WIDE FOR PIPE LARGER THAN 12", AND 5-FEET WIDE FOR ALL OTHER PIPES. CONCRETE PAVING ON PRIVATE PROPERTY ARE ASSUMED TO BE ABLE TO BE SAW CUT, AND NOT REQUIRED TO REPLACE FULL PANEL.
4. CURB AND GUTTER RESTORATION SHALL BE CONSIDERED SUBSIDIARY TO THE PIPE INSTALLATION AND THE PAVING REPAIR BID ITEM QUANTITY.

LEGEND

- ASPHALT PAVEMENT REPAIR (RE: A/65)
- CONCRETE PAVEMENT REPAIR (RE: B/65)
- SEEDING SURFACE REPAIR
- SODDING SURFACE REPAIR



Kimley»Horn
1700 Pacific Ave., Suite 2000 Ft. Worth, TX 76102
817 335 6511

No.	Revision	By	Date



CITY OF DENTON

IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

PROPOSED SURFACE REPAIR
(SHEET 4 OF 5)

DATE:	MARCH 2023
DESIGN:	CPI
DRAWN:	NDCH
CHECKED:	JRA
KHA NO.:	061024043

SHEET
74

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200
FOR 11"X17" 1"=100'

SHEET NOTES:

1. CONTRACTOR TO REPAIR ANY DAMAGE TO AND RESTORE PRIVATE IRRIGATION SYSTEMS
2. CONTRACTOR IS RESPONSIBLE FOR RESTORING LANDSCAPED AREAS TO EXISTING CONDITION

LEGEND

- ASPHALT PAVEMENT REPAIR (RE: A/65)
- CONCRETE PAVEMENT REPAIR (RE: B/65)
- SEEDING SURFACE REPAIR
- SODDING SURFACE REPAIR

Kimley»Horn
TBPE Firm No. 928 2000
801 Cherry St., Suite 2300 Ft. Worth, TX 76102

No.	Revision	By	Date

03/08/2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS
(FROM US-380 TO MILAM)

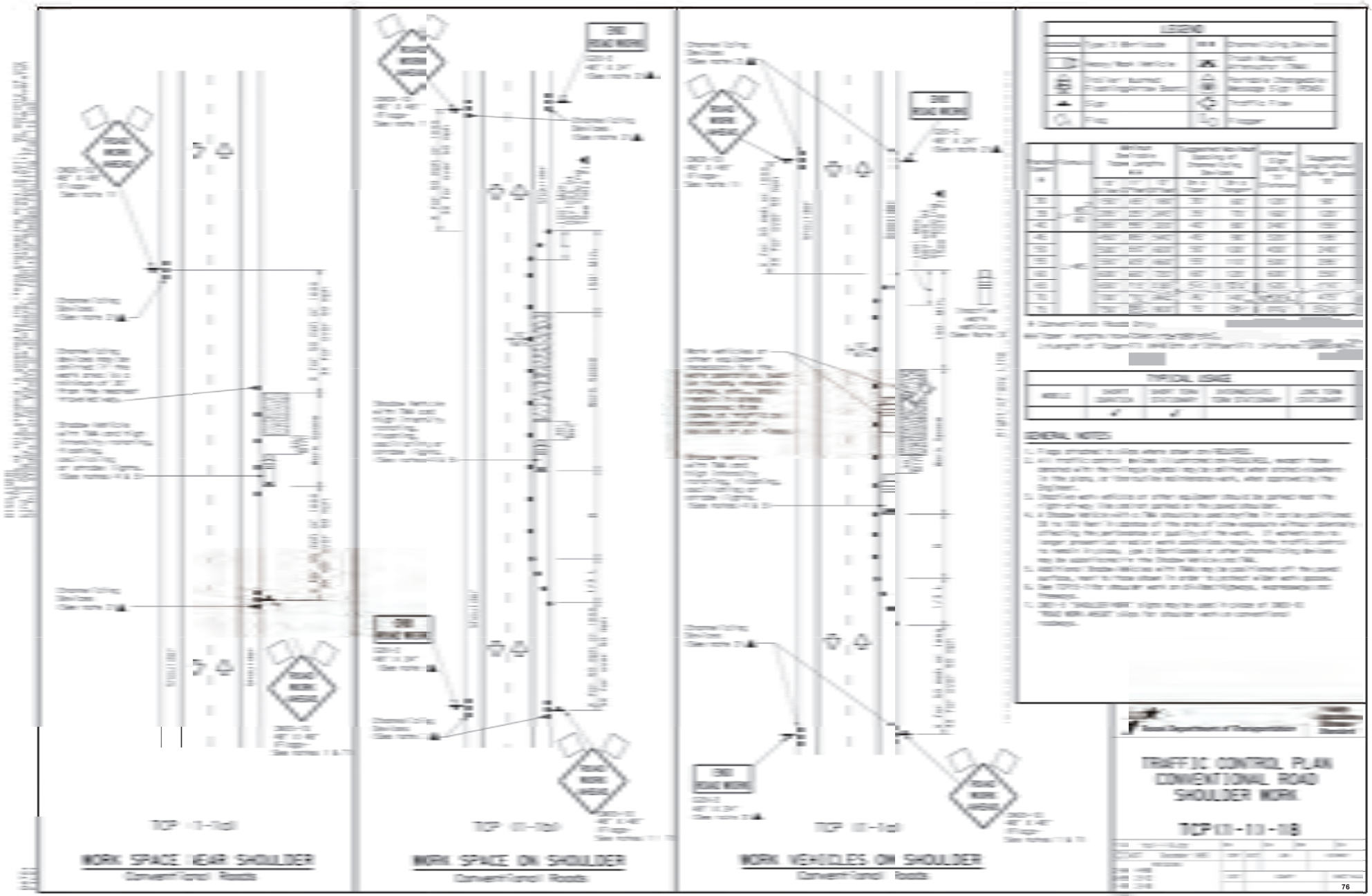
PROPOSED SURFACE REPAIR
(SHEET 5 OF 5)

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DESIGN:	CPI	
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CHECKED:	JRA	
KHA NO.:	061024043	

SHEET
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TCP (1-1a)

WORK SPACE NEAR SHOULDER

Conventional Roads

TCP (1-1b)

WORK SPACE ON SHOULDER

Conventional Roads

TCP (1-1c)

WORK VEHICLES ON SHOULDER

Conventional Roads

LEGEND

GENERAL NOTES

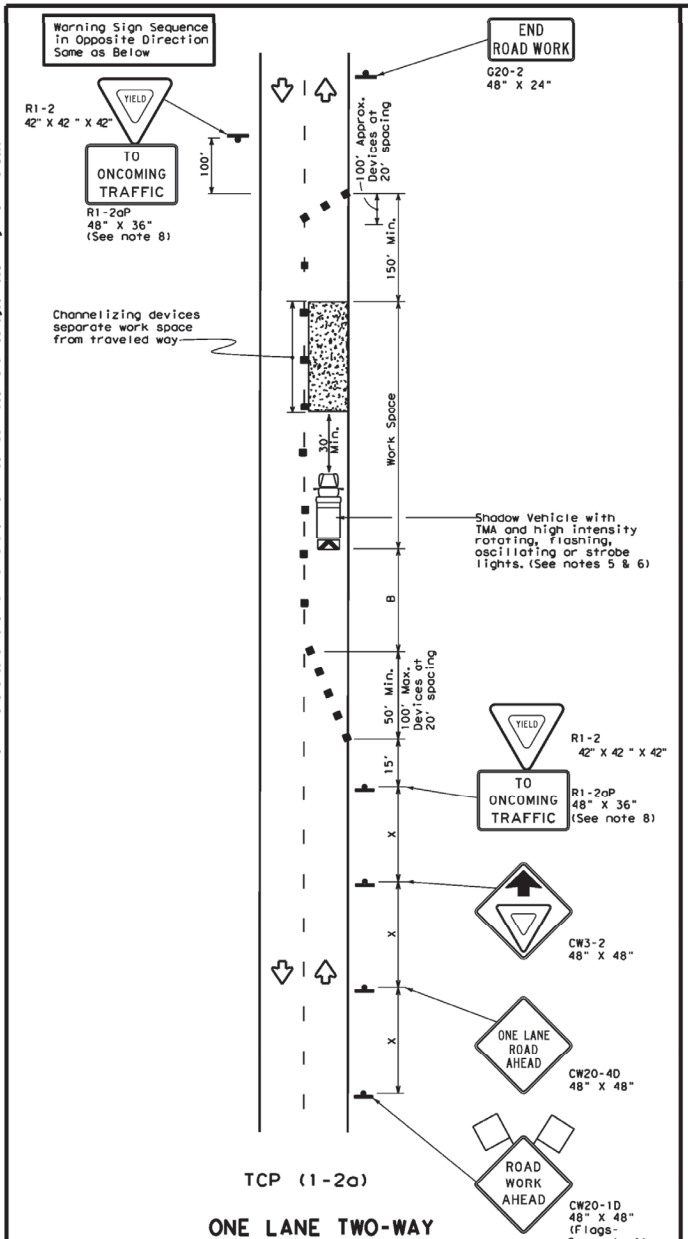
TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK

TCP(1-1)-18

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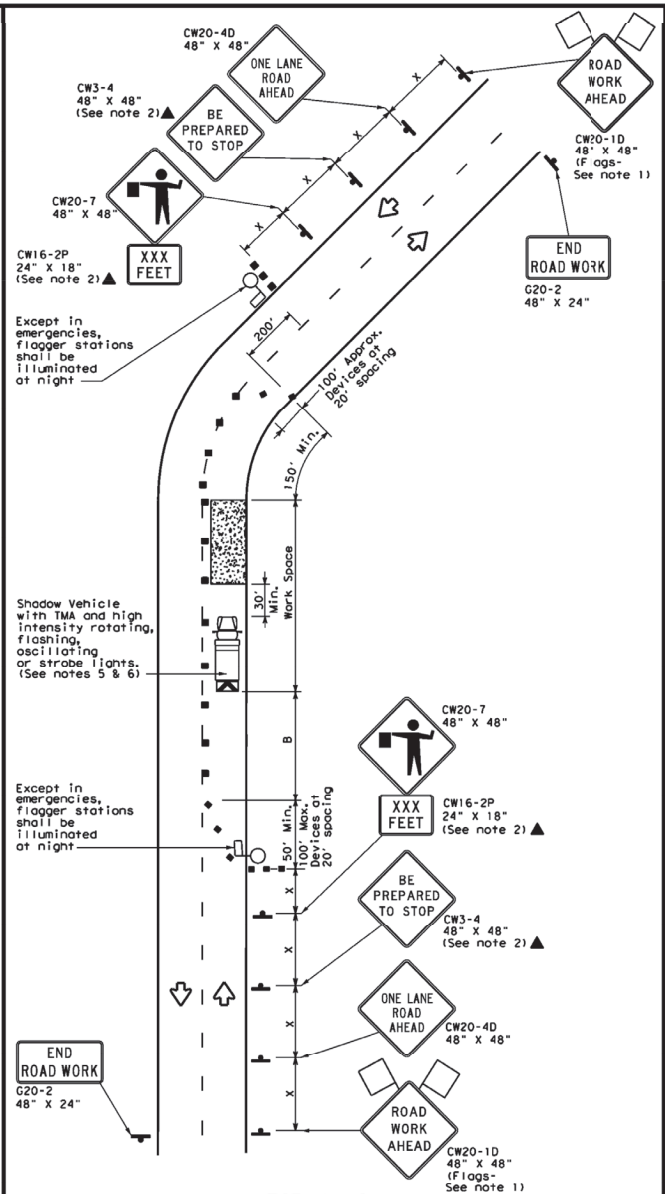
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TCP (1-2a)

ONE LANE TWO-WAY CONTROL WITH YIELD SIGNS

(Less than 2000 ADT - See note 7)



TCP (1-2b)

ONE LANE TWO-WAY CONTROL WITH FLAGGERS

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"	Stopping Sight Distance
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'	200'
35		205'	225'	245'	35'	70'	160'	120'	250'
40		265'	295'	320'	40'	80'	240'	155'	305'
45	L=WS	450'	495'	540'	45'	90'	320'	195'	360'
50		500'	550'	600'	50'	100'	400'	240'	425'
55		550'	605'	660'	55'	110'	500'	295'	495'
60		600'	660'	720'	60'	120'	600'	350'	570'
65		650'	715'	780'	65'	130'	700'	410'	645'
70		700'	770'	840'	70'	140'	800'	475'	730'
75		750'	825'	900'	75'	150'	900'	540'	820'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

GENERAL NOTES

1. Flags attached to signs where shown are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. The CW3-4 "BE PREPARED TO STOP" sign may be installed after the CW20-4D "ONE LANE ROAD AHEAD" sign, but proper sign spacing shall be maintained.
4. Sign spacing may be increased or an additional CW20-1D "ROAD WORK AHEAD" sign may be used if advance warning ahead of the flagger or R1-2 "YIELD" sign is less than 1500 feet.
5. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
6. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.

TCP (1-2a)

7. R1-2 "YIELD" sign traffic control may be used on projects with approaches that have adequate sight distance. For projects in urban areas, work spaces should be no longer than one half city block. In rural areas on roadways with less than 2000 ADT, work spaces should be no longer than 400 feet.
8. R1-2 "YIELD" sign with R1-2aP "TO ONCOMING TRAFFIC" plaque shall be placed on a support at a 7 foot minimum mounting height.

TCP (1-2b)

9. Flaggers should use two-way radios or other methods of communication to control traffic.
10. Length of work space should be based on the ability of flaggers to communicate.
11. If the work space is located near a horizontal or vertical curve, the buffer distances should be increased in order to maintain adequate stopping sight distance to the flagger and a queue of stopped vehicles (see table above).
12. Channelizing devices on the center-line may be omitted when a pilot car is leading traffic and approved by the Engineer.
13. Flaggers should use 24" STOP/SLOW paddles to control traffic. Flags should be limited to emergency situations.

Texas Department of Transportation

Traffic Operations Division Standard

TRAFFIC CONTROL PLAN ONE-LANE TWO-WAY TRAFFIC CONTROL

TCP(1-2)-18

FILE: tcp1-2-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS 4-90 4-98	DIST	COUNTY		SHEET NO.
2-94 2-12				77
1-97 2-18				

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ELECTRICAL PLAN LEGEND

PS	PRESSURE SWITCH
FIT	FLOW INDICATING TRANSMITTER
T	THERMOSTAT
WP GFCI	20A, 125V, GFI RECEPTACLE IN METAL-CLAD WEATHER PROOF WHILE-IN-USE COVER
XXX-XXX	CONDUIT MARKER (SEE CONDUIT SCHEDULE THIS SHEET)

ONE-LINE DIAGRAM LEGEND

OS	OILER SOLENOID		INDICATING LIGHT (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE
TIT	TEMPERATURE INDICATING TRANSMITTER	HOA	HAND-OFF-AUTO SWITCH
LS	LOCAL LOCK STOP	OA	OFF-AUTO SWITCH
TS	TEMPERATURE SWITCH		
VS	VIBRATION SWITCH		
SSOL	SOLID STATE OVERLOAD		SOLID STATE REDUCED VOLTAGE STARTER

CONTROL DIAGRAM LEGEND

OL	MOTOR OVERLOAD
ETM	ELAPSED TIME METER
	INDICATING LIGHT - LED TYPE - PUSH-TO-TEST (COLOR AS SHOWN: G=GREEN, R=RED, A=AMBER, B=BLUE, W=WHITE
	MOTOR SPACE HEATER
	CONTROL PANEL SWING-OUT PANEL
	ITEM LOCATED ON SCADA PANEL SWING-OUT PANEL

ABBREVIATIONS

NEMA - NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
N; NEU - NEUTRAL
NG - NEUTRAL/GROUND BOND
NTS - NOT TO SCALE
OC - OFF CENTER
OL - OVERLOAD
P - POLES
PFCC - POWER FACTOR CORRECTION CAPACITOR
PROP - PROPOSED
PVC - POLYVINYL CHLORIDE
GFCI - GROUND FAULT CIRCUIT INTERRUPTER

GENERAL NOTES:

5. VERIFY BY FIELD INVESTIGATION THE LOCATIONS OF ALL UTILITY FACILITIES WITHIN AND ADJACENT TO THE LIMITS OF THE WORK THAT MAY BE AFFECTED BY THE WORK. CONFLICTS WHICH ARISE DUE TO THE NEGLIGENCE OF THE CONTRACTOR TO LOCATE, HORIZONTALLY AND VERTICALLY, EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. ALL RECEPTACLES INSTALLED OUTDOORS AND INDOOR RECEPTACLES MARKED AS "WPWIU" ON THE PLANS SHALL BE GFI TYPE WITH METAL WEATHERPROOF WHILE-IN-USE COVERS

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER & MODEL NUMBER	VOLTAGE	INPUT POWER	MOUNTING	LAMP NO.	LAMP TYPE	REMARKS
A	HUBBELL INDUSTRIAL LIGHTING VTC-5K-G-U-W2-G	120	27W	WALL MOUNT	1	LED	SEVERE LOCATION W/GLOBE GUARD

SPECIAL DEVICE SCHEDULE

ITEM	DESCRIPTION
AT	YAGI ANTENNA - LAIRD PC9010N 10 ELEMENT YAGI
FM	FLOW METER - WATER SPECIALTIES TM-02D, 150 PSI AWWA CLASS II TURBINE METER, FLANGED ENDS, BRONZE HEAD, MAGNETIC DRIVE, LEAK DETECTOR HAND, INTEGRAL STRAINER AND TUBE, RANGER 50 GPM TO 2000 GPM, MAX HEAD LOSS OF 5.1 PSI AT 2000 GPM INCLUDING STRAINER. REMOTE MOUNTING KIT FOR TR-28 INDICATOR AND TOTALIZER TRANSMITTER.
FS	FLOAT SWITCH - DIRECT ACTING FLOAT SWITCH WITH 50 FOOT CABLE - SIEMENS MODEL 9G OR ANCHOR SCIENTIFIC ROTO-FLOAT-SST. PROVIDE CAST-IRON ADJUSTABLE WEIGHT FOR EACH FLOAT.
PGS	SYSTEM PRESSURE GAUGE - ASHCROFT 0-100 PSI, 4.5" FACE, MODEL NO. 451379S
PTS	PRESSURE TRANSMITTER - ROSEMOUNT MODEL #2088G2S2BA1M5 0-150 PSI MAX WTH INTERNAL LCD OUTPUT OR APPROVED FORXBORO OR ENDRESS-HAUSER EQUAL
PWS	24 VDC POWER SUPPLY WITH UPS - PHOENIX CONTACT TRIO SERIES W/QUINT-BAT - SIZE POWER SUPPLY FOR 50% GREATER THAN LOAD AND BATTERY FOR 15 MIN
RD1	RADIO - AS REQUIRED BY UTRWD
RTU	PROGRAMMABLE LOGIC CONTROLLER -AS REQUIRED BY UTRWD
SP1	SURGE PROTECTION DEVICE - UL 1449, STATUS INDICATING LIGHTS, MOV TYPE SURGE ARRESTOR, RATED 50,000 AMPS PROTECTION MINIMUM
SP2	SURGE PROTECTIVE DEVICE - UL 1449 4TH EDITION, NOMINAL 120V, DIN RAIL MOUNTED; PHOENIX CONTACT MODEL PT2-PE/S-120 AC/FM PART #2856812 APPROVED EQUAL
SS	SIGNAL SPLITTER/ISOLATOR - ACROMAG 600T SERIES, SINGLE INPUT WITH DUAL ISOLATED OUTPUT, POWERED, -25° TO 75°C AMBIENT TEMP, MODEL NO. 633T, PROVIDE POWER SUPPLY AS NEEDED

Kimley»Horn

Date

JON-PAUL A. DIXON 112808 LICENSED PROFESSIONAL ENGINEER February 24, 2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS

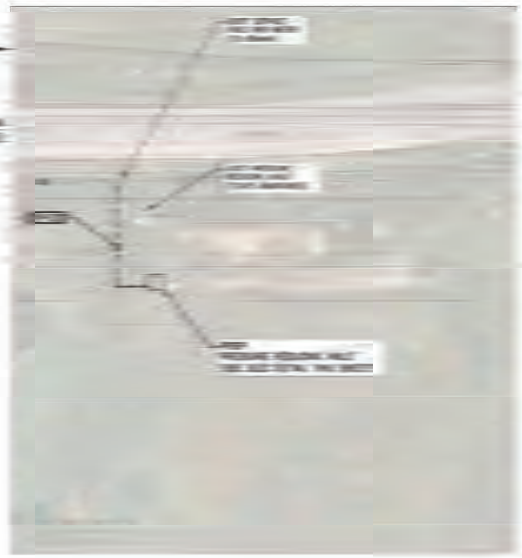
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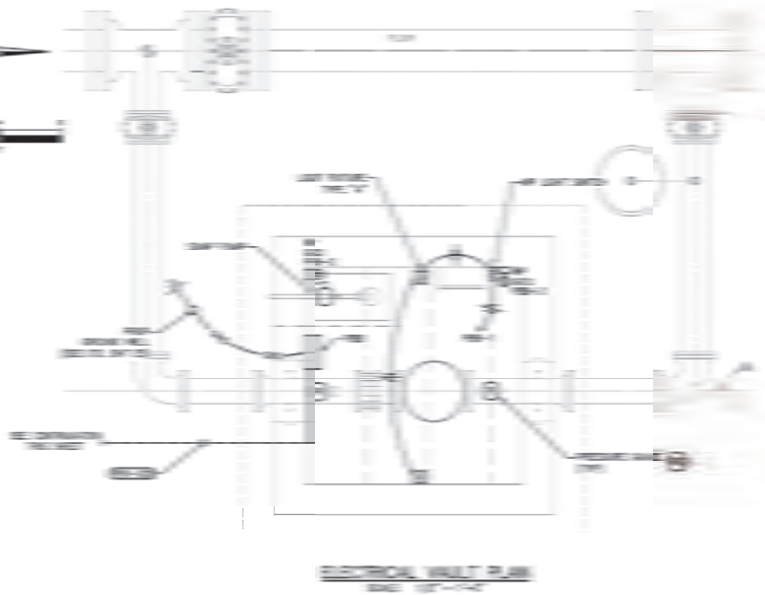
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KHA NO.: 061024043

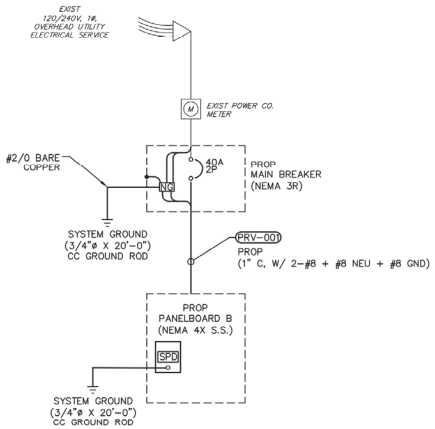
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ONE-LINE DIAGRAM
NOT TO SCALE

PANELBOARD "B"

(L-L) VOLT: 240 V **BUSS:** 50 A
(L-N) VOLT: 120 V **MCB:** 40 A
PHASE: 1 Ø **MLO:** N/A
WIRE: 3-W

ENCLOSURE: NEMA 4X S.S.
LOCATION: PR VAULT
SURGE PROTECTOR: N/A
KAIC: 14 KA

DESCRIPTION	LOAD (VA)	BRKR	CKT	A	B	CKT	BRKR	LOAD (VA)	DESCRIPTION
VAULT LIGHTS	500	20/1	1	A		2	20/1	750	SUMP PUMP
VAULT RECEPTACLE	500	20/1	3		B	4	20/1	-	SPARE
SPARE	-	20/1	5	A		6	20/1	-	SPARE
SPARE	-	20/1	7		B	8	20/1	-	SPARE

CONNECTED LOAD
PHASE A: 1,250 VA 10.4 A
PHASE B: 500 VA 4.2 A
TOTAL LOAD: 1,750 VA 7.3 A

NOTE:
ADJUST CIRCUITS TO BALANCE PANEL. CONNECTED LOAD IS ESTIMATED FROM AVAILABLE INFORMATION. TOTAL LOAD CALCULATION ASSUMES BALANCED

NOTES:

1. ALL LIGHTING WIRING SHALL BE #12 WITH A #12 GND IN A 3/4" RIGID ALUMINUM CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONDUCTORS AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
2. ALL RECEPTACLE WIRING SHALL BE A MINIMUM 3/4" RIGID ALUMINUM CONDUIT, W/2-#12+ #12 GND.
3. ALL MOUNTING HARDWARE SHALL BE 304L STAINLESS STEEL.
4. THE CONTRACTOR SHALL PROVIDE AND SIZE ALL PULL BOXES, JUNCTION BOXES, MAN HOLES, ETC AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
5. MOUNT LIGHT FIXTURE NEAR TOP OF VAULT TO THE CENTER LINE.
6. MOUNT LIGHT SWITCH AND RECEPTACLE NEAR TOP OF VAULT, ADJACENT TO LADDER. CONDUITS SHALL NOT OBSTRUCT LADDER ACCESS.
7. GROUND LADDER AND ALL OTHER METAL PARTS PER THE NATIONAL ELECTRICAL CODE.

Kimley»Horn

CITY OF DENTON
IH-35 UTILITIES

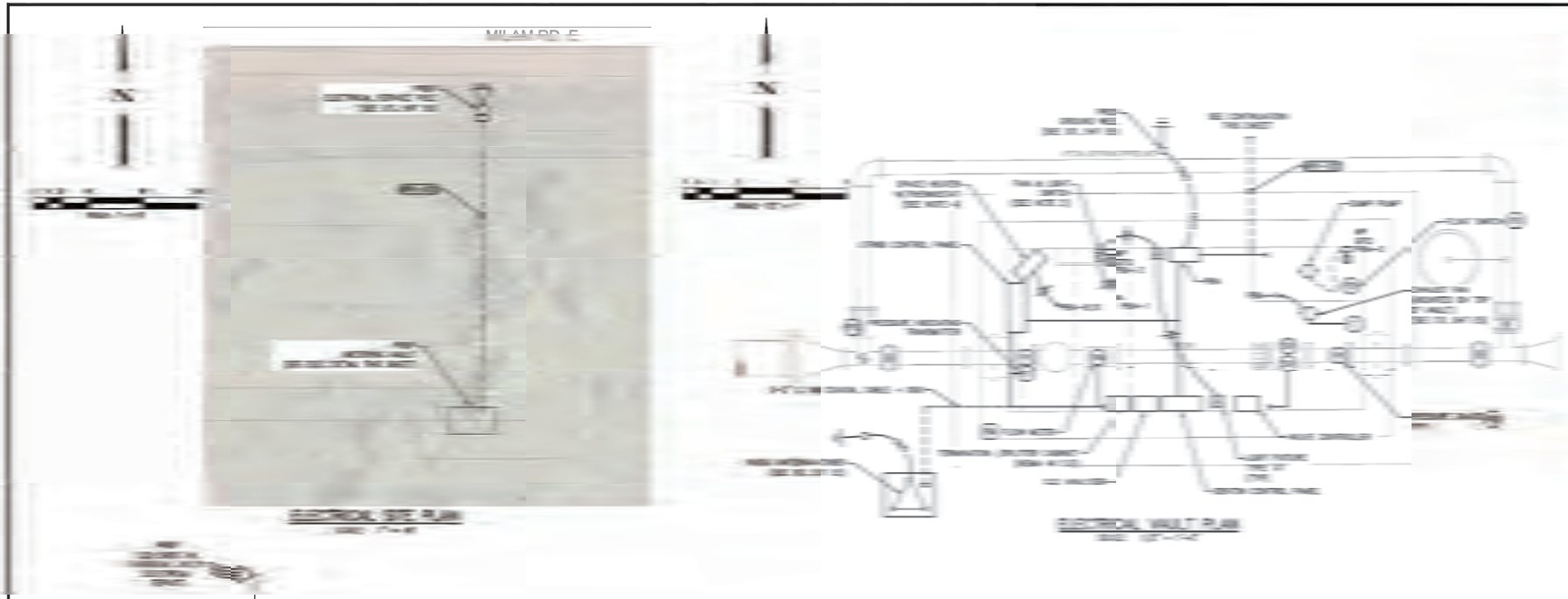
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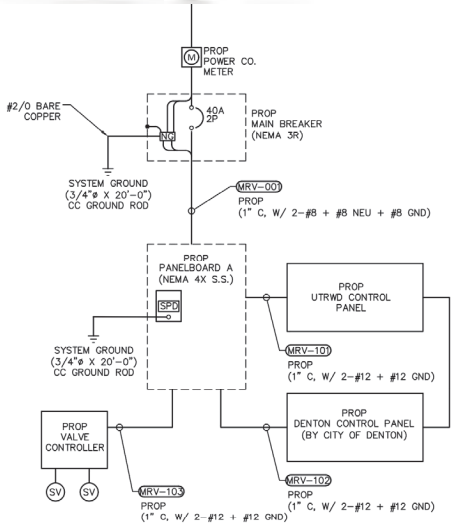
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ONE-LINE DIAGRAM

NOT TO SCALE

PANELBOARD "A"

(L-L) VOLT: 240 V **BUSS:** 100 A **ENCLOSURE:** NEMA 4X S.S.
(L-N) VOLT: 120 V **MCB:** 60 A **LOCATION:** METER VAULT
PHASE: 1 Ø **MLO:** N/A **SURGE PROTECTOR:** N/A
WIRE: 3-W **KAIC:** 14 KA

DESCRIPTION	LOAD (VA)	BRKR	CKT	A	B	CKT	BRKR	LOAD (VA)	DESCRIPTION
VAULT LIGHTS	500	20/1	1	A		2	20/1	750	VALVE CONTROLLER
VAULT RECEPTACLE	500	20/1	3		B	4	20/1	800	EXUAST FAN
UTRWD CONTROL PANEL	500	20/1	5	A		6	20/1	500	DENTON CONTROL PANEL
SUMP PUMP	750	20/1	7		B	8	30/2	1,000	SPACE HEATER
CL ANALYZER	250	20/1	9	A		10			SPACE HEATER
SPARE		20/1	11		B	12	20/1		SPARE

CONNECTED LOAD
PHASE A: 2,250 VA 18.8 A
PHASE B: 3,300 VA 27.5 A
TOTAL LOAD: 5,550 VA 23.1 A

NOTE:
ADJUST CIRCUITS TO BALANCE PANEL. CONNECTED LOAD IS ESTIMATED FROM AVAILABLE INFORMATION. TOTAL LOAD CALCULATION ASSUMES BALANCED

NOTES:

1. ALL LIGHTING WIRING SHALL BE #12 WITH A #12 GND IN A 3/4" RIGID ALUMINUM CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CONDUCTORS AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.
2. ALL RECEPTACLE WIRING SHALL BE A MINIMUM 3/4" RIGID ALUMINUM CONDUIT, W/2-#12+ #12 GND.
3. PROVIDE A DOUBLE POLE SINGLE THROW MOTOR RATED SNAP SWITCH CONNECT ONE POLE TO THE LIGHTS AND THE OTHER POLE TO THE EXHAUST FAN. MOUNT SWITCH NEAR THE TOP OF THE METER VAULT AT ACCESS HATCH.
4. PROVIDE UNIT SPACE HEATER MOUNTED AT TOP OF VAULT. 240V, 1PH, 3KW INDEECO TRIAD MODEL 234-U11N-0030J OR EQUAL. INCLUDE BUILT-IN THERMOSTAT CONTROL, FUSES, AND CONTACTOR.
5. THE CONTRACTOR SHALL PROVIDE AND SIZE ALL PULL BOXES, JUNCTION BOXES, MAN HOLES, ETC AS REQUIRED BY THE NATIONAL ELECTRICAL CODE.
6. MOUNT LIGHT FIXTURE NEAR TOP OF VAULT TO THE CENTER LINE.
7. MOUNT LIGHT SWITCH AND RECEPTACLE NEAR TOP OF VAULT, ADJACENT TO LADDER. CONDUITS SHALL NOT OBSTRUCT LADDER ACCESS.
8. GROUND LADDER AND ALL OTHER METAL PARTS PER THE NATIONAL ELECTRICAL CODE.

Kimley»Horn

Date

CITY OF DENTON
IH-35 UTI

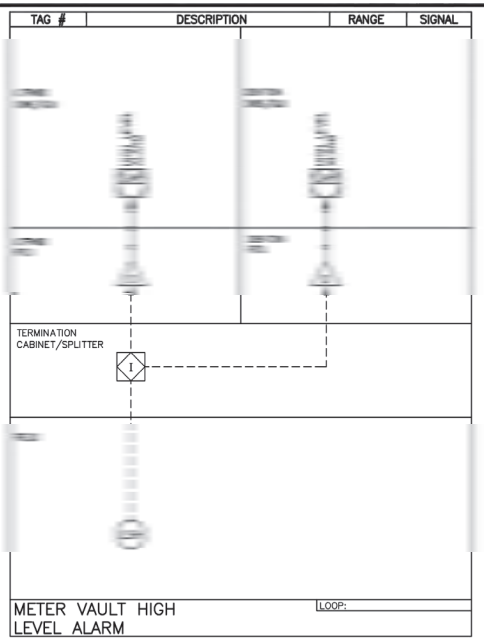
ELECTRICAL METER
VAULT PLAN

DATE: FEBRUARY 2023
DESIGN: JAD
DRAWN: TAD
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KHA NO.: 061024043

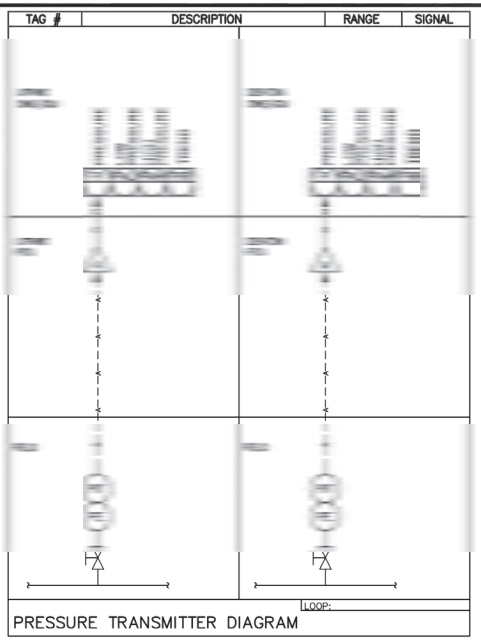
SHEET
E3

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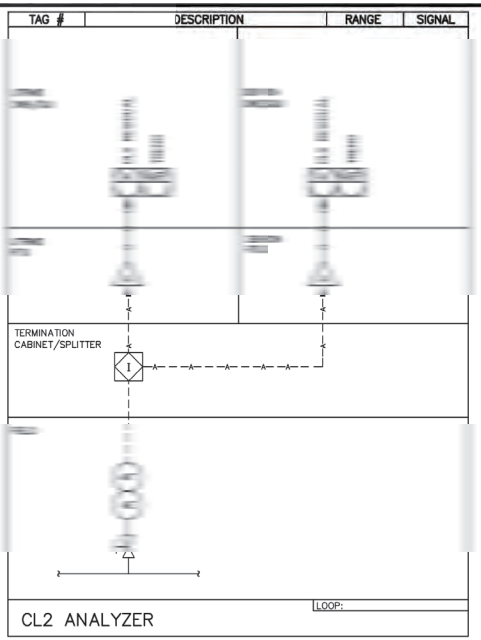
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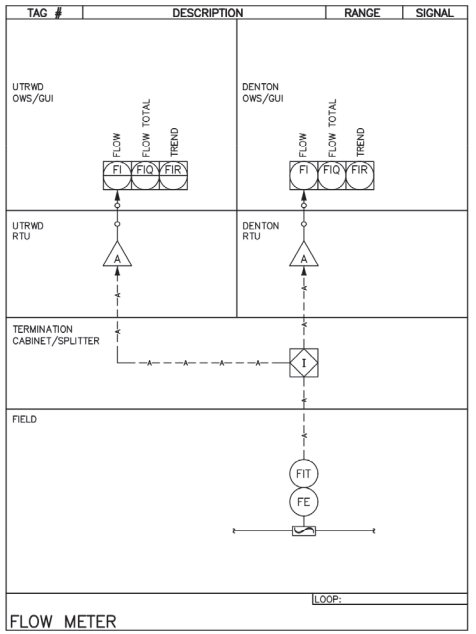
METER VAULT HIGH LEVEL ALARM



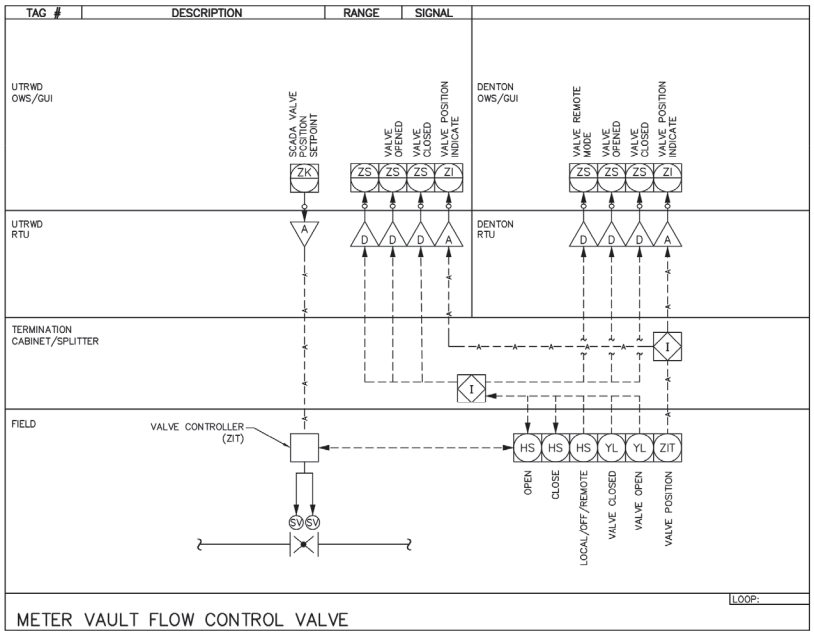
PRESSURE TRANSMITTER DIAGRAM



CL2 ANALYZER



FLOW METER



METER VAULT FLOW CONTROL VALVE

Kimley»Horn

No.	Date

JON-PAUL A. DIXON
112808
REGISTERED
PROFESSIONAL
ENGINEER
STATE OF TEXAS
February 21,2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS

ELECTRICAL CONTROL DIAGRAMS SHEET

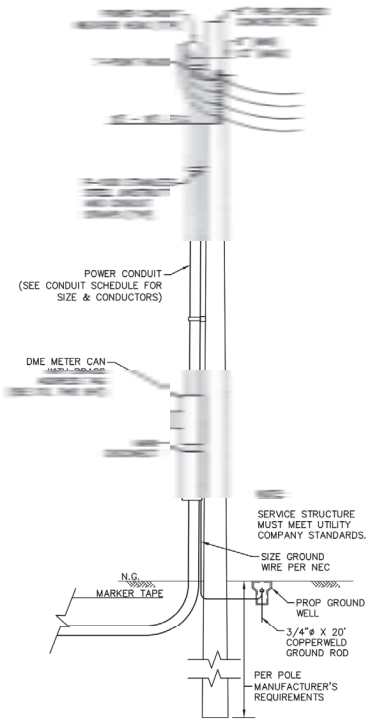
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DESIGN:		TAD
DRAWN:		JAD
CHECKED:		
KHA NO.:	061024043	

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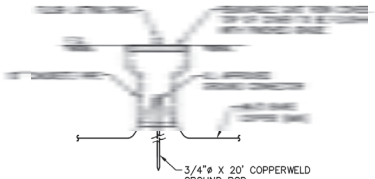
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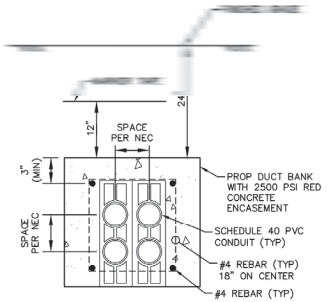
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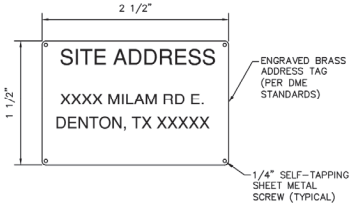
SERVICE POLE DETAIL
NOT TO SCALE



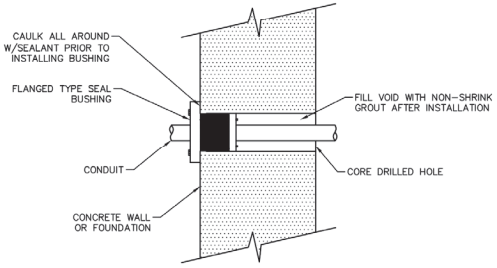
GROUND WELL DETAIL
NOT TO SCALE



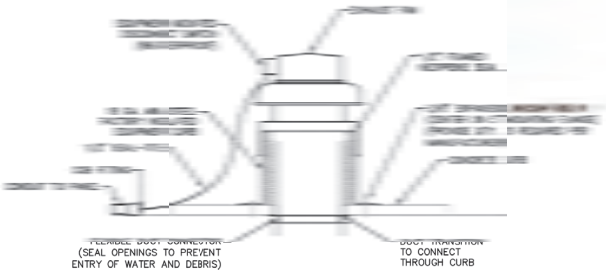
TYPICAL DUCT BANK CONSTRUCTION
NOT TO SCALE



ADDRESS TAG DETAIL
NOT TO SCALE

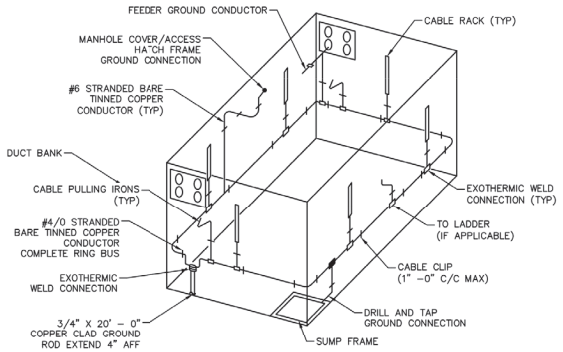


STRUCTURES ABOVE OR BELOW GRADE
WATERTIGHT CONDUIT PENETRATION
NOT TO SCALE



FAN SCHEDULE							
MARK	MANUFACTURER & MODEL NUMBER	CFM	VOLTAGE	HP	RPM	MAX. SONES	REMARKS
EF-1	GREENHECK G-090-VG	400	120	0.25	1725	5.9	SEE NOTES

EXHAUST FAN DETAIL
NOT TO SCALE



GENERAL NOTES:

1. ALL CONNECTIONS TO METAL PART SHALL BE #6 STRANDED BEAR TINNED COPPER CONDUCTOR UNLESS NOTED OTHERWISE.
2. ALL GROUNDING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE ARTICLE 250.

MANHOLE/VAULT GROUNDING DETAIL
NOT TO SCALE

Kimley»Horn

Date

JON-PAUL A. DIXON 112808 LICENSED PROFESSIONAL ENGINEER February 21, 2023

CITY OF DENTON
IH-35 UTILITY RELOCATIONS

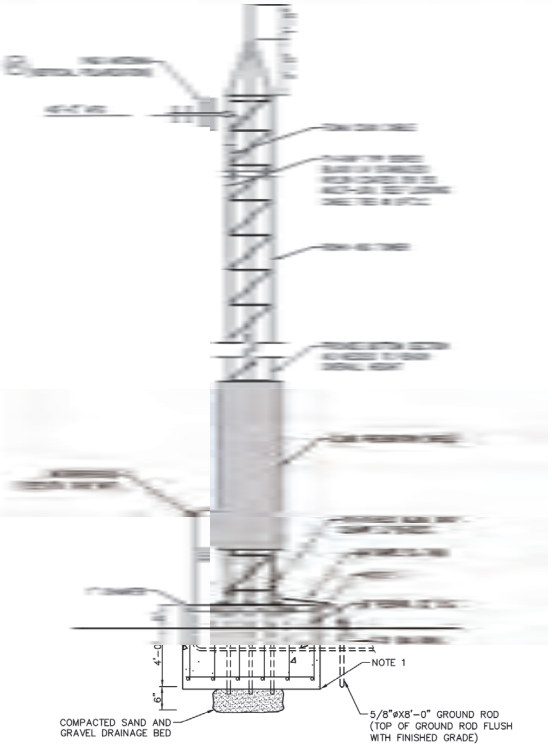
ELECTRICAL DETAILS
SHEET 1

DATE:	FEBRUARY 2023	
DESIGN:	JAD	
DRAWN:	TAD	
CHECKED:	JAD	
KHA NO.:	061024043	

SHEET
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TOWER HEIGHT	ROHN MODEL	CONCRETE BASE
50'	45G	5'-3" SQ.

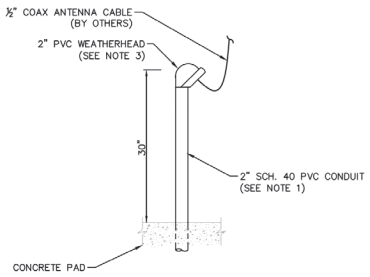
NOTES:

1. ANTENNA BASE SHALL BE CLASS A, 4,000PSI CONCRETE AND CONSTRUCTED AS SHOWN. SEE TABLE FOR DIMENSION.
2. GROUND ANTENNA AND ENCLOSURE.
3. ALL ANTENNA CABLE CONDUIT SHALL HAVE 36" LONG RADIUS BENDS.
4. PROVIDE LIGHTNING ROD TO THE TOP OF THE TOWER, AND GROUND CONDUCTORS DOWN THE TOWER TO A GROUND GRID.
5. TOWERS SHALL BE RATED AT 90 MPH WINDS AND TOWER TYPE SHALL DEPEND ON THE HEIGHTS BY MANUFACTURER RECOMMENDATIONS AND SHALL INCLUDE LOADS IMPOSED BY 1/2" ICE. TOWER MANUFACTURER SHALL BE ROHN OR APPROVED EQUAL.
6. ALL TOWER ASSEMBLY BOLTS ARE TO BE INSERTED OUT AND/OR UP (IE: WITH NUTS AND PAL NUTS ON OUTSIDE OF TOWER FACE AND/OR ON TOP OF FLANGE PLATES) UNLESS PROHIBITED BY LACK OF CLEARANCE.
7. ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED IN ACCORDANCE WITH ANSI/EIA-222-D SECTION 1.1.3.2. – (WHERE HIGH-STRENGTH BOLTS ARE USED FOR BEARING-TYPE CONNECTIONS, AS A MINIMUM, THE BOLTS ARE USED FOR BEARING -TYPE CONNECTIONS, AS A MINIMUM, THE BOLTS SHALL BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN THE AUGUST 14, 1980, AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OF A490 BOLTS").
8. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
9. CAUTION: DO NOT OVER-TORQUE! GALVANIZING ON BOLTS, NUTS AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER-TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK OR SNAP OFF.

ANTENNA TOWER DETAIL
NOT TO SCALE







NOTES:

1. ALL ANTENNA CABLE CONDUIT SHALL HAVE 36" LONG RADIUS BENDS
2. TYPICAL FOR BOTH SOURCE AND DESTINATION ENDS OF CONDUIT.
3. DO NOT GLUE WEATHERHEAD TO PVC CONDUIT.

ANTENNA CABLE WEATHERHEAD
NOT TO SCALE

Kimley»Horn

CITY OF DENTON
IH-35 UTI

ELECTRICAL DETAILS
SHEET 2

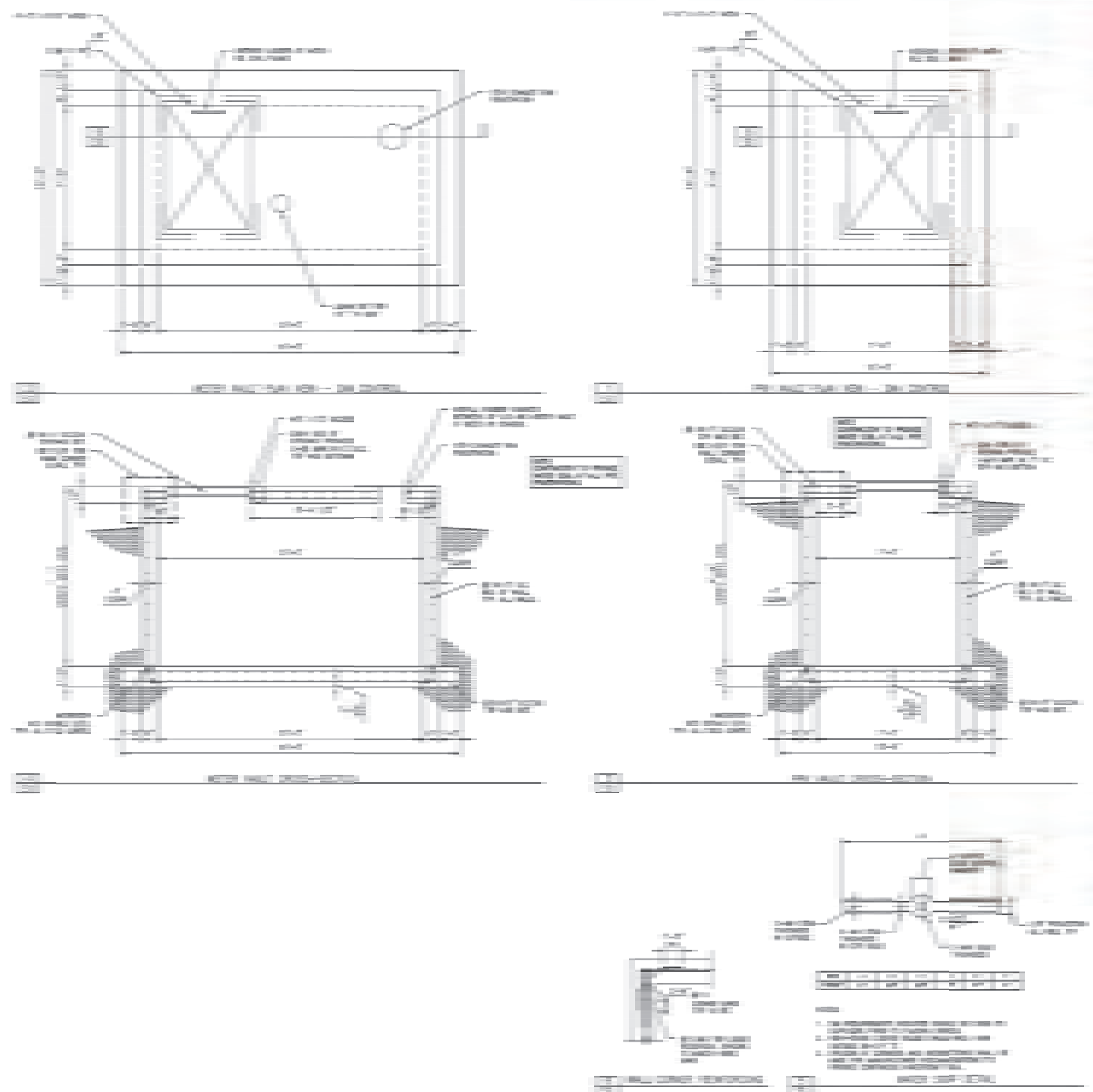
DATE:	FEBRUARY 2023
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GENERAL NOTES



Kimley»Horn

CITY OF DENTON

S1

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Utility Adjustment for TxDOT Project

TXDOT STANDARD
SUA ESTIMATE
7/2020

City of Denton
IH 35
RCSJ 0195-02-079, CCSJ 0195-02-074

Utility ID#: U00017637
UNUMBER: N/A

The cost estimate items must be sufficiently detailed to provide TxDOT with a reasonable basis for analysis. Items should include appropriate units and unit price for each (See Utility Manual, Chapter 6 Section 2). Applies to All "EA" items

Line Item / Item Description	Unit	Quantity	$/Unit	Total
* Indicated items are being tracked for **BUY AMERICA COMPLIANCE** and will be documented using **Form 1818** and all supporting documentation prior to installation.				
Line Item / Item Description	**Unit**	**Quantity**	**$/Unit**	**Total**
External Labor Costs - documented with Invoices and / or checks				
Lowest Bidder for Construction Contract (Mountain Cascade)		1	$6,656,628.00	$ 6,656,628.00
			SUBTOTAL	$ 6,656,628.00
			LABOR SUBTOTAL	$ 6,656,628.00
Line Item / Item Description	**Unit**	**Quantity**	**$/Unit**	**Total**
INTERNAL ENGINEERING - Costs Documented with Certified Ledger at payment.				
Staff Time (additional hourly backup provided)		1	$284,862.86	$ 284,862.86
		0	$0.00	$ -
			SUBTOTAL	$ 284,862.86
			INTERNAL COSTS SUBTOTAL	$ 284,863
EXTERNAL ENGINEERING - Cost documented with INVOICES and / or CHECKS				
Kimley-Horn and Associates (Contracts provided)		1	$529,558.11	$ 529,558.11
		0	$0.00	$ -
		0	$0.00	$ -
			SUBTOTAL	$ 529,558.11
			Engineering / Administration / Inspection SUBTOTAL	$ 529,558.11
REPLACEMENT EASEMENT COMPENSATION - following Quit Claim / Eligibility % Applied				
See Summary Table		1	$600,613.50	$ 600,613.50
		0	$0.00	$ -
			SUBTOTAL	$ 600,613.50
			EASEMENT COMPENSATION SUBTOTAL	$ 600,613.50

SUMMARY:

GROSS REIMBURSABLE TO UTILITY			$ 8,071,662.47
SALVAGE and or Depreciation CREDIT			$ -
ELIGIBILITY RATIO	100.00%	Ratio Deduction	$ -
BETTERMENT RATIO	0.00%	Ratio Deduction	$ -
NET REIMBURSEMENT TO UTILITY			$ 8,071,662.47

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SECTION 00 42 43 - UNIT PRICE BID FORM

DENTON

PROJ.: IH-35 Utility Relocations (from US380 to Milam Road)

IFB: 7968-003

City of Denton Capital Projects
901-B Texas Street
Denton, TX 76209
Attn: Cori Power/Purchasing Dept.

From: Mountain Cascade of Texas, LLC
5340 East US Highway 67
Alvarado, TX 76009
Andrew L. McCulloch
817-783-3094
Contact Email amcculloch@mountaincascade.com

BIDDERS APPLICATION - UNIT PRICE BID

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
CSJ 087 WATER IMPROVEMENTS -UNIT I						
1	01 70 00	0170.001 - Mobilization	1	EA	$ 1,000,000.00	$ 1,000,000.00
2	02 41 14	0241.011 - Grout Fill 8" Utility Line	227	LF	$ 20.00	$ 4,540.00
3	02 41 14	0241.012 - Grout Fill 12" Utility Line	1,109	LF	$ 17.00	$ 19,236.00
4	02 41 14	0241.013 - Grout Fill 16" Utility Line	188	LF	$ 17.00	$ 3,564.00
5	02 41 14	0241.028 - Remove 4" Utility Line	25	LF	$ 45.00	$ 1,125.00
6	02 41 14	0241.029 - Remove 6" Utility Line	150	LF	$ 35.00	$ 5,250.00
7	02 41 14	0241.030 - Remove 8" Utility Line	1,605	LF	$ 37.00	$ 59,385.00
8	02 41 14	0241.032 - Remove 12" Utility Line	5,558	LF	$ 35.00	$ 194,530.00
9	02 41 14	0241.035 - Remove 16" Utility Line	2,466	LF	$ 37.00	$ 91,242.00
10	02 41 14	0241.056 - Remove 6" Water Valve	17	EA	$ 700.00	$ 11,900.00
11	02 41 14	0241.057 - Remove 8" Water Valve	3	EA	$ 750.00	$ 2,250.00
12	02 41 14	0241.059 - Remove 12" Water Valve	11	EA	$ 800.00	$ 8,800.00
13	02 41 14	0241.060 - Remove 16" Water Valve	2	EA	$ 850.00	$ 1,700.00
14	02 41 14	0241.094 - Salvage Fire Hydrant	15	EA	$ 850.00	$ 12,750.00
15	02 41 14	0241.095 - Salvage Water Meter	2	EA	$ 850.00	$ 1,700.00
16	02 41 14	0241.096 - Remove Concrete Water Vault	2	EA	$ 900.00	$ 1,800.00
17	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	1,356	SY	$ 140.00	$ 189,840.00
18	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	905	SY	$ 220.00	$ 199,100.00
19	32 01 29	3216.005 - 4" Concrete Sidewalk	17	SY	$ 250.00	$ 4,250.00
20	32 93 00	3293.015 - Topsoil	581	CY	$ 10.00	$ 5,810.00
21	32 93 00	3293.016 - Seeding	12,863	SY	$ 2.00	$ 25,726.00
22	32 93 00	3293.017 - Sodding	2,861	SY	$ 7.00	$ 20,027.00
23	33 05 05	3305.021 - Trench Safety	9,404	LF	$ 1.00	$ 9,404.00
24	32 05 07	3305.028 - 18" Casing by Other Than Open Cut*	217	LF	$ 500.00	$ 108,500.00
25	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,144	LF	$ 570.00	$ 652,080.00
26	33 05 07	3305.023 - 24" Casing by Open Cut*	379	LF	$ 430.00	$ 162,970.00
27	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	468	LF	$ 700.00	$ 327,600.00
28	33 05 15, 33 14 10	3305.098 - 8" DIP Water Carrier Pipe*	217	LF	$ 110.00	$ 23,870.00
29	33 05 15, 33 14 10	3305.099 - 12" DIP Water Carrier Pipe*	1,523	LF	$ 150.00	$ 228,450.00
30	SEE ALTERNATE 1 BELOW - provide bid for only ONE (30 OR 30a)		468	LF		$ -
31	SEE ALTERNATE 2 BELOW - provide bid for only ONE (31 OR 31a)		1,941	LF		$ -
32	33 14 10	3314.141 - 6" PVC Water Pressure Pipe	40	LF	$ 220.00	$ 8,800.00
33	33 14 11	3314.142 - 8" PVC Water Pressure Pipe	911	LF	$ 340.00	$ 309,740.00
34	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	6,133	LF	$ 236.00	$ 1,447,388.00
35	33 14 17	3314.310 - 1" Water Service*	2	EA	$ 3,500.00	$ 7,000.00
36	33 14 17	3314.314 - 1-1/2" Water Service*	1	EA	$ 4,000.00	$ 4,000.00
37	33 14 17	3314.318 - 2" Water Service*	5	EA	$ 4,500.00	$ 22,500.00
38	33 14 18	3314.323 - 4" Water Meter, Vault and Appurtenances*	1	EA	$ 55,000.00	$ 55,000.00
39	33 14 18	3314.3xx - 8" Detector Check, Vault and Appurtenances*	1	EA	$ 65,000.00	$ 65,000.00
40	33 14 20	3314.327 - 6" Gate Valve*	2	EA	$ 4,000.00	$ 8,000.00
41	33 14 20	3314.328 - 8" Gate Valve*	11	EA	$ 5,500.00	$ 60,500.00
42	33 14 20	3314.329 - 12" Gate Valve*	26	EA	$ 7,500.00	$ 195,000.00
43	33 14 20	3314.330 - 16" Gate Valve*	6	EA	$ 19,000.00	$ 114,000.00
44	33 14 25	3314.345 - 8" x 8" Tapping Sleeve and Valve (City Performed)*	1	EA	$ 7,800.00	$ 7,800.00
45	33 14 25	3314.391 - 6" Water Main Connection with Shutdown	2	EA	$ 9,000.00	$ 18,000.00
46	33 14 25	3314.392 - 8" Water Main Connection with Shutdown	12	EA	$ 9,500.00	$ 114,000.00
47	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	5	EA	$ 12,000.00	$ 60,000.00
48	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	3	EA	$ 19,000.00	$ 57,000.00
49	33 14 30	3314.402 - 2" Air Release Valve and Vault*	3	EA	$ 25,000.00	$ 75,000.00
50	33 14 40	3314.407 - Fire Hydrant Assembly*	17	EA	$ 8,500.00	$ 144,500.00
51	34 71 13	3471.001 - Traffic Control	1	MO	$ 15,000.00	$ 15,000.00
ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE						
30	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	468	LF		$ -
30a	33 05 15,	3305.110 - 20" HDPE Water Carrier Pipe	468	LF	$ 150.00	$ 70,200.00
ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE						
31	33 05 07	3314.014 - 16" DIP Water Pipe*	1,941	LF		$ -
31a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	1,941	LF	$ 250.00	$ 485,250.00
					TOTAL BID AMOUNT (Unit I):	**$ 6,721,077.00**
CJS 087 WASTEWATER IMPROVEMENTS - UNIT II						
52	02 41 14	0241.010 - Grout Fill 6" Utility Line	1,604	LF	$ 12.00	$ 19,248.00
53	02 41 14	0241.011 - Grout Fill 8" Utility Line	271	LF	$ 20.00	$ 5,420.00
54	02 41 14	0241.029 - Remove 6" Utility Line	1,626	LF	$ 35.00	$ 56,910.00
55	02 41 14	0241.030 - Remove 8" Utility Line	1,307	LF	$ 37.00	$ 48,359.00
56	02 41 14	0241.050 - Remove 4' Utility Manhole	14	EA	$ 3,000.00	$ 42,000.00
57	02 41 14	0241.054 - Remove Utility Junction Structure (Lift Station)	1	EA	$ 25,000.00	$ 25,000.00
58	32 01 17	3201.007 - Flexible Paving Repair for Utility Trench	564	SY	$ 140.00	$ 78,960.00
59	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	993	SY	$ 220.00	$ 218,460.00

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Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
60	32 01 29	3211.002 - 6" Flexible Base, Type A, GR-1	560	SY	$ 45.00	$ 25,200.00
61	32 93 00	**SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091**				2,640.00
62	32 93 00					9,204.00
63	32 93 00	3293.017 - Sodding	951	SY	$ 7.00	$ 6,657.00
64	33 05 05	3305.021 - Trench Safety	4,263	LF	$ 1.00	$ 4,263.00
65	33 05 07	3305.022 - 18" Casing by Open Cut*	51	LF	$ 400.00	$ 20,400.00
66	33 05 07	3305.023 - 24" Casing by Open Cut*	326	LF	$ 410.00	$ 133,660.00
67	33 05 07	3305.028 - 18" Casing by Other Than Open Cut*	150	LF	$ 575.00	$ 86,250.00
68	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,001	LF	$ 630.00	$ 630,630.00
69	33 05 15, 33 14 11, 33 31 14	3305.048 - 8" PVC Sanitary Sewer Carrier Pipe	201	LF	$ 60.00	$ 12,060.00
70	33 05 15, 33 31 14	3305.049 - 12" PVC Sanitary Sewer Carrier Pipe	252	LF	$ 80.00	$ 20,160.00
71	33 05 15, 33 14 11, 33 31 14	3305.088 - 6" HDPE Force Main Carrier Pipe	476	LF	$ 60.00	$ 28,560.00
72	33 05 15, 33 31 14	3305.091 - 12" HDPE Force Main Carrier Pipe	599	LF	$ 80.00	$ 47,920.00
73	33 05 61, 33 05 62	3305.126 - 4' Concrete Manhole*	17	EA	$ 14,000.00	$ 238,000.00
74	33 05 61, 33 05 62	3305.127 - 4' Drop Concrete Manhole*	2	EA	$ 20,000.00	$ 40,000.00
75	33 05 61, 33 05 62	3305.128 - 5' Concrete Manhole*	3	EA	$ 15,000.00	$ 45,000.00
76	33 05 61, 33 05 62	3305.132 - 4' Extra Depth Concrete Manhole*	40	VF	$ 500.00	$ 20,000.00
77	33 05 61, 33 05 62	3305.133 - 5' Extra Depth Concrete Manhole*	29	VF	$ 700.00	$ 20,300.00
78	33 31 14	3314.250 - 6" HDPE Pressure Pipe, Force Main	221	LF	$ 280.00	$ 61,880.00
79	33 31 14	3314.254 - 8" HDPE Pressure Pipe, Force Main	85	LF	$ 240.00	$ 20,400.00
80	33 31 14	3314.262 - 12" HDPE Pressure Pipe, Force Main	144	LF	$ 220.00	$ 31,680.00
81	33 31 14	3331.045 - 8" PVC Gravity Sewer Pipe	1,310	LF	$ 280.00	$ 366,800.00
82	33 31 14	3331.053 - 12" PVC Gravity Sewer Pipe	2,211	LF	$ 240.00	$ 530,640.00
83	33 31 14	3331.089 - 6" Sewer Service	8	EA	$ 2,500.00	$ 20,000.00
					TOTAL BID AMOUNT (Unit II):	$ 2,516,661.00
		CJS 074 WATER IMPROVEMENTS - UNIT III				
84	02 41 14	0241.016 - Grout Fill 16" Utility Line	221	LF	$ 40.00	$ 8,840.00
85	02 41 14	0241.029 - Remove 6" Utility Line	50	LF	$ 44.00	$ 2,200.00
86	02 41 14	0241.030 - Remove 8" Utility Line	188	LF	$ 25.00	$ 4,700.00
87	02 41 14	0241.032 - Remove 12" Utility Line	919	LF	$ 27.00	$ 24,813.00
88	02 41 14	0241.035 - Remove 16" Utility Line	14,092	LF	$ 28.00	$ 394,576.00
89	02 41 14	0241.056 - Remove 6" Water Valve	2	EA	$ 700.00	$ 1,400.00
90	02 41 14	0241.057 - Remove 8" Water Valve	1	EA	$ 700.00	$ 700.00
91	02 41 14	0241.059 - Remove 12" Water Valve	1	EA	$ 700.00	$ 700.00
92	02 41 14	0241.060 - Remove 16" Water Valve	5	EA	$ 700.00	$ 3,500.00
93	02 41 14	0241.0xx - Remove Water ARV	5	EA	$ 750.00	$ 3,750.00
94	02 41 14	0241.094 - Salvage Fire Hydrant	5	EA	$ 1,200.00	$ 6,000.00
95	02 41 14	0241.096 - Remove Concrete Water Vault	3	EA	$ 1,500.00	$ 4,500.00
96	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	15	SY	$ 200.00	$ 3,000.00
97	32 93 00	3293.015 - Topsoil	798	CY	$ 10.00	$ 7,980.00
98	32 93 00	3293.016 - Seeding	22,839	SY	$ 2.00	$ 45,678.00
99	33 01 12	3301.00x - Cathodic Protection System*	1	EA	$ 1.00	$ 1.00
100	33 05 05	3305.021 - Trench Safety	12,922	LF	$ 1.00	$ 12,922.00
101	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	1,142	LF	$ 700.00	$ 799,400.00
102	33 05 15, 33 14 10	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF		$ -
103	33 14 10	3314.014 - 16" DIP Water Pipe*	12,433	LF		$ -
104	33 14 11	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$ -
105	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	279	LF	$ 250.00	$ 69,750.00
106	33 14 20	3314.329 - 12" Gate Valve*	7	EA	$ 7,500.00	$ 52,500.00
107	33 14 20	3314.330 - 16" Gate Valve*	20	EA	$ 18,000.00	$ 360,000.00
108	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	1	EA	$ 12,000.00	$ 12,000.00
109	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	2	EA	$ 17,500.00	$ 35,000.00
110	33 14 30	3314.402 - 2" Water Air Release Valve and Vault*	7	EA	$ 20,000.00	$ 140,000.00
111	34 71 13	3471.001 - Fire Hydrant Assembly*	5	EA	$ 9,700.00	$ 48,500.00
112	40 05 67	9999.999 - Meter Vault and Appurtenances (to UTRWD)*	1	EA	$ 500,000.00	$ 500,000.00
113	33 14 18	9999.999 - PRV Vault and Appurtenances*	1	EA	$ 220,000.00	$ 220,000.00
ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE		**IN-KIND REPLACMENT**				
102	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF		$ -
102a	33 05 15, 33 14 14	3305.110 - 20" HDPE Water Carrier Pipe	1,142	LF	$ 150.00	$ 171,300.00
ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE		**IN-KIND REPLACMENT**				
103	33 05 07	3314.014 - 16" DIP Water Pipe*	12,433	LF		$ -
103a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	12,433	LF	$ 266.00	$ 3,307,178.00
ALTERNATE 3 - PROVIDE PRICING FOR ONLY ONE		**IN-KIND REPLACMENT**				
104	33 05 07	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$ -
104a	33 05 15, 33 14 14	3314.225 - 20" HDPE Pressure Pipe, Water, CLSM Backfill*	210	LF	$ 500.00	$ 105,000.00
					TOTAL BID AMOUNT (Unit III):	$ 6,345,888.00
		CJS 074 WASTEWATER IMPROVEMENTS - UNIT IV				
114	01 70 00	0241.009 - Grout Fill 4" Utility Line	361	LF	$ 15.00	$ 5,415.00
115	02 41 14	0241.0xx - Remove Sewer ARV Appurtenance	5	EA	$ 1,800.00	$ 9,000.00
116	33 14 18	0241.028 - Remove 4" Utility Line	11,853	LF	$ 25.00	$ 296,325.00
					TOTAL BID AMOUNT (Unit IV):	$ 310,740.00
					TOTAL PROJECT BID AMOUNT (Units I, II, III, & IV):	$ 19,324,289.00

Fix pg # overlap

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended.

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Attachment "B"
Accounting Method

☒ **Actual Cost Method of Accounting**

The utility accumulates cost under a work order accounting procedure prescribed by the Federal or State regulatory body and proposes to request reimbursement for actual direct and related indirect costs.

☐ **Lump Sum Method of Accounting**

Utility proposed to request reimbursement based on an agreed lump sum amount supported by a detailed cost analysis.

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "C"
Schedule of Work

Estimated Start Date: 9/11/2023, (subject to physical work restrictions prior to the issuance of environmental clearance as required by the provisions of this agreement)

Estimated Duration (days): 200

Estimated Completion Date: 03/29/2024

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "D"
Statement Covering Contract Work

(ROW–U–48)
(ROW–U–48–1, if applicable)

Construction Contract:

☐ Utility performing with their own forces (timesheets will be required at the time of billing).

☒ Utility will use outside forces to perform the adjustment, complete attached ROW-U-48 or ROW-U-48-1 (joint bid).

Engineering Contract:

☐ Utility performing with their own forces (timesheets will be required at the time of billing).

☒ Utility will use consultant contract (continuing contract rate sheets or fee schedule will be required).

☐ TxDOT will procure utility consultant.

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

STATEMENT COVERING UTILITY CONSTRUCTION CONTRACT WORK
(AS APPEARING IN ESTIMATE)

U-Number: U00017637

ROW CSJ Number: 0195-02-079 District: Dallas

County: Denton Highway No.: I-35

Federal Project No.: NH2020 (576)

I, Sara Hensley, a duly authorized and qualified representative of Denton, hereinafter referred to as **Owner**, am fully cognizant of the facts and make the following statements in respect to work which will or may be done on a contract basis as it appears in the estimate to which this statement is attached.

It is more economical and/or expedient for **Owner** to contract this adjustment, or **Owner** is not adequately staffed or equipped to perform the necessary work on this project with its own forces to the extent as indicate on the estimate.

Procedure to be Used in Contracting Work

☐ A. Solicitation for bids is to be accomplished through open advertising and contract is to be awarded to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed. Associated bid tabulations will be provided to the **State**.

☑ B. Solicitation for bids is to be accomplished by circulating to a list of pre-qualified contractors or known qualified contractors and such contract is to be awarded to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed. Associated bid tabulations will be provided to the **State**. Such presently known contractors are listed below:

1. Mountian Cascade
2. SJ Louis
3. Oscar Renda
4.
5.

☐ C. The work is to be performed under an existing continuing contract under which certain work is regularly performed for **Owner** and under which the lowest available costs are developed. The existing continuing contract will be made available to the **State** for review at a location mutually acceptable to the **Owner** and the **State**. If only part of the contract work is to be done under an existing contract, give detailed information by attachment hereto.

☐ D The utility proposes to contract outside the foregoing requirements and therefore evidence in support of its proposal is attached to the estimate in order to obtain the concurrence of the State, and the Federal Highway Administration Division Engineer where applicable, prior to taking action thereon (approval of the agreement shall be considered as approval of such proposal).

☐ E. The utility plans and specifications, with the consent of the State, will be included in the construction contract awarded by the State. In the best interest of both the **State** and the **Owner**, the **Owner** requests the **State** to include the plans and specifications for this work in the general contract for construction of Highway in this area, so that the work can be coordinated with the other construction operations; and the construction contract is to be awarded by the **State** to the lowest qualified bidder who submits a proposal in conformity with the requirements and specifications for the work to be performed. If this option is chosen, attach form ROW-U-48-1, the terms of which are incorporated herein by reference.

DocuSigned by:
Sara Hensley
5236DB296270423...
Signature

7/31/2023
Date

Contact/Help

City Manager
Title

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

U00017637
CITY OF DENTON
BID TABS FOR
ROW CSJ 0195-03-079

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SECTION 00 42 43 - UNIT PRICE BID FORM

DENTON

PROJ.: IH-35 Utility Relocations (from US380 to Milam Road)

IFB: 7968-003

City of Denton Capital Projects
901-B Texas Street
Denton, TX 76209
Attn: Cori Power/Purchasing Dept.

From: Mountain Cascade of Texas, LLC
5340 East US Highway 67
Alvarado, TX 76009
Andrew L. McCulloch
817-783-3094
Contact Email amcculloch@mountaincascade.com

BIDDERS APPLICATION - UNIT PRICE BID

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
CSJ 087 WATER IMPROVEMENTS -UNIT I						
1	01 70 00	0170.001 - Mobilization	1	EA	$ 1,000,000.00	$ 1,000,000.00
2	02 41 14					4,540.00
3	02 41 14					19,236.00
4	02 41 14					3,564.00
5	02 41 14	0241.028 - Remove 4" Utility Line	25	LF	$ 45.00	$ 1,125.00
6	02 41 14	0241.029 - Remove 6" Utility Line	150	LF	$ 35.00	$ 5,250.00
7	02 41 14	0241.030 - Remove 8" Utility Line	1,605	LF	$ 37.00	$ 59,385.00
8	02 41 14	0241.032 - Remove 12" Utility Line	5,558	LF	$ 35.00	$ 194,530.00
9	02 41 14	0241.035 - Remove 16" Utility Line	2,466	LF	$ 37.00	$ 91,242.00
10	02 41 14	0241.056 - Remove 6" Water Valve	17	EA	$ 700.00	$ 11,900.00
11	02 41 14	0241.057 - Remove 8" Water Valve	3	EA	$ 750.00	$ 2,250.00
12	02 41 14	0241.059 - Remove 12" Water Valve	11	EA	$ 800.00	$ 8,800.00
13	02 41 14	0241.060 - Remove 16" Water Valve	2	EA	$ 850.00	$ 1,700.00
14	02 41 14	0241.094 - Salvage Fire Hydrant	15	EA	$ 850.00	$ 12,750.00
15	02 41 14	0241.095 - Salvage Water Meter	2	EA	$ 850.00	$ 1,700.00
16	02 41 14	0241.096 - Remove Concrete Water Vault	2	EA	$ 900.00	$ 1,800.00
17	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	1,356	SY	$ 140.00	$ 189,840.00
18	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	905	SY	$ 220.00	$ 199,100.00
19	32 01 29	3216.005 - 4" Concrete Sidewalk	17	SY	$ 250.00	$ 4,250.00
20	32 93 00	3293.015 - Topsoil	581	CY	$ 10.00	$ 5,810.00
21	32 93 00	3293.016 - Seeding	12,863	SY	$ 2.00	$ 25,726.00
22	32 93 00	3293.017 - Sodding	2,861	SY	$ 7.00	$ 20,027.00
23	33 05 05	3305.021 - Trench Safety	9,404	LF	$ 1.00	$ 9,404.00
24	32 05 07	3305.028 - 18" Casing by Other Than Open Cut*	217	LF	$ 500.00	$ 108,500.00
25	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,144	LF	$ 570.00	$ 652,080.00
26	33 05 07	3305.023 - 24" Casing by Open Cut*	379	LF	$ 430.00	$ 162,970.00
27	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	468	LF	$ 700.00	$ 327,600.00
28	33 05 15, 33 14 10	3305.098 - 8" DIP Water Carrier Pipe*	217	LF	$ 110.00	$ 23,870.00
29	33 05 15, 33 14 10	3305.099 - 12" DIP Water Carrier Pipe*	1,523	LF	$ 150.00	$ 228,450.00
30	SEE ALTERNATE 1 BELOW - provide bid for only ONE (30 OR 30a)		468	LF		$ -
31	SEE ALTERNATE 2 BELOW - provide bid for only ONE (31 OR 31a)		1,941	LF		$ -
32	33 14 10	3314.141 - 6" PVC Water Pressure Pipe	40	LF	$ 220.00	$ 8,800.00
33	33 14 11	3314.142 - 8" PVC Water Pressure Pipe	911	LF	$ 340.00	$ 309,740.00
34	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	6,133	LF	$ 236.00	$ 1,447,388.00
35	33 14 17	3314.310 - 1" Water Service*	2	EA	$ 3,500.00	$ 7,000.00
36	33 14 17	3314.314 - 1-1/2" Water Service*	1	EA	$ 4,000.00	$ 4,000.00
37	33 14 17	3314.318 - 2" Water Service*	5	EA	$ 4,500.00	$ 22,500.00
38	33 14 18	3314.323 - 4" Water Meter, Vault and Appurtenances*	1	EA	$ 55,000.00	$ 55,000.00
39	33 14 18	3314.3xx - 8" Detector Check, Vault and Appurtenances*	1	EA	$ 65,000.00	$ 65,000.00
40	33 14 20	3314.327 - 6" Gate Valve*	2	EA	$ 4,000.00	$ 8,000.00
41	33 14 20	3314.328 - 8" Gate Valve*	11	EA	$ 5,500.00	$ 60,500.00
42	33 14 20	3314.329 - 12" Gate Valve*	26	EA	$ 7,500.00	$ 195,000.00
43	33 14 20	3314.330 - 16" Gate Valve*	6	EA	$ 19,000.00	$ 114,000.00
44	33 14 25	3314.345 - 8" x 8" Tapping Sleeve and Valve (City Performed)*	1	EA	$ 7,800.00	$ 7,800.00
45	33 14 25	3314.391 - 6" Water Main Connection with Shutdown	2	EA	$ 9,000.00	$ 18,000.00
46	33 14 25	3314.392 - 8" Water Main Connection with Shutdown	12	EA	$ 9,500.00	$ 114,000.00
47	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	5	EA	$ 12,000.00	$ 60,000.00
48	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	3	EA	$ 19,000.00	$ 57,000.00
49	33 14 30	3314.402 - 2" Air Release Valve and Vault*	3	EA	$ 25,000.00	$ 75,000.00
50	33 14 40	3314.407 - Fire Hydrant Assembly*	17	EA	$ 8,500.00	$ 144,500.00
51	34 71 13	3471.001 - Traffic Control	1	MO	$ 15,000.00	$ 15,000.00
ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE						
30	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	468	LF		$ -
30a	33 05 15,	3305.110 - 20" HDPE Water Carrier Pipe	468	LF	$ 150.00	$ 70,200.00
ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE						
31	33 05 07	3314.014 - 16" DIP Water Pipe*	1,941	LF		$ -
31a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	1,941	LF	$ 250.00	$ 485,250.00
					TOTAL BID AMOUNT (Unit I):	**$ 6,721,077.00**
CJS 087 WASTEWATER IMPROVEMENTS - UNIT II						
52	02 41 14	0241.010 - Grout Fill 6" Utility Line	1,604	LF	$ 12.00	$ 19,248.00
53	02 41 14	0241.011 - Grout Fill 8" Utility Line	271	LF	$ 20.00	$ 5,420.00
54	02 41 14	0241.029 - Remove 6" Utility Line	1,626	LF	$ 35.00	$ 56,910.00
55	02 41 14	0241.030 - Remove 8" Utility Line	1,307	LF	$ 37.00	$ 48,359.00
56	02 41 14	0241.050 - Remove 4' Utility Manhole	14	EA	$ 3,000.00	$ 42,000.00
57	02 41 14	0241.054 - Remove Utility Junction Structure (Lift Station)	1	EA	$ 25,000.00	$ 25,000.00
58	32 01 17	3201.007 - Flexible Paving Repair for Utility Trench	564	SY	$ 140.00	$ 78,960.00
59	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	993	SY	$ 220.00	$ 218,460.00

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Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
60	32 01 29	3211.002 - 6" Flexible Base, Type A, GR 1	560	SY	$ 45.00	$ 25,200.00
61	32 93 00	**SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091**				2,640.00
62	32 93 00					9,204.00
63	32 93 00	3293.017 - Sodding	951	SY	$ 7.00	$ 6,657.00
64	33 05 05	3305.021 - Trench Safety	4,263	LF	$ 1.00	$ 4,263.00
65	33 05 07	3305.022 - 18" Casing by Open Cut*	51	LF	$ 400.00	$ 20,400.00
66	33 05 07	3305.023 - 24" Casing by Open Cut*	326	LF	$ 410.00	$ 133,660.00
67	33 05 07	3305.028 - 18" Casing by Other Than Open Cut*	150	LF	$ 575.00	$ 86,250.00
68	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,001	LF	$ 630.00	$ 630,630.00
69	33 05 15, 33 14 11, 33 31 14	3305.048 - 8" PVC Sanitary Sewer Carrier Pipe	201	LF	$ 60.00	$ 12,060.00
70	33 05 15, 33 31 14	3305.049 - 12" PVC Sanitary Sewer Carrier Pipe	252	LF	$ 80.00	$ 20,160.00
71	33 05 15, 33 14 11, 33 31 14	3305.088 - 6" HDPE Force Main Carrier Pipe	476	LF	$ 60.00	$ 28,560.00
72	33 05 15, 33 31 14	3305.091 - 12" HDPE Force Main Carrier Pipe	599	LF	$ 80.00	$ 47,920.00
73	33 05 61, 33 05 62	3305.126 - 4' Concrete Manhole*	17	EA	$ 14,000.00	$ 238,000.00
74	33 05 61, 33 05 62	3305.127 - 4' Drop Concrete Manhole*	2	EA	$ 20,000.00	$ 40,000.00
75	33 05 61, 33 05 62	3305.128 - 5' Concrete Manhole*	3	EA	$ 15,000.00	$ 45,000.00
76	33 05 61, 33 05 62	3305.132 - 4' Extra Depth Concrete Manhole*	40	VF	$ 500.00	$ 20,000.00
77	33 05 61, 33 05 62	3305.133 - 5' Extra Depth Concrete Manhole*	29	VF	$ 700.00	$ 20,300.00
78	33 31 14	3314.250 - 6" HDPE Pressure Pipe, Force Main	221	LF	$ 280.00	$ 61,880.00
79	33 31 14	3314.254 - 8" HDPE Pressure Pipe, Force Main	85	LF	$ 240.00	$ 20,400.00
80	33 31 14	3314.262 - 12" HDPE Pressure Pipe, Force Main	144	LF	$ 220.00	$ 31,680.00
81	33 31 14	3331.045 - 8" PVC Gravity Sewer Pipe	1,310	LF	$ 280.00	$ 366,800.00
82	33 31 14	3331.053 - 12" PVC Gravity Sewer Pipe	2,211	LF	$ 240.00	$ 530,640.00
83	33 31 14	3331.089 - 6" Sewer Service	8	EA	$ 2,500.00	$ 20,000.00
					TOTAL BID AMOUNT (Unit II):	**$ 2,916,661.00**
		CJS 074 WATER IMPROVEMENTS - UNIT III				
84	02 41 14	0241.016 - Grout Fill 16" Utility Line	221	LF	$ 40.00	$ 8,840.00
85	02 41 14	0241.029 - Remove 6" Utility Line	50	LF	$ 44.00	$ 2,200.00
86	02 41 14	0241.030 - Remove 8" Utility Line	188	LF	$ 25.00	$ 4,700.00
87	02 41 14	0241.032 - Remove 12" Utility Line	919	LF	$ 27.00	$ 24,813.00
88	02 41 14	0241.035 - Remove 16" Utility Line	14,092	LF	$ 28.00	$ 394,576.00
89	02 41 14	0241.056 - Remove 6" Water Valve	2	EA	$ 700.00	$ 1,400.00
90	02 41 14	0241.057 - Remove 8" Water Valve	1	EA	$ 700.00	$ 700.00
91	02 41 14	0241.059 - Remove 12" Water Valve	1	EA	$ 700.00	$ 700.00
92	02 41 14	0241.060 - Remove 16" Water Valve	5	EA	$ 700.00	$ 3,500.00
93	02 41 14	0241.0xx - Remove Water ARV	5	EA	$ 750.00	$ 3,750.00
94	02 41 14	0241.094 - Salvage Fire Hydrant	5	EA	$ 1,200.00	$ 6,000.00
95	02 41 14	0241.096 - Remove Concrete Water Vault	3	EA	$ 1,500.00	$ 4,500.00
96	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	15	SY	$ 200.00	$ 3,000.00
97	32 93 00	3293.015 - Topsoil	798	CY	$ 10.00	$ 7,980.00
98	32 93 00	3293.016 - Seeding	22,839	SY	$ 2.00	$ 45,678.00
99	33 01 12	3301.00x - Cathodic Protection System*	1	EA	$ 1.00	$ 1.00
100	33 05 05	3305.021 - Trench Safety	12,922	LF	$ 1.00	$ 12,922.00
101	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	1,142	LF	$ 700.00	$ 799,400.00
102	33 05 15, 33 14 10	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF		$ -
103	33 14 10	3314.014 - 16" DIP Water Pipe*	12,433	LF		$ -
104	33 14 11	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$ -
105	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	279	LF	$ 250.00	$ 69,750.00
106	33 14 20	3314.329 - 12" Gate Valve*	7	EA	$ 7,500.00	$ 52,500.00
107	33 14 20	3314.330 - 16" Gate Valve*	20	EA	$ 18,000.00	$ 360,000.00
108	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	1	EA	$ 12,000.00	$ 12,000.00
109	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	2	EA	$ 17,500.00	$ 35,000.00
110	33 14 30	3314.402 - 2" Water Air Release Valve and Vault*	7	EA	$ 20,000.00	$ 140,000.00
111	34 71 13	3471.001 - Fire Hydrant Assembly*	5	EA	$ 9,700.00	$ 48,500.00
112	40 05 67	9999.999 - Meter Vault and Appurtenances (to UTRWD)*	1	EA	$ 500,000.00	$ 500,000.00
113	33 14 18	9999.999 - PRV Vault and Appurtenances*	1	EA	$ 220,000.00	$ 220,000.00
		ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE				
102	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF		$ -
102a	33 05 15, 33 14 14	3305.110 - 20" HDPE Water Carrier Pipe	1,142	LF	$ 150.00	$ 171,300.00
		ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE				
103	33 05 07	3314.014 - 16" DIP Water Pipe*	12,433	LF		$ -
103a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	12,433	LF	$ 266.00	$ 3,307,178.00
		ALTERNATE 3 - PROVIDE PRICING FOR ONLY ONE				
104	33 05 07	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$ -
104a	33 05 15, 33 14 14	3314.225 - 20" HDPE Pressure Pipe, Water, CLSM Backfill*	210	LF	$ 500.00	$ 105,000.00
					TOTAL BID AMOUNT (Unit III):	**$ 6,345,888.00**
		CJS 074 WASTEWATER IMPROVEMENTS - UNIT IV				
114	01 70 00	0241.009 - Grout Fill 4" Utility Line	361	LF	$ 15.00	$ 5,415.00
115	02 41 14	0241.0xx - Remove Sewer ARV Appurtenance	5	EA	$ 1,800.00	$ 9,000.00
116	33 14 18	0241.028 - Remove 4" Utility Line	11,853	LF	$ 25.00	$ 296,325.00
					TOTAL BID AMOUNT (Unit IV):	**$ 310,740.00**
					TOTAL PROJECT BID AMOUNT (Units I, II, III, & IV):	**$ 16,294,366.00**

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended.

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SECTION 00 42 43 - UNIT PRICE BID FORM

CITY OF DENTON

City of Denton Capital Projects
901-B Texas Street
Denton, TX 76209
Attn: Cori Power/Purchasing Dept.

From: S.J. Louis Construction of Texas, Ltd.
520 South 6th Ave.
Mansfield, Texas 76063
Contact: Adam Lunsford
Cell: (817) 905-3535
Email: Adaml@sjlouis.com

PROJ.: IH-35 Utility Relocations (from US380 to Milam Road)
IFB: 7968-003

BIDDERS APPLICATION - UNIT PRICE BID

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
CSJ 087 WATER IMPROVEMENTS - UNIT I						
1	01 70					785,000.00
2	02 41					3,405.00
3	02 41					15,572.00
4	02 41 14	0241.016 - Grout Fill 16" Utility Line	108	LF	$ 20.00	$ 2,160.00
5	02 41 14	0241.028 - Remove 4" Utility Line	25	LF	$ 30.00	$ 750.00
6	02 41 14	0241.029 - Remove 6" Utility Line	150	LF	$ 30.00	$ 4,500.00
7	02 41 14	0241.030 - Remove 8" Utility Line	1,605	LF	$ 30.00	$ 48,150.00
8	02 41 14	0241.032 - Remove 12" Utility Line	5,558	LF	$ 30.00	$ 166,740.00
9	02 41 14	0241.035 - Remove 16" Utility Line	2,466	LF	$ 30.00	$ 73,980.00
10	02 41 14	0241.056 - Remove 6" Water Valve	17	EA	$ 500.00	$ 8,500.00
11	02 41 14	0241.057 - Remove 8" Water Valve	3	EA	$ 500.00	$ 1,500.00
12	02 41 14	0241.059 - Remove 12" Water Valve	11	EA	$ 700.00	$ 7,700.00
13	02 41 14	0241.060 - Remove 16" Water Valve	2	EA	$ 1,000.00	$ 2,000.00
14	02 41 14	0241.094 - Salvage Fire Hydrant	15	EA	$ 500.00	$ 7,500.00
15	02 41 14	0241.095 - Salvage Water Meter	2	EA	$ 500.00	$ 1,000.00
16	02 41 14	0241.096 - Remove Concrete Water Vault	2	EA	$ 2,500.00	$ 5,000.00
17	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	1,356	SY	$ 20.00	$ 27,120.00
18	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	905	SY	$ 200.00	$ 181,000.00
19	32 01 29	3216.005 - 4" Concrete Sidewalk	17	SY	$ 60.00	$ 1,020.00
20	32 93 00	3293.015 - Topsoil	581	CY	$ 35.00	$ 20,335.00
21	32 93 00	3293.016 - Seeding	12,863	SY	$ 1.00	$ 12,863.00
22	32 93 00	3293.017 - Sodding	2,861	SY	$ 7.00	$ 20,027.00
23	33 05 05	3305.021 - Trench Safety	9,404	LF	$ 0.50	$ 4,702.00
24	32 05 07	3305.028 - 18" Casing by Other Than Open Cut*	217	LF	$ 619.00	$ 134,323.00
25	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,144	LF	$ 1,044.00	$ 1,194,336.00
26	33 05 07	3305.023 - 24" Casing by Open Cut*	379	LF	$ 301.00	$ 114,079.00
27	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	468	LF	$ 1,173.00	$ 548,964.00
28	33 05 15, 33 14 10	3305.098 - 8" DIP Water Carrier Pipe*	217	LF	$ 344.00	$ 74,648.00
29	33 05 15, 33 14 10	3305.099 - 12" DIP Water Carrier Pipe*	1,523	LF	$ 388.00	$ 590,924.00
30	SEE ALTERNATE 1 BELOW - provide bid for only ONE (30 OR 30a)		468	LF		$
31	SEE ALTERNATE 2 BELOW - provide bid for only ONE (31 OR 31a)		1,941	LF		$
32	33 14 10	3314.141 - 6" PVC Water Pressure Pipe	40	LF	$ 305.00	$ 12,200.00
33	33 14 11	3314.142 - 8" PVC Water Pressure Pipe	911	LF	$ 317.00	$ 288,787.00
34	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	6,133	LF	$ 351.00	$ 2,152,683.00
35	33 14 17	3314.310 - 1" Water Service*	2	EA	$ 4,400.00	$ 8,800.00
36	33 14 17	3314.314 - 1-1/2" Water Service*	1	EA	$ 4,900.00	$ 4,900.00
37	33 14 17	3314.318 - 2" Water Service*	5	EA	$ 5,200.00	$ 26,000.00
38	33 14 18	3314.323 - 4" Water Meter, Vault and Appurtenances*	1	EA	$ 51,000.00	$ 51,000.00
39	33 14 18	3314.3xx - 8" Detector Check, Vault and Appurtenances*	1	EA	$ 36,000.00	$ 36,000.00
40	33 14 20	3314.327 - 6" Gate Valve*	2	EA	$ 2,000.00	$ 4,000.00
41	33 14 20	3314.328 - 8" Gate Valve*	11	EA	$ 2,500.00	$ 27,500.00
42	33 14 20	3314.329 - 12" Gate Valve*	26	EA	$ 4,400.00	$ 114,400.00
43	33 14 20	3314.330 - 16" Gate Valve*	6	EA	$ 14,000.00	$ 84,000.00
44	33 14 25	3314.345 - 8" x 8" Tapping Sleeve and Valve (City Performed)*	1	EA	$ 13,000.00	$ 13,000.00
45	33 14 25	3314.391 - 6" Water Main Connection with Shutdown	2	EA	$ 6,400.00	$ 12,800.00
46	33 14 25	3314.392 - 8" Water Main Connection with Shutdown	12	EA	$ 6,500.00	$ 78,000.00
47	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	5	EA	$ 8,100.00	$ 40,500.00
48	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	3	EA	$ 13,800.00	$ 41,400.00
49	33 14 30	3314.402 - 2" Air Release Valve and Vault*	3	EA	$ 18,400.00	$ 55,200.00
50	33 14 40	3314.407 - Fire Hydrant Assembly*	17	EA	$ 11,400.00	$ 193,800.00
51	34 71 13	3471.001 - Traffic Control	1	MO	$ 7,000.00	$ 7,000.00
ALTERNATE - PROVIDE PRICING FOR ONLY ONE						
30	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	468	LF	No Bid	No Bid
30a	33 05 15,	3305.110 - 20" HDPE Water Carrier Pipe	468	LF	$ 452.00	$ 211,536.00
ALTERNATE - PROVIDE PRICING FOR ONLY ONE						
31	33 05 07	3314.014 - 16" DIP Water Pipe*	1,941	LF	No Bid	No Bid
31a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	1,941	LF	$ 445.00	$ 863,745.00
					TOTAL BID AMOUNT (Unit I):	$ 8,385,049.00
CJS 087 WASTEWATER IMPROVEMENTS						
52	02 41 14	0241.010 - Grout Fill 6" Utility Line	1,604	LF	$ 15.00	$ 24,060.00
53	02 41 14	0241.011 - Grout Fill 8" Utility Line	271	LF	$ 15.00	$ 4,065.00
54	02 41 14	0241.029 - Remove 6" Utility Line	1,626	LF	$ 30.00	$ 48,780.00
55	02 41 14	0241.030 - Remove 8" Utility Line	1,307	LF	$ 30.00	$ 39,210.00
56	02 41 14	0241.050 - Remove 4' Utility Manhole	14	EA	$ 2,500.00	$ 35,000.00
57	02 41 14	0241.054 - Remove Utility Junction Structure (Lift Station)	1	EA	$ 12,000.00	$ 12,000.00
58	32 01 17	3201.007 - Flexible Paving Repair for Utility Trench	564	SY	$ 20.00	$ 11,280.00
59	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	993	SY	$ 200.00	$ 198,600.00
60	32 01 29	3211.002 - 6" Flexible Base, Type A, GR-1	560	SY	$ 20.00	$ 11,200.00
61	32 93 00	3293.015 - Topsoil	264	CY	$ 35.00	$ 9,240.00

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Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
62	32 93 00	3293.016 - Seeding				4,602.00
63	32 93 00					6,657.00
64	33 05 05					2,131.50
65	33 05 07	3305.022 - 18" Casing by Open Cut*	51	LF	$ 267.00	$ 13,617.00
66	33 05 07	3305.023 - 24" Casing by Open Cut*	326	LF	$ 301.00	$ 98,126.00
67	33 05 07	3305.028 - 18" Casing by Other Than Open Cut*	150	LF	$ 619.00	$ 92,850.00
68	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,001	LF	$ 1,044.00	$ 1,045,044.00
69	33 05 15, 33 14 11, 33 31 14	3305.048 - 8" PVC Sanitary Sewer Carrier Pipe	201	LF	$ 364.00	$ 73,164.00
70	33 05 15, 33 31 14	3305.049 - 12" PVC Sanitary Sewer Carrier Pipe	252	LF	$ 379.00	$ 95,508.00
71	33 05 15, 33 14 11, 33 31 14	3305.088 - 6" HDPE Force Main Carrier Pipe	476	LF	$ 361.00	$ 171,836.00
72	33 05 15, 33 31 14	3305.091 - 12" HDPE Force Main Carrier Pipe	599	LF	$ 392.00	$ 234,808.00
73	33 05 61, 33 05 62	3305.126 - 4' Concrete Manhole*	17	EA	$ 11,500.00	$ 195,500.00
74	33 05 61, 33 05 62	3305.127 - 4' Drop Concrete Manhole*	2	EA	$ 17,600.00	$ 35,200.00
75	33 05 61, 33 05 62	3305.128 - 5' Concrete Manhole*	3	EA	$ 14,600.00	$ 43,800.00
76	33 05 61, 33 05 62	3305.132 - 4' Extra Depth Concrete Manhole*	40	VF	$ 639.00	$ 25,560.00
77	33 05 61, 33 05 62	3305.133 - 5' Extra Depth Concrete Manhole*	29	VF	$ 738.00	$ 21,402.00
78	33 31 14	3314.250 - 6" HDPE Pressure Pipe, Force Main	221	LF	$ 390.00	$ 86,190.00
79	33 31 14	3314.254 - 8" HDPE Pressure Pipe, Force Main	85	LF	$ 401.00	$ 34,085.00
80	33 31 14	3314.262 - 12" HDPE Pressure Pipe, Force Main	144	LF	$ 411.00	$ 59,184.00
81	33 31 14	3331.045 - 8" PVC Gravity Sewer Pipe	1,310	LF	$ 343.00	$ 449,330.00
82	33 31 14	3331.053 - 12" PVC Gravity Sewer Pipe	2,211	LF	$ 357.00	$ 789,327.00
83	33 31 14	3331.089 - 6" Sewer Service	8	EA	$ 6,500.00	$ 52,000.00
					TOTAL BID AMOUNT (Unit II):	$ 4,023,356.50
84	02 41 14	0241.016 - Grout Fill 16" Utility Line	221	LF	$ 20.00	$ 4,420.00
85	02 41 14	0241.029 - Remove 6" Utility Line	50	LF	$ 30.00	$ 1,500.00
86	02 41 14	0241.030 - Remove 8" Utility Line	188	LF	$ 30.00	$ 5,640.00
87	02 41 14	0241.032 - Remove 12" Utility Line	919	LF	$ 30.00	$ 27,570.00
88	02 41 14	0241.035 - Remove 16" Utility Line	14,092	LF	$ 30.00	$ 422,760.00
89	02 41 14	0241.056 - Remove 6" Water Valve	2	EA	$ 500.00	$ 1,000.00
90	02 41 14	0241.057 - Remove 8" Water Valve	1	EA	$ 500.00	$ 500.00
91	02 41 14	0241.059 - Remove 12" Water Valve	1	EA	$ 700.00	$ 700.00
92	02 41 14	0241.060 - Remove 16" Water Valve	5	EA	$ 1,000.00	$ 5,000.00
93	02 41 14	0241.0xx - Remove Water ARV	5	EA	$ 1,500.00	$ 7,500.00
94	02 41 14	0241.094 - Salvage Fire Hydrant	5	EA	$ 500.00	$ 2,500.00
95	02 41 14	0241.096 - Remove Concrete Water Vault	3	EA	$ 2,500.00	$ 7,500.00
96	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	15	SY	$ 20.00	$ 300.00
97	32 93 00	3293.015 - Topsoil	798	CY	$ 35.00	$ 27,930.00
98	32 93 00	3293.016 - Seeding	22,839	SY	$ 1.00	$ 22,839.00
99	33 01 12	3301.00x - Cathodic Protection System*	1	EA	$ 15,000.00	$ 15,000.00
100	33 05 05	3305.021 - Trench Safety	12,922	LF	$ 0.50	$ 6,461.00
101	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	1,142	LF	$ 1,261.00	$ 1,440,062.00
102	33 05 15, 33 14 10	3305.100 - 16" DIP Water Carrier Pipe*	[illegible]	LF		$
103	33 14 10	3314.014 - 16" DIP Water Pipe*	[illegible]	LF		$
104	33 14 11	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$
105	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	279	LF	$ 351.00	$ 97,929.00
106	33 14 20	3314.329 - 12" Gate Valve*	7	EA	$ 4,400.00	$ 30,800.00
107	33 14 20	3314.330 - 16" Gate Valve*	20	EA	$ 14,000.00	$ 280,000.00
108	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	1	EA	$ 8,100.00	$ 8,100.00
109	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	2	EA	$ 13,800.00	$ 27,600.00
110	33 14 30	3314.402 - 2" Water Air Release Valve and Vault*	7	EA	$ 18,400.00	$ 128,800.00
111	34 71 13	3471.001 - Fire Hydrant Assembly*	5	EA	$ 11,400.00	$ 57,000.00
112	40 05 67	9999.999 - Meter Vault and Appurtenances (to UTRWD)*	1	EA	$ 342,000.00	$ 342,000.00
113	33 14 18	9999.999 - PRV Vault and Appurtenances*	1	EA	$ 245,000.00	$ 245,000.00
ALTERNATE - PROVIDE PRICING FOR ONLY ONE						
102	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF	No Bid	No Bid
102a	33 05 15, 33 14 14	3305.110 - 20" HDPE Water Carrier Pipe	1,142	LF	$ 452.00	$ 516,184.00
ALTERNATE - PROVIDE PRICING FOR ONLY ONE						
103	33 05 07	3314.014 - 16" DIP Water Pipe*	12,433	LF	No Bid	No Bid
103a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	12,433	LF	$ 445.00	$ 5,532,685.00
ALTERNATE - PROVIDE PRICING FOR ONLY ONE						
104	33 05 07	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF	No Bid	No Bid
104a	33 05 15, 33 14 14	3314.225 - 20" HDPE Pressure Pipe, Water, CLSM Backfill*	210	LF	$ 803.00	$ 168,630.00
					TOTAL BID AMOUNT (Unit III):	$ 9,433,910.00
CJS 074 WASTEWATER IMPROVEMENTS - UNIT IV						
114	01 70 00	0241.009 - Grout Fill 4" Utility Line	361	LF	$ 15.00	$ 5,415.00
115	02 41 14	0241.0xx - Remove Sewer ARV Appurtenance	5	EA	$ 800.00	$ 4,000.00
116	33 14 18	0241.028 - Remove 4" Utility Line	11,853	LF	$ 30.00	$ 355,590.00
					TOTAL BID AMOUNT (Unit IV):	$ 365,005.00
					TOTAL PROJECT BID AMOUNT (Units I, II, III, & IV):	$ 22,207,320.50

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended.

END OF ITEMS

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SECTION 00 42 43 - UNIT PRICE BID FORM

DENTON

City of Denton Capital Projects
901-B Texas Street
Denton, TX 76209
Attn: Cori Power/Purchasing Dept.

From: Oscar Renda Contracting
1100 Kubota Dr.
Grapevine, TX 76051
Jon Dorma
817-293-4263
jdorma@southlandholdings.com

PROJ.: IH-35 Utility Relocations (from US380 to Milam Road)
IFB: 7968-003

BIDDERS APPLICATION - UNIT PRICE BID

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
CSJ 087 WATER IMPROVEMENTS -UNIT I						
1	01 70 00	0170.001 - Mobilization	1	EA	$ 2,250,000.00	$ 2,250,000.00
2	02 41 14					2,270.00
3	02 41 14					3,320.00
4	02 41 14	0241.016 - Grout Fill 16" Utility Line	108	LF	$ 33.00	$ 3,780.00
5	02 41 14	0241.028 - Remove 4" Utility Line	25	LF	$ 20.00	$ 500.00
6	02 41 14	0241.029 - Remove 6" Utility Line	150	LF	$ 20.00	$ 3,000.00
7	02 41 14	0241.030 - Remove 8" Utility Line	1,605	LF	$ 20.00	$ 32,100.00
8	02 41 14	0241.032 - Remove 12" Utility Line	5,558	LF	$ 20.00	$ 111,160.00
9	02 41 14	0241.035 - Remove 16" Utility Line	2,466	LF	$ 20.00	$ 49,320.00
10	02 41 14	0241.056 - Remove 6" Water Valve	17	EA	$ 200.00	$ 3,400.00
11	02 41 14	0241.057 - Remove 8" Water Valve	3	EA	$ 200.00	$ 600.00
12	02 41 14	0241.059 - Remove 12" Water Valve	11	EA	$ 200.00	$ 2,200.00
13	02 41 14	0241.060 - Remove 16" Water Valve	2	EA	$ 200.00	$ 400.00
14	02 41 14	0241.094 - Salvage Fire Hydrant	15	EA	$ 400.00	$ 6,000.00
15	02 41 14	0241.095 - Salvage Water Meter	2	EA	$ 400.00	$ 800.00
16	02 41 14	0241.096 - Remove Concrete Water Vault	2	EA	$ 400.00	$ 800.00
17	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	1,356	SY	$ 50.00	$ 67,800.00
18	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	905	SY	$ 175.00	$ 158,375.00
19	32 01 29	3216.005 - 4" Concrete Sidewalk	17	SY	$ 100.00	$ 1,700.00
20	32 93 00	3293.015 - Topsoil	581	CY	$ 50.00	$ 29,050.00
21	32 93 00	3293.016 - Seeding	12,863	SY	$ 2.00	$ 25,726.00
22	32 93 00	3293.017 - Sodding	2,861	SY	$ 10.00	$ 28,610.00
23	33 05 05	3305.021 - Trench Safety	9,404	LF	$ 3.50	$ 32,914.00
24	32 05 07	3305.028 - 18" Casing by Other Than Open Cut*	217	LF	$ 750.00	$ 162,750.00
25	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,144	LF	$ 900.00	$ 1,029,600.00
26	33 05 07	3305.023 - 24" Casing by Open Cut*	379	LF	$ 400.00	$ 151,600.00
27	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	468	LF	$ 1,000.00	$ 468,000.00
28	33 05 15, 33 14 10	3305.098 - 8" DIP Water Carrier Pipe*	217	LF	$ 300.00	$ 65,100.00
29	33 05 15, 33 14 10	3305.099 - 12" DIP Water Carrier Pipe*	1,523	LF	$ 400.00	$ 609,200.00
30	SEE ALTERNATE 1 BELOW - provide bid for only ONE (30 OR 30a)		468	LF		$ -
31	SEE ALTERNATE 2 BELOW - provide bid for only ONE (31 OR 31a)		1,941	LF		$ -
32	33 14 10	3314.141 - 6" PVC Water Pressure Pipe	40	LF	$ 350.00	$ 14,000.00
33	33 14 11	3314.142 - 8" PVC Water Pressure Pipe	911	LF	$ 400.00	$ 364,400.00
34	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	6,133	LF	$ 300.00	$ 1,839,900.00
35	33 14 17	3314.310 - 1" Water Service*	2	EA	$ 4,000.00	$ 8,000.00
36	33 14 17	3314.314 - 1-1/2" Water Service*	1	EA	$ 5,000.00	$ 5,000.00
37	33 14 17	3314.318 - 2" Water Service*	5	EA	$ 6,000.00	$ 30,000.00
38	33 14 18	3314.323 - 4" Water Meter, Vault and Appurtenances*	1	EA	$ 65,000.00	$ 65,000.00
39	33 14 18	3314.3xx - 8" Detector Check, Vault and Appurtenances*	1	EA	$ 100,000.00	$ 100,000.00
40	33 14 20	3314.327 - 6" Gate Valve*	2	EA	$ 2,500.00	$ 5,000.00
41	33 14 20	3314.328 - 8" Gate Valve*	11	EA	$ 3,500.00	$ 38,500.00
42	33 14 20	3314.329 - 12" Gate Valve*	26	EA	$ 6,500.00	$ 169,000.00
43	33 14 20	3314.330 - 16" Gate Valve*	6	EA	$ 17,500.00	$ 105,000.00
44	33 14 25	3314.345 - 8" x 8" Tapping Sleeve and Valve (City Performed)*	1	EA	$ 6,000.00	$ 6,000.00
45	33 14 25	3314.391 - 6" Water Main Connection with Shutdown	2	EA	$ 3,000.00	$ 6,000.00
46	33 14 25	3314.392 - 8" Water Main Connection with Shutdown	12	EA	$ 3,000.00	$ 36,000.00
47	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	5	EA	$ 3,000.00	$ 15,000.00
48	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	3	EA	$ 5,000.00	$ 15,000.00
49	33 14 30	3314.402 - 2" Air Release Valve and Vault*	3	EA	$ 12,000.00	$ 36,000.00
50	33 14 40	3314.407 - Fire Hydrant Assembly*	17	EA	$ 10,000.00	$ 170,000.00
51	34 71 13	3471.001 - Traffic Control	1	MO	$ 50,000.00	$ 50,000.00
ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE						
30	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	468	LF	$ 500.00	$ 234,000.00
30a	33 05 15,	3305.110 - 20" HDPE Water Carrier Pipe	468	LF		$ -
ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE						
31	33 05 07	3314.014 - 16" DIP Water Pipe*	1,941	LF	$ 650.00	$ 1,261,650.00
31a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	1,941	LF		$ -
					TOTAL BID AMOUNT (Unit I):	**$ 9,888,525.00**
CJS 087 WASTEWATER IMPROVEMENTS						
52	02 41 14	0241.010 - Grout Fill 6" Utility Line	1,604	LF	$ 5.00	$ 8,020.00
53	02 41 14	0241.011 - Grout Fill 8" Utility Line	271	LF	$ 6.00	$ 1,626.00
54	02 41 14	0241.029 - Remove 6" Utility Line	1,626	LF	$ 20.00	$ 32,520.00
55	02 41 14	0241.030 - Remove 8" Utility Line	1,307	LF	$ 20.00	$ 26,140.00
56	02 41 14	0241.050 - Remove 4' Utility Manhole	14	EA	$ 1,200.00	$ 16,800.00
57	02 41 14	0241.054 - Remove Utility Junction Structure (Lift Station)	1	EA	$ 16,000.00	$ 16,000.00
58	32 01 17	3201.007 - Flexible Paving Repair for Utility Trench	564	SY	$ 55.00	$ 31,020.00
59	32 01 29	3201.013 - Concrete Paving Repair for Utility Trench*	993	SY	$ 120.00	$ 119,160.00

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Item No.	COD SPEC	Description of work	BID QTY	UOM	Unit Price	Extended Price
60	32 01 29					30,800.00
61	32 93 00	SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091				14,520.00
62	32 93 00					9,204.00
63	32 93 00	3293.017 - Sodding	951	SY	$ 10.00	$ 9,510.00
64	33 05 05	3305.021 - Trench Safety	4,263	LF	$ 3.00	$ 12,789.00
65	33 05 07	3305.022 - 18" Casing by Open Cut*	51	LF	$ 400.00	$ 20,400.00
66	33 05 07	3305.023 - 24" Casing by Open Cut*	326	LF	$ 400.00	$ 130,400.00
67	33 05 07	3305.028 - 18" Casing by Other Than Open Cut*	150	LF	$ 750.00	$ 112,500.00
68	33 05 07	3305.029 - 24" Casing by Other Than Open Cut*	1,001	LF	$ 900.00	$ 900,900.00
69	33 05 15, 33 14 11, 33 31 14	3305.048 - 8" PVC Sanitary Sewer Carrier Pipe	201	LF	$ 350.00	$ 70,350.00
70	33 05 15, 33 31 14	3305.049 - 12" PVC Sanitary Sewer Carrier Pipe	252	LF	$ 750.00	$ 189,000.00
71	33 05 15, 33 14 11, 33 31 14	3305.088 - 6" HDPE Force Main Carrier Pipe	476	LF	$ 300.00	$ 142,800.00
72	33 05 15, 33 31 14	3305.091 - 12" HDPE Force Main Carrier Pipe	599	LF	$ 475.00	$ 284,525.00
73	33 05 61, 33 05 62	3305.126 - 4' Concrete Manhole*	17	EA	$ 16,000.00	$ 272,000.00
74	33 05 61, 33 05 62	3305.127 - 4' Drop Concrete Manhole*	2	EA	$ 16,000.00	$ 32,000.00
75	33 05 61, 33 05 62	3305.128 - 5' Concrete Manhole*	3	EA	$ 18,000.00	$ 54,000.00
76	33 05 61, 33 05 62	3305.132 - 4' Extra Depth Concrete Manhole*	40	VF	$ 1,200.00	$ 48,000.00
77	33 05 61, 33 05 62	3305.133 - 5' Extra Depth Concrete Manhole*	29	VF	$ 1,500.00	$ 43,500.00
78	33 31 14	3314.250 - 6" HDPE Pressure Pipe, Force Main	221	LF	$ 100.00	$ 22,100.00
79	33 31 14	3314.254 - 8" HDPE Pressure Pipe, Force Main	85	LF	$ 125.00	$ 10,625.00
80	33 31 14	3314.262 - 12" HDPE Pressure Pipe, Force Main	144	LF	$ 150.00	$ 21,600.00
81	33 31 14	3331.045 - 8" PVC Gravity Sewer Pipe	1,310	LF	$ 135.00	$ 176,850.00
82	33 31 14	3331.053 - 12" PVC Gravity Sewer Pipe	2,211	LF	$ 150.00	$ 331,650.00
83	33 31 14	3331.089 - 6" Sewer Service	8	EA	$ 3,000.00	$ 24,000.00
					TOTAL BID AMOUNT (Unit II):	$ 3,215,309.00
84	02 41 14	0241.016 - Grout Fill 16" Utility Line	221	LF	$ 40.00	$ 8,840.00
85	02 41 14	0241.029 - Remove 6" Utility Line	50	LF	$ 20.00	$ 1,000.00
86	02 41 14	0241.030 - Remove 8" Utility Line	188	LF	$ 20.00	$ 3,760.00
87	02 41 14	0241.032 - Remove 12" Utility Line	919	LF	$ 20.00	$ 18,380.00
88	02 41 14	0241.035 - Remove 16" Utility Line	14,092	LF	$ 20.00	$ 281,840.00
89	02 41 14	0241.056 - Remove 6" Water Valve	2	EA	$ 200.00	$ 400.00
90	02 41 14	0241.057 - Remove 8" Water Valve	1	EA	$ 200.00	$ 200.00
91	02 41 14	0241.059 - Remove 12" Water Valve	1	EA	$ 200.00	$ 200.00
92	02 41 14	0241.060 - Remove 16" Water Valve	5	EA	$ 200.00	$ 1,000.00
93	02 41 14	0241.0xx - Remove Water ARV	5	EA	$ 400.00	$ 2,000.00
94	02 41 14	0241.094 - Salvage Fire Hydrant	5	EA	$ 400.00	$ 2,000.00
95	02 41 14	0241.096 - Remove Concrete Water Vault	3	EA	$ 400.00	$ 1,200.00
96	31 01 17	3201.007 - Flexible Paving Repair for Utility Trench	15	SY	$ 55.00	$ 825.00
97	32 93 00	3293.015 - Topsoil	798	CY	$ 60.00	$ 47,880.00
98	32 93 00	3293.016 - Seeding	22,839	SY	$ 2.00	$ 45,678.00
99	33 01 12	3301.00x - Cathodic Protection System*	1	EA	$ 185,000.00	$ 185,000.00
100	33 05 05	3305.021 - Trench Safety	12,922	LF	$ 3.00	$ 38,766.00
101	33 05 07	3305.030 - 30" Casing by by Other Than Open Cut*	1,142	LF	$ 1,000.00	$ 1,142,000.00
102	33 05 15, 33 14 10	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF		$ -
103	33 14 10	3314.014 - 16" DIP Water Pipe*	12,433	LF		$ -
104	33 14 11	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF		$ -
105	33 14 11	3314.146 - 12" PVC Water Pressure Pipe	279	LF	$ 300.00	$ 83,700.00
106	33 14 20	3314.329 - 12" Gate Valve*	7	EA	$ 6,500.00	$ 45,500.00
107	33 14 20	3314.330 - 16" Gate Valve*	20	EA	$ 17,500.00	$ 350,000.00
108	33 14 25	3314.393 - 12" Water Main Connection with Shutdown	1	EA	$ 3,500.00	$ 3,500.00
109	33 14 25	3314.394 - 16" Water Main Connection with Shutdown	2	EA	$ 6,500.00	$ 13,000.00
110	33 14 30	3314.402 - 2" Water Air Release Valve and Vault*	7	EA	$ 12,000.00	$ 84,000.00
111	34 71 13	3471.001 - Fire Hydrant Assembly*	5	EA	$ 10,000.00	$ 50,000.00
112	40 05 67	9999.999 - Meter Vault and Appurtenances (to UTRWD)*	1	EA	$ 550,000.00	$ 550,000.00
113	33 14 18	9999.999 - PRV Vault and Appurtenances*	1	EA	$ 225,000.00	$ 225,000.00
ALTERNATE 1 - PROVIDE PRICING FOR ONLY ONE						
102	33 05 07	3305.100 - 16" DIP Water Carrier Pipe*	1,142	LF	$ 500.00	$ 571,000.00
102a	33 05 15, 33 14 14	3305.110 - 20" HDPE Water Carrier Pipe	1,142	LF		$ -
ALTERNATE 2 - PROVIDE PRICING FOR ONLY ONE						
103	33 05 07	3314.014 - 16" DIP Water Pipe*	12,433	LF	$ 450.00	$ 5,594,850.00
103a	33 05 15, 33 14 14	3314.222 - 20" HDPE Pressure Pipe, Water	12,433	LF		$ -
ALTERNATE 3 - PROVIDE PRICING FOR ONLY ONE						
104	33 05 07	3314.017 - 16" DIP Water Pipe, CLSM Backfill*	210	LF	$ 600.00	$ 126,000.00
104a	33 05 15, 33 14 14	3314.225 - 20" HDPE Pressure Pipe, Water, CLSM Backfill*	210	LF		$ -
					TOTAL BID AMOUNT (Unit III):	$ 9,477,519.00
CJS 074 WASTEWATER IMPROVEMENTS - UNIT IV						
114	01 70 00	0241.009 - Grout Fill 4" Utility Line	361	LF	$ 3.00	$ 1,083.00
115	02 41 14	0241.0xx - Remove Sewer ARV Appurtenance	5	EA	$ 500.00	$ 2,500.00
116	33 14 18	0241.028 - Remove 4" Utility Line	11,853	LF	$ 20.00	$ 237,060.00
					TOTAL BID AMOUNT (Unit IV):	$ 240,643.00
					TOTAL PROJECT BID AMOUNT (Units I, II, III, & IV):	$ 22,821,996.00

*All materials shall use domestically manufactured products that are composed predominately of steel and/or iron to incorporate into the permanent installation of the utility facility – in compliance with the Buy America provisions of 23 CFR 635.410 as amended.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "E"
Utility Joint Use Agreement – (ROW-U-JUA) and/or Utility Installation Request – (Form 1082)

☐ Utility Joint Use Agreement (ROW–U–JUA)

☒ Utility Installation Review/Permit Number: DAL20230112140252 and DAL20230112135929

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

APPROVAL

To David Brown
City of Denton Water Utilities
901 A Texas St
Denton, TX 76209

Date 5/16/2023
Application No. DAL20230112140252
District App. No. DAL20230112140252
Highway IH 0035
Control Section 019503
Maintenance Section Denton County Maintenance
County Denton

TxDOT offers no objection to the location on the right-of-way of your proposed utility installation, as described by Notice of Proposed Utility Installation No. DAL20230112140252 (District Application No. DAL20230112140252) dated 5/16/2023 and accompanying documentation, except as noted below.

It is understood that it is the responsibility of the utility owner to contact TxDOT 48 hrs prior to the start of construction using the UIR System and by email or phone call to the area office Utility Coordinator. It is also the owners responsibility to contact TxDOT once the construction is complete.

When installing utility lines on controlled access highways, your attention is directed to governing laws, especially to Texas Transportation Code, Title 6, Chapter 203, pertaining to Modernization of State Highways; Controlled Access Highways. Access for serving this installation shall be limited to access via (a) frontage roads where provided, (b) nearby or adjacent public roads or streets, (c) trails along or near the highway right-of-way lines, connecting only to an intersecting roads; from any one or all of which entry may be made to the outer portion of the highway right-of-way for normal service and maintenance operations. The Installation Owner's rights of access to the through-traffic roadways and ramps shall be subject to the same rules and regulations as apply to the general public except, however, if an emergency situation occurs and usual means of access for normal service operations will not permit the immediate action required by the Utility Installation Owner in making emergency repairs as required for the safety and welfare of the public, the Utility Owners shall have a temporary right of access to and from the through-traffic roadways and ramps as necessary to accomplish the required emergency repairs, provided TxDOT is immediately notified by the Utility Installation Owner when such repairs are initiated and adequate provision is made by the Utility Installation Owner for convenience and safety of highway traffic.

The installation shall not damage any part of the highway and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. In the event the Installation Owner fails to comply with any or all of the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

It is expressly understood that the TxDOT does not purport, hereby, to grant any right, claim, title, or easement in or upon this highway; and it is further understood that the TxDOT may require the Installation Owner to relocate this line, subject to provisions of governing laws, by giving thirty (30) days written notice.

If construction has not started within six (6) months of the date of this approval, the approval will automatically expire and you will be required to submit a new application. You are also requested to notify this office prior to commencement of any routine or periodic maintenance which requires pruning of trees within the highway right-of-way, so that we may provide specifications for the extent and methods to govern in trimming, topping, tree balance, type of cuts, painting cuts and clean up. These specifications are intended to preserve our considerable investment in highway planting and beautification, by reducing damage due to trimming.

Special Provisions:
General Dallas District Abandonment Request 11-14-2022

You are required to notify TxDOT 48 hours (2 business days) before you start construction to allow for proper inspection and coordination of work days and traffic control plans. Use the UIR website for the 48-hour notification. DO NOT start construction until you have coordinated the construction start date and inspection with TxDOT. You are also required to keep a copy of this Approval, the Notice of Proposed Installation, and any approved amendments at the job site at all times.

Texas Department of Transportation
By Justin Braudrick
Title Utility Coordinator
District Dallas

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

APPROVAL

To David Brown
City of Denton Water Utilities
901 A Texas St
Denton, TX 76209

Date 5/16/2023
Application No. DAL20230112135929
District App. No. DAL20230112135929
Highway IH 0035
Control Section 019503
Maintenance Section Denton County Maintenance
County Denton

TxDOT offers no objection to the location on the right-of-way of your proposed utility installation, as described by Notice of Proposed Utility Installation No. DAL20230112135929 (District Application No. DAL20230112135929) dated 5/16/2023 and accompanying documentation, except as noted below.

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The installation shall not damage any part of the highway and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. In the event the Installation Owner fails to comply with any or all of the requirements as set forth herein, the State may take such action as it deems appropriate to compel compliance.

It is expressly understood that the TxDOT does not purport, hereby, to grant any right, claim, title, or easement in or upon this highway; and it is further understood that the TxDOT may require the Installation Owner to relocate this line, subject to provisions of governing laws, by giving thirty (30) days written notice.

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Texas Department of Transportation
By Justin Braudrick
Title Utility Coordinator
District Dallas

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Attachment "F"
Eligibility Ratio

Eligibility Ratio established: 100 %

☐ Non-interstate Highway (Calculations attached)

☒ Interstate Highway

ROW Utility Manual Chapter 8, Section 2
In developing the ratio, line length or number of poles is restricted to facilities located within the existing and proposed highway right of way. Facilities located outside the existing and proposed right of way limits will not be used in developing the ratio.

Please see example of eligibility ratio calculations below.

Plan Sheet or Page#	In Easement (Eligible) Existing # of Poles or LF	In Public ROW (Ineligible) Existing # of Poles or LF
1	0	0
2	84	22
3	90	385
4	238	96
Totals	412	503

Total Existing # of Poles or LF (Eligible)	412
Total Existing # of Poles or LF (Ineligible)	503
Total Existing # of Poles or LF	915
Total Existing # of Poles or LF (Eligible) divided by the Total Existing # of Poles or LF	45.03%

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "G"
Betterment Calculation and Estimate

☐ Elective Betterment Ratio established: %
(Calculation attached and justification below)

☒ Forced Betterment
(Provide supporting documentation)

☐ Not Applicable

Elective betterment justification statement:
See narrative description and supporting documents, next pages.

DS DP 7/31/2023
Initial Date
TxDOT

DS SH 7/31/2023
Initial Date
Utility

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment G: Forced Betterment

Easement Justification

The city has had an ordinance in place prior to 2013 (see backup pages for time stamp date of ordinance) that requires utilities to be placed in an easement when adjacent to TxDOT ROW. Therefore, due to this ordinance, and the necessary relocation of water and sewer lines outside of the TxDOT ROW and to comply with UAR, the City has obtained easements for this project, following the State Uniform act and has performed independent TxDOT appraisals for all parcels and is seeking reimbursement for these acquisitions. See signed letter from City on page 5.

Water Comparison HDPE to DIP

See attached letter

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401 N ELM STREET ■ DENTON, TEXAS ■ 76201 ■ 940.349.8451
DEVELOPMENT SERVICES DEPARTMENT

May 9, 2023

Ms Darla Payberah
TxDOT – Dallas District
4777 East Highway 80
Mesquite, TX 75150

SUBJECT: 20’ Utility Easement Along TxDOT Rights-of-Way

Dear Ms. Payberah,

All utilities in a development shall be provided in street rights-of-way except in special circumstances, one of which being when the development is along a TxDOT right-of-way. The City of Denton requires a minimum 20’ utility easement along all TxDOT right of ways. This has been in effect since the adoption of the 2002 Denton Development Code in subsection 35.21.4 and was carried over to the 2019 Denton Development Code in subsection 7.6.7.

If you have any questions, you may contact me at 940-349-8351 or via email at erin.stanley@cityofdenton.com.

Sincerely,

Erin Stanley
Assistant Planner

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35.21.4. - Easement Requirements.

All utilities in a development shall be provided in street rights-of-way except for special circumstances approved by the Development Review Committee. In such cases, the following standards shall prevail:

A. All utility easements shall be a minimum of sixteen (16) feet unless special circumstances warrant additional or reduced easements which can be approved by the Development Review Committee. The general criteria to define minimum easement widths are listed below:

Type of Development	Easement Size
Individual water or sewer lines up to 24" in diameter	16 ft
Individual water or sewer lines greater than 24"	20 ft
Water and sewer lines up to 24" in the same easement	20 ft
Water and sewer lines greater than 24" in the same easement	25 ft
Easements along TxDOT rights-of-way	20 ft

B. Lot lines will not split easements.

C. Dead-end easements are not acceptable unless approved for special circumstances by the Development Review Committee.

D. Fences within utility easements are prohibited.

1. No fences will be allowed to be built that cross dedicated utility easements.
2. Any existing fence that crosses dedicated utility easements that conflict with the purpose and intent of the easement may be removed by the City at any time.
3. The City is under no obligation to repair or replace any fence that is damaged or removed that encroaches within a dedicated easement for the purposes of operating, maintaining, replacing or installing water or sewer facilities within the dedicated easement.

E. Employees of the City shall have the authority to enter premises at any reasonable time in the regular line of duty for the purpose of inspecting, repairing or constructing any water, electric or sewer line or any water or electric meter, etc. The landowner and occupant are responsible for any construction activities occurring over

or within any on-site utility in a utility easement. If utility inspection or repair or reconstruction is necessary, any pavement, structure or improvement damaged within a dedicated utility easement, shall not be the responsibility of the City for any repairs, but shall be the sole responsibility of the owner. The landowner assumes responsibility for any and all improvements placed within a utility easement at their own risk. Additionally, the provisions of this section do not permit or supercede the limits and restrictions prescribed by the conditions of any existing utility easement for allowing improvements to be place within utility easements.



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CITY OF DENTON

CAPITAL PROJECTS
401 North Elm Street ▪ Denton, TX 76201 ▪ (940) 349-8910

June 12, 2023

Texas Department of Transportation
4777 US Highway 80 E
Mesquite, TX 75150-6642

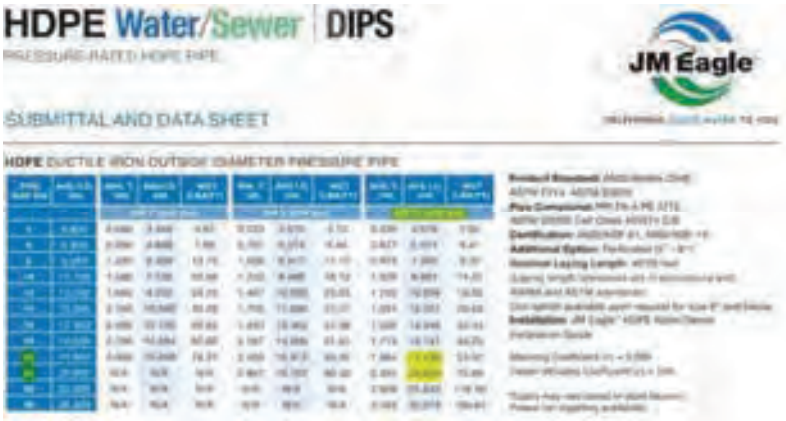
RE: Water Comparison HDPE to DIP

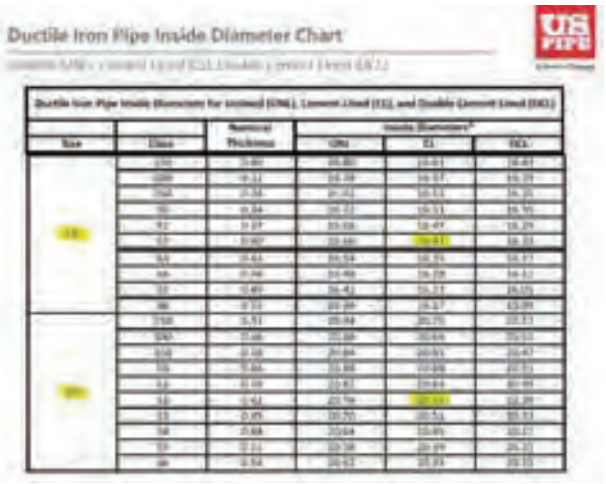
Dear Ms. Darla Payberah,

The existing 16-inch water transmission main conflicts with the State's I-35 widening project and was proposed to be replaced with a 16-inch ductile iron pipe (DIP), but also bid HDPE as an alternative.

The City only allows DIP and HDPE (but not PVC) for this size water transmission line, however the 16- inch DIP is undergoing extremely long lead times (9 plus months). To clear TxDOT's requested ready to let date, the City set a short contract duration for this relocation project. To achieve the accelerated schedule, the city allowed contractors to consider either DIP or HDPE pipe when bidding the city's relocation project (see unit price bid sheet). This is a direct benefit to the highway project and should not be considered elective betterment.

HDPE pipe has a thicker wall and smaller inner diameter than the same sized DIP. To achieve the same flow characteristics as a 16-inch DIP, a 20-inch HDPE pipe is required. The below chart shows the difference in pipe inner diameters (ID) between HDPE and DIP.





Sincerely,

Cole K. Tankersley

Cole Tankersley,
Project Manager, Capital Projects

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Attachment "H"
Proof of Property Interest

☒ Supporting documentation of compensable property interest that establishes reimbursement eligibility as referenced in Texas Transportation Code §203.092.

☐ Property interest documented through applicable affidavits and required attachments.

☐ ROW-U-Affidavit

☒ The roadway improvement project is designated as an Interstate Highway project; therefore, no supporting documentation of compensable interest is required.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

City of Denton I-35 (from I-35 merge/split to Milam) W/WW Easements Appraisal

Denton CAD No.	TxDOT Parcel No.	Property Owner	LF of Easement Acquisition (Permanent)	Width (ft)	Total (SF)	Anticipated Fee Price/SF	Total Easement Value (Permanent)	LF of Easement Acquisition (Temporary Construction Easement)	Width (ft)	Total (SF)	Anticipated Fee Price/SF	Total Easement Value (Temporary Construction Easement)	Title Policy Fee	Total Easement Total (Permanent + Temporary Construction Easement + Title Policy Fee)	Water Easement Total	Sewer Easement Total
CSJ-074																
754965	1	BLUE BEACON INTERNAIONAL INC	818	20	16,359	$1.30	$21,267.00						$317.00	$21,584.00	$21,584.00	$0.00
179418, 36795, 37692, 632459	2	CATDENTON 35 SIX INC	9149	20	182,976	$1.50	$274,464.00						$321.00	$274,785.00	$137,392.50	$137,392.50
37353, 37076	8/8A	CATDENTON 35 INC	6203	20	124,051	$1.35	$167,469.00						$321.00	$167,790.00	$83,895.00	$83,895.00
297205	11	NDMAC LTD	2373	20	47,460	$1.26	$59,941.00						$589.00	$60,530.00	$60,530.00	$0.00
135315	14	MUSKET CORP #217	966	20	19,325	$1.65	$31,886.00						$390.00	$32,276.00	$32,276.00	$0.00
37070	16	CRAWFORD, KURT WILLIAM TR OF THE CRAWFORD	768	20	15,352	$2.81	$43,177.50						$471.00	$43,648.50	$43,648.50	$0.00
														$600,613.50	**$379,326.00**	**$221,287.50**
CSJ-087																
34524	2	Kaylan's Inc	102	20	2,036	$25.77	$52,465.00						$536.00	$53,001.00	$53,001.00	$0.00
34525	3	MALA STRANA LLC												$60,696.00	$30,348.00	$30,348.00
618924	4	HOME DEPOT USA INC	438	20	8,752	$12.40	$108,516.00						$321.00	$108,837.00	$108,837.00	$0.00
34521	5	Maruti Jalaram LLC	166	20	3,322	$12.64	$42,000.00						$465.00	$42,465.00	$21,232.50	$21,232.50
34517	6	Coconut Properties LLC	153	20	3,064	$10.10	$30,959.00						$383.00	$31,342.00	$15,671.00	$15,671.00
86868	8	Paces Hotels LLC	348	20	6,957	$10.78	$75,000.00						$700.00	$75,700.00	$37,850.00	$37,850.00
693328	9	Health Services of North Texas, Inc.	150	20	3,003	$12.02	$36,109.00						$422.00	$36,531.00	$36,531.00	$0.00
675206	14	Three Willows Land Development LLC	145	20	2,896	$6.38	$18,462.00	50	25	1,244	$2.55	$3,172.00	$296.00	$21,930.00	$21,930.00	$0.00
523508	15A	Hunt Windsor LLC	1389	20	27,779	$5.13	$142,518.00						$321.00	$142,839.00	$142,839.00	$0.00
775494	15B	32 HUNDRED WINDSOR GARDENS LP & JRM	293	20	5,867	$22.97	$134,743.00						$321.00	$135,064.00	$135,064.00	$0.00
87582	16.1	Salvaging Teens at Risk Inc D/B/A The Educator Center	54	20	1,089	$6.25	$6,806.00	48	25	1,203	$2.50	$3,008.00	$238.00	$10,052.00	$10,052.00	$0.00
773229	16	Zimmerer Denton LLC	320	20	6,406	$9.84	$63,089.00						$613.00	$63,702.00	$31,851.00	$31,851.00
765175	17/18	RV LAND ACQUISITION LP	293	20	5,868	$7.05	$41,387.00	244	25	6,100	$1.90	$11,590.00	$457.00	$53,434.00	$53,434.00	$0.00
632465	19	Catdenton 35 Four Inc	2608	20	52,151	$5.13	$267,562.00						$321.00	$267,883.00	$267,883.00	$0.00
613725	20	Wilbarger Street, LP	443	20	8,862	$13.86	$122,867.73						$321.00	$123,188.73	$61,594.37	$61,594.37
160306	21	The Rockline-Denton Group P/S	561	20	11,228	$8.94	$100,330.00						$321.00	$100,651.00	$50,325.50	$50,325.50
174371	25	Harris, Lisa J Investment Trust	90	20	1,800	$4.63	$8,325.00						$238.00	$8,563.00	$8,563.00	$0.00
40201, 36937	36/37	Westglen Partners LTD	751	20	15,028	$8.78	$132,020.87						$321.00	$132,341.87	$132,341.87	$0.00
699314	38	Love's Travel Stops & Country Stores Inc	1611	20	32,221	$6.13	$197,543.00						$321.00	$197,864.00	$98,932.00	$98,932.00
36958	39	Foster, Mark D & Madeline	361	20	7,227	$6.12	$44,265.00						$479.00	$44,744.00	$44,744.00	$0.00
39525	40	TA Operating LLC	1080	20	21,604	$7.90	$170,703.00						$321.00	$171,024.00	$85,512.00	$85,512.00
														$1,881,852.60	**$1,448,536.24**	**$433,316.37**
CSJ-090																
126931	124	[illegible]ONT	1021	28	28,597	$20.00	$457,552.00						$321.00	$457,873.00	$228,936.50	$228,936.50
132006	2	TXDOT											$321.00	$130,629.00	$0.00	$130,629.00
36534	2A	TXDOT											$238.00	$8,038.00	$0.00	$8,038.00
132008	2B	TXDOT											$345.00	$25,593.00	$0.00	$25,593.00
107996	5	STRUGA PARTNERS LP											$292.00	$18,000.00	$9,000.00	$9,000.00

SEE U00011547 CITY OF DENTON AGREEMENT- RCSJ 0195-02-091

SEE U000XXXXX CITY OF DENTON AGREEMENT- RCSJ 0195-03-074

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Denton CAD No.	TxDOT Parcel No.	Property Owner	LF of Easement Acquisition	Width (ft)	Total (SF)	Anticipated Fee Price/SF	Total Easement Value	LF of Easement Acquisition	Width (ft)	Total (SF)	Anticipated Fee Price/SF		Total Easement Value	Title Policy Fee	Total Easement Total	Water Easement Total	Sewer Easement Total
			Permanent			Permanent		Temporary Construction Easement			Temporary Construction Easement				Permanent + Temporary Construction Easement + Title Policy Fee		
108000	6	STUGA PARTNERS												$393.00	$32,738.00	$16,369.00	$16,369.00
108002	9	2701 W OAK STREET												$759.00	$84,515.25	$84,515.25	$0.00
126918	10	DENTON COUNTY												$713.00	$78,011.00	$39,005.50	$39,005.50
36546 36551	11/12	BEN E KEITH	296	20	5,958	$16.61	$79,152.00							$729.00	$79,881.00	$79,881.00	$0.00
171183	16	BEN E KEITH	1098	20	21,858	$8.59	$150,195.00							$321.00	$150,516.00	$150,516.00	$0.00
39258	17	BEN E KEITH CO	426	45	14,203	$8.44	$95,870.00							$845.00	$96,715.00	$96,715.00	$0.00
209152	19.1	TEXAS BLUE HORSESHOE LTD	1257	20	25,137	$6.25	$157,107.00							$321.00	$157,428.00	$78,714.00	$78,714.00
755868	19.2	ALL STORAGE DENTON LLC	733	20	14,665	$9.13	$133,910.00							$321.00	$134,224.00	$0.00	$134,224.00
755868	19.3	ALL STORAGE DENTON LLC	137	20	2,735	$11.10	$30,368.00							$380.00	$30,748.00	$0.00	$30,748.00
165500	20	ERI-HQ LP	200	20	3,990	$6.80	$27,142.00							$358.00	$27,500.00	$13,750.00	$13,750.00
194819	24	RETAIL BLDG INC	233	20	4,667	$15.63	$72,941.00							$681.00	$73,622.00	$36,811.00	$36,811.00
188305	25	GOLDEN ARCH LTD	150	20	3,002	$20.84	$62,570.00							$611.00	$63,181.00	$31,590.50	$31,590.50
167552	26	CB PORTFOLIO OWNER LLC	370	20	7,398	$13.64	$100,927.00							$321.00	$101,248.00	$101,248.00	$0.00
167551	27	VICTRON STORES LP	333	20	6,660	$15.50	$103,230.00							$321.00	$103,551.00	$51,775.50	$51,775.50
															$1,854,011.25	$1,018,827.25	$835,184.00

SEE U000XXXXX CITY OF DENTON AGREEMENT- RCSJ 0195-03-074

Total

CSJ 074	Combined Total	20276	20	405,523	$20.00	$598,205	0	20	-	$5.00		$0	$2,409	
~~CSJ 087~~	~~Combined Total~~	~~11488~~	~~20~~	~~229,824~~	~~$20.00~~	~~$1,686,474~~	~~342~~	~~20~~	~~8,547~~	~~$5.00~~		~~$17,770~~	~~$6,900~~	
~~CSJ 088~~	~~Combined Total~~	~~8948~~	~~20~~	~~177,536~~	~~$20.00~~	~~$1,845,139~~	~~0~~	~~20~~		~~$5.00~~		~~$0~~	~~$0,594~~	
Water Department Easement		33435	20	664,832	$20.00	$3,050,385	342	20	8,547	$5.00		$17,770	$15,350	
~~Shared Easements with DME~~		~~8548~~	~~20~~	~~147,691~~	~~$20.00~~	~~$1,249,014~~							~~$3,959~~	
Combined Total		39984	20	812,436	$20.00	$4,299,398	342	20	8,547	$5.00		$17,770	$19,309	

Total with Permanent, Temporary Easements and Title:	$4,336,477
Water Department Easement	$3,083,504.75
Shared Easements with DME	$1,252,972.60
Combined Total	**$4,336,477.35**
50% of DME	$626,486.30
Total Water/WW Budget	**$3,709,991.05**

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STATE OF TEXAS
TEXAS DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED RIGHT OF WAY PROJECT

IH 35

DENTON COUNTY

C.C.S.J.: 0195-02-074
R.C.S.J.: 0195-02-079

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.			HIGHWAY NO.
6	TEXAS				IH 35
STATE DIST.	COUNTY	CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON				1
	R.C.S.J.	0195	02	079	
	C.C.S.J.	0195	02	074	

REVISIONS:

FROM: BARTHOLD ROAD TO: BOLIVAR STREET
NET LENGTH OF PROJECT = 6.82 MILES = 36,000.00 FEET

5,000′ 0′ 5,000′ 10,000′
SCALE 1" = 5,000′ 22"X34"
SCALE 1" = 10,000′ 11"X17"

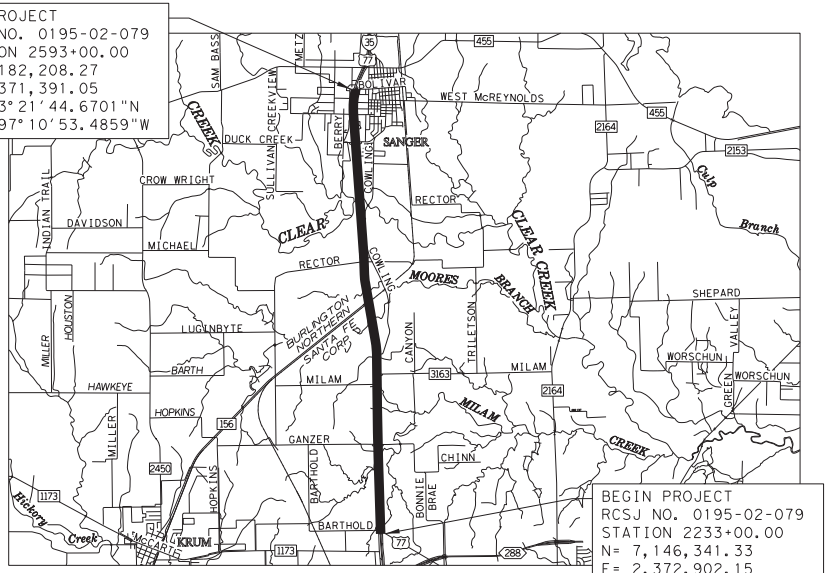
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2 - 9	CONTROL & INDEX SHEETS
10 - 39	PLAN SHEETS
40 - 41	OWNERSHIP TABLE

LEGEND

■	SET 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED TxDOT SURVEY MARKER, RIGHT-OF-WAY MONUMENT
○	FOUND MONUMENT (AS INDICATED)
●	SET 1/2" IRON ROD WITH "MCGRAY & MCGRAY" CAP
(XXX)	RECORD INFORMATION
—℄—	PROPERTY LINE (OWNERSHIP DIVISION)
—⅄—	DEED LINE (OWNERSHIP IN COMMON)
—∿—	DISTANCE NOT TO SCALE
—|||—	ACCESS DENIAL LINE
(1)	PARCEL NUMBER FOR R.O.W. ACQUISITION
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
N.T.S.	NOT TO SCALE
P.U.E.	PUBLIC UTILITY EASEMENT
ESMT.	EASEMENT
PI	POINT OF INTERSECTION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

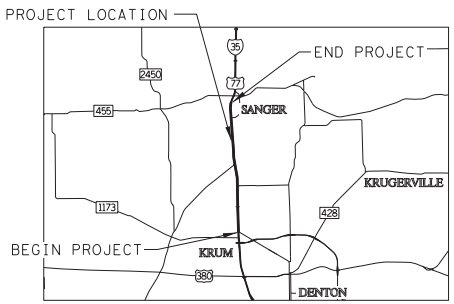
END PROJECT
RCSJ NO. 0195-02-079
STATION 2593+00.00
N= 7,182,208.27
E= 2,371,391.05
LAT=33° 21′ 44.6701"N
LONG=97° 10′ 53.4859"W



LOCATION MAP

BEGIN PROJECT
RCSJ NO. 0195-02-079
STATION 2233+00.00
N= 7,146,341.33
E= 2,372,902.15
LAT=33° 15′ 49.6747" N
LONG=97° 10′ 40.9930" W

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0610285, E0610295, E0610305, E0610315, E0610325, E0610335, E0610345, AND E0610355.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2018 THROUGH JULY 2018.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2018 THROUGH FEBRUARY 2019.
5. RIGHT-OF-WAY MAPS WERE COMPLETED IN JUNE 2019.
6. LATTITUDE AND LONGITUDE SHOWN HEREON ARE IN DEGREES MINUTES SECONDS, BASED ON GRID COORDINATES.
7. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
8. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

THIS MAP IS AN INTERNAL TXDOT DOCUMENT. ITS CONTENTS SHALL NOT BE USED FOR ANY OTHER PURPOSE. INACCURACIES SHALL BE REPORTED TO THE DISTRICT AND RIGHT-OF-WAY PROJECT DELIVERY SECTION FOR CORRECTIONS.

EQUATIONS - NO
EXCEPTIONS - NO
RAILROAD CROSSINGS - STATION 2418+65.60 TO STATION 2419+79.87

RECOMMENDED FOR ACQUISITION

DISTRICT SURVEYOR OR ROW ADMINISTRATOR DATE

RECOMMENDED FOR ACQUISITION

AREA ENGINEER OR DESIGN ENGINEER DATE

FINAL APPROVAL – ACQUISITION COMPLETE

DISTRICT ENGINEER DATE

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

ENGINEER'S BASELINE CURVE DATA

PI NORTHING	= 7,147,720.09
PI EASTING	= 2,372,874.99
PI STATION	= 2246+79.03
DELTA	= 04° 47' 56" (RT)
DEGREE OF CURVE	= 00° 24' 23"
TANGENT	= 590.82'
LENGTH	= 1,180.95'
RADIUS	= 14,100.00'
CHORD BEARING	= N 01° 16' 15" E
CHORD	= 1,180.60'
PC STATION	= 2240+88.21
PT STATION	= 2252+69.16

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	71.48'	14,295.00'	00°17'11"	N00°59'07"W	71.48'
C2	349.87'	14,295.00'	01°24'08"	N00°08'27"W	349.86'
C3	722.87'	13,905.00'	02°58'43"	S02°10'52"W	722.79'
C4	512.04'	14,295.00'	02°03'08"	N01°35'11"E	512.02'

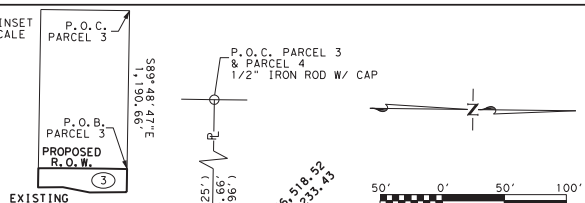
LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°50'29"W	13.95'
L2	S01°07'42"E	31.01'
L3	S89°49'00"E	75.87'
L4	N90°00'00"E	47.64'
L5	N01°06'48"W	10.09'

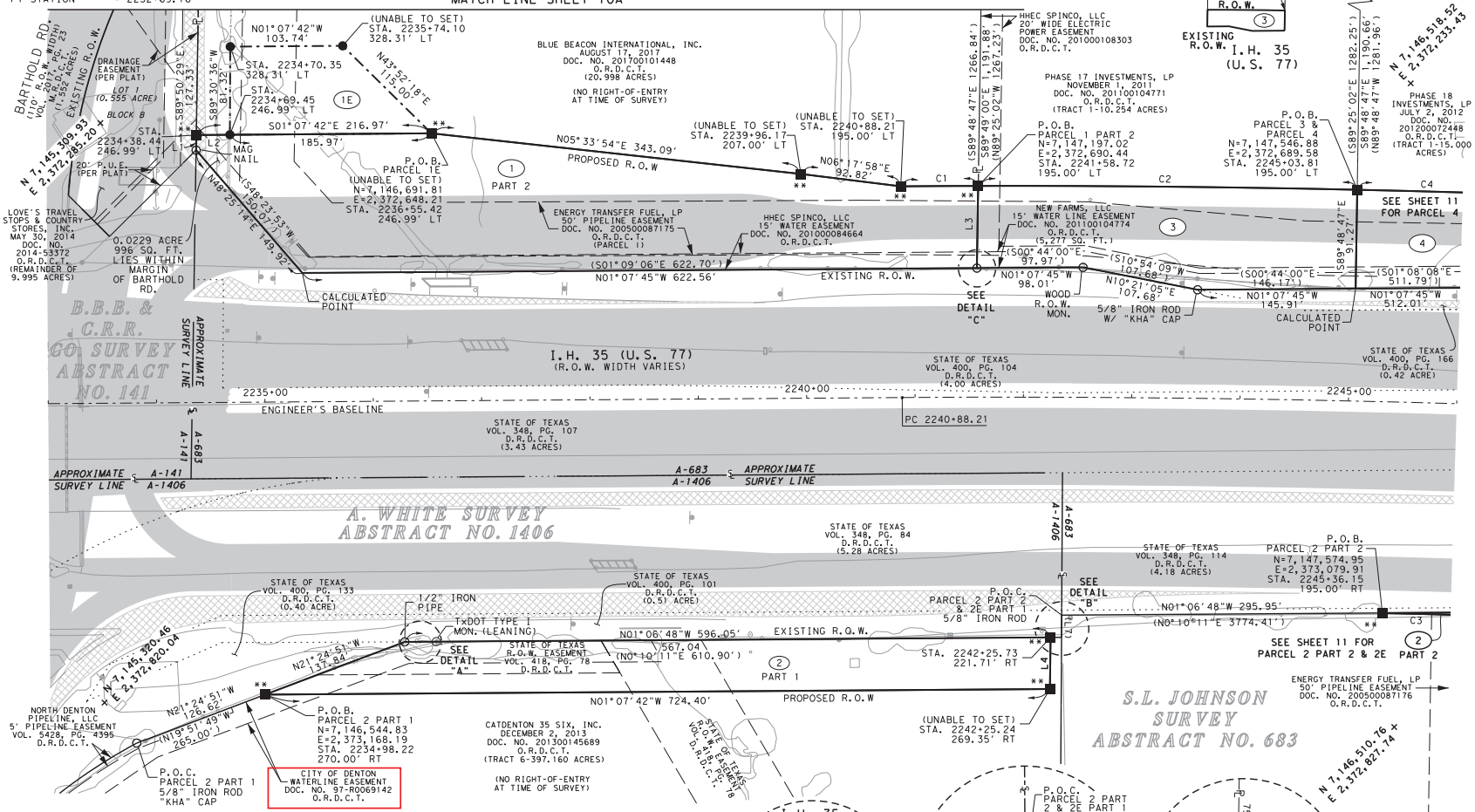
LINE TABLE

LINE	BEARING	DISTANCE
L6	S89°37'12"W	20.43'
(L7)	(N89°49'49"W)	(19.00')
L8	S28°03'58"E	2.82'
L9	N01°06'48"W	29.01'
L10	N01°06'48"W	567.04'
L11	S88°53'12"W	0.89'

PROPERTY INSET
NOT TO SCALE



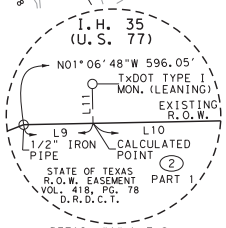
MATCH LINE SHEET 10A



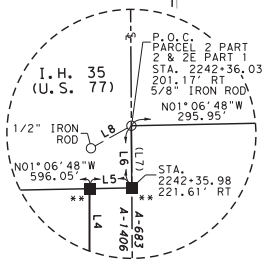
C = CALCULATED D = DEED S = SURVEYED

S.L. JOHNSON SURVEY ABSTRACT NO. 683

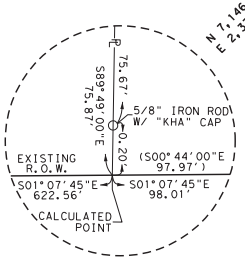
PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
1 PART 1	D 20.998			BLUE BEACON INTERNATIONAL, INC.				2.354 102,513	18.644	
1 PART 2										
1E								N/A		
3	D 10.254			PHASE 17 INVESTMENTS, LP				0.6887 30,000	9.565	



DETAIL "A" N.T.S.



DETAIL "B" N.T.S.



DETAIL "C" N.T.S.

NOTES:

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NO.	DATE	REVISIONS

Texas Department of Transportation

McGRAY & McGRAY LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgry.com

IH 35

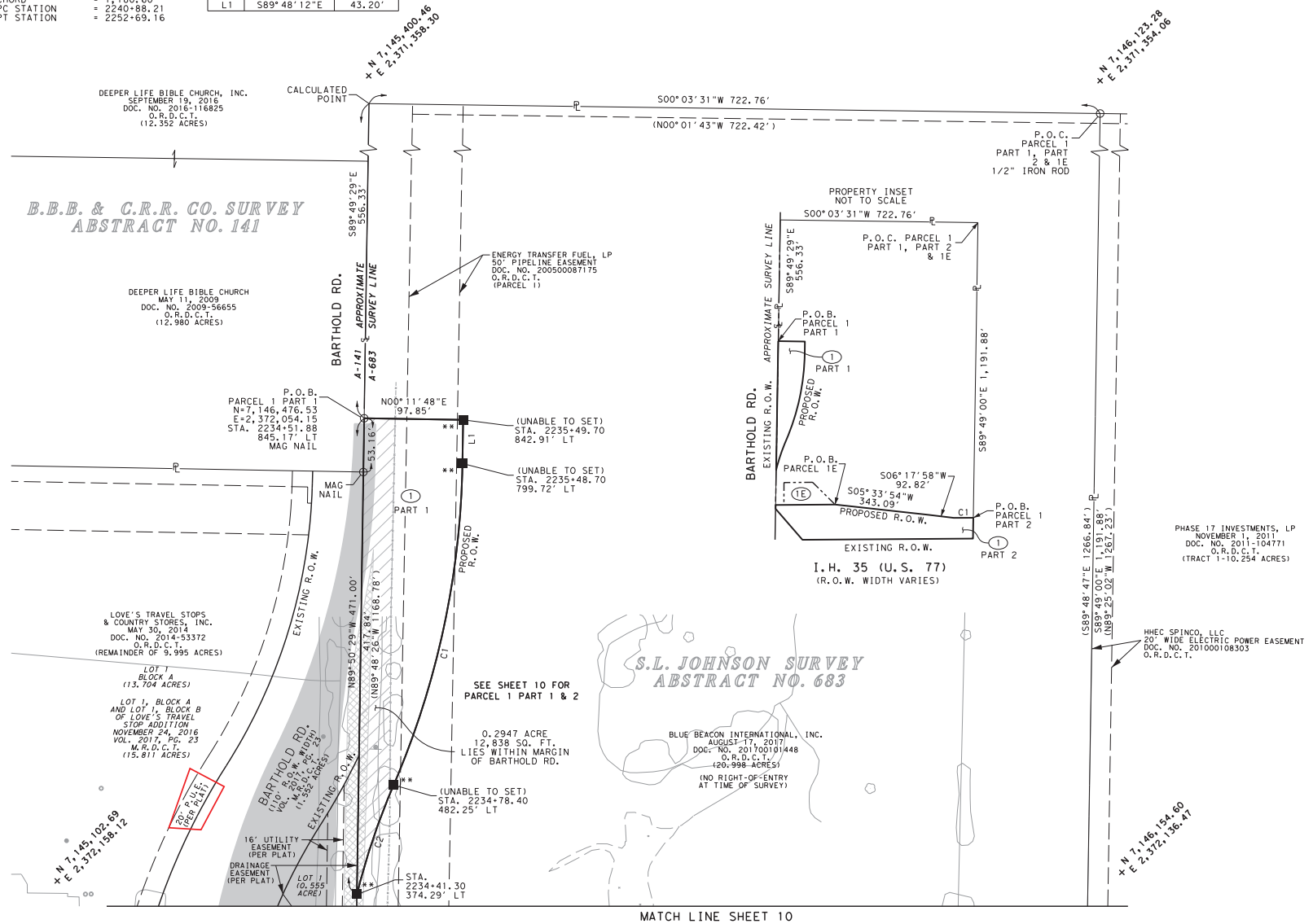
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	10
		RCSJ	0195	02	079	

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

ENGINEER'S BASELINE CURVE DATA
PI NORTHING = 7,147,720.09
PI EASTING = 2,372,874.99
PI STATION = 2246+79.03
DELTA = 04° 47' 56" (RT)
DEGREE OF CURVE = 00° 24' 23"
TANGENT = 590.82'
LENGTH = 1,180.95'
RADIUS = 14,100.00'
CHORD BEARING = N 01° 16' 15" E
CHORD = 1,180.60'
PC STATION = 2240+88.21
PT STATION = 2252+69.16

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	327.23'	840.00'	22°19'12"	S78°38'36"E	325.16'
C2	114.29'	700.00'	09°21'16"	S72°09'39"E	114.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°48'12"E	43.20'



50' 0' 50' 100'
SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

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NO.	DATE	REVISIONS

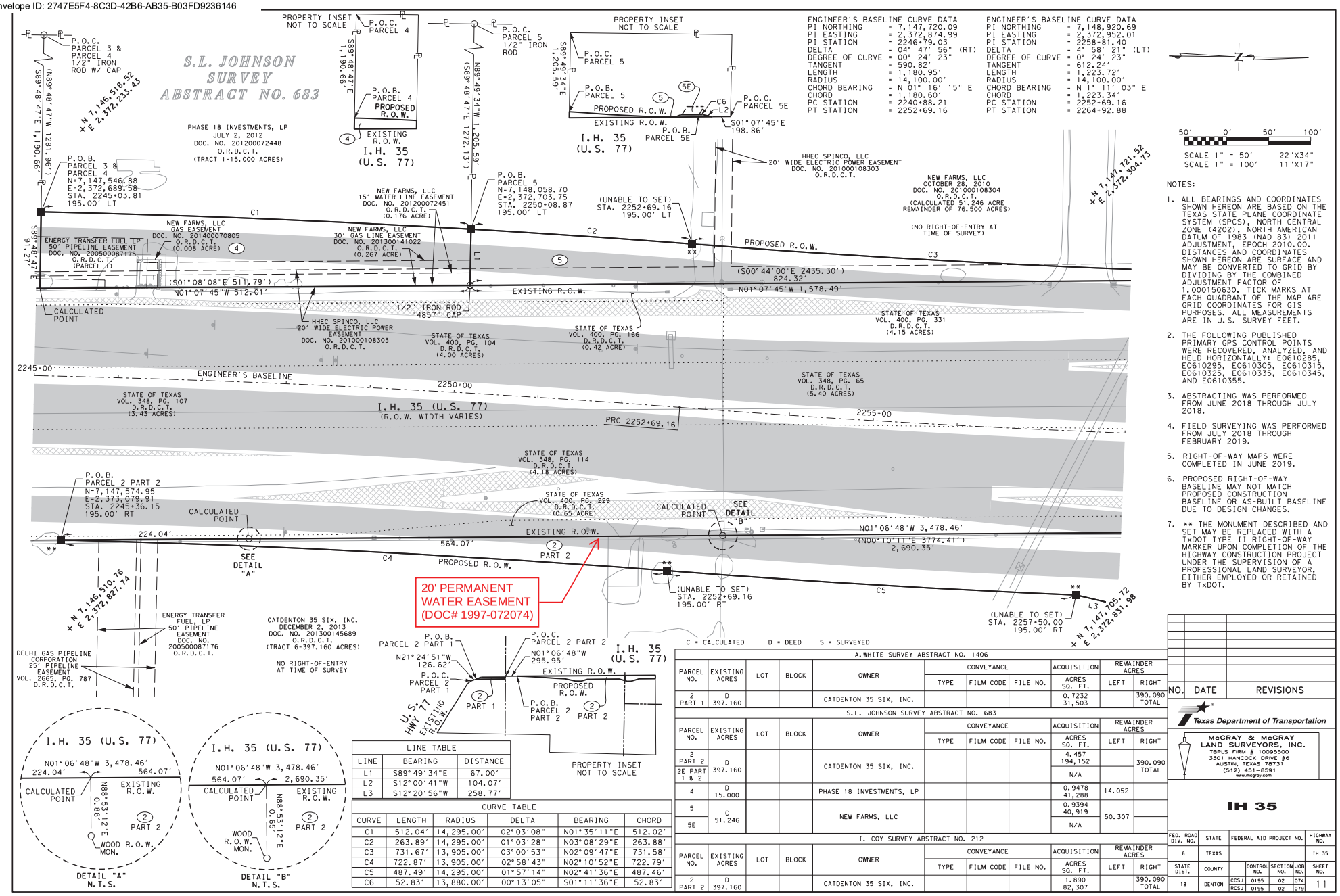
Texas Department of Transportation

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IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	10A
		RCSJ	0195	02	079	

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ENGINEER'S BASELINE CURVE DATA	
PI NORTHING	= 7,147,720.09
PI EASTING	= 2,372,874.99
PI STATION	= 2246+79.03
DELTA	= 04° 47' 56" (RT)
DEGREE OF CURVE	= 00° 24' 23"
TANGENT	= 590.82'
LENGTH	= 1,180.95'
RADIUS	= 14,100.00'
CHORD BEARING	= N 01° 16' 15" E
CHORD	= 1,180.60'
PC STATION	= 2240+88.21
PT STATION	= 2252+69.16

ENGINEER'S BASELINE CURVE DATA	
PI NORTHING	= 7,148,920.69
PI EASTING	= 2,372,952.01
PI STATION	= 2258+81.40
DELTA	= 4° 58' 21" (LT)
DEGREE OF CURVE	= 0° 24' 23"
TANGENT	= 612.24'
LENGTH	= 1,223.72'
RADIUS	= 14,100.00'
CHORD BEARING	= N 1° 11' 03" E
CHORD	= 1,223.34'
PC STATION	= 2252+69.16
PT STATION	= 2264+92.88

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. TICK MARKS AT EACH QUADRANT OF THE MAP ARE GRID COORDINATES FOR GIS PURPOSES. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: EO610285, EO610295, EO610305, EO610315, EO610325, EO610335, EO610345, AND EO610355.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2018 THROUGH JULY 2018.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2018 THROUGH FEBRUARY 2019.
5. RIGHT-OF-WAY MAPS WERE COMPLETED IN JUNE 2019.
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°49'34"E	67.00'
L2	S12°00'41"W	104.07'
L3	S12°20'56"W	258.77'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	512.04'	14,295.00'	02°03'08"	N01°35'11"E	512.02'
C2	263.89'	14,295.00'	01°03'28"	N03°08'29"E	263.88'
C3	731.67'	13,905.00'	03°00'53"	N02°09'47"E	731.58'
C4	722.87'	13,905.00'	02°58'43"	N02°10'52"E	722.79'
C5	487.49'	14,295.00'	01°57'14"	N02°41'36"E	487.46'
C6	52.83'	13,880.00'	00°13'05"	S01°11'36"E	52.83'

C = CALCULATED D = DEED S = SURVEYED

A. WHITE SURVEY ABSTRACT NO. 1406

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
2 PART 1	D 397.160			CATDENTON 35 SIX, INC.				0.7232 31,503		390.090 TOTAL

S.L. JOHNSON SURVEY ABSTRACT NO. 683

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
2 PART 2	D 397.160			CATDENTON 35 SIX, INC.				4.457 194,152		390.090 TOTAL
2E PART 1 & 2								N/A		
4	D 15.000			PHASE 18 INVESTMENTS, LP				0.9478 41,288	14.052	
5	C 51.246			NEW FARMS, LLC				0.9394 40,919	50.307	
5E								N/A		

I. COY SURVEY ABSTRACT NO. 212

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
2 PART 2	D 397.160			CATDENTON 35 SIX, INC.				1.890 82,307		390.090 TOTAL

NO.	DATE	REVISIONS

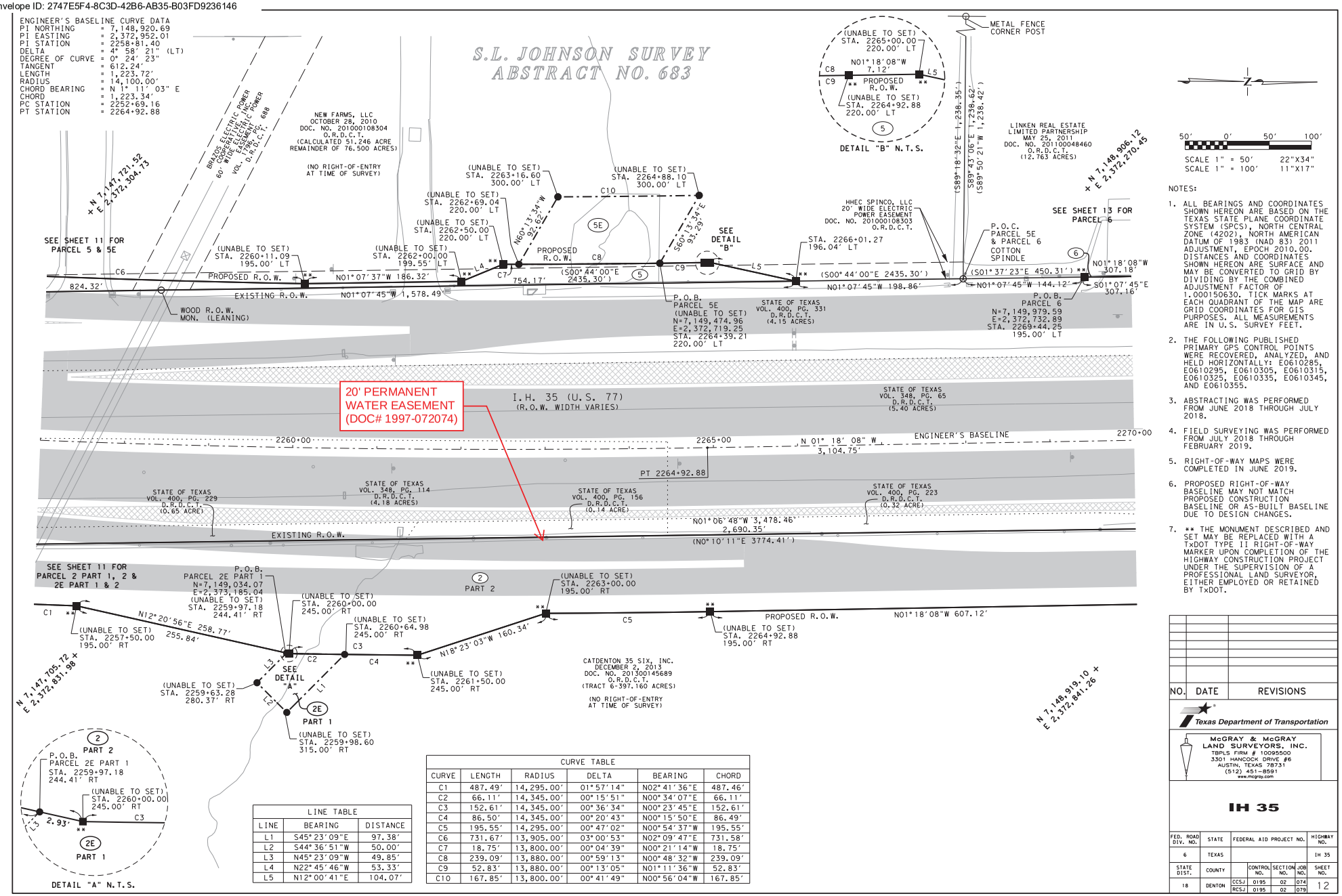
Texas Department of Transportation

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3301 HANCOCK DRIVE #6
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(512) 451-8591
www.mcgry.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	11
		RCSJ	0195	02	079	

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°23'09"E	97.38'
L2	S44°36'51"W	50.00'
L3	N45°23'09"W	49.85'
L4	N22°45'46"W	53.33'
L5	N12°00'41"E	104.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	487.49'	14,295.00'	01°57'14"	N02°41'36"E	487.46'
C2	66.11'	14,345.00'	00°15'51"	N00°34'07"E	66.11'
C3	152.61'	14,345.00'	00°36'34"	N00°23'45"E	152.61'
C4	86.50'	14,345.00'	00°20'43"	N00°15'50"E	86.49'
C5	195.55'	14,295.00'	00°47'02"	N00°54'37"W	195.55'
C6	731.67'	13,905.00'	03°00'53"	N02°09'47"E	731.58'
C7	18.75'	13,800.00'	00°04'39"	N00°21'14"W	18.75'
C8	239.09'	13,880.00'	00°59'13"	N00°48'32"W	239.09'
C9	52.83'	13,880.00'	00°13'05"	N01°11'36"W	52.83'
C10	167.85'	13,800.00'	00°41'49"	N00°56'04"W	167.85'

NOTES:

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NO.	DATE	REVISIONS

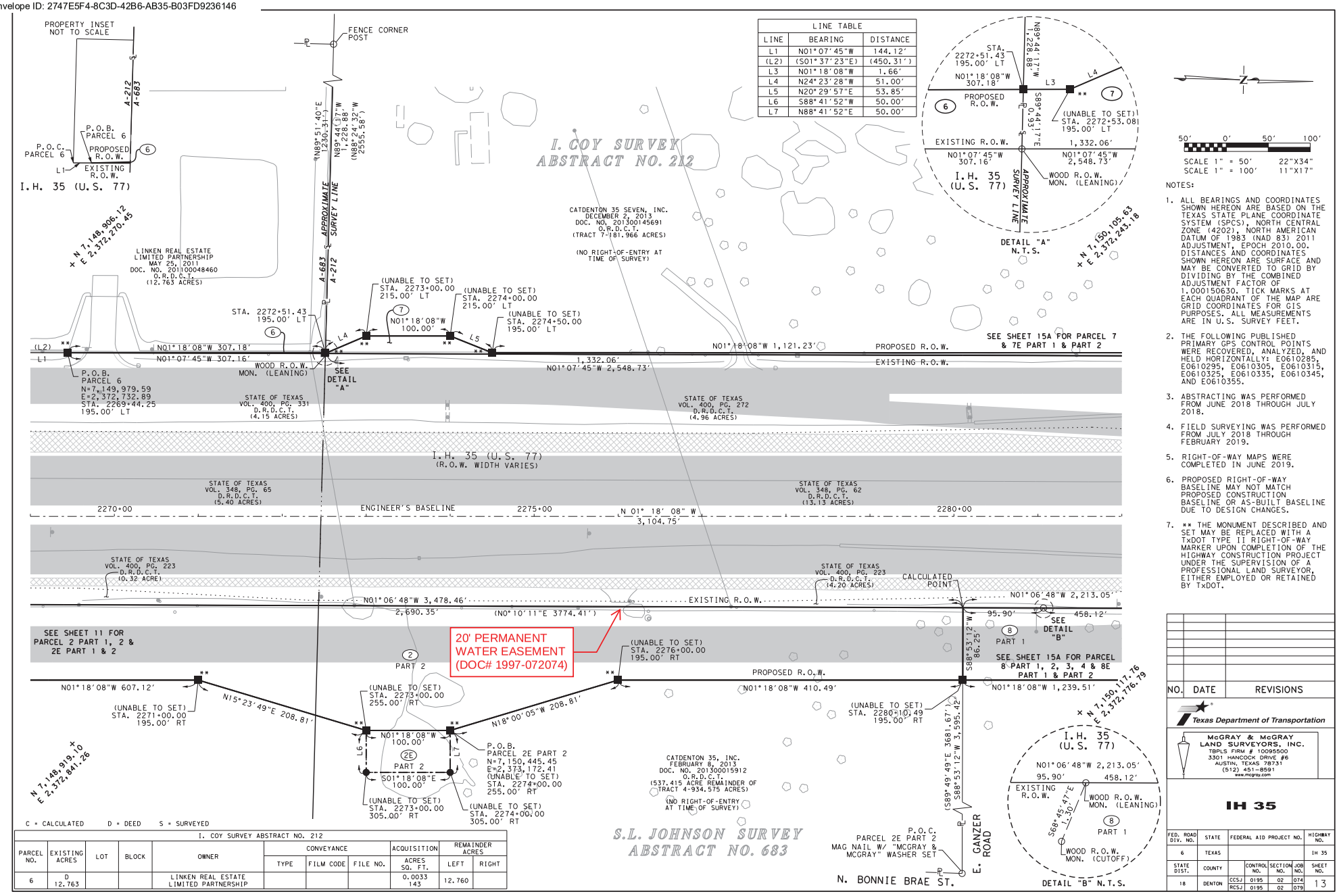
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www.mcgray.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	12
		RCSJ	0195	02	079	

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°07'45"W	144.12'
(L2)	(S01°37'23"E)	(450.31')
L3	N01°18'08"W	1.66'
L4	N24°23'28"W	51.00'
L5	N20°29'57"E	53.85'
L6	S88°41'52"W	50.00'
L7	N88°41'52"E	50.00'

C = CALCULATED D = DEED S = SURVEYED

I. COY SURVEY ABSTRACT NO. 212									
PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE			ACQUISITION	REMAINDER ACRES	
					TYPE	FILM CODE	FILE NO.	ACRES SQ. FT.	LEFT	RIGHT
6	D 12.763			LINKEN REAL ESTATE LIMITED PARTNERSHIP				0.0033 143	12.760	

50' 0' 50' 100'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

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NO.	DATE	REVISIONS

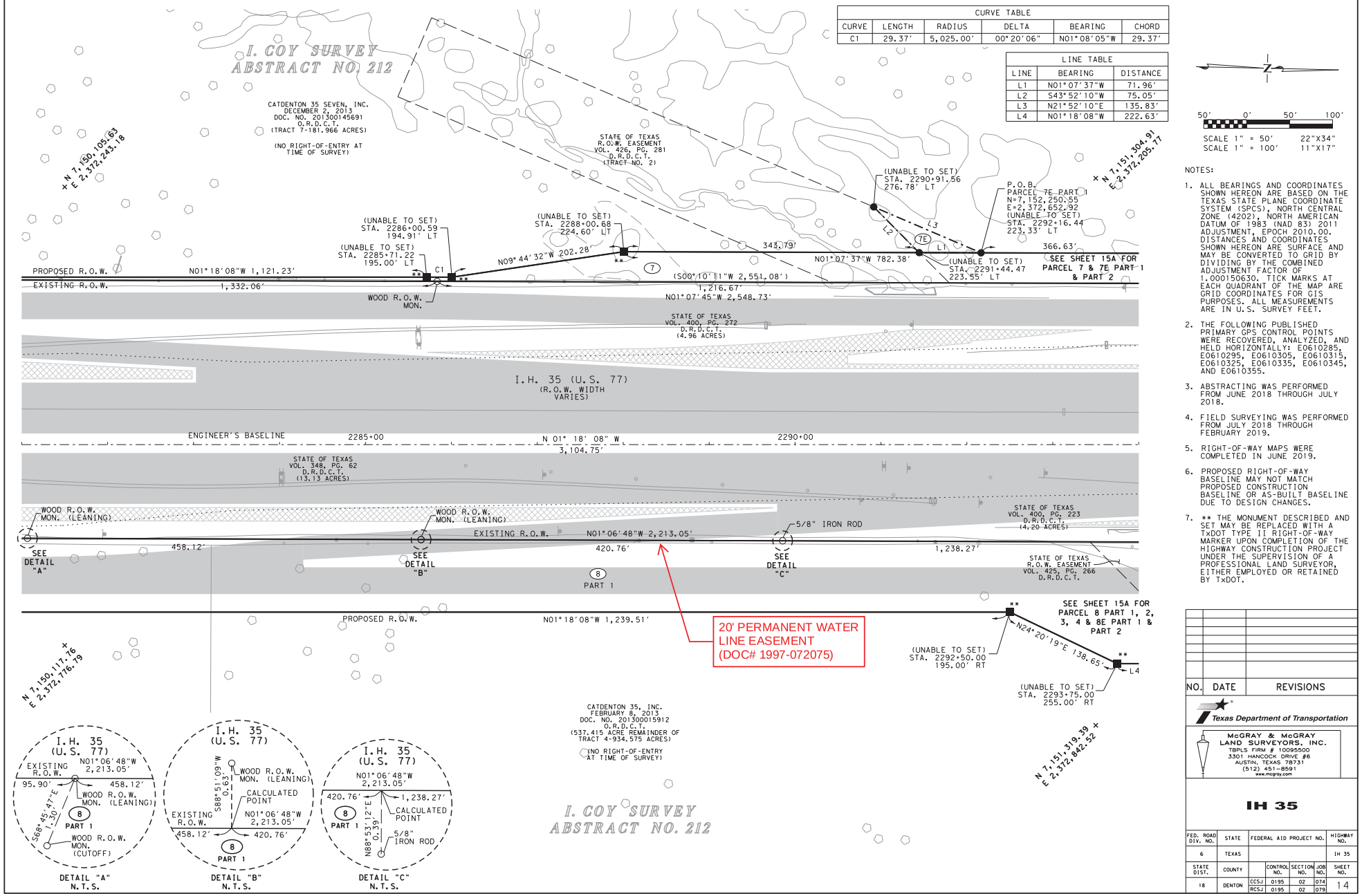
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IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	13
		RCSJ	0195	02	079	

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.37'	5,025.00'	00°20'06"	N01°08'05"W	29.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°07'37"W	71.96'
L2	S43°52'10"W	75.05'
L3	N21°52'10"E	135.83'
L4	N01°18'08"W	222.63'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

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IH 35

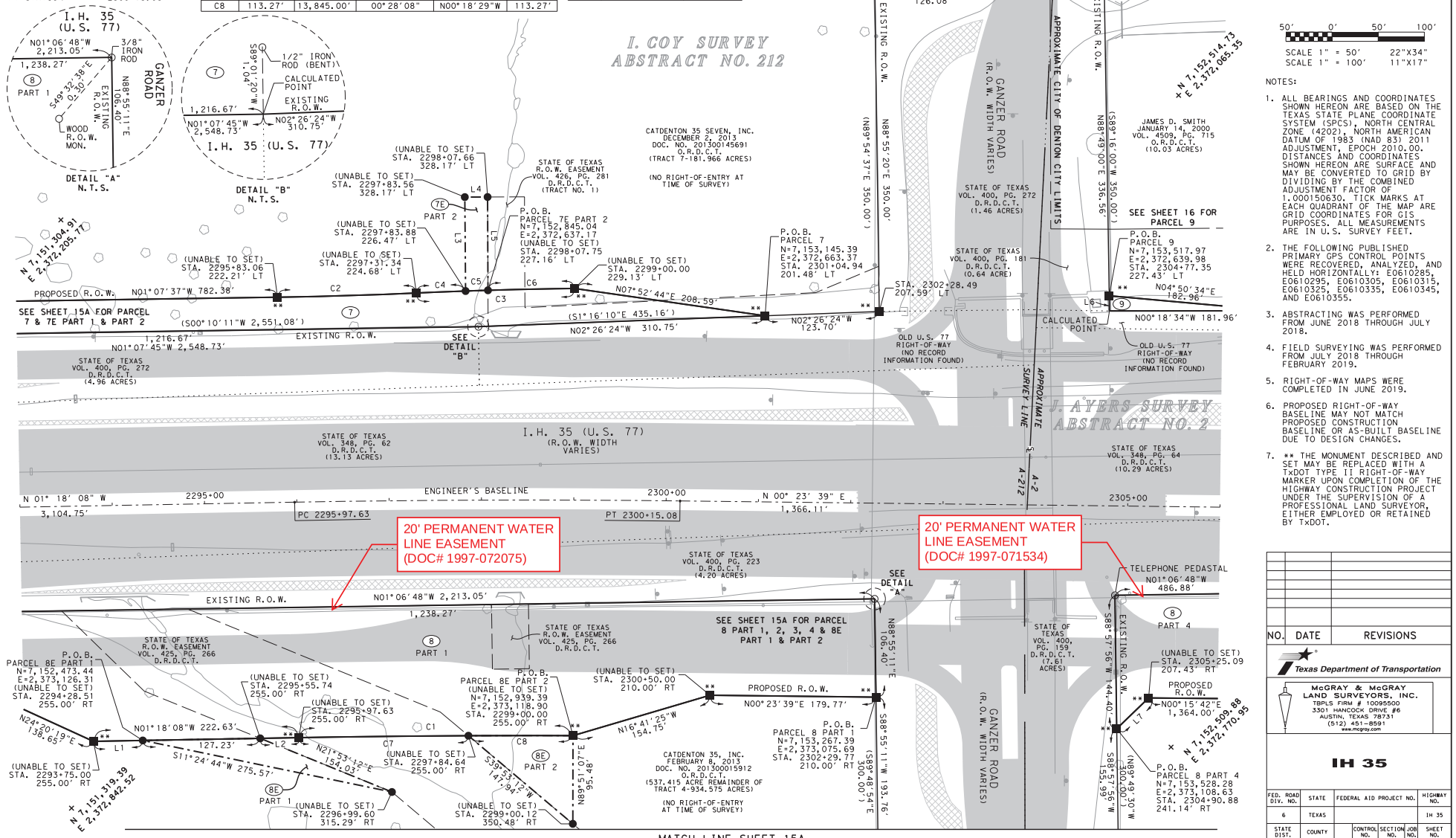
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	14
		RCSJ	0195	02	079	

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ENGINEER'S BASELINE CURVE DATA
PI NORTHING = 7,152,845.41
PI EASTING = 2,372,862.79
PI STATION = 2298+06.37
DELTA = 1° 41' 47" (RT)
DEGREE OF CURVE = 0° 24' 23"
TANGENT = 208.74'
LENGTH = 417.45'
RADIUS = 14,100.00'
CHORD BEARING = N 0° 27' 15" W
CHORD = 417.44'
PC STATION = 2295+97.63
PT STATION = 2300+15.08

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	296.90'	13,845.00'	01°13'43"	N00°41'16"W	296.89'
C2	150.42'	4,940.00'	01°44'41"	N01°59'57"W	150.41'
C3	171.44'	5,060.00'	01°56'29"	N01°54'04"W	171.43'
C4	53.42'	5,060.00'	00°36'17"	N02°34'09"W	53.42'
C5	24.26'	5,060.00'	00°16'29"	N02°07'46"W	24.26'
C6	93.76'	5,060.00'	01°03'42"	N01°27'40"W	93.76'
C7	296.90'	13,845.00'	01°13'43"	N00°41'16"W	296.89'
C8	113.27'	13,845.00'	00°28'08"	N00°18'29"W	113.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°18'08"W	53.51'
L2	N01°18'08"W	41.89'
L3	S89°16'00"W	101.70'
L4	N00°30'09"W	24.66'
L5	N89°29'51"E	101.01'
L6	S88°49'00"W	16.43'
L7	N44°11'22"W	48.03'



SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

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NO.	DATE	REVISIONS

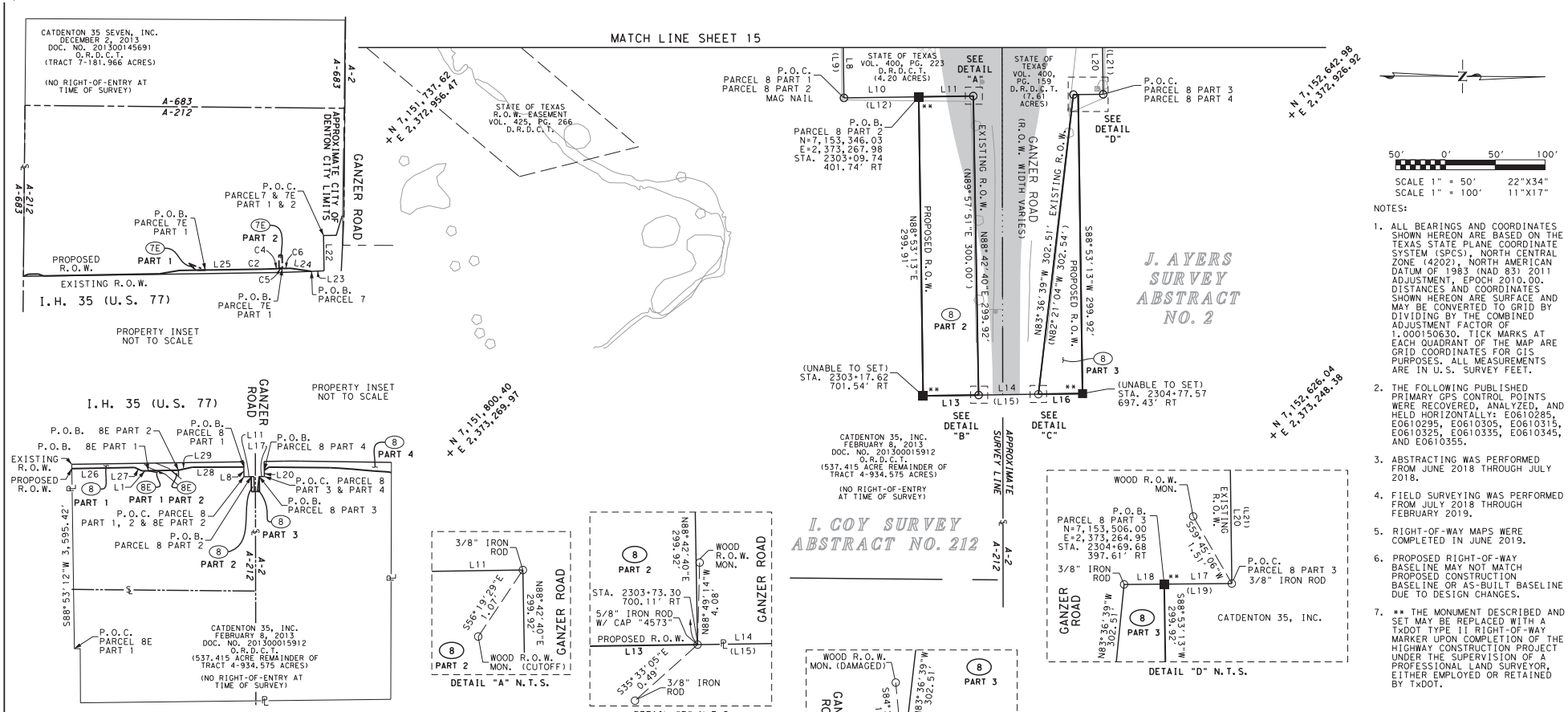
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IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	15
		RCSJ	0195	02	079	

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C = CALCULATED D = DEED S = SURVEYED

I. COY SURVEY ABSTRACT NO. 212

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
7	D 181.966			CATDENTON 35 SEVEN, INC.				1.248 54,359	180.718	
7E PART 1								N/A		
7E PART 2										
8 PART 1	C 537.415			CATDENTON 35, INC.				5.254 228,852		523.230 (TOTAL)
8 PART 2								0.3803 16,564		
8E PART 1								N/A		
8E PART 2										

J. AYERS SURVEY ABSTRACT NO. 2

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
8 PART 3	C 537.415			CATDENTON 35, INC.				8.382 365,107		523.230 (TOTAL)
8 PART 4								14.185 617,890		

LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°18'08"W	53.51'
L8	S88°55'11"W	193.76'
(L9)	(S89°48'54"E)	(300.00')
L10	N01°05'50"W	75.00'
L11	N01°05'50"W	54.77'
(L12)	(N00°09'19"E)	(129.70')
L13	S01°04'49"E	55.69'
L14	N01°04'49"W	60.00'
(L15)	(N00°01'22"E)	(60.00')
L16	N01°04'49"W	44.31'
L17	N00°48'30"W	25.10'
L18	N00°48'30"W	4.81'
(L19)	(N00°31'44"E)	(29.98')
L20	S88°57'56"W	155.99'
(L21)	(N89°49'30"W)	(300.00')
L22	N88°55'20"E	350.00'
L23	S02°26'24"E	123.70'
L24	S07°52'44"W	208.59'
L25	S01°07'37"E	366.63'
L26	N01°18'08"W	1,239.51'
L27	N24°20'19"E	138.65'
L28	S00°23'39"W	179.77'
L29	S16°41'25"E	154.75'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	150.42'	4,940.00'	01°44'41"	S01°59'57"E	150.41'
C4	53.42'	5,060.00'	00°36'17"	S02°34'09"E	53.42'
C5	24.26'	5,060.00'	00°16'29"	S02°07'46"E	24.26'
C6	93.76'	5,060.00'	01°03'42"	S01°27'40"E	93.76'

NO.	DATE	REVISIONS

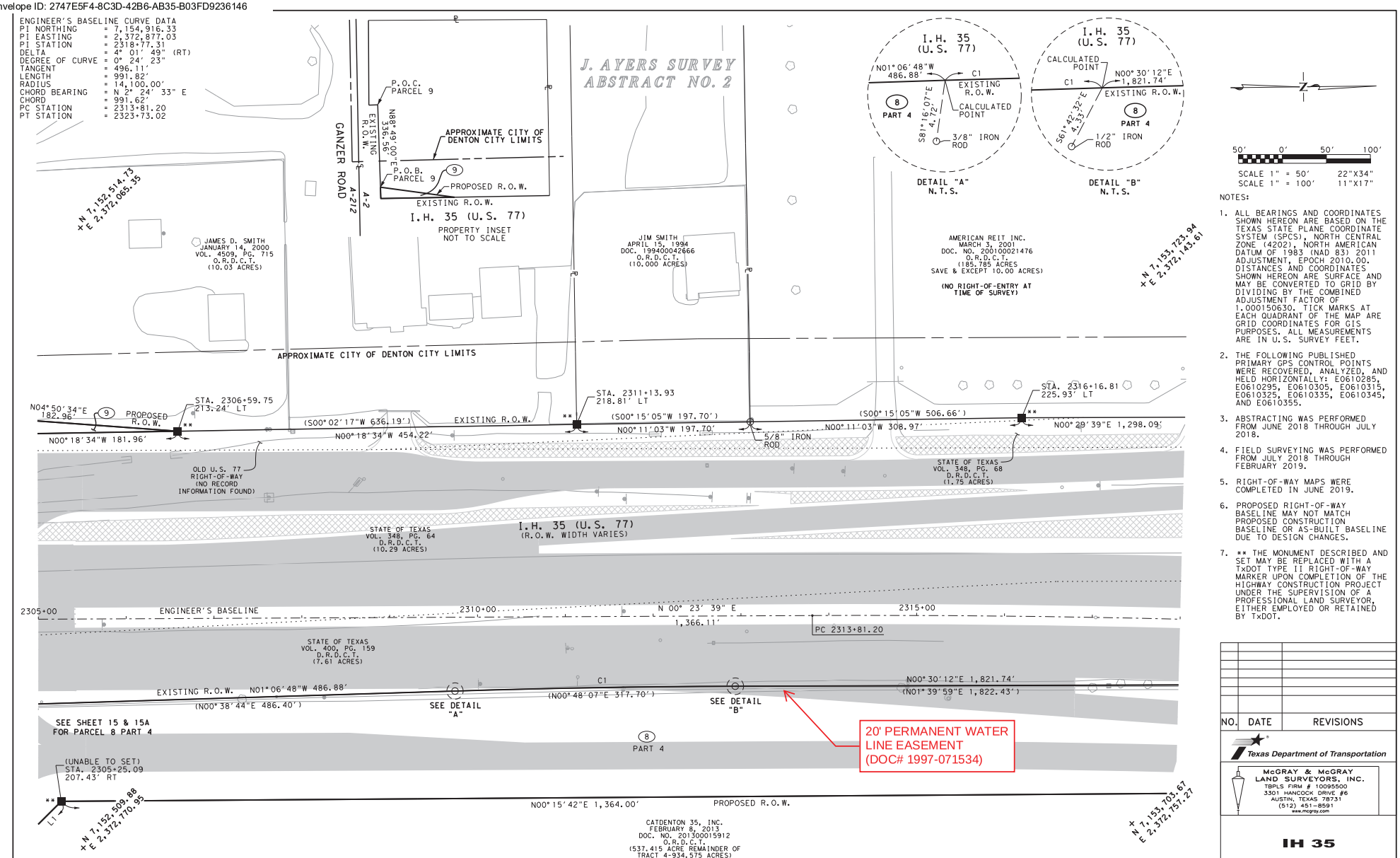
Texas Department of Transportation

McGRAY & McGRAY LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgry.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	15A
		RCSJ	0195	02	079	

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C = CALCULATED D = DEED S = SURVEYED

J. AYERS SURVEY ABSTRACT NO. 2

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
9	D 10.03			JAMES D. SMITH				0.0343 1,495	10.00	

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	319.10'	11,309.20'	01°37'00"	N00°18'18"W	319.09'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°11'22"W	48.03'

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. TICK MARKS AT EACH QUADRANT OF THE MAP ARE GRID COORDINATES FOR GIS PURPOSES. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0610285, E0610295, E0610305, E0610315, E0610325, E0610335, E0610345, AND E0610355.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2018 THROUGH JULY 2018.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2018 THROUGH FEBRUARY 2019.
5. RIGHT-OF-WAY MAPS WERE COMPLETED IN JUNE 2019.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

NO.	DATE	REVISIONS

Texas Department of Transportation

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AUSTIN, TEXAS 78731
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www.mcgray.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	16
		RCSJ	0195	02	079	

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

ENGINEER'S BASELINE CURVE DATA
PI NORTHING = 7,154,916.33
PI EASTING = 2,372,877.03
PI STATION = 2318+77.31
DELTA = 4° 01' 49" (RT)
DEGREE OF CURVE = 0° 24' 23"
TANGENT = 496.11'
LENGTH = 991.82'
RADIUS = 14,100.00'
CHORD BEARING = N 2° 24' 33" E
CHORD = 991.62'
PC STATION = 2313+81.20
PT STATION = 2323+73.02

ENGINEER'S BASELINE CURVE DATA
PI NORTHING = 7,155,889.08
PI EASTING = 2,372,952.30
PI STATION = 2328+52.56
DELTA = 3° 53' 45" (LT)
DEGREE OF CURVE = 0° 24' 23"
TANGENT = 479.54'
LENGTH = 958.71'
RADIUS = 14,100.00'
CHORD BEARING = N 2° 28' 35" E
CHORD = 958.52'
PC STATION = 2323+73.02
PT STATION = 2333+31.73

J. AYERS SURVEY
ABSTRACT NO. 2

AMERICAN REIT INC.
MARCH 3, 2001
DOC. NO. 200100021476
O.R.D.C.T.
(185.785 ACRES
SAVE & EXCEPT 10.00 ACRES)

(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

N 7,154,923.09
+ E 2,372,209.30

N 7,153,723.94 +
E 2,372,143.61

APPROXIMATE CITY OF DENTON CITY LIMITS

SEE SHEET 18 FOR PARCEL 10

STA. 2329+11.08
284.24' LT

10

N06° 43' 29"W
187.01'

**

N00° 29' 39"E
476.51'

(S00° 33' 40"W 1774.18')
N00° 29' 39"E 1,298.09'

EXISTING R.O.W.

STATE OF TEXAS
VOL. 348, PG. 68
D.R.D.C.T.
(1.75 ACRES)

STATE OF TEXAS
VOL. 348, PG. 64
D.R.D.C.T.
(10.29 ACRES)

I.H. 35 (U.S. 77)
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 400, PG. 159
D.R.D.C.T.
(7.61 ACRES)

2320+00 2325+00 ENGINEER'S BASELINE 2330+00

PRC 2323+73.02

N00° 30' 12"E 1,821.74'
(N01° 39' 59"E 1,822.43')

EXISTING R.O.W.

20' PERMANENT WATER LINE EASEMENT (DOC# 1997-071534)

8
PART 4

SEE SHEET 15 & 15A FOR PARCEL 8 PART 4

DENTON COUNTY ELECTRIC COOPERATIVE, INC., D/B/A/ COSERV ELECTRIC
10' ELECTRIC LINE EASEMENT
DOC. NO. 2007001107666
O.R.D.C.T.

N00° 15' 42"E 1,364.00'

**

(UNABLE TO SET)
STA. 2318+96.32
195.00' RT

C1

**

(UNABLE TO SET)
STA. 2325+12.86
196.43' RT

PROPOSED R.O.W.

C2

N 7,153,703.67 +
E 2,372,757.27

N 7,154,899.24
+ E 2,372,865.92

CATDENTON 35, INC.
FEBRUARY 8, 2013
DOC. NO. 201300015912
O.R.D.C.T.
(537.415 ACRE REMAINDER OF TRACT 4-934.575 ACRES)

(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	611.90'	13,905.00'	02° 31' 17"	N03° 44' 53"E	611.85'
C2	544.94'	14,295.00'	02° 11' 03"	N03° 55' 00"E	544.90'

50' 0' 50' 100'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. TICK MARKS AT EACH QUADRANT OF THE MAP ARE GRID COORDINATES FOR GIS PURPOSES. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0610285, E0610295, E0610305, E0610315, E0610325, E0610335, E0610345, AND E0610355.
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NO.	DATE	REVISIONS

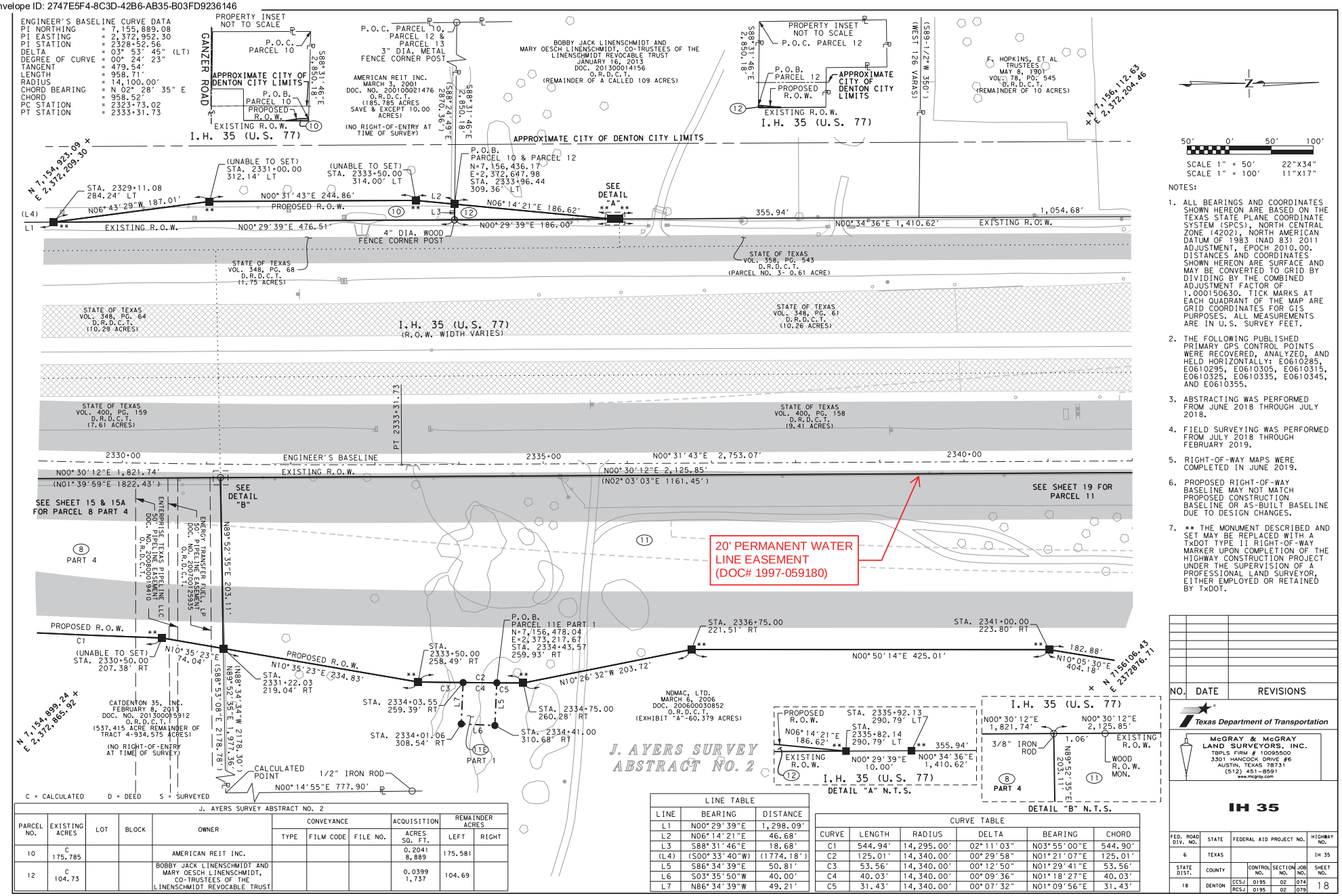
Texas Department of Transportation

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TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	17
		RCSJ	0195	02	079	

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146



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J. AYERS SURVEY ABSTRACT NO. 2

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
10	C 175.785			AMERICAN REIT INC.				0.2041 8,889	175.581	
12	C 104.73			BOBBY JACK LINENSCHMIDT AND MARY OESCH LINENSCHMIDT, CO-TRUSTEES OF THE LINENSCHMIDT REVOCABLE TRUST				0.0399 1,737	104.69	

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°29'39"E	1,298.09'
L2	N06°14'21"E	46.68'
L3	S88°31'46"E	18.68'
(L4)	(S00°33'40"W)	(1774.18')
L5	S86°34'39"E	50.81'
L6	S03°35'50"W	40.00'
L7	N86°34'39"W	49.21'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	544.94'	14,295.00'	02°11'03"	N03°55'00"E	544.90'
C2	125.01'	14,340.00'	00°29'58"	N01°21'07"E	125.01'
C3	53.56'	14,340.00'	00°12'50"	N01°29'41"E	53.56'
C4	40.03'	14,340.00'	00°09'36"	N01°18'27"E	40.03'
C5	31.43'	14,340.00'	00°07'32"	N01°09'56"E	31.43'

NO.	DATE	REVISIONS

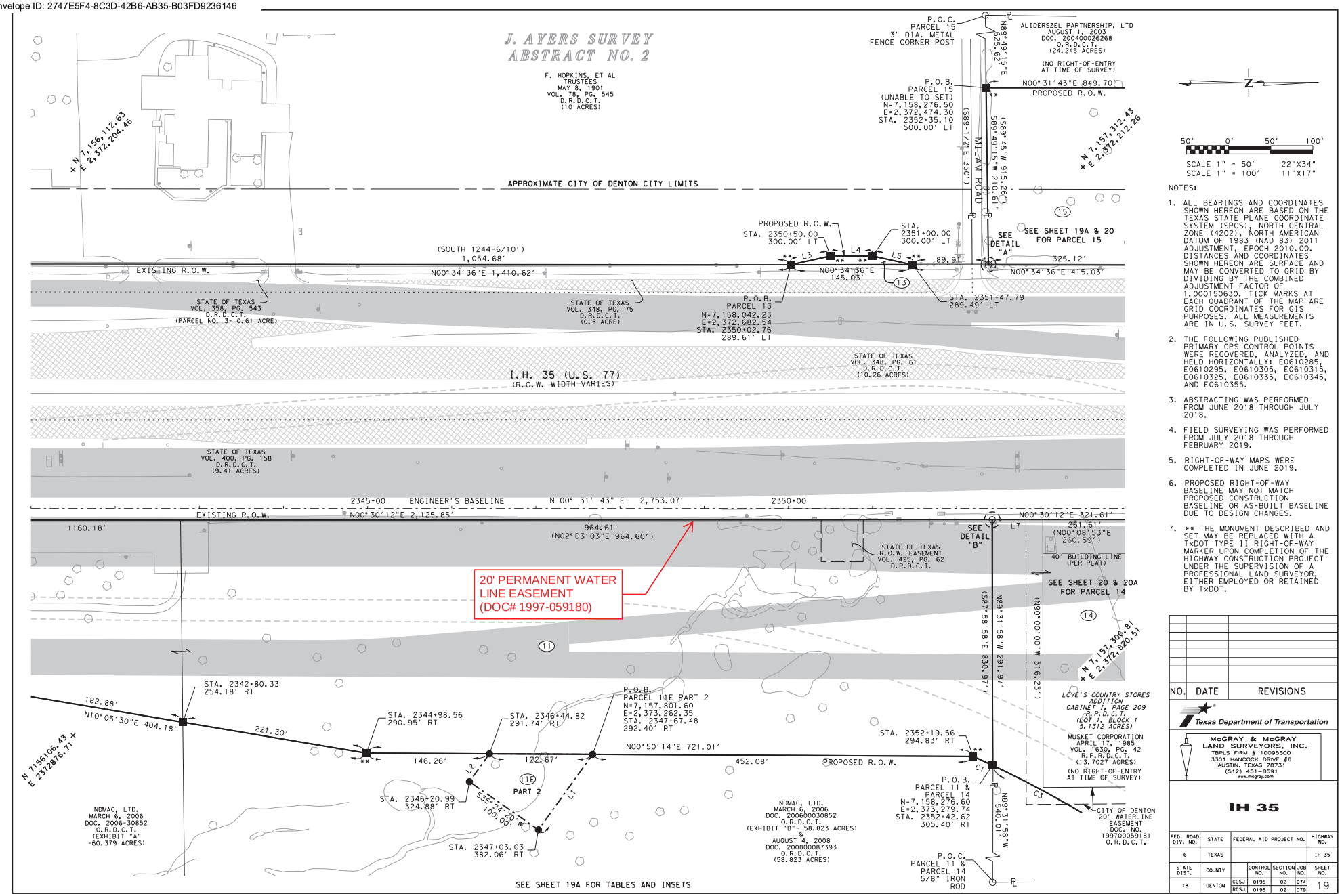
Texas Department of Transportation

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IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	18
		RCSJ	0195	02	079	

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146



50' 0' 50' 100'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

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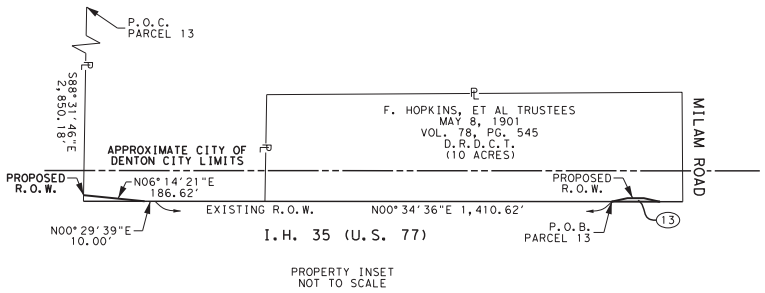
Texas Department of Transportation

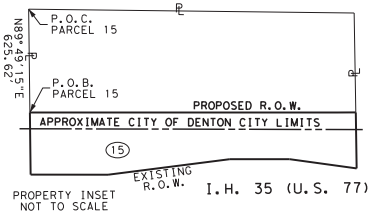
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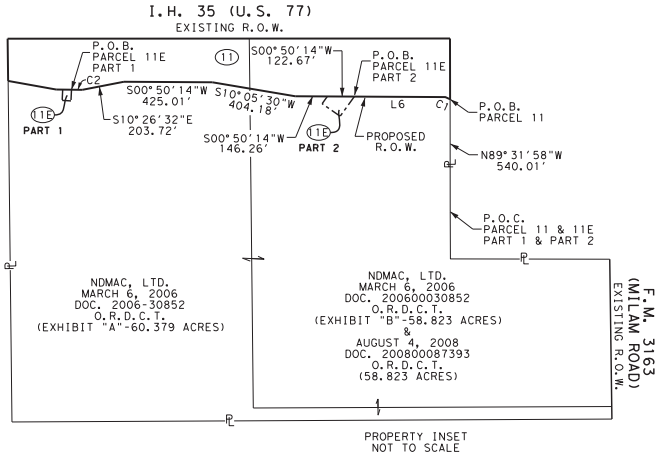
IH 35

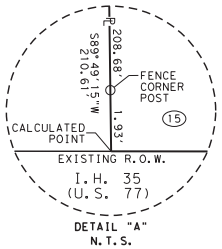
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
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STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	19
		RCSJ	0195	02	079	

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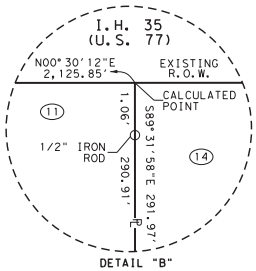








DETAIL "A"
N.T.S.



DETAIL "B"
N.T.S.



NOTES:

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C = CALCULATED D = DEED S = SURVEYED

J. AYERS SURVEY ABSTRACT NO. 2

PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE			ACQUISITION	REMAINDER ACRES	
					TYPE	FILM CODE	FILE NO.	ACRES SQ. FT.	LEFT	RIGHT
11	C 119.202			NDMAC, LTD.				11.975 521,622		107.227
11E PART 1								N/A		
11E PART 2										
13	D 10			F. HOPKINS, ET AL TRUSTEES				0.0234 1,020	9.98	
15	D 24.245			ALIDERSZEL PARTNERSHIP, LTD				5.315 231,530	18.930	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°45'43"E	110.43'
L2	N53°45'43"W	40.82'
L3	N11°52'45"W	48.37'
L4	N00°31'43"E	50.00'
L5	N12°56'10"E	48.94'
L6	S00°50'14"W	452.08'
L7	N00°30'12"E	60.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	25.37'	12,242.00'	01°10'13"	N25°09'05"E	25.37'
C2	31.43'	14,340.00'	00°07'32"	S01°09'56"W	31.43'
C3	793.54'	1,242.00'	36°36'27"	N44°02'25"E	780.11'

NO.	DATE	REVISIONS

Texas Department of Transportation

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgry.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	19A
		RCSJ	0195	02	079	

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

ENGINEER'S BASELINE CURVE DATA
PI NORTHING = 7,160,429.47
PI EASTING = 2,372,994.19
PI STATION = 2373+92.77
DELTA = 10° 35' 59" (LT)
DEGREE OF CURVE = 00° 24' 23"
TANGENT = 1,307.97'
LENGTH = 2,608.48'
RADIUS = 14,100.00'
CHORD BEARING = N 04° 46' 16" W
CHORD = 2,604.76'
PC STATION = 2360+84.80
PT STATION = 2386+93.28

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	389.46'	13,600.00'	01°38'26"	N00°17'30"W	389.45'
C2	11.02'	13,600.00'	00°02'47"	N01°08'07"W	11.02'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°29'57"E	304.40'
L2	N00°16'55"E	304.01'
(L3)	(N00°01'10"E)	(303.67')

J. AYERS SURVEY
ABSTRACT NO. 2

DETAIL "A" N.T.S.

DETAIL "B" N.T.S.

ALIDERSZEL PARTNERSHIP, LTD
AUGUST 1, 2003
DOC. 200400026268
O.R.D.C.T.
(24.245 ACRES)
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

PAUL MARTIN BUILDING
JUNE 21, 1982
VOL. 1150, PG. 223
D.R.D.C.T.
(CALCULATED 34.197 ACRE REMAINDER OF 45.3967 ACRES)
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

(UNABLE TO SET)
STA. 2360+84.80
500.00' LT

(UNABLE TO SET)
STA. 2364+88.57
500.00' LT

(UNABLE TO SET)
STA. 2365+00.00
500.00' LT

N00°31'43"E 849.70'
PROPOSED R.O.W.

N 7,157,312.43
+ E 2,372,212.26

N 7,158,496.58
+ E 2,372,122.37

N34°37'41"E 362.32'

S89°36'31"W 206.71'

(N89°04'40"E 797.93')

192.58'

APPROXIMATE CITY OF DENTON CITY LIMITS

SEE SHEET 21 & 21A FOR PARCEL 20

SEE DETAIL "A"

SEE DETAIL "B"

CALCULATED POINT

N00°29'57"E 200.00'

WOOD R.O.W. MONUMENT

N08°22'50"E 310.31'

N08°22'50"E 87.09'

N06°45'13"W 410.61'

EXISTING R.O.W.

325.12'

N00°34'35"E 415.03'

STATE OF TEXAS
VOL. 400, PG. 163
D.R.D.C.T.
(0.61 ACRE)

STATE OF TEXAS
VOL. 400, PG. 251
D.R.D.C.T.
(0.18 ACRE)

STATE OF TEXAS
VOL. 348, PG. 61
D.R.D.C.T.
(10.26 ACRES)

STATE OF TEXAS
VOL. 348, PG. 71
D.R.D.C.T.
(10.08 ACRES)

I.H. 35 (U.S. 77)
(R.O.W. WIDTH VARIES)

STATE OF TEXAS
VOL. 348, PG. 70
D.R.D.C.T.
(1.08 ACRES)

STATE OF TEXAS
VOL. 400, PG. 158
D.R.D.C.T.
(9.41 ACRES)

STATE OF TEXAS
VOL. 400, PG. 167
D.R.D.C.T.
(1.74 ACRES)

WOOD R.O.W. MON. (LEANING)

2355+00

N00°30'12"E 321.61'

(N00°08'53"E 260.59')

261.61'

N03°58'12"E 330.60'

(N03°09'01"E 331.13')

N 00° 31' 43" E
2,753.07'

2360+00

PC 2360+84.80

2365+00

N02°02'08"W 429.14'

(N02°17'35"W 429.22')

EXISTING R.O.W.

L2

(L3)

FENCE CORNER POST

CALCULATED POINT

WOOD R.O.W. MONUMENT

40' BUILDING LINE (PER PLAT)

UPPER TRINITY REGIONAL WATER DISTRICT
20' WATER LINE EASEMENT
DOC. 199700080625
O.R.D.C.T.

city of denton maintains

LOVE'S COUNTRY STORES ADDITION
CABINET I, PAGE 209
P.R.D.C.T.
(LOT 1, BLOCK 1
5.1312 ACRES)

MUSKET CORPORATION
APRIL 17, 1985
VOL. 1630, PG. 42
R.P.R.D.C.T.
(13.7027 ACRES)
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

(N89°00'00"W 316.23')

N 7,157,306.81
+ E 2,372,620.51

S89°28'06"E 299.44'

(S89°54'31"E 299.63')

EXISTING R.O.W.

F.M. 3163 (MILAM ROAD)

N89°10'44"W 298.92'

(N89°20'09"W 298.79')

EXISTING R.O.W.

APPROXIMATE CITY OF DENTON CITY LIMITS

WHOLISTIC FARMS, LLC
OCTOBER 1, 2007
DOC. 200700118767
O.R.D.C.T.
(8.968 ACRES)
(NO RIGHT-OF-ENTRY AT TIME OF SURVEY)

N 7,158,510.03
+ E 2,372,688.22

MATCH LINE SHEET 20A

MATCH LINE SHEET 20B

50' 0' 50' 100'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"

NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. TICK MARKS AT EACH QUADRANT OF THE MAP ARE GRID COORDINATES FOR GIS PURPOSES. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. THE FOLLOWING PUBLISHED PRIMARY GPS CONTROL POINTS WERE RECOVERED, ANALYZED, AND HELD HORIZONTALLY: E0610285, E0610295, E0610305, E0610315, E0610325, E0610335, E0610345, AND E0610355.
3. ABSTRACTING WAS PERFORMED FROM JUNE 2018 THROUGH JULY 2018.
4. FIELD SURVEYING WAS PERFORMED FROM JULY 2018 THROUGH FEBRUARY 2019.
5. RIGHT-OF-WAY MAPS WERE COMPLETED IN JUNE 2019.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. ** THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

NO.	DATE	REVISIONS

Texas Department of Transportation

McGRAY & McGRAY LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgry.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	20
		RCSJ	0195	02	079	

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C = CALCULATED D = DEED S = SURVEYED

J. AYERS SURVEY ABSTRACT NO. 2

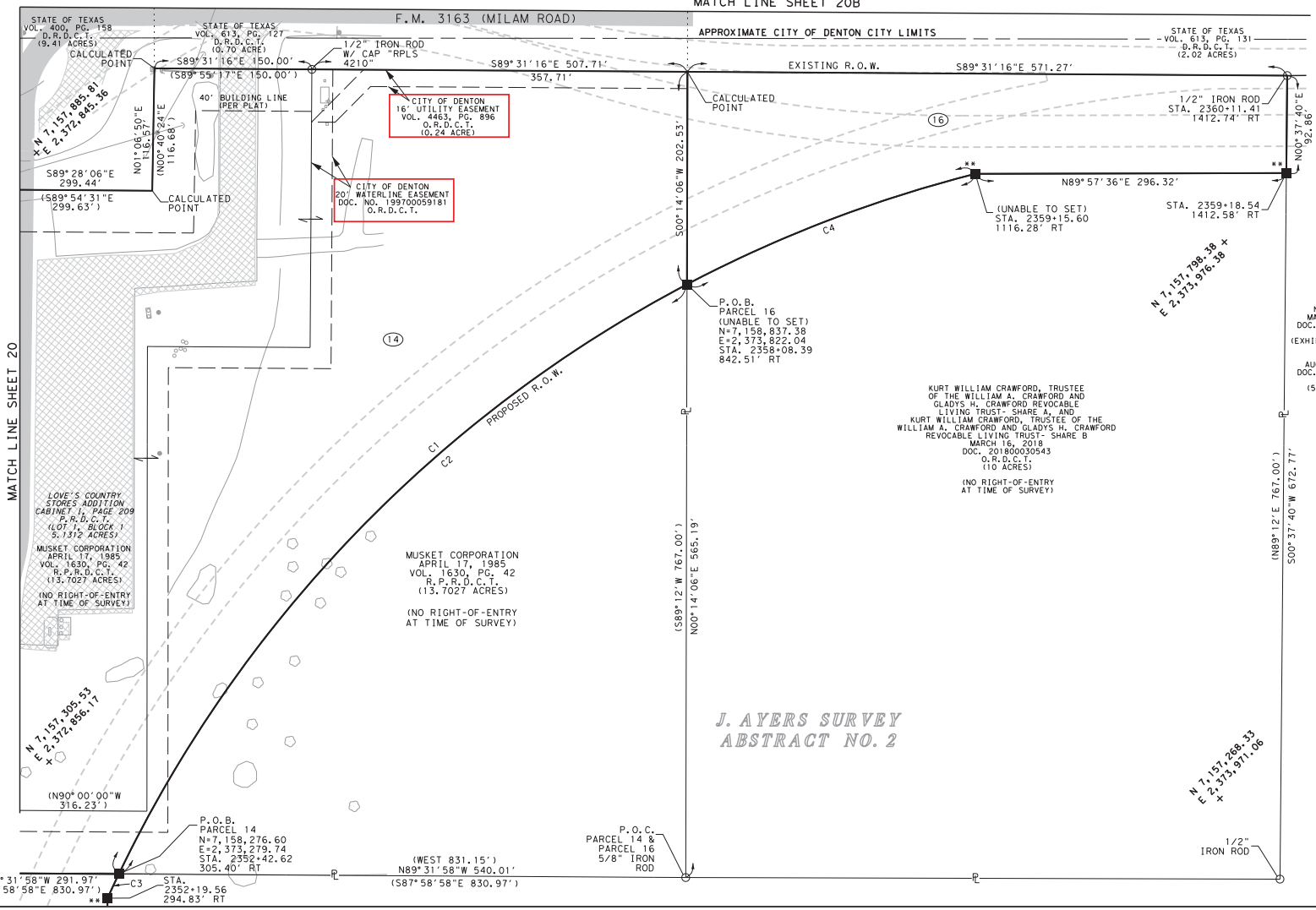
PARCEL NO.	EXISTING ACRES	LOT	BLOCK	OWNER	CONVEYANCE TYPE	CONVEYANCE FILM CODE	CONVEYANCE FILE NO.	ACQUISITION ACRES SQ. FT.	REMAINDER ACRES LEFT	REMAINDER ACRES RIGHT
14	D 13.7027			MUSKET CORPORATION				9.445 411,403		4.258
16	D 10			KURT WILLIAM CRAWFORD, TRUSTEE OF THE WILLIAM A. CRAWFORD AND GLADYS H. CRAWFORD REVOCABLE LIVING TRUST- SHARE A, AND KURT WILLIAM CRAWFORD, TRUSTEE OF THE WILLIAM A. CRAWFORD AND GLADYS H. CRAWFORD REVOCABLE LIVING TRUST- SHARE B				1.541 67,112		8.459

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	793.54'	1,242.00'	36°36'27"	N44°02'25"E	780.11'
C2	1,113.62	1,242.00'	51°22'24"	N50°15'10"E	1,076.69'
C3	25.37'	12,242.00'	01°10'13"	N25°09'05"E	25.37'
C4	294.71'	1,242.00'	13°35'44"	N69°08'30"E	294.02'

50' 0' 50' 100'

SCALE 1" = 50' 22"X34"
SCALE 1" = 100' 11"X17"



NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (SPCS), NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED ADJUSTMENT FACTOR OF 1.000150630. TICK MARKS AT EACH QUADRANT OF THE MAP ARE GRID COORDINATES FOR GIS PURPOSES. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.
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NO.	DATE	REVISIONS

Texas Department of Transportation

McGRAY & McGRAY LAND SURVEYORS, INC.
TBPLS FIRM # 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591
www.mcgray.com

IH 35

FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.				HIGHWAY NO.
6	TEXAS					IH 35
STATE DIST.	COUNTY		CONTROL NO.	SECTION NO.	JOB NO.	SHEET NO.
18	DENTON	CCSJ	0195	02	074	20A
		RCSJ	0195	02	079	

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U00017637

TxDOT Highway Project Number: 0195-02-074
TxDOT Parcel 01

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

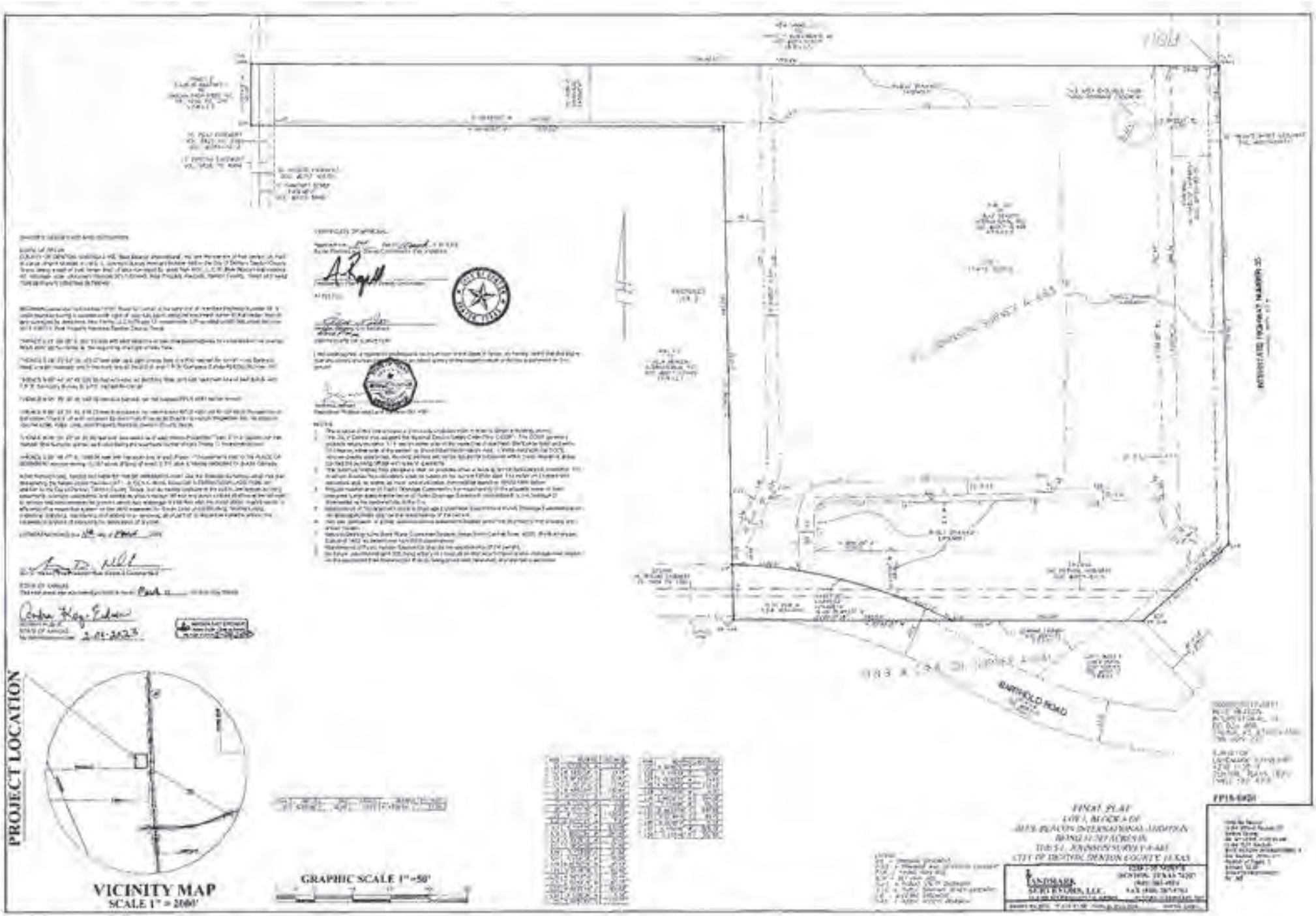
Utility Longitudinal Stations:
Sta 2234+38 LT to Sta 2241+57 LT

Existing Easement

Instrument Number
2019-171 & 2010-84664

LOT 1, BLOCK A OF
BLUE BEACON INTERNATIONAL ADDITION
BEING 11.787 ACRES IN
THE S.L. JOHNSON SURVEY A-683
CITY OF DENTON, DENTON COUNTY, TEXAS

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DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

MICHELLE FRENCH
DENTON COUNTY TAX ASSESSOR/COLLECTOR
P O BOX 90223
DENTON, TX 76202
(940) 349-3500

Tax Certificate

Property Account Number:
315333DEN

Statement Date:	03/21/2019
Owner:	BLUE BEACON INTERNATIONAL INC
Mailing Address:	ATTN GUY WALKER, 500 GRAVES
Property Location:	I35/BARTHOLD RD
Legal:	A0683A S L JOHNSON|TR 8A|21 ACRES|OLD DCAD TR 3B(1)|6A

TAX CERTIFICATE FOR ACCOUNT 315333DEN
AD NUMBER A0683A-000-0008-0004
GF NUMBER
CERTIFICATE NO 35884666

DATE 3/21/2019 PAGE 1 OF 1
FEE $10.00

PROPERTY DESCRIPTION
A0683A S L JOHNSON|TR 8A|21 ACRES|OLD DCAD TR 3B(1)|6A

I35/BARTHOLD RD
21 ACRES

COLLECTING AGENCY
DENTON COUNTY
P O BOX 90223
DENTON TX 76202

REQUESTED BY
LANDMARK SURVEYORS LLC

4238 I 35 NORTH
DENTON TX 76207

PROPERTY OWNER
BLUE BEACON INTERNATIONAL INC

ATTN: GUY WALKER, 500 GRAVES BLVD
SALINA KS 67402

THIS IS TO CERTIFY THAT, AFTER A CAREFUL CHECK OF THE RECORDS OF THE DENTON COUNTY TAX OFFICE, THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTEREST ARE DUE ON THE DESCRIBED PROPERTY

THE ABOVE DESCRIBED PROPERTY TAX MAY BE RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (IF APPLICABLE)

✓ TAXES FOR 2019 HAVE NOT BEEN BILLED OR CALCULATED.
____ 26.11 GOVERNMENT AQUISITION - PLEASE SEE ATTACHED WORKSHEET

CURRENT VALUES

LAND MKT VALUE	289,770	IMPROVEMENT	0
AG LAND VALUE	317,130	DEF HOMESTEAD	0
APPRAISED VALUE	606,900	LIMITED VALUE	0

EXEMPTIONS: Ag 1D1
LAWSUITS:

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2018	CITY OF DENTON	0.00	0.00	0.00	0.00	0.00	0.00
2018	CLEAR CREEK WATERSHED	0.00	0.00	0.00	0.00	0.00	0.00
2018	DENTON COUNTY	0.00	0.00	0.00	0.00	0.00	0.00
2018	DENTON ISD	0.00	0.00	0.00	0.00	0.00	0.00
						2018 SUB TOTAL	$0.00

TOTAL CERTIFIED TAX DUE 3/2019 : $ 0.00

ISSUED TO : LANDMARK SURVEYORS LLC
ACCOUNT NUMBER: 315333DEN

CERTIFIED BY: Michelle French
AUTHORIZED AGENT OF DENTON COUNTY

1 pages attached

COUNTY TAX OFFICE ★ TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 4/11/2019 11:03:53 AM
In the PLAT Records
BLUE BEACON INTERNATIONAL A
Doc Number: 2019 – 171
Number of Pages: 1
Amount: 50.00
Order#:20190411000227
By: MB

MA

Doc-84664
DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2010-84664
Recorded As : ERX-EASEMENT

Recorded On:	August 27, 2010
Recorded At:	02:16:14 pm
Number of Pages:	9
Recording Fee:	$43.00

Parties:

Direct- HAROLDSON L HUNT JR TRUST ESTATE

Indirect-

Receipt Number:	716856
Processed By:	Carmen Robinson

********** THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS)
COUNTY OF DENTON)

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed heron, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas

Doc-84564
DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

WATER LINE EASEMENT

EFFECTIVE DATE: As of August 24, 2010.

GRANTOR: HAROLDSON L. HUNT, JR. TRUST ESTATE
1601 Elm Street, Suite 4900
Dallas, Texas 75201

GRANTEE: HHEC SPINCO, LLC
1601 Elm Street, Suite 4900
Dallas, Texas 75201

GRANTOR PROPERTY: The GRANTOR PROPERTY is the real property located in Denton County, Texas and described on Exhibit A attached to and made a part of this Water Line Easement for all purposes.

GRANTEE PROPERTY: The GRANTEE PROPERTY is the real property located in Denton County, Texas and described on Exhibit B attached to and made a part of this Water Line Easement for all purposes.

EASEMENT PROPERTY: The EASEMENT PROPERTY is the real property located in Denton County, Texas and described on Exhibit C attached to and made a part of this Water Line Easement for all purposes.

PROJECT: The PROJECT(s) means one (1) underground water line, together with all necessary appurtenances (all of which shall be underground).

CONSIDERATION: The right in favor of GRANTOR, and its successor(s) as the owner(s) of the GRANTOR PROPERTY, which is hereby granted by GRANTEE, as the owner of the GRANTEE PROPERTY and on behalf of itself and its successor owner(s) of the GRANTEE PROPERTY, to tie into and use the PROJECT at any time located within the EASEMENT PROPERTY solely for the benefit of the GRANTOR PROPERTY, and/or Ten and No/100's dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of some consideration deemed valuable to GRANTOR being hereby expressly acknowledged and accepted by GRANTOR.

GRANT: GRANTOR, for the CONSIDERATION received by GRANTOR, hereby grants, sells, and conveys to GRANTEE an easement ("EASEMENT") in, upon, and across the EASEMENT PROPERTY, together with all and singular the rights and appurtenances thereto in any wise belonging according to the terms and provisions of this Water Line Easement, to have and hold it to GRANTEE and GRANTEE'S successors and assigns forever.

PURPOSE: The EASEMENT, rights, and privileges herein granted shall be used for the purpose of providing water service, constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading and expanding (but not beyond one line), removing, inspecting, patrolling, and/or repairing the PROJECT or any part of the PROJECT, and making connections therewith. GRANTEE shall have the right to place temporary equipment and supporting structures on the EASEMENT PROPERTY for use in constructing, placing, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading, expanding, removing, and/or repairing the PROJECT as provided above (collectively, "WORKING" or the "WORK"), but only for such time as is reasonably necessary to complete such WORK. GRANTEE shall have the right to temporarily use such portions of the property owned by GRANTOR along and adjacent to the EASEMENT PROPERTY and within twenty (20) feet of the EASEMENT PROPERTY as may be reasonably necessary in connection with the WORK (it is expressly agrees that no portion of the PROJECT shall be installed outside the EASEMENT PROPERTY).

ACCESS: GRANTEE shall have the right of pedestrian, equipment, and vehicular ingress and egress upon and across the EASEMENT PROPERTY at all times necessary for the above stated PURPOSE.

TERM: (a) The EASEMENT and other rights, privileges and access rights granted herein, as well as the covenants made herein, shall be perpetual and appurtenant to the land, and covenants running with the land, with respect to the GRANTOR PROPERTY, the GRANTEE PROPERTY, and the EASEMENT PROPERTY, until and unless the EASEMENT is abandoned by GRANTEE for a continuous period of two (2) years.

(b) Notwithstanding anything to the contrary contained herein or otherwise, GRANTOR and GRANTEE acknowledge and agree that it is their intention that this Water Line Easement provides the EASEMENT and other rights granted herein until such time as GRANTEE develops the GRANTEE PROPERTY and seeks a public easement across the EASEMENT PROPERTY for the same PURPOSE as defined in this Water Line Easement in favor of the City of Denton, Texas. GRANTEE agrees that at such time as GRANTEE seeks such a public easement for the PURPOSE that will affect the GRANTOR PROPERTY, GRANTEE shall pursue such public easement in the same location as the

Doc-84564
DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EASEMENT PROPERTY. Subject to the terms and provisions of this Water Line Easement, GRANTOR agrees to cooperate with GRANTEE in pursuing such public easement, provided such cooperation shall not require GRANTOR to incur any cost or expense or to grant or consent to any interests in the GRANTOR PROPERTY other than easement rights as described in this Water Line Easement affecting the EASEMENT PROPERTY. Upon the imposition of any public easement for the PURPOSE as contemplated in this paragraph that also permits GRANTOR and other users of the GRANTOR PROPERTY to tie into the water facilities located in such public easement, this Water Line Easement and the EASEMENT and other rights and privileges granted to GRANTEE pursuant to this Water Line Easement automatically shall terminate and be of no further force or effect, and GRANTEE agrees to execute a release and/or termination of this Water Line Easement which can be recorded in the Real Property Records of Denton County, Texas further evidencing and effecting such release and termination (although such document shall not be necessary to effect such release and termination).

TREES: GRANTEE shall have the right to cut, trim, and/or remove trees, shrubs, bushes, brush and vegetation within the EASEMENT PROPERTY as is necessary to realize the PURPOSE herein stated; provided, however, that if crops are being grown on the EASEMENT PROPERTY, GRANTEE shall be responsible to, and agrees to, pay the owner of such crops all damages suffered as a result of any activities of GRANTEE pursuant to this paragraph.

STRUCTURES: GRANTOR shall not construct or locate on the EASEMENT PROPERTY any structure, obstruction or improvement, except that GRANTOR shall be permitted to place within the EASEMENT PROPERTY any item(s) that do not unreasonably restrict or prevent GRANTEE from utilizing the EASEMENT PROPERTY for the stated PURPOSE, specifically including, without limitation, paved driveways, paved parking areas, paved sidewalks, paved walkways, concrete curbing, and landscaping (collectively, the "PERMITTED IMPROVEMENTS").

DAMAGES: It is understood and agreed that the CONSIDERATION received by GRANTOR includes adequate compensation for the grant of the EASEMENT and other rights, privileges and appurtenances contained in this instrument. Notwithstanding the foregoing, GRANTEE shall repair and/or restore the surface of the EASEMENT PROPERTY and the surface of GRANTOR's adjacent property to substantially the same condition as existed immediately prior to any damage thereto that is caused by GRANTEE's exercise of its rights hereunder; provided, however, that in no event shall GRANTEE have any obligation or liability to repair and/or restore any structure, obstruction or improvement located on the EASEMENT PROPERTY that is not permitted to be located thereon in this instrument.

MINERALS: GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR in, on, and under the EASEMENT PROPERTY, provided that GRANTOR shall not be permitted to, and shall not allow any party to, drill or excavate for minerals on or from the surface of the EASEMENT PROPERTY, but GRANTOR may extract oil, gas, or other minerals from and under the EASEMENT PROPERTY by directional drilling or other means which do not interfere with or disturb GRANTEE's use of the EASEMENT PROPERTY.

ASSIGNMENT AND MISCELLANEOUS: This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal and legal representatives, successors, and assigns, and shall be covenants running with the land benefiting and burdening the GRANTOR PROPERTY and the GRANTEE PROPERTY, as applicable. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees, authorized agents, licensees and permitees of GRANTEE. GRANTEE shall have the right to assign this instrument, and the rights and privileges hereunder in favor of GRANTEE, in whole or in part. This Water Line Easement may be executed in any number of counterparts, each of which shall be deemed an original and all of which considered together shall be deemed one and the same document. This Water Line Easement contains the entire agreement between GRANTOR and GRANTEE with respect to all matters contemplated hereby, and supersedes and replaces all other agreements, discussions or understandings.

[Remainder of page intentionally left blank.]

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DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXECUTED as of the EFFECTIVE DATE.

GRANTOR:

HAROLDSON L. HUNT, JR. TRUST ESTATE

By: John H. Creecy, Trustee
John W. Creecy,
Trustee

By: Margaret Reliher
Name:
Title: Member of Advisory Board

GRANTEE:

HHEC SPINCO, LLC

By: Ellen Hunt Flowers, Manager
Ellen Hunt Flowers,
Manager and Chairman of the Board

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 26, 2010, by John W. Creecy, Trustee of the Haroldson L. Hunt, Jr. Trust Estate, and Margaret Reliher, Member of the Advisory Board of the Haroldson L. Hunt, Jr. Trust Estate, an irrevocable trust created under the laws of the State of Texas, in such capacities on behalf of said trust.

DEANNA L. WILSON
Notary Public, State of Texas
My Commission Exp. 10-26-2011

Deanna L. Wilson
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on August 25, 2010, by Ellen Hunt Flowers, Manager and Chairman of the Board of HHEC SpinCo, LLC, a Delaware limited liability company, in such capacity on behalf of said limited liability company.

DEANNA L. WILSON
Notary Public, State of Texas
My Commission Exp. 10-26-2011

Deanna L. Wilson
Notary Public, State of Texas

Doc #24664
DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A

Description of Grantor Property

BEING a tract of land situated in the S. L. Johnson Survey, Abstract No. 683, Denton County, Texas, and being a portion of a called 97.500 acre tract of land conveyed to HREC SpinCo, LLC as evidenced in a Special Warranty Deed recorded in County Clerk's Document No. 2008-97810 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 97.500 acre tract, same being in Barthold Road (no record found), said corner also being on the called south line of said S. L. Johnson Survey, said corner also being the northeast corner of a called 9.9777 acre tract of land conveyed to Anjum Investments LP as evidenced in a deed recorded in Document No. 2006-44715 R.P.R.D.C.T., said corner also being on the west right of way line of Interstate Highway No. 35E (a variable width right of way);

THENCE North 89°25'02" West, along the south line of said 97.500 acre tract, the north line of said 9.9777 acre tract, the north line of a called 12.980 acre tract of land conveyed to County 20 Storage and Transfer, Inc., as evidenced in a deed recorded in Volume 5278, Page 3247, R.P.R.D.C.T., and the north line of a called 12.324 acre tract of land conveyed to Willard E. Simpson as evidenced in a deed recorded in Volume 1092, Page 68, R.P.R.D.C.T., and with Barthold Road, a distance of 1166.78 feet to the southwest corner of said 97.500 acre tract;

THENCE North 00°21'56" East, along the west line of said 97.500 acre tract, the east line of a called Tract 3 conveyed to Harlan Properties, Inc., as evidenced in a deed recorded in Volume 4296, Page 1246, R.P.R.D.C.T., and generally along a barbed wire fence, passing at a distance of 32.1 feet, a fence corner post marking the southwest corner of said barbed wire fence, and continuing for a total distance of 722.42 feet to a corner;

THENCE South 89°25'02" East, departing the west line of said 97.500 acre tract, the east line of said Tract 3 and along a line that is 722.41 feet north of and parallel with the south line of said 97.500 acre tract, a distance of 1267.23 feet to a corner on the east line of said 97.500 acre tract, same being on the west right of way line of aforementioned Interstate Highway No. 35E;

THENCE in a southerly direction, along the east line of said 97.500 acre tract and the west right of way line of said Interstate Highway No. 35E, the following:

South 00°44'00" East, a distance of 622.70 feet to a north corner of a visibility clip at the intersection of the west right of way line of said Interstate Highway No. 35E and aforementioned Barthold Road;

South 48°51'52" West (called South 44°55'00" West), along said visibility clip, a distance of 150.07 feet (called 153.79 feet) to the POINT OF BEGINNING and containing 21.000 acres (914,758 square feet) of land, more or less.

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EXHIBIT B

Description of Grantee Property

BEING a tract of land situated in the S. L. Johnson Survey, Abstract No. 683, Denton County, Texas, and being all of a called 97.756 acre tract of land conveyed to Hassie Hunt Exploration Company as evidenced in a Special Warranty Deed recorded in Volume 1789, Page 671 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 97.756 acre tract, same being in Barthold Road (no record found), said corner also being on the called south line of said S. L. Johnson Survey, said corner also being the northeast corner of a called 9.9777 acre tract of land conveyed to Anjum Investments LP as evidenced in a deed recorded in Document No. 2006-44715 R.P.R.D.C.T., said corner also being on the west right of way line of Interstate Highway No. 35E (a variable width right of way);

THENCE North 89°25'02" West (called North 89°26'00" West), along the south line of said 97.756 acre tract, the north line of said 9.9777 acre tract, the north line of a called 12.960 acre tract of land conveyed to County 20 Storage and Transfer, Inc., as evidenced in a deed recorded in Volume 5278, Page 3247, R.P.R.D.C.T., and the north line of a called 12.324 acre tract of land conveyed to Willard E. Simpson as evidenced in a deed recorded in Volume 1092, Page 68, R.P.R.D.C.T., and with Barthold Road, a distance of 1166.78 feet (called 1172.01 feet) to the southwest corner of said 97.756 acre tract;

THENCE North 00°21'56" East (called North 00°23'03" East), along the west line of said 97.756 acre tract, the east line of a called Tract 3 conveyed to Harlan Properties, Inc., as evidenced in a deed recorded in Volume 4296, Page 1246, R.P.R.D.C.T., and generally along a barbed wire fence, passing at a distance of 32.1 feet, a fence corner post marking the southwest corner of said barbed wire fence, and continuing for a total distance of 3363.31 feet (called 3372.97 feet) to a 6-inch pipe fence corner post found for the northwest corner of said 97.756 acre tract, same being the southwest corner of a called 12.763 acre tract of land conveyed to Hilltop Dreams, LLC as evidenced in a deed recorded in Document No. 2006-9985, R.P.R.D.C.T.;

THENCE South 89°18'32" East (called South 89°19'58" East), along the north line of said 97.756 acre tract and the south line of said 12.763 acre tract and generally along a barbed wire fence, a distance of 1239.35 feet (called 1237.34 feet) to the east common corner of said 97.756 acre tract and said 12.763 acre tract, same being on the west right of way line of aforementioned Interstate Highway No. 35E;

THENCE in a southerly direction, along the east line of said 97.756 acre tract and the west right of way line of said Interstate Highway No. 35E, the following:

South 00°44'00" East, passing at a distance of 46.0 feet, a wooden right of way monument, passing at a distance of 953.0 feet, a wooden right of way monument, continuing for a total distance of 2436.30 feet to a corner;

South 10°54'09" West (called South 10°35'40" West), a distance of 107.66 feet (called 107.23 feet) to a wooden right of way monument found for a corner;

South 00°44'00" East, a distance of 720.67 feet to a north corner of a visibility clip at the intersection of the west right of way line of said Interstate Highway No. 35E and aforementioned Barthold Road;

South 45°51'52" West (called South 44°55'00" West), along said visibility clip, a distance of 150.07 feet (called 153.79 feet) to the POINT OF BEGINNING and containing 97.500 acres (4,247,095 square feet) of land, more or less.

SAVE AND EXCEPT THE FOLLOWING 21 ACRE TRACT:

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BEING a tract of land situated in the S. L. Johnson Survey, Abstract No. 683, Denton County, Texas, and being a portion of a called 97.500 acre tract of land conveyed to HHEC SpinCo, LLC as evidenced in a Special Warranty Deed recorded in County Clerk's Document No. 2008-97810 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 97.500 acre tract, same being in Barthold Road (no record found), said corner also being on the called south line of said S. L. Johnson Survey, said corner also being the northeast corner of a called 9.9777 acre tract of land conveyed to Anjum Investments LP as evidenced in a deed recorded in Document No. 2006-44715 R.P.R.D.C.T., said corner also being on the west right of way line of Interstate Highway No. 35E (a variable width right of way);

THENCE North 89°25'02" West, along the south line of said 97.500 acre tract, the north line of said 9.9777 acre tract, the north line of a called 12.980 acre tract of land conveyed to County 20 Storage and Transfer, Inc., as evidenced in a deed recorded in Volume 5278, Page 3247, R.P.R.D.C.T., and the north line of a called 12.324 acre tract of land conveyed to Willard E. Simpson as evidenced in a deed recorded in Volume 1092, Page 68, R.P.R.D.C.T., and with Barthold Road, a distance of 1166.78 feet to the southwest corner of said 97.500 acre tract;

THENCE North 00°21'56" East, along the west line of said 97.500 acre tract, the east line of a called Tract 3 conveyed to Harlan Properties, Inc., as evidenced in a deed recorded in Volume 4296, Page 1246, R.P.R.D.C.T., and generally along a barbed wire fence, passing at a distance of 32.1 feet, a fence corner post marking the southwest corner of said barbed wire fence, and continuing for a total distance of 722.42 feet to a corner;

THENCE South 89°25'02" East, departing the west line of said 97.500 acre tract, the east line of said Tract 3 and along a line that is 722.41 feet north of and parallel with the south line of said 97.500 acre tract, a distance of 1267.23 feet to a corner on the east line of said 97.500 acre tract, same being on the west right of way line of aforementioned Interstate Highway No. 35E;

THENCE in a southerly direction, along the east line of said 97.500 acre tract and the west right of way line of said Interstate Highway No. 35E, the following:

South 00°44'00" East, a distance of 622.70 feet to a north corner of a visiblity clip at the intersection of the west right of way line of said Interstate Highway No. 35E and aforementioned Barthold Road;

South 48°51'52" West (called South 44°55'00" West), along said visibility clip, a distance of 150.07 feet (called 153.79 feet) to the POINT OF BEGINNING and containing 21.000 acres (914,758 square feet) of land, more or less.

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EXHIBIT C

15' WIDE WATER EASEMENT
0.267 ACRE
S. L. JOHNSON SURVEY, ABSTRACT NO. 683
CITY OF DENTON
DENTON COUNTY, TEXAS

BEING a 15-foot wide tract of land situated in the S. L. Johnson Survey, Abstract No. 683, City of Denton, Denton County, Texas, and being situated in a called 21.000 acre tract of land conveyed to Haroldson L. Hunt, Jr. Trust Estate, as evidenced in a Special Warranty Deed recorded in Document No. 2009-75411 of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the southeast corner of said 21.000 acre tract, same being at the intersection of the west right-of-way line of Interstate Highway No. 35E (a variable width right-of-way) with an asphalt road known as Barthold Road (no record found);

THENCE North 89°25'02" West, along the south line of said 21.000 acre tract and with said Barthold Road, a distance of 22.54 feet to a corner;

THENCE North 48°51'52" East, departing the south line of said 21.000 acre tract and said Barthold Road and along a line that is 15 feet west of and parallel with the east line of said 21.000 acre tract and the west right-of-way line of said Interstate Highway No. 35E, a distance of 159.97 feet to a corner;

THENCE North 00°44'00" West, continuing along a line that is 15 feet west of and parallel with the east line of said 21.000 acre tract and the west right-of-way line of said Interstate Highway No. 35E, a distance of 616.11 feet to a corner on the north line of said 21.000 acre tract;

THENCE South 89°25'02" East, along the north line of said 21.000 acre tract, a distance of 15.00 feet to a 5/8-inch "KHA" capped iron rod set for the northeast corner of said 21.000 acre tract, same being on the west right-of-way line of said Interstate Highway No. 35E;

THENCE South 00°44'00" East, along the east line of said 21.000 acre tract and the west right-of-way line of said Interstate Highway No. 35E, a distance of 622.70 feet to a corner;

THENCE South 48°51'52" West, continuing along the east line of said 21.000 acre tract and the west right-of-way line of said Interstate Highway No. 35E, a distance of 150.07 feet to the **POINT OF BEGINNING** and containing 0.267 of an acre (11,616 square feet) of land, more or less.

NOTE:
Bearings based upon the east line of a called 21.000 acre tract of land as described in a deed recorded in Document No. 2009-75411, Real Property Records of Denton County, Texas, said bearing being South 00°44'00" East. (CM) indicates controlling monument.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

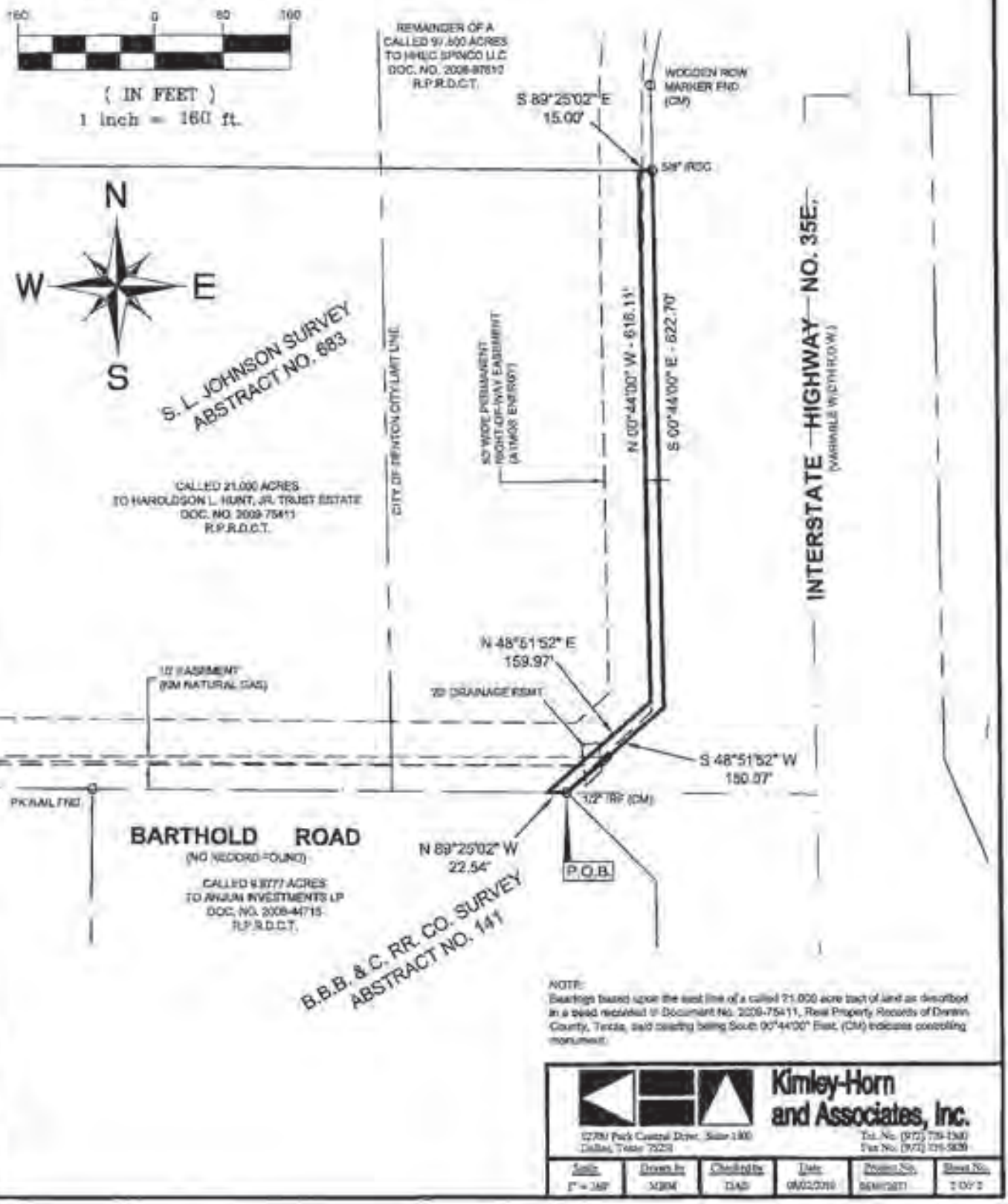
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1" = 80'	MMM	DAB	04/02/2019	063612017	1 OF 2

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EXHIBIT C

(Page 2 of 2)

15' WIDE WATER EASEMENT
0.267 ACRE
S. L. JOHNSON SURVEY, ABSTRACT NO. 683
CITY OF DENTON
DENTON COUNTY, TEXAS



NOTE:
Bearings based upon the east line of a called 21.000 acre tract of land as described in a deed recorded in Document No. 2009-75411, Real Property Records of Denton County, Texas, said casting being South 00°44'00" East. (CM) indicates controlling monument.

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1400
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 160'	MBM	DAD	08/02/2019	069613201	2 OF 2

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

METES & BOUNDS DESCRIPTION
WATER AND WASTEWATER AND ELECTRIC EASEMENT

EXHIBIT A
PARCEL 074-1 WWEE

BEING a 16,359 square foot (0.3755 acre) tract of land situated in the BBB & C RR CO Survey, Abstract No. 141, Denton County, Texas, and being part of Lot 1, Block A, Blue Beacon International Addition, an addition to the City of Denton according to the plat recorded in Instrument No. 2019-171, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of Parcel 1, Part 2 described in Special Warranty Deed to The State of Texas recorded in Instrument No. 2021-148586, said Official Public Records, and being the northeast corner of said Lot 1, from which a 5/8-inch iron rod with cap stamped "KHA" found bears North 89°49'00" West, a distance of 0.23 feet;

THENCE North 89°49'00" West, along the north line of said Parcel 1, Part 2, a distance of 75.87 feet to the **POINT OF BEGINNING**, being the northwest corner of said Parcel 1, Part 2, and being at the beginning of a non-tangent curve to the left having a central angle of 0°17'11", a radius of 14295.00 feet, a chord bearing and distance of South 0°59'07" East, 71.48 feet;

THENCE along the west line of said Parcel 1 and along the west right-of-way line of Interstate Highway No. 35, a variable width right-of-way, the following three (3) calls:

in a southeasterly direction, with said curve to the left, an arc distance of 71.48 feet to a point for corner;
South 6°17'58" West, a distance of 92.82 feet to a point for corner;
South 5°33'54" West, a distance of 343.09 feet to a point for corner, from which a 5/8-inch iron rod with cap stamped "TXDOT" found for the southwest corner of said Parcel 1, Part 2, bears South 1°07'42" East, a distance of 216.98 feet;

THENCE South 49°34'40" West, departing the said west line and the said west right-of-way line, a distance of 69.45 feet to a point for corner;

THENCE South 86°52'15" West, a distance of 25.46 feet to a point for corner;
THENCE North 49°39'30" East, a distance of 62.57 feet to a point for corner;
THENCE North 5°33'57" East, a distance of 351.26 feet to a point for corner;
THENCE North 6°17'58" East, a distance of 91.07 feet to a point for corner;

THENCE North 0°58'54" West, a distance of 70.22 feet to a point for corner in the north line of said Lot 1;

THENCE South 89°49'00" East, along the said north line, a distance of 30.01 feet to the **POINT OF BEGINNING** and containing 16,359 square feet or 0.3755 acres of land, more or less.

NOTES
Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

3/23/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

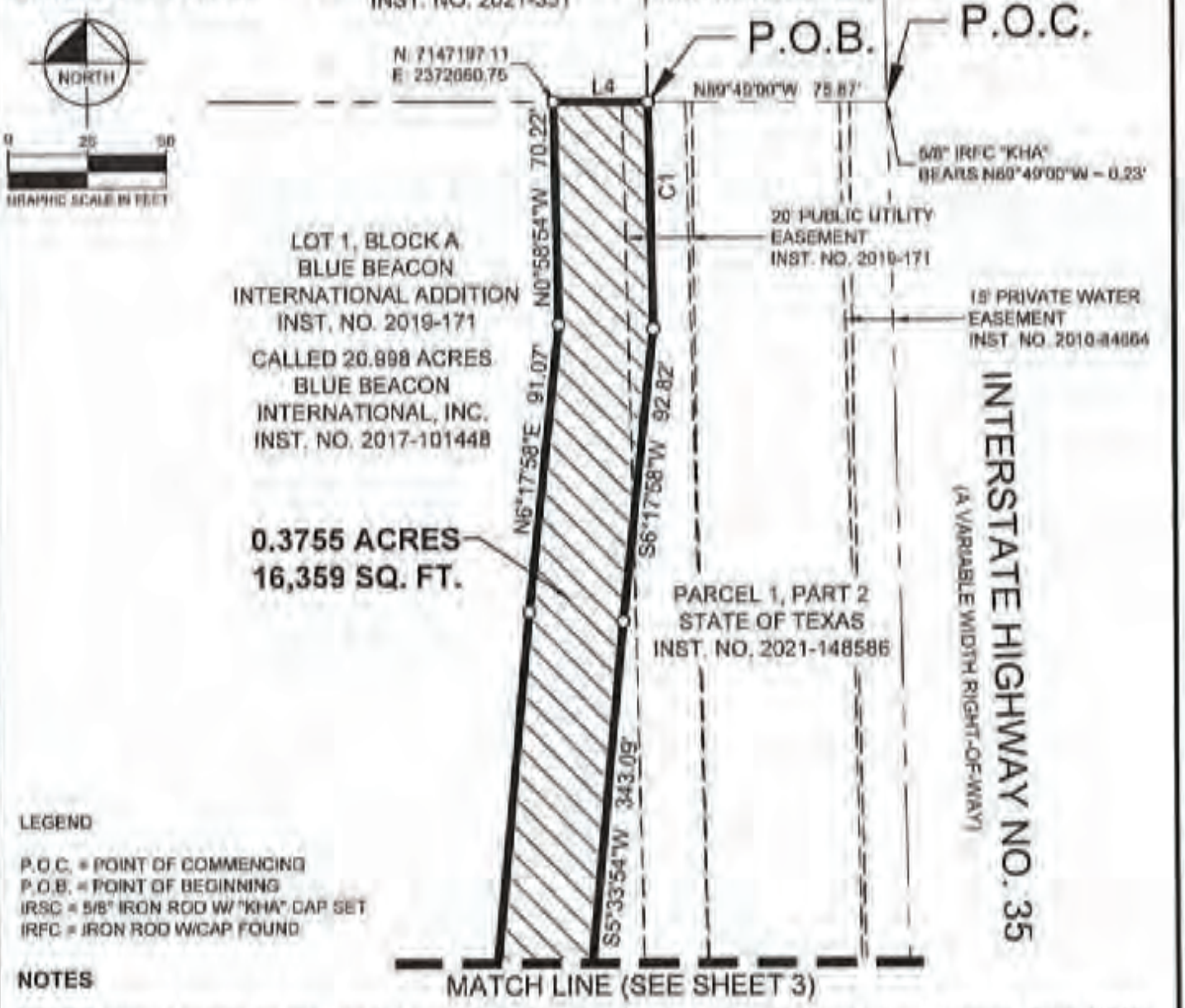
WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194096
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DM3	JDW	3/23/2022	061034643	1 OF 3

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EXHIBIT B
PARCEL 074-1 WWEE



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

3/23/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
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STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

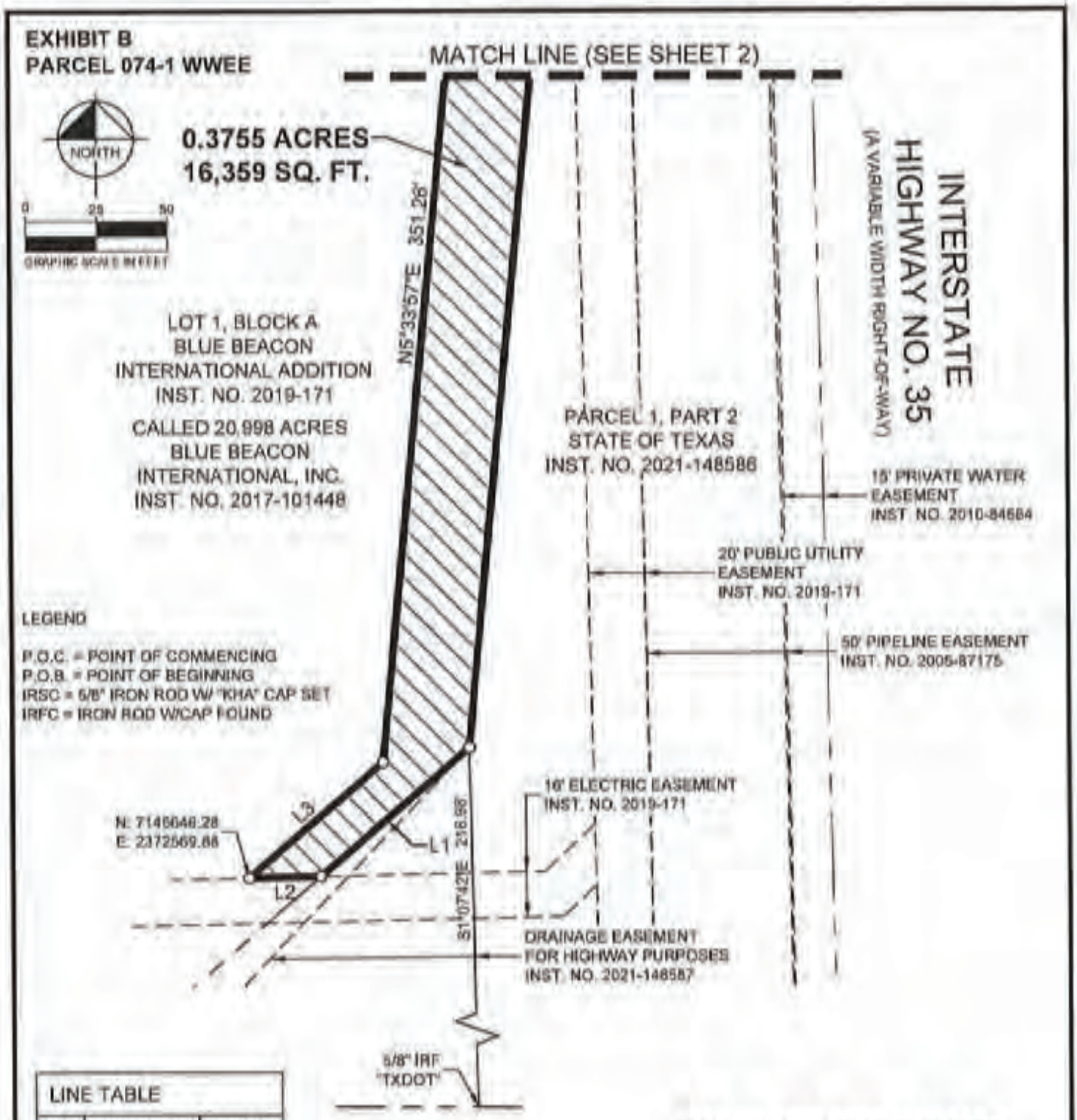
WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194840
Tel No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	3/23/2022	061924043	2 OF 5

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EXHIBIT B
PARCEL 074-1 WWEE



LINE TABLE		
NO.	BEARING	LENGTH
L1	S40°34'40"W	69.45'
L2	S86°52'15"W	25.46'
L3	N49°39'30"E	62.57'
L4	S89°49'00"E	30.01'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°17'11"	14295.00'	71.48'	S90°59'07"E	71.48'

WATER AND WASTEWATER
AND ELECTRIC EASEMENT
BBB & C RR CO SURVEY
ABSTRACT NO. 141
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	DMD	JDW	03/30/2022	061034043	3 OF 3

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U00017637

TxDOT Highway Project Number: 0195-02-074
TxDOT Parcel 02

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

Utility Longitudinal Stations:
Sta 2226+58 RT to Sta 2280+10 RT

Existing Easement

Instrument Number
DOC# 1997-069142 & DOC# 1997-072074

BEING 4.2005 ACRES IN THE
IGNACIO DE-LOS-SANTOS COY SURVEY A-212,
S.L. JOHNSON SURVEY A-683,
ALEXANDER WHITE SURVEY A-1406
BEING PART OF A 397.160 ACRE TRACT
CATDENTON 35 SIX, INC.
CITY OF DENTON, DENTON COUNTY, TEXAS

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

WATER LINE EASEMENT 069142

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

That FUF, INC., a Delaware corporation, of 1601 Elm Street, Suite 3400, Dallas, Dallas County, Texas 75201 ("Grantor"), in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the CITY OF DENTON, TEXAS ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee an easement and right-of-way for the purposes of operating, repairing, and maintaining one underground water transmission line for the transportation of water ("Water Line") in, upon, and across the following described property of Grantor situated in Denton County, Texas, A. White Survey, Abstract No. 1406, to wit:

SEE ATTACHED "EXHIBIT A" FOR A METES AND BOUNDS DESCRIPTION OF PERMANENT WATER LINE EASEMENT AND "EXHIBIT C" FOR A DRAWING OF "EXHIBIT A."

In addition to the Water Line easement set forth on Exhibit "A", Grantee is hereby granted a temporary construction easement for the initial construction of said Water Line described as follows:

SEE ATTACHED "EXHIBIT B" FOR A METES AND BOUNDS DESCRIPTION OF THE TEMPORARY CONSTRUCTION EASEMENT AND "EXHIBIT C" FOR A DRAWING OF "EXHIBIT B."

Upon conclusion of said Water Line installation, the temporary construction easement shall terminate.

Grantee shall have the right to remove trees and brush located upon the right-of-way which will interfere with Grantee's Water Line thereon (but only if necessary for construction or maintenance of the Water Line). Grantee, its successors and assigns, are specifically restricted from building or causing or permitting to be built any building, gates, or other structures above ground upon the Water Line easement. The initial construction of the Water Line will be handled pursuant to a letter agreement to be entered into by Grantor and Grantee prior to such construction. If Grantee must cut a fence, Grantee must, prior to such cutting, install a temporary fence so as to secure Grantor's property and prevent the escape of cattle or stock through the fence cut. Upon termination of the work which necessitated the fence cut, Grantee shall remove the temporary fences, and, at its option, either restore the fences to their original condition or install gates on those locations where fences cross the Water Line. Further,

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Grantee shall promptly close and lock (if applicable) all gates which Grantee uses in its operations hereunder, to prevent the escape of cattle or stock through any open gate.

This Water Line easement is granted upon the condition, and Grantee, for itself and on behalf of its successors and assigns, agrees that it will at all times during and after any work performed in connection with the construction, reconstruction, relocation or repair of the said Water Line, restore and repair the said premises and appurtenances of Grantor including any lands, roads, structures, fences, pastures, terraces, contours, streams, ponds or drainage ditches, now or hereinafter located on the above described property to the condition in which same were found before such work was undertaken, and to immediately pay Grantor for injuries to or death of livestock caused by Grantee's activities conducted hereunder. Grantee hereby agrees that in the use of the rights and privileges herein granted, the Grantee will not create a nuisance.

Grantor shall bury the Water Line at least four feet (4') beneath the surface of the earth. Grantee shall place signs on all fence crossings to indicate the presence of and direction of the Water Line.

This grant of easement is for right-of-way purposes only, and this instrument does not convey any other interest or rights in said land or in any oil, gas, gravel, or other minerals or water rights therein, thereunder or thereon.

The rights and privileges herein granted may not be assigned or transferred in whole or in part without the prior approval and written consent of Grantor.

Grantee hereby agrees to include a provision in all its contracts with contractors performing work as contemplated hereby, whereby such contractors shall indemnify and hold harmless Grantor, and its affiliates, from any loss which is due to or arises from any cause and is associated in whole or in part with any operations performed by such contractor, its agents, contractors, officers, employees, representatives and subcontractors, under the contract, a breach of the contract, or any activity or omission arising out of performance or non-performance of the contract. As used in this paragraph, "loss" includes any and all losses, damages, liabilities, claims, demands, actions, suits, judgments, causes of action, penalties, fines, costs and expenses of any nature whatsoever, including reasonable attorneys' fees and court costs, which may result from injury to or death of any person and/or damage to or loss or destruction of any property whatsoever.

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TO HAVE AND TO HOLD the rights herein granted unto the Grantee for so long and only so long as the easement described in Exhibit "A" is used for the purposes herein set forth and in accordance with the provisions hereof; and when said premises shall cease to be used for such purposes or the provisions have not been met for a period of one hundred eighty (180) days, then and thereupon this grant shall terminate. Upon termination of this easement, all facilities, appurtenances or improvements remaining upon Grantor's property shall, upon request of Grantor, be removed by and at the expense of Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand, this the 25th day of September, 1997.

Grantor: FUF, INC.

By: Donald D. Dillard

Donald D. Dillard
Title: Vice President

ACCEPTED this 29th day of September, 1997, for the City of Denton, Texas (Resolution No. 91-073).

By: Roger N. Wilkinson

Roger N. Wilkinson, Right-of-Way Agent

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on September 25, 1997, by Donald D. Dillard, Vice President of FUF, Inc., a Delaware corporation, on behalf of said corporation.

My commission expires: 1-2-98

Sherri Williamson

Notary Public in and for
The State of Texas

SHERRI WILLIAMSON
MY COMMISSION EXPIRES
January 2, 1998

After recording return to:
Attn: Roger N. Wilkinson
City of Denton, Texas
221 N. Elm
Denton, TX 76201

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FOR ALAN PLUMMER, PARCEL NO. 179
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "A"
PERMANENT WATER LINE EASEMENT
A. WHITE SURVEY, A-1406
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the A. White Survey, Abstract No. 1406, said strip being out of a 9.803 acre tract of land conveyed to FUF, Inc. by deed as recorded in Deed Book I.D. No. 94-R0053805 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed variable width Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at the northwest property corner of the said FUF tract, said point also being the southwest property corner of a tract of land conveyed to Rancho Vista as described on Page 481 of the deed recorded in Volume 2095, Page 465 of the D.R.D.C.T., said point also being on the existing easterly right-of-way line of Interstate Highway No. 35;

THENCE, North 59 degrees 59 minutes 07 seconds East, along the northerly property line of the said FUF tract and along the southerly property line of the said Rancho Vista tract, 22.68 feet to a point;

THENCE, South 04 degree 52 minutes 32 seconds East 234.45 feet to a point;

THENCE, South 21 degrees 55 minutes 50 seconds East 247.51 feet to a point;

THENCE, South 36 degrees 03 minutes 37 seconds East 99.45 feet to a point;

THENCE, South 57 degrees 37 minutes 57 seconds East 79.68 feet to a point;

THENCE, South 30 degrees 49 minutes 13 seconds West 39.14 feet to a point on the southwesterly property line of the said FUF tract and on the northeasterly right-of-way line of the said I-35 Highway, said point being at the beginning of a curve to the right whose center bears North 36 degrees 58 minutes 35 seconds East 513.00 feet;

THENCE, in a northwesterly direction along the said property line and the said right-of-way line and along the said curve, through a central angle of 20 degrees 37 minutes 26 seconds and an arc length of 184.66 feet to a point;

THENCE, North 20 degrees 43 minutes 44 seconds West, continuing along the said property line and the said right-of-way line, 264.23 feet to a point;

THENCE, North 01 degree 52 minutes 32 seconds West, along the westerly property line of the said FUF tract and along the said easterly right-of-way line of the I-35 Highway, 227.29 feet to the POINT OF BEGINNING.

The proposed Permanent Water Line Easement being herein described contains 0.3663 acres (15,958 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

Date of Survey: 8-09-96
Revised 03-12-97
Revised 03-13-97

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 179
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
A. WHITE SURVEY, A-1406
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the A. White Survey, Abstract No. 1406, said strip being out of a 9.603 acre tract of land conveyed to FUF, Inc. by deed as recorded in Deed Book I.D. No. 94-R0063805 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the northerly property line of the said FUF tract, said point being located North 59 degrees 59 minutes 07 seconds East 22.68 from it's northwest property corner;

THENCE, North 59 degrees 59 minutes 07 seconds East, along the said northerly property line, 22.68 feet to a point;

THENCE, South 01 degree 52 minutes 32 seconds East 241.61 feet to a point;

THENCE, South 21 degrees 55 minutes 50 seconds East 241.50 feet to a point;

THENCE, South 36 degrees 03 minutes 37 seconds East 93.16 feet to a point;

THENCE, South 57 degrees 37 minutes 57 seconds East 98.33 feet to a point;

THENCE, South 30 degrees 49 minutes 13 seconds West, 60.37 feet to a point on the southwesterly property line of the said FUF tract, said point being at the beginning of a curve to the right whose center bears North 34 degrees 44 minutes 02 seconds East 513.00 feet;

THENCE, in a northwesterly direction along the said property line and along said curve, through a central angle of 02 degrees 14 minutes 33 seconds and an arc length of 20.08 feet to a point;

THENCE, North 30 degrees 49 minutes 13 seconds East 39.14 feet to a point;

THENCE, North 57 degrees 37 minutes 57 seconds West 79.68 feet to a point;

THENCE, North 36 degrees 03 minutes 37 seconds West 99.45 feet to a point;

THENCE, North 21 degrees 55 minutes 50 seconds West 247.51 feet to a point;

THENCE, North 01 degree 52 minutes 32 seconds West 234.45 feet to the POINT OF BEGINNING.

The proposed Temporary Construction Easement being herein described contains 0.3288 acres (14,323 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183



Date of Survey 8-09-96
Revised 03-12-97
Revised 03-13-97

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: A. WHITE SURVEY, A-1406
LOCATION : DENTON COUNTY, TEXAS
WHOLE PROPERTY AREA: 9.603 AC.
PERMANENT WATER LINE ESMT.: 0.3663 AC.
TEMPORARY CONSTRUCTION ESMT.: 0.3288 AC.

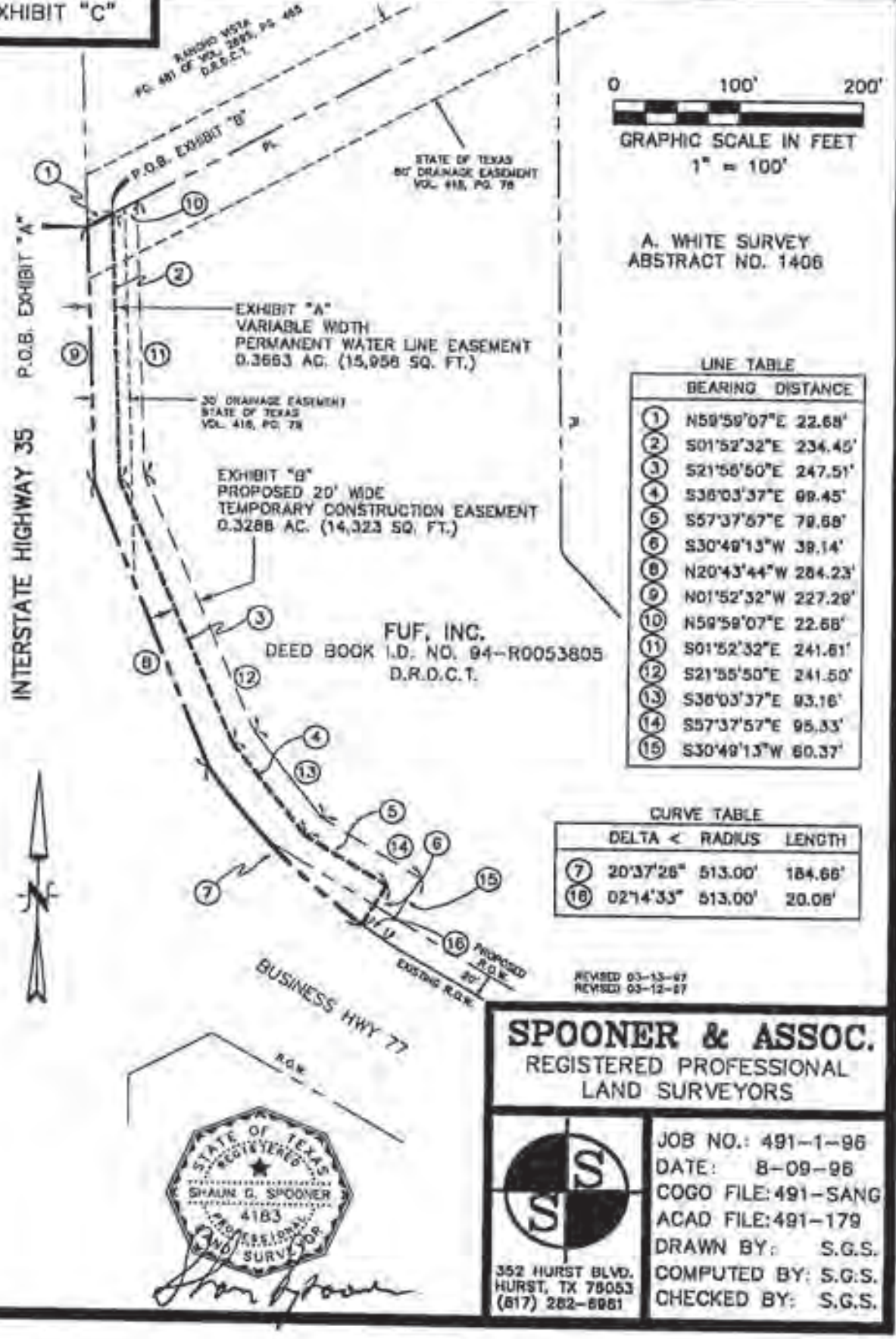
PARCEL 179 FOR ALAN PLUMMER

SANGER WATER LINE
DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

DRAWING OF EXHIBITS "A" & "B"

EXHIBIT "C"



LINE TABLE

	BEARING	DISTANCE
1	N59°59'07"E	22.68'
2	S01°52'32"E	234.45'
3	S21°55'50"E	247.51'
4	S36°03'37"E	99.45'
5	S57°37'57"E	79.68'
6	S30°49'13"W	39.14'
8	N20°43'44"W	284.23'
9	N01°52'32"W	227.29'
10	N59°59'07"E	22.68'
11	S01°52'32"E	241.81'
12	S21°55'50"E	241.50'
13	S36°03'37"E	93.16'
14	S57°37'57"E	95.33'
15	S30°49'13"W	60.37'

CURVE TABLE

	DELTA <	RADIUS	LENGTH
7	20°37'26"	513.00'	184.66'
16	02°14'33"	513.00'	20.06'

REVISED 03-13-97
REVISED 03-12-97

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

352 HURST BLVD.
HURST, TX 76053
(817) 282-6981

JOB NO.: 491-1-96
DATE: 8-09-96
COGO FILE: 491-SANG
ACAD FILE: 491-179
DRAWN BY: S.G.S.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return To:

City Of Denton
Engineering & Transportation Dep.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE JIM HODGES/COUNTY CLERK

On Oct 01 1997
At 3:32pm

Doc/Num : 97-R0069142
Doc/Type : LOS
Recording: 16.00
Doc/Mgmt : 6.00
Receipt #: 31814
Deputy - BRANDIE

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

072074

WATER LINE EASEMENT

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

That RANCHO VISTA DEVELOPMENT COMPANY, a Delaware corporation, of 1601 Elm Street, Suite 3400, Dallas, Dallas County, Texas 75201 ("Grantor"), in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the CITY OF DENTON, TEXAS ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee an easement and right-of-way for the purposes of operating, repairing, and maintaining one underground water transmission line for the transportation of water ("Water Line") in, upon, and across the following described property of Grantor situated in Denton County, Texas, S. L. Johnson Survey, Abstract No. 683, to wit:

SEE ATTACHED "EXHIBIT A" FOR A METES AND BOUNDS DESCRIPTION OF PERMANENT WATER LINE EASEMENT AND "EXHIBIT C" FOR A DRAWING OF "EXHIBIT A."

In addition to the Water Line easement set forth on Exhibit "A", Grantee is hereby granted a temporary construction easement for the initial construction of said Water Line described as follows:

SEE ATTACHED "EXHIBIT B" FOR A METES AND BOUNDS DESCRIPTION OF THE TEMPORARY CONSTRUCTION EASEMENT AND "EXHIBIT C" FOR A DRAWING OF "EXHIBIT B."

Upon conclusion of said Water Line installation, the temporary construction easement shall terminate.

Grantee shall have the right to remove trees and brush located upon the right-of-way which will interfere with Grantee's Water Line thereon (but only if necessary for construction or maintenance of the Water Line). Grantee, its successors and assigns, are specifically restricted from building or causing or permitting to be built any building, gates, or other structures above ground upon the Water Line easement. The initial construction of the Water Line will be handled pursuant to a letter agreement to be entered into by Grantor and Grantee prior to such construction. If Grantee must cut a fence, Grantee must, prior to such cutting, install a temporary fence so as to secure Grantor's property and prevent the escape of cattle or stock through the fence cut. Upon termination of the work which necessitated the fence cut, Grantee shall remove the temporary fences, and, at its option, either restore the fences to their original condition or install gates on those locations where fences cross the Water Line. Further,

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Grantee shall promptly close and lock (if applicable) all gates which Grantee uses in its operations hereunder, to prevent the escape of cattle or stock through any open gate.

This Water Line easement is granted upon the condition, and Grantee, for itself and on behalf of its successors and assigns, agrees that it will at all times during and after any work performed in connection with the construction, reconstruction, relocation or repair of the said Water Line, restore and repair the said premises and appurtenances of Grantor including any lands, roads, structures, fences, pastures, terraces, contours, streams, ponds or drainage ditches, now or hereinafter located on the above described property to the condition in which same were found before such work was undertaken, and to immediately pay Grantor for injuries to or death of livestock caused by Grantee's activities conducted hereunder. Grantee hereby agrees that in the use of the rights and privileges herein granted, the Grantee will not create a nuisance.

Grantor shall bury the Water Line at least four feet (4') beneath the surface of the earth. Grantee shall place signs on all fence crossings to indicate the presence of and direction of the Water Line.

This grant of easement is for right-of-way purposes only, and this instrument does not convey any other interest or rights in said land or in any oil, gas, gravel, or other minerals or water rights therein, thereunder or thereon.

The rights and privileges herein granted may not be assigned or transferred in whole or in part without the prior approval and written consent of Grantor.

Grantee hereby agrees to include a provision in all its contracts with contractors performing work as contemplated hereby, whereby such contractors shall indemnify and hold harmless Grantor, and its affiliates, from any loss which is due to or arises from any cause and is associated in whole or in part with any operations performed by such contractor, its agents, contractors, officers, employees, representatives and subcontractors, under the contract, a breach of the contract, or any activity or omission arising out of performance or non-performance of the contract. As used in this paragraph, "loss" includes any and all losses, damages, liabilities, claims, demands, actions, suits, judgments, causes of action, penalties, fines, costs and expenses of any nature whatsoever, including reasonable attorneys' fees and court costs, which may result from injury to or death of any person and/or damage to or loss or destruction of any property whatsoever.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

TO HAVE AND TO HOLD the rights herein granted unto the Grantee for so long and only so long as the easement described in Exhibit "A" is used for the purposes herein set forth and in accordance with the provisions hereof; and when said premises shall cease to be used for such purposes or the provisions have not been met for a period of one hundred eighty (180) days, then and thereupon this grant shall terminate. Upon termination of this easement, all facilities, appurtenances or improvements remaining upon Grantor's property shall, upon request of Grantor, be removed by and at the expense of Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand, this the 25th day of September, 1997.

Grantor: RANCHO VISTA DEVELOPMENT COMPANY

By: Donald D. Dillard
Donald D. Dillard
Title: Vice President

ACCEPTED this 29th day of September, 1997, for the City of Denton, Texas (Resolution No. 91-073).

By: Roger N. Wilkinson
Roger N. Wilkinson, Right-of-Way Agent

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on September 25, 1997, by Donald D. Dillard, Vice President of Rancho Vista Development Company, a Delaware corporation, on behalf of said corporation.

My commission expires: 1-2-98

Sherri Williamson
Notary Public in and for
The State of Texas

SHERRI WILLIAMSON
MY COMMISSION EXPIRES
January 2, 1998

After recording return to:
Attn: Roger N. Wilkinson
City of Denton, Texas
221 N. Elm
Denton, TX 76201

h:\rvdc-181A-2.asm\9709.23

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "A"
PERMANENT WATER LINE EASEMENT
S. L. JOHNSON SURVEY, A-683
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the S. L. Johnson Survey, Abstract No. 683, said strip being out of a 572.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 478 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at the southwest property corner of the said Rancho Vista tract;

THENCE, North 01 degree 30 minutes 11 seconds West, along the westerly property line of the said Rancho Vista tract and along the existing easterly right-of-way line of Interstate Highway No. 35, 3075.72 feet to a point on the survey line between the said S. L. Johnson Survey and the I. Coy Survey, Abstract No. 212;

THENCE, East, along the said survey line, 20.01 feet to a point;

THENCE, South 01 degree 30 minutes 11 seconds East 3037.06 feet to a point;

THENCE, South 46 degrees 52 minutes 32 seconds East 26.26 feet to a point;

THENCE, South 01 degree 52 minutes 32 seconds East 20.00 feet to a point on the southerly property line of the said Rancho Vista tract;

THENCE, South 88 degrees 58 minutes 32 seconds West, along the said southerly property line, 38.83 feet to the POINT OF BEGINNING.

The proposed Permanent Water Line Easement being herein described contains 1.4246 acres (62,057 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

Date of Survey 8-09-96
Revised 8-12-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181A
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
S. L. JOHNSON SURVEY, A-683
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the S. L. Johnson Survey, Abstract No. 683, said strip being out of a 572.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 478 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the survey line between the S.L. Johnson survey and the J. Coy Survey, Abstract No. 212, said point being located East 20.01 feet from the westerly property line of the said Rancho Vista tract;

THENCE, East, along the said survey line, 20.01 feet to a point;

THENCE, South 01 degree 30 minutes 11 seconds East 3028.18 feet to a point;

THENCE, South 46 degrees 52 minutes 32 seconds East 26.20 feet to a point;

THENCE, South 01 degree 52 minutes 32 seconds East 28.58 feet to a point on the southerly property line of the said Rancho Vista tract;

THENCE, South 88 degrees 58 minutes 32 seconds West, along the said southerly property line, 20.00 feet to a point;

THENCE, North 01 degree 52 minutes 32 seconds West 20.00 feet to a point;

THENCE, North 46 degrees 52 minutes 32 seconds West 26.28 feet to a point;

THENCE, North 01 degree 30 minutes 11 seconds West 3037.06 feet to the POINT OF BEGINNING.

The proposed Temporary Construction Easement being herein described contains 1.4166 acres (61,665 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: _____
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

Date of Survey 8-09-96
Revised on 8-12-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: S. L. JOHNSON, A-683
LOCATION: DENTON COUNTY, TEXAS
WHOLE PROPERTY AREA: 572.09 AC.
PERMANENT WATER LINE ESMT.: 1.4246 AC.
TEMPORARY CONSTRUCTION ESMT.: 1.4156 AC.

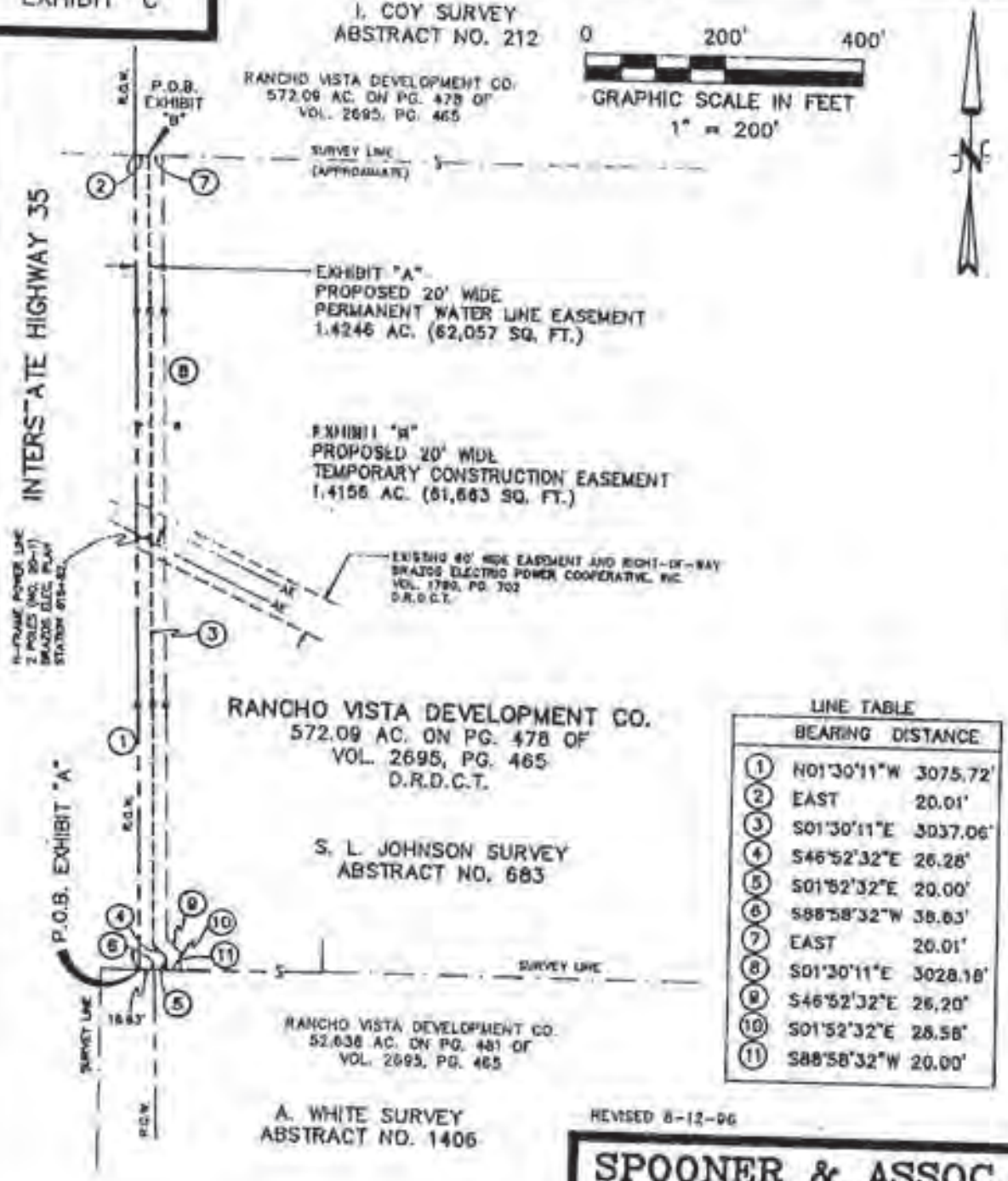
PARCEL 181A FOR ALAN PLUMMER

SANGER WATER LINE
DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

DRAWING OF EXHIBITS "A" & "B"

EXHIBIT "C"



LINE TABLE

	BEARING	DISTANCE
(1)	N01°30'11"W	3075.72'
(2)	EAST	20.01'
(3)	S01°30'11"E	3037.06'
(4)	S46°52'32"E	26.28'
(5)	S01°52'32"E	20.00'
(6)	S88°58'32"W	38.63'
(7)	EAST	20.01'
(8)	S01°30'11"E	3028.18'
(9)	S46°52'32"E	26.20'
(10)	S01°52'32"E	28.58'
(11)	S88°58'32"W	20.00'

REVISED 8-12-96

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

352 HURST BLVD.
HURST, TX 76053
(817) 282-8981

STATE OF TEXAS
REGISTERED
SHAUN Q. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

JOB NO.: 491-1-96
DATE: 8-09-96
COGO FILE: 491-SANG
ACAD FILE: 491-181
DRAWN BY: S.G.S.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return to:

City Of Denton
Engineering & Transportation Dept.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE JIM HODGES/COUNTY CLERK

On: Oct 10 1997
At: 2:59pm

Doc/Num : 97-R0072074
Doc/Type : EAS
Recording: 15.00
Doc/Copy : 6.00
Receipt #: 32939
By: Deputy - SHELLEY

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-2 WWE

LEGAL DESCRIPTION
WATER AND WASTEWATER EASEMENT

BEING a 182,976 square foot (4.2005 acre) tract of land situated in the Ignacio De-Los-Santos Coy Survey, Abstract No. 212, the S. Johnson Survey, Abstract No. 683, the Alexander White Survey, Abstract No. 1406, Denton County, Texas, and being part of a called 397.160 acre tract of land described in the General Warranty Deed to Caldenton 35 Six, Inc., recorded in Instrument No. 2013-145689, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of the said called 397.160 acre tract of land, and being in the east right-of-way line of Interstate Highway No. 35 (a variable width right-of-way);

THENCE North 88°53'12" East, along the north line of the said called 397.160 acre tract of land, a distance of 86.25 feet to the **POINT OF BEGINNING**;

THENCE North 88°53'12" East, continuing along the said north line, a distance of 30.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 1°18'08" East, departing the said north line, a distance of 405.99 feet to a point for corner;

THENCE South 18°00'05" East, a distance of 208.81 feet to a point for corner;
THENCE South 1°18'08" East, a distance of 108.81 feet to a point for corner;
THENCE South 15°23'49" West, a distance of 208.81 feet to a point for corner;
THENCE South 1°18'08" East, a distance of 602.72 feet to a point at the beginning of a tangent curve to the right having a central angle of 0°45'54", a radius of 14325.02 feet, a chord bearing and distance of South 0°55'11" East, 191.24 feet;
THENCE in a southeasterly direction, with said curve to the right, an arc distance of 191.24 feet to a point for corner;
THENCE South 18°23'02" East, a distance of 160.50 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 0°38'28", a radius of 14375.00 feet, a chord bearing and distance of South 0°23'32" West, 160.87 feet
THENCE in a southwesterly direction, with said curve to the right, an arc distance of 160.87 feet to a point for corner;
THENCE South 12°20'56" West, a distance of 259.04 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 1°56'34", a radius of 14325.00 feet, a chord bearing and distance of South 2°41'56" West, 485.70 feet;
THENCE in a southwesterly direction, with said curve to the right, an arc distance of 485.72 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°58'43", a radius of 4569.78 feet, a chord bearing and distance of South 3°10'48" West, 237.54 feet;

CONTINUED ON SHEET 2

WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194050
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	5/31/2022	061024043	1 OF 12

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-2 WWE

LEGAL DESCRIPTION (CONTINUED)
WATER AND WASTEWATER EASEMENT

THENCE in a southwesterly direction, with said curve to the left, an arc distance of 237.57 feet to a point for corner;
THENCE South 1°07'51" East, a distance of 697.10 feet to a point for corner;
THENCE South 36°11'37" East, a distance of 76.90 feet to a point for corner;
THENCE South 1°09'36" East, a distance of 150.97 feet to a point for corner;
THENCE South 44°33'16" East, a distance of 21.70 feet to a point for corner;
THENCE South 1°07'44" East, a distance of 66.92 feet to a point for corner;
THENCE South 42°18'43" West, a distance of 21.91 feet to a point for corner;
THENCE South 1°08'13" East, a distance of 442.32 feet to a point for corner;
THENCE South 21°10'06" East, a distance of 157.40 feet to a point for corner;
THENCE South 35°17'53" East, a distance of 90.02 feet to a point for corner;
THENCE South 56°52'13" East, a distance of 95.33 feet to a point for corner;
THENCE South 13°51'05" East, a distance of 53.76 feet to a point for corner;
THENCE South 58°54'35" East, a distance of 1054.24 feet to a point for corner;

THENCE South 31°05'25" West, a distance of 20.00 feet to a point for corner in the northeast right-of-way line of U.S. Highway No. 77 (North Elm Street) (a variable width right-of-way);

THENCE North 58°54'35" West, along the said northeast right-of-way line, a distance of 1114.88 to a point for corner, from which a 1-inch iron rod found for a point in the intersection of the said northeast right-of-way line, and the aforementioned east right-of-way line of Interstate Highway No. 35 bears North 58°54'35" West, a distance of 57.33 feet;

THENCE North 31°34'57" East, departing the said northeast right-of-way line, a distance of 28.84 feet to a point for corner;

THENCE North 56°52'13" West, a distance of 79.68 feet to a point for corner;

THENCE North 35°17'53" West, a distance of 99.45 feet to a point for corner;

THENCE North 21°10'06" West, a distance of 166.42 feet to a point for corner;

THENCE North 1°07'42" West, a distance of 667.77 feet to a point for corner;

CONTINUED ON SHEET 3

WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY ABSTRACT NO. 683
ALEXANDER WHITE SURVEY ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JBW	10/11/2023	061024043	3 OF 12

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-2 WWE

LEGAL DESCRIPTION (CONTINUED)
WATER AND WASTEWATER EASEMENT

THENCE North 90°00'00" West, a distance of 47.64 feet to a point for corner in the said east right-of-way line of Interstate Highway No. 35;

THENCE North 1°06'48" West, along the said east right-of-way line, a distance of 10.09 feet to a point for corner;

THENCE South 89°37'12" West, continuing along the said east right-of-way line, a distance of 20.43 feet to a point for corner;

THENCE North 1°06'48" West, continuing along the said east right-of-way line, a distance of 295.98 feet to a point for corner;

THENCE North 2°23'15" East, departing the said east right-of-way line, a distance of 1210.25 feet to a point for corner;

THENCE North 12°20'56" East, a distance of 258.77 feet to a point for corner;
THENCE North 0°23'45" East, a distance of 152.61 feet to a point for corner;
THENCE North 18°23'03" West, a distance of 160.34 feet to a point for corner;
THENCE North 1°12'24" West, a distance of 802.66 feet to a point for corner;
THENCE North 15°23'49" East, a distance of 208.81 feet to a point for corner;
THENCE North 1°18'08" West, a distance of 100.00 feet to a point for corner;
THENCE North 18°00'05" West, a distance of 208.81 feet to a point for corner;

THENCE North 1°18'08" West, a distance of 410.49 feet to the **POINT OF BEGINNING** and containing 182,976 square feet or 4.2005 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

2/15/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



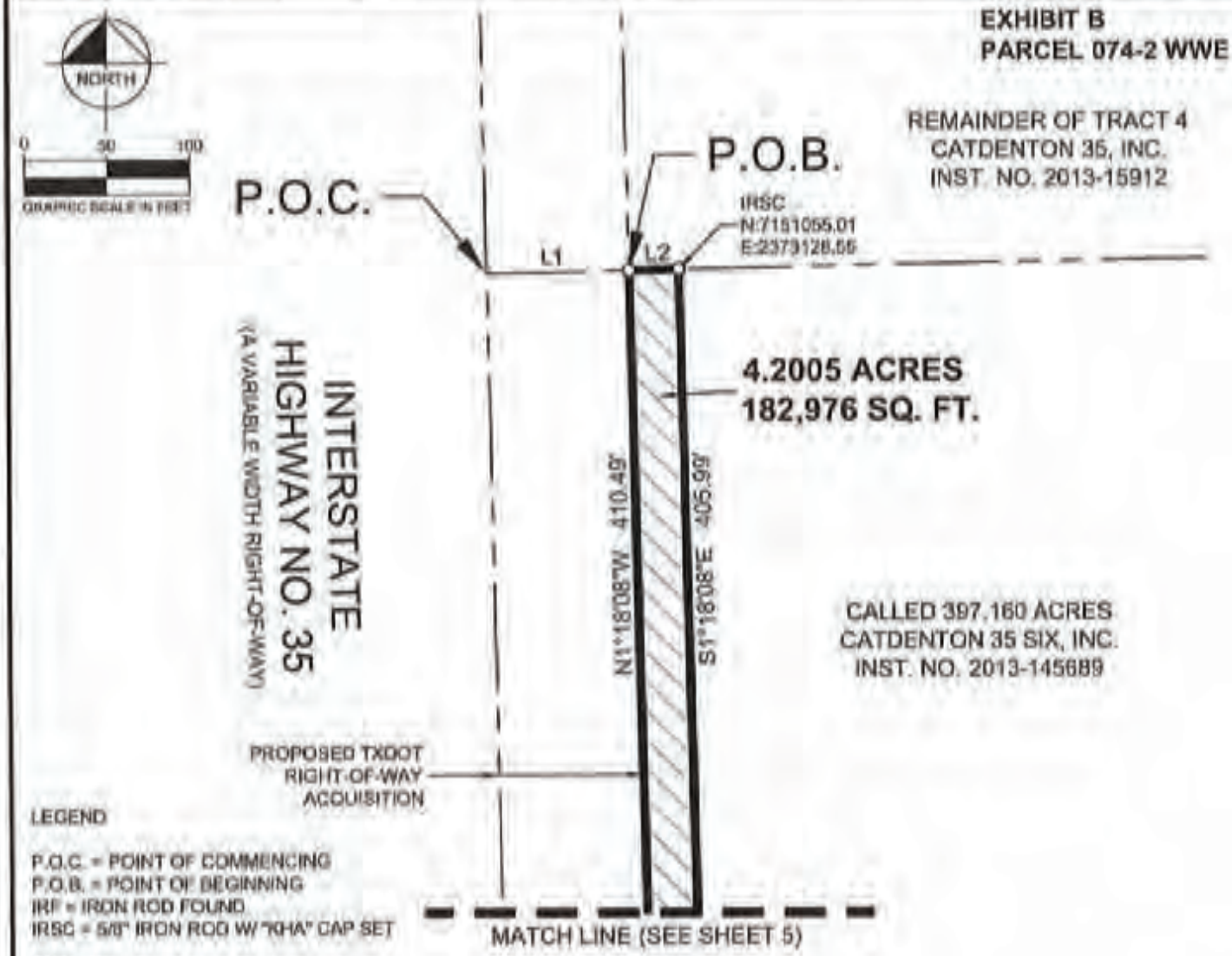
WATER AND WASTEWATER
EASEMENT
IGNACIO DE-LOS-SANTOS COY
SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10193960
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRO	JDW	10/7/2021	061034049	9 OF 10

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EXHIBIT B
PARCEL 074-2 WWE



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY ABSTRACT NO. 683
ALEXANDER WHITE SURVEY ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

2/15/22

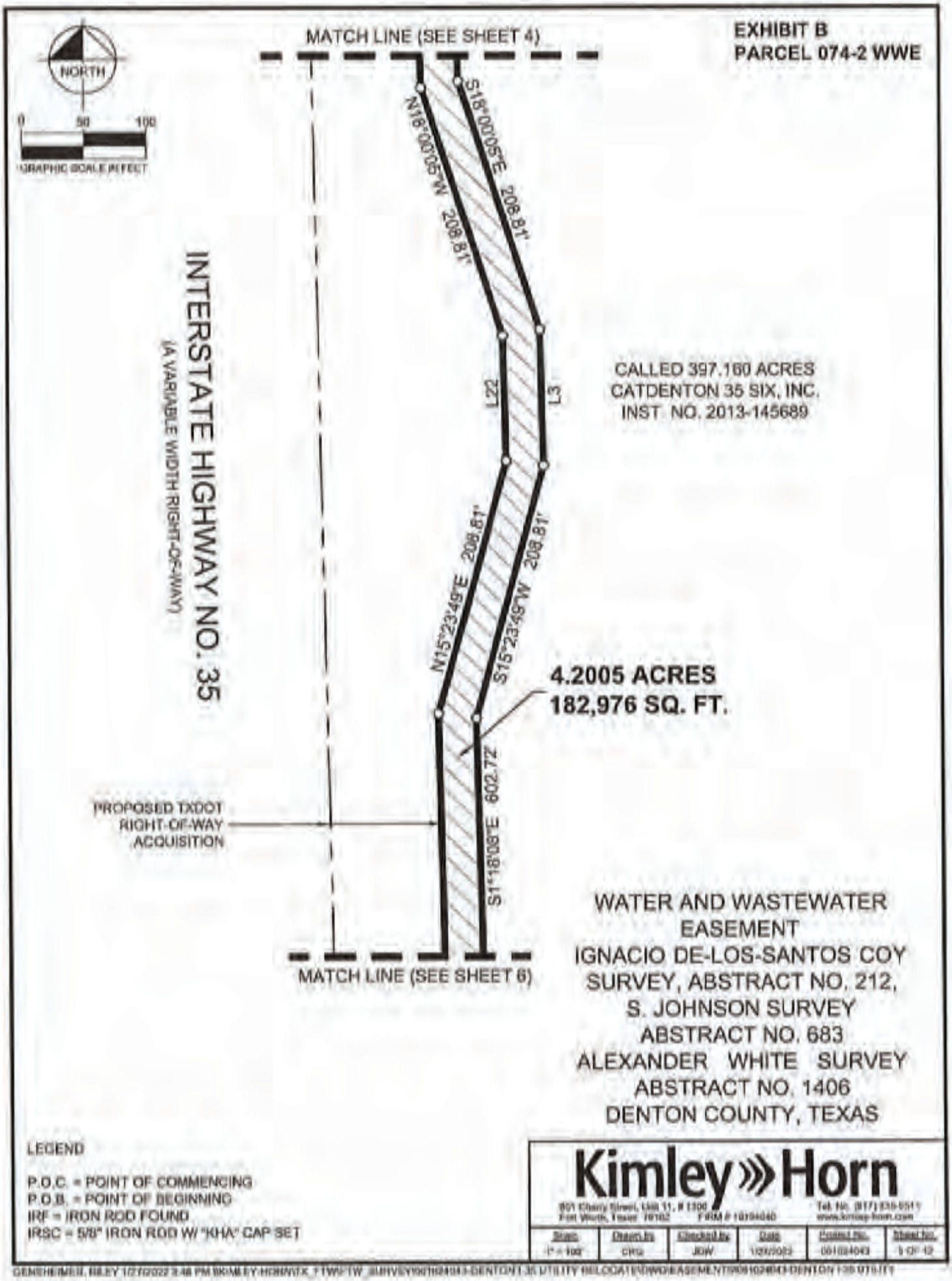
JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	12/1/2021	061034043	4 OF 6

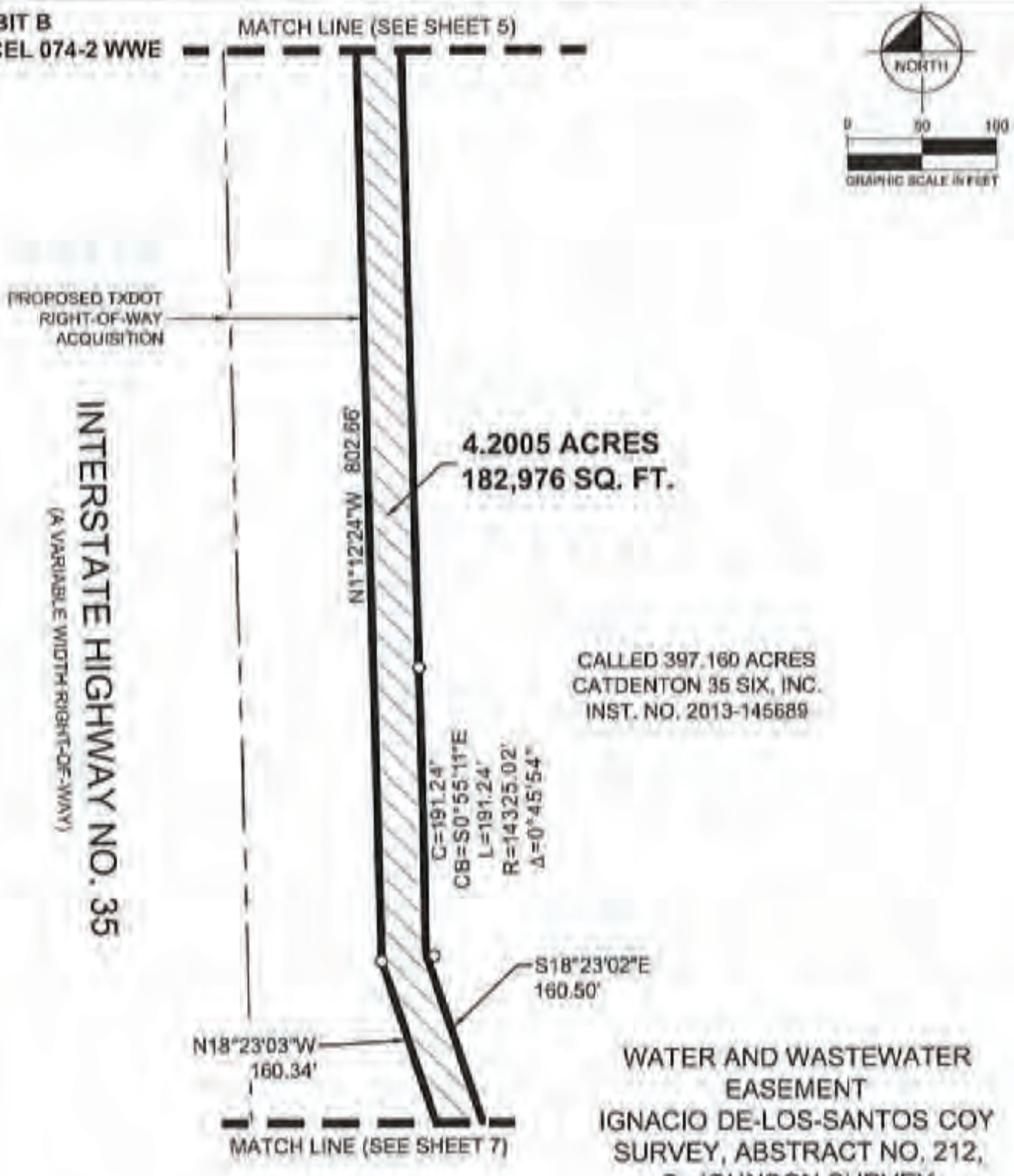
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EXHIBIT B
PARCEL 074-2 WWE



WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

LEGEND

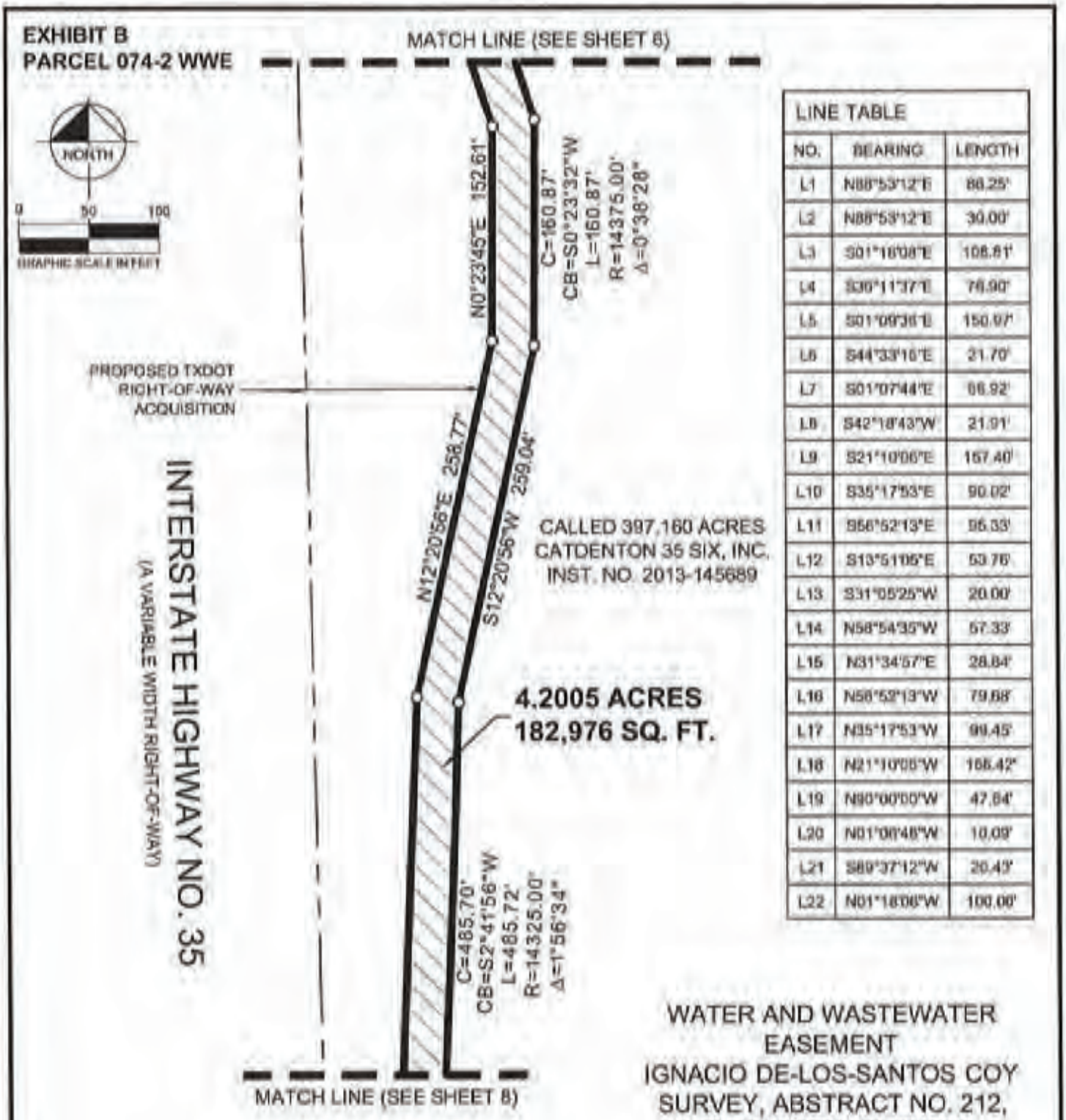
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
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Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Design By	Checked By	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	1/27/2023	061094043	6 OF 12

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-2 WWE



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°53'12"E	88.25'
L2	N88°53'12"E	30.00'
L3	S01°16'08"E	108.81'
L4	S39°11'37"E	76.90'
L5	S01°09'36"E	150.97'
L6	S44°33'16"E	21.70'
L7	S01°07'44"E	66.92'
L8	S42°18'43"W	21.91'
L9	S21°10'06"E	157.40'
L10	S35°17'53"E	90.02'
L11	S56°52'13"E	95.33'
L12	S13°51'05"E	53.76'
L13	S31°05'25"W	20.00'
L14	N58°54'35"W	57.33'
L15	N31°34'57"E	28.84'
L16	N56°52'13"W	79.68'
L17	N35°17'53"W	99.45'
L18	N21°10'06"W	166.42'
L19	N90°00'00"W	47.84'
L20	N01°08'48"W	10.09'
L21	S89°37'12"W	20.43'
L22	N01°18'06"W	100.00'

WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212, S. JOHNSON SURVEY ABSTRACT NO. 683 ALEXANDER WHITE SURVEY ABSTRACT NO. 1406 DENTON COUNTY, TEXAS

LEGEND

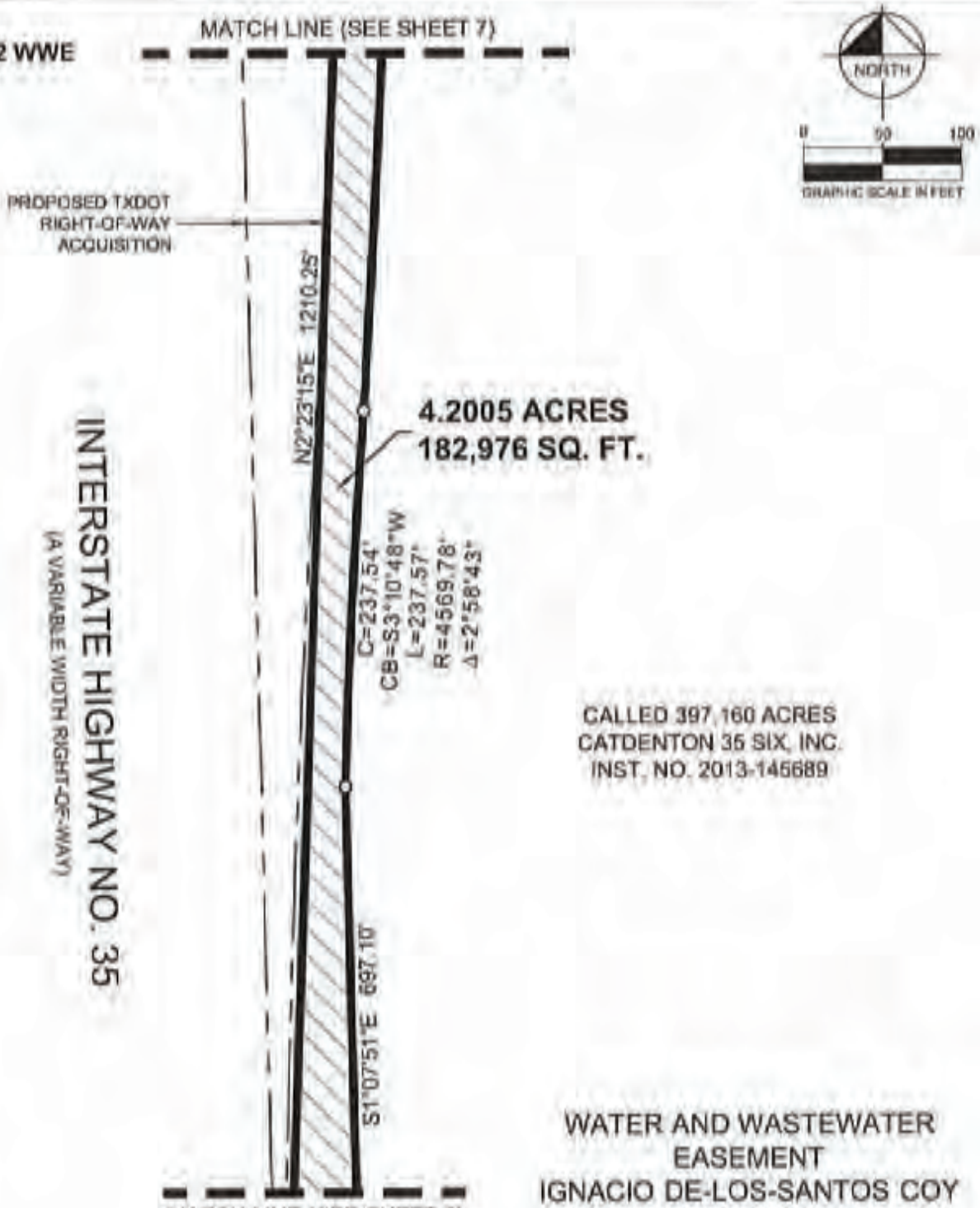
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IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194640
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	10/7/2022	061924043	7 OF 12

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EXHIBIT B
PARCEL 074-2 WWE



WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

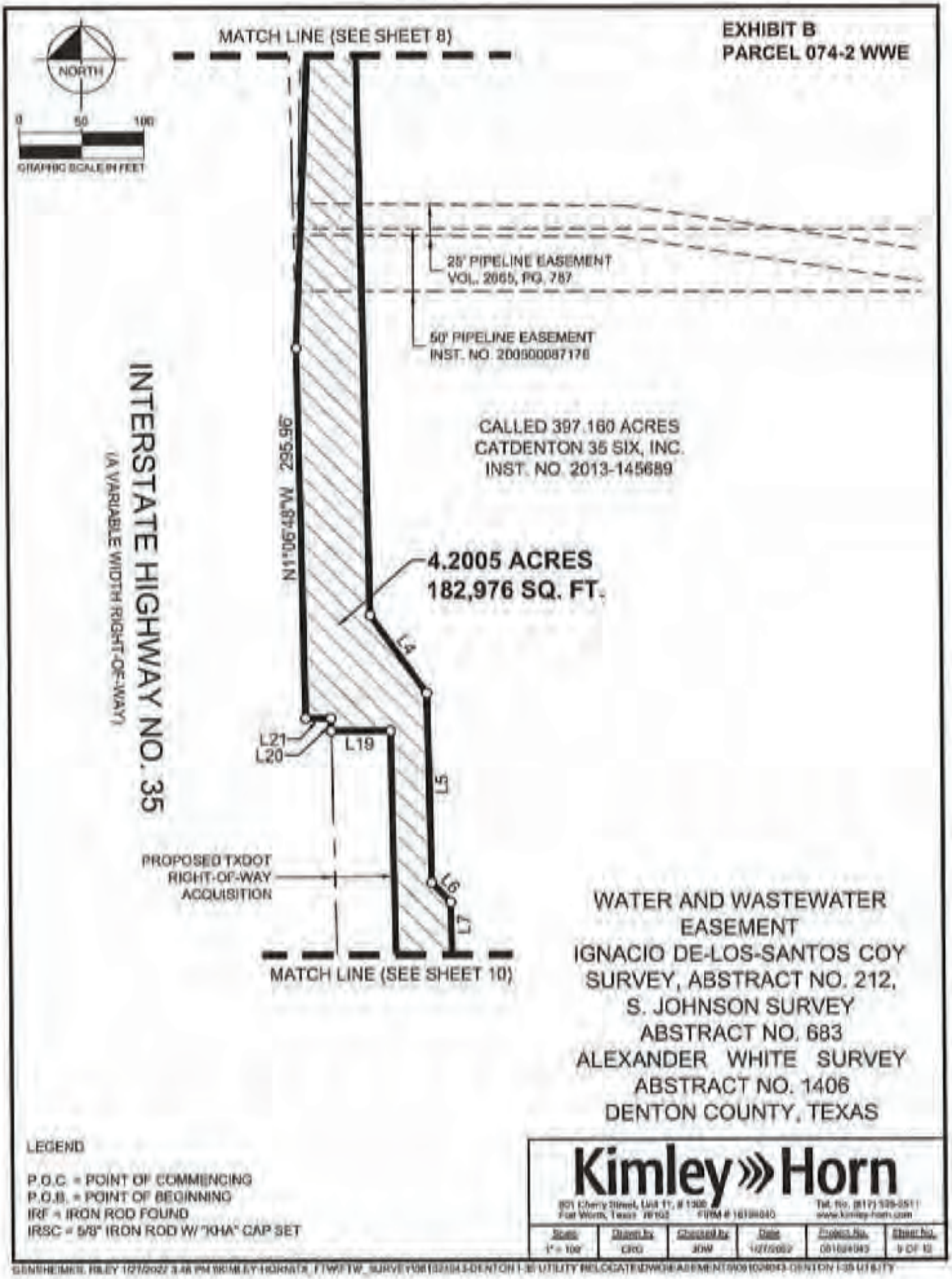
LEGEND

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IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

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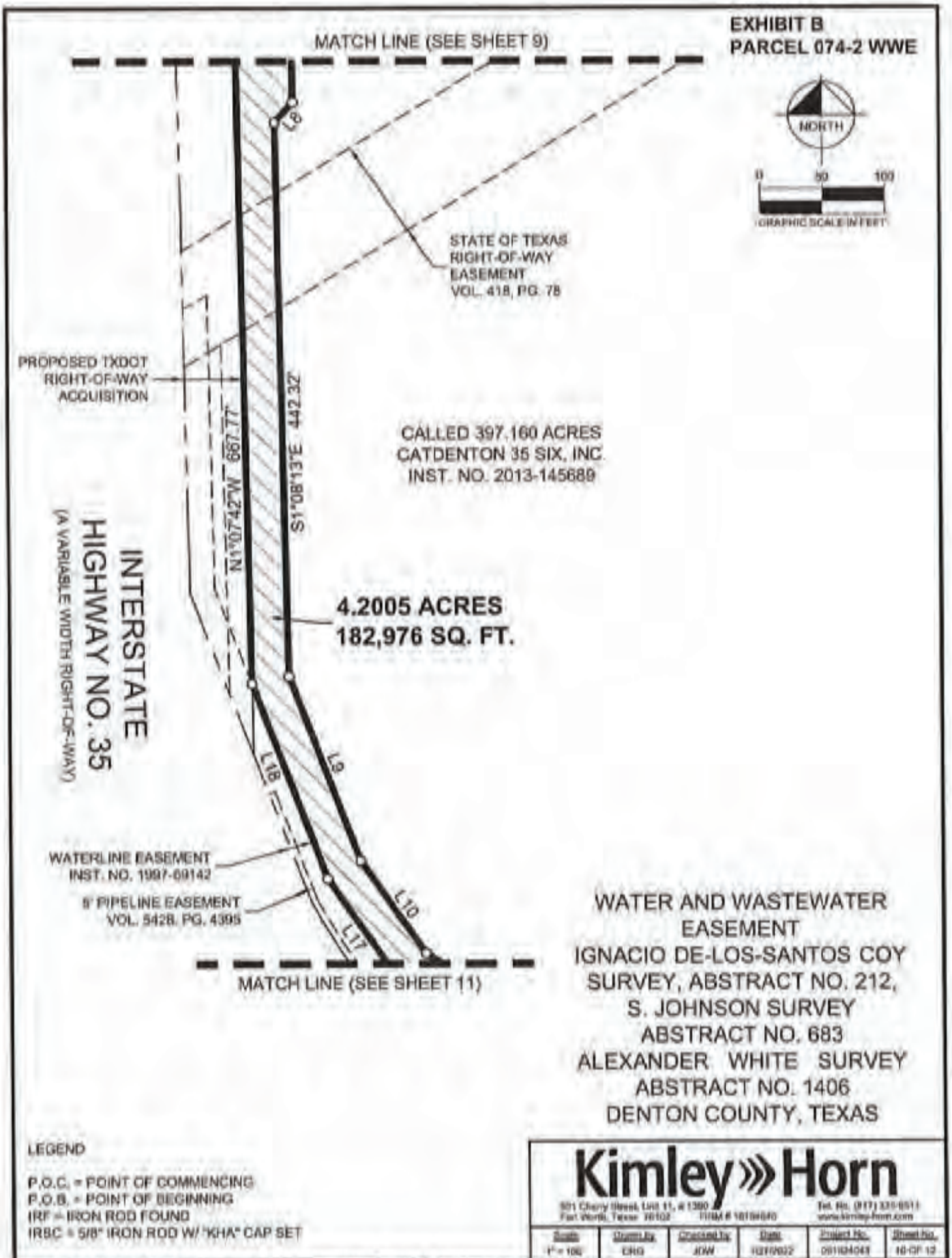
Scale	Design by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CHG	JDW	10/7/2022	061034043	8 OF 12

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EXHIBIT B
PARCEL 074-2 WWE



WATER AND WASTEWATER
EASEMENT
IGNACIO DE-LOS-SANTOS COY
SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

LEGEND

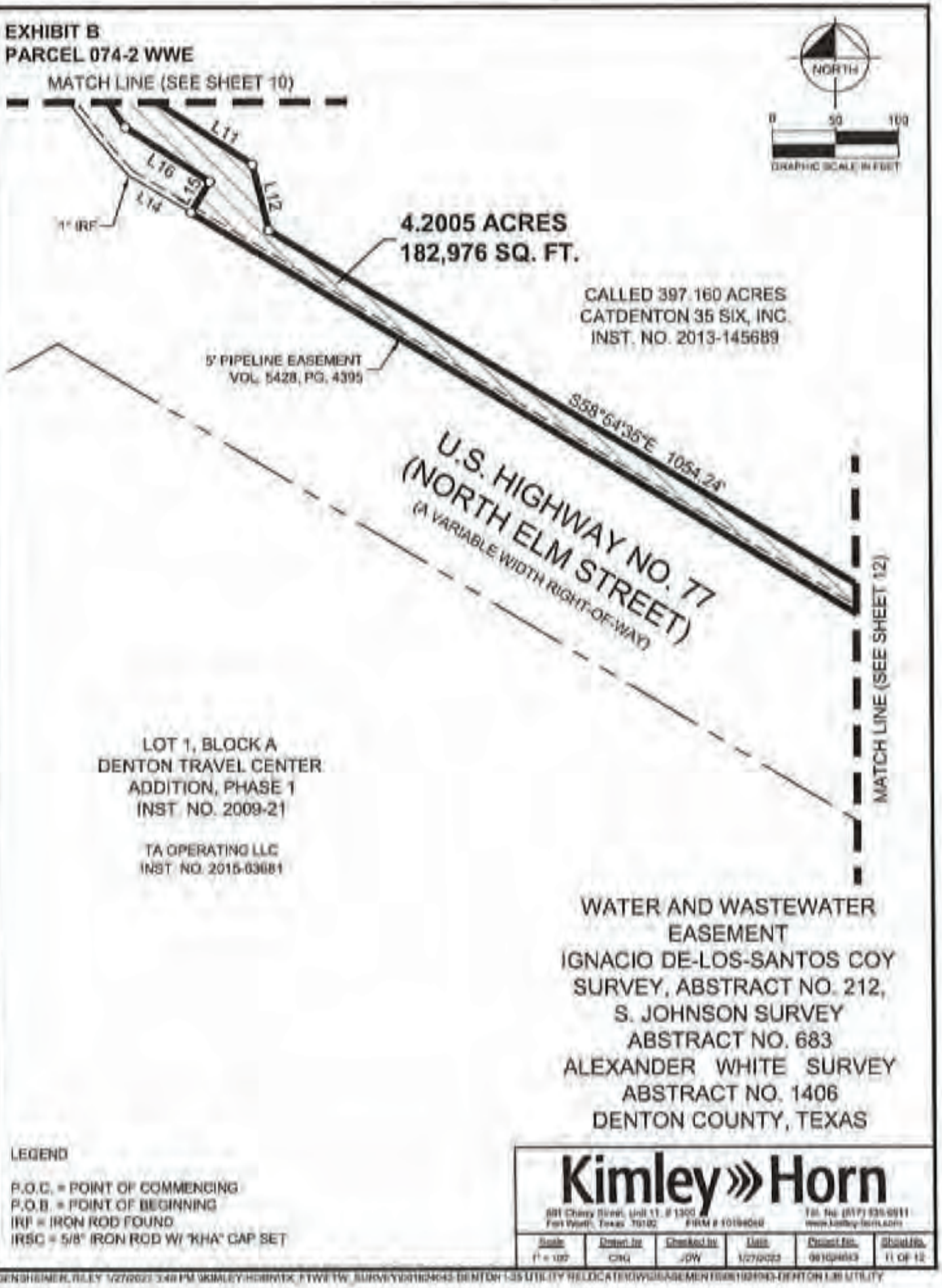
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P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
501 Cherry Street, Unit 11, # 1380
Fort Worth, Texas 76102
Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	02/16/2022	061924043	10 OF 12

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EXHIBIT B
PARCEL 074-2 WWE



LEGEND

P.O.C. = POINT OF COMMENCING
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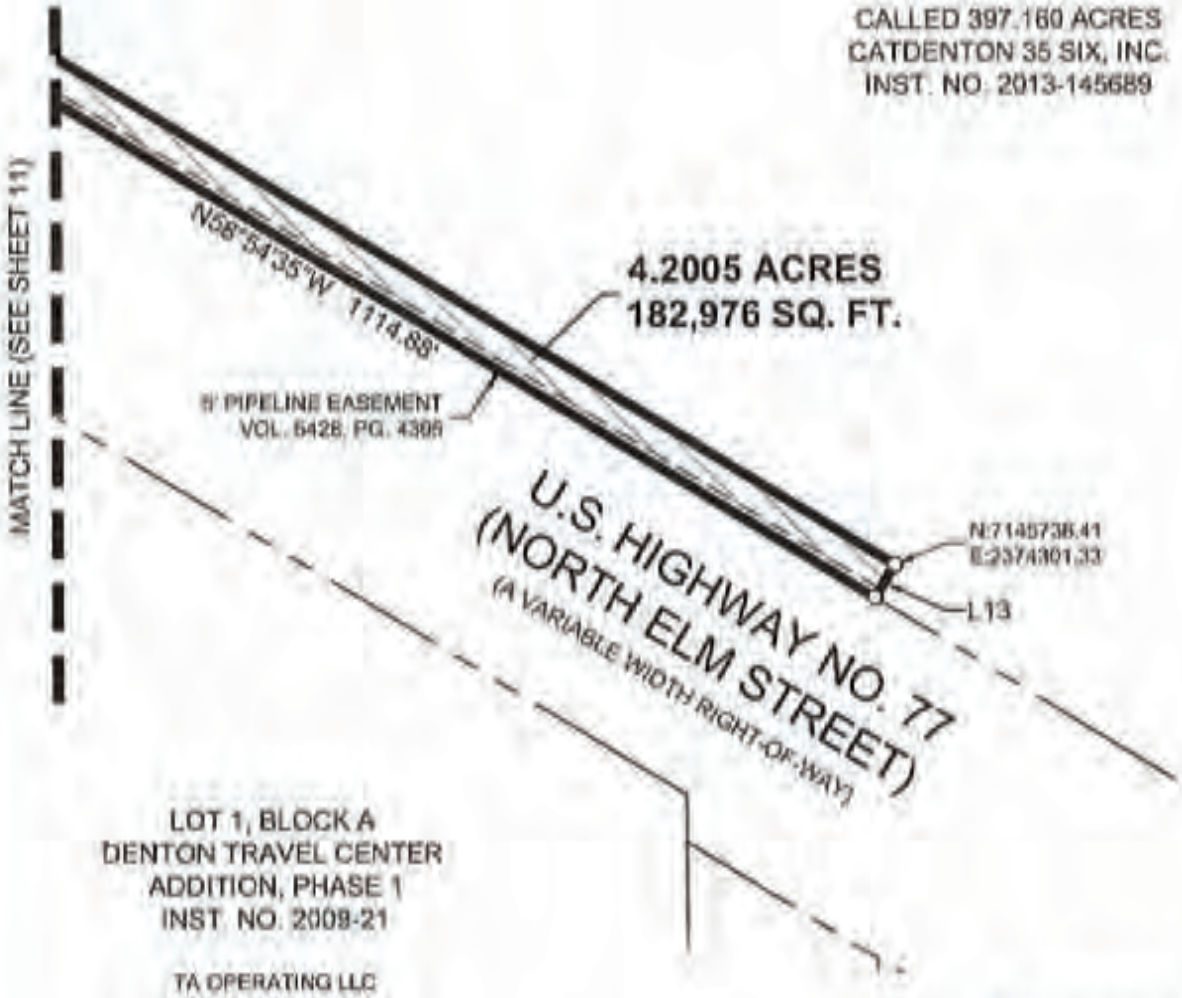
Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194050
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	1/27/2023	069624043	11 OF 12

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EXHIBIT B
PARCEL 074-2 WWE





WATER AND WASTEWATER EASEMENT
IGNACIO DE-LOS-SANTOS COY SURVEY, ABSTRACT NO. 212,
S. JOHNSON SURVEY
ABSTRACT NO. 683
ALEXANDER WHITE SURVEY
ABSTRACT NO. 1406
DENTON COUNTY, TEXAS

LEGEND

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P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194010
Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	10/10/2022	069034015	12 OF 12

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U00017637

TxDOT Highway Project Number: 0195-02-074 TxDOT Parcel 08

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

Utility Longitudinal Stations:
Sta 2280+10 RT to Sta 2331+22 RT

Existing Easement

Instrument Number
DOC# 1997-072075 & DOC# 1997-071534

BEING 1.2399 & 1.6080 ACRES IN
THE JOHN AYERS SURVEY A-2,
THE IGNACIO DE-LOS-SANTOS COY SURVEY A-212
BEING PART OF A 934.575 ACRE TRACT
CATDENTON 35, INC.
CITY OF DENTON, DENTON COUNTY, TEXAS

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

WATER LINE EASEMENT

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

That RANCHO VISTA DEVELOPMENT COMPANY, a Delaware corporation, of 1601 Elm Street, Suite 3400, Dallas, Dallas County, Texas 75201 ("Grantor"), in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the CITY OF DENTON, TEXAS ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee an easement and right-of-way for the purposes of operating, repairing, and maintaining one underground water transmission line for the transportation of water ("Water Line") in, upon, and across the following described property of Grantor situated in Denton County, TEXAS, I. Coy Survey, Abstract No. 212, to wit:

SEE ATTACHED "EXHIBIT D" FOR A METES AND BOUNDS DESCRIPTION OF PERMANENT WATER LINE EASEMENT AND "EXHIBIT F" FOR A DRAWING OF "EXHIBIT D."

In addition to the Water Line easement set forth on Exhibit "A", Grantee is hereby granted a temporary construction easement for the initial construction of said Water Line described as follows:

SEE ATTACHED "EXHIBIT E" FOR A METES AND BOUNDS DESCRIPTION OF THE TEMPORARY CONSTRUCTION EASEMENT AND "EXHIBIT F" FOR A DRAWING OF "EXHIBIT E."

Upon conclusion of said Water Line installation, the temporary construction easement shall terminate.

Grantee shall have the right to remove trees and brush located upon the right-of-way which will interfere with Grantee's Water Line thereon (but only if necessary for construction or maintenance of the Water Line). Grantee, its successors and assigns, are specifically restricted from building or causing or permitting to be built any building, gates, or other structures above ground upon the Water Line easement. The initial construction of the Water Line will be handled pursuant to a letter agreement to be entered into by Grantor and Grantee prior to such construction. If Grantee must cut a fence, Grantee must, prior to such cutting, install a temporary fence so as to secure Grantor's property and prevent the escape of cattle or stock through the fence cut. Upon termination of the work which necessitated the fence cut, Grantee shall remove the temporary fences, and, at its option, either restore the fences to their original condition or install gates on those locations where fences cross the Water Line. Further,

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Grantee shall promptly close and lock (if applicable) all gates which Grantee uses in its operations hereunder, to prevent the escape of cattle or stock through any open gate.

This Water Line easement is granted upon the condition, and Grantee, for itself and on behalf of its successors and assigns, agrees that it will at all times during and after any work performed in connection with the construction, reconstruction, relocation or repair of the said Water Line, restore and repair the said premises and appurtenances of Grantor including any lands, roads, structures, fences, pastures, terraces, contours, streams, ponds or drainage ditches, now or hereinafter located on the above described property to the condition in which same were found before such work was undertaken, and to immediately pay Grantor for injuries to or death of livestock caused by Grantee's activities conducted hereunder. Grantee hereby agrees that in the use of the rights and privileges herein granted, the Grantee will not create a nuisance.

Grantor shall bury the Water Line at least four feet (4') beneath the surface of the earth. Grantee shall place signs on all fence crossings to indicate the presence of and direction of the Water Line.

This grant of easement is for right-of-way purposes only, and this instrument does not convey any other interest or rights in said land or in any oil, gas, gravel, or other minerals or water rights therein, thereunder or thereon.

The rights and privileges herein granted may not be assigned or transferred in whole or in part without the prior approval and written consent of Grantor.

Grantee hereby agrees to include a provision in all its contracts with contractors performing work as contemplated hereby, whereby such contractors shall indemnify and hold harmless Grantor, and its affiliates, from any loss which is due to or arises from any cause and is associated in whole or in part with any operations performed by such contractor, its agents, contractors, officers, employees, representatives and subcontractors, under the contract, a breach of the contract, or any activity or omission arising out of performance or non-performance of the contract. As used in this paragraph, "loss" includes any and all losses, damages, liabilities, claims, demands, actions, suits, judgments, causes of action, penalties, fines, costs and expenses of any nature whatsoever, including reasonable attorneys' fees and court costs, which may result from injury to or death of any person and/or damage to or loss or destruction of any property whatsoever.

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TO HAVE AND TO HOLD the rights herein granted unto the Grantee for so long and only so long as the easement described in Exhibit "A" is used for the purposes herein set forth and in accordance with the provisions hereof; and when said premises shall cease to be used for such purposes or the provisions have not been met for a period of one hundred eighty (180) days, then and thereupon this grant shall terminate. Upon termination of this easement, all facilities, appurtenances or improvements remaining upon Grantor's property shall, upon request of Grantor, be removed by and at the expense of Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand, this the 25th day of September, 1997.

Grantor: RANCHO VISTA DEVELOPMENT COMPANY

By: Donald D. Dillard

Donald D. Dillard
Title: Vice President

ACCEPTED this 29th day of September, 1997, for the City of Denton, Texas (Resolution No. 91-073).

By: Roger N. Wilkinson

Roger N. Wilkinson, Right-of-Way Agent

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on September 25, 1997, by Donald D. Dillard, Vice President of Rancho Vista Development Company, a Delaware corporation, on behalf of said corporation.

My commission expires: 1-2-98

Sherri Williamson
Notary Public in and for
The State of Texas

SHERRI WILLIAMSON
MY COMMISSION EXPIRES
January 2, 1998

After recording return to:
Attn: Roger N. Wilkinson
City of Denton, Texas
221 N. Elm
Denton, TX 76201

f:\ryvdv-1818-2.wpd\9706.20

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "1"
PERMANENT WATER LINE EASEMENT
I. COY SURVEY, A-212
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the I. Coy Survey, Abstract No. 212, said strip being out of a 572.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 478 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the westerly property line of the said Rancho Vista tract and on the existing easterly right-of-way line of Interstate Highway No. 35 at the survey line between the S. L. Johnson Survey, Abstract No. 683 and the said I. Coy Survey;

THENCE, North 01 degree 30 minutes 11 seconds West, along the westerly property line of the said Rancho Vista tract and along the said existing easterly right-of-way line of Interstate Highway No. 35, 2911.68 feet to a point;

THENCE, North 88 degrees 27 minutes 14 seconds East, along a northerly property line of the said Rancho Vista tract and along a southerly right-of-way line of the said Highway I-35, 300.00 feet to a point;

THENCE, North 01 degree 31 minutes 10 seconds West, along the westerly property line of the said Rancho Vista tract and along the easterly right-of-way line of the said Highway I-35, 129.70 feet to a point;

THENCE, North 88 degrees 21 minutes 40 seconds East, along a northerly property line of the said Rancho Vista tract and along a southerly right-of-way line of the said Highway I-35 at Ganzer Road, 20.00 feet to a point;

THENCE, South 01 degree 31 minutes 10 seconds East 149.73 feet to a point;

THENCE, South 88 degrees 27 minutes 14 seconds West 300.00 feet to a point;

THENCE, South 01 degree 30 minutes 11 seconds East 2892.22 feet to a point on the survey line between the said I. Coy Survey and the S. L. Johnson Survey, Abstract No. 683;

THENCE, West, along the said survey line, 20.01 feet to the POINT OF BEGINNING.

The proposed Permanent Water Line Easement being herein described contains 1.6343 acres (66,833 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

Date of Survey 8-09-96

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "E"
TEMPORARY CONSTRUCTION EASEMENT
I. COY SURVEY, A-212
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the I. Coy Survey, Abstract No. 212, said strip being out of a 672.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 476 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the survey line between the S. L. Johnson Survey, Abstract No. 683 and the said I. Coy Survey, said point being located East 20.01 feet from the westerly property line of the said Rancho Vista tract;

THENCE, North 01 degree 30 minutes 11 seconds West 2892.22 feet to a point;

THENCE, North 88 degrees 27 minutes 14 seconds East 300.00 feet to a point;

THENCE, North 01 degree 31 minutes 10 seconds West 149.73 feet to a point on a northerly property line of the said Rancho Vista tract at Ganzer Road;

THENCE, North 88 degrees 21 minutes 40 seconds East, along the said northerly property line, 20.00 feet to a point;

THENCE, South 01 degree 31 minutes 10 seconds East 169.76 feet to a point;

THENCE, South 88 degrees 27 minutes 14 seconds West 300.01 feet to a point;

THENCE, South 01 degree 30 minutes 11 seconds East 2872.76 feet to a point on the said survey line between the I. Coy Survey and the S. L. Johnson Survey;

THENCE, West, along the said survey line, 20.01 feet to the POINT OF BEGINNING.

The proposed Temporary Construction Easement being herein described contains 1.5346 acres (66,845 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

Date of Survey 8-09-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: I. COY, A-212
LOCATION: DENTON COUNTY, TEXAS
WHOLE PROPERTY AREA: 572.09 AC.
PERMANENT WATER LINE ESMT.: 1.5343 AC.
TEMPORARY CONSTRUCTION ESMT.: 1.5346 AC.

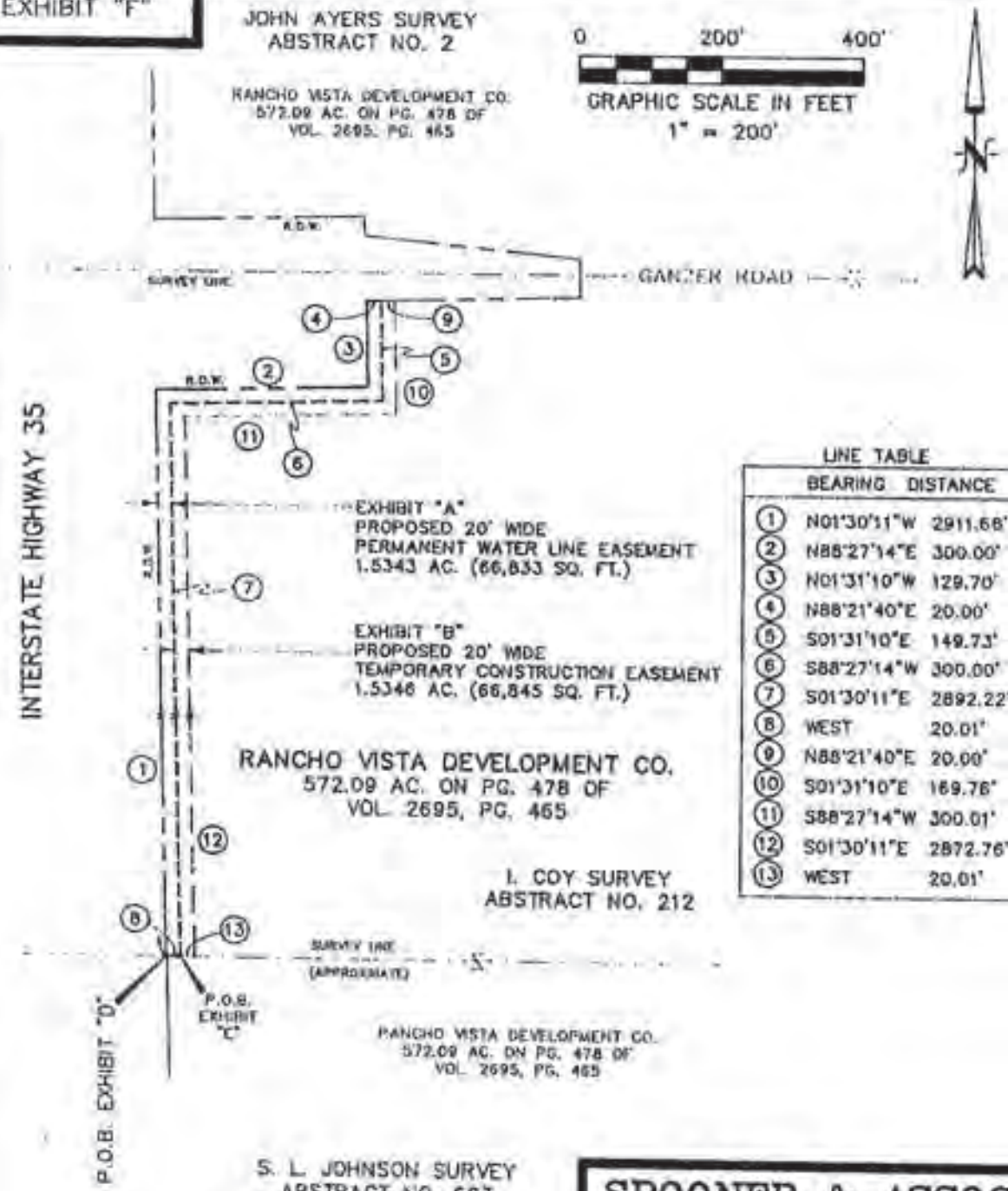
PARCEL 1818 FOR ALAN PLUMMER

SANGER WATER LINE
DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

DRAWING OF EXHIBITS "D" & "E"

EXHIBIT "F"



LINE TABLE

	BEARING	DISTANCE
1	N01°30'11"W	2911.68'
2	N88°27'14"E	300.00'
3	N01°31'10"W	129.70'
4	N88°21'40"E	20.00'
5	S01°31'10"E	149.73'
6	S88°27'14"W	300.00'
7	S01°30'11"E	2892.22'
8	WEST	20.01'
9	N88°21'40"E	20.00'
10	S01°31'10"E	169.76'
11	S88°27'14"W	300.01'
12	S01°30'11"E	2872.76'
13	WEST	20.01'

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
SURVEYOR

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

352 HURST BLVD.
HURST, TX 76053
(817) 282-6981

JOB NO.: 491-1-96
DATE: 8-09-96
COGO FILE: 491-SANG
ACAD FILE: 491-181
DRAWN BY: S.G.S.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return To:

City Of Denton
Engineering & Transportation Dept.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE JIM HODGES/COUNTY CLERK

On: Oct 10 1997
At: 2:59pm

Doc/Num : 97-R0072075
Doc/Type : EAS
Recording: 15.00
Doc/Mgmt : 6.00
Receipt #: 32939
Deputy : SHELLEY

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

WATER LINE EASEMENT

071534

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

That RANCHO VISTA DEVELOPMENT COMPANY, a Delaware corporation, of 1601 Elm Street, Suite 3400, Dallas, Dallas County, Texas 75201 ("Grantor"), in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by the CITY OF DENTON, TEXAS ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee an easement and right-of-way for the purposes of operating, repairing, and maintaining one underground water transmission line for the transportation of water ("Water Line") in, upon, and across the following described property of Grantor situated in Denton County, Texas, J. Ayers Survey, Abstract No. 2, to wit:

SEE ATTACHED "EXHIBIT G" FOR A METES AND BOUNDS DESCRIPTION OF PERMANENT WATER LINE EASEMENT AND "EXHIBIT I" FOR A DRAWING OF "EXHIBIT G."

In addition to the Water Line easement set forth on Exhibit "A", Grantee is hereby granted a temporary construction easement for the initial construction of said Water Line described as follows:

SEE ATTACHED "EXHIBIT H" FOR A METES AND BOUNDS DESCRIPTION OF THE TEMPORARY CONSTRUCTION EASEMENT AND "EXHIBIT I" FOR A DRAWING OF "EXHIBIT H."

Upon conclusion of said Water Line installation, the temporary construction easement shall terminate.

Grantee shall have the right to remove trees and brush located upon the right-of-way which will interfere with Grantee's Water Line thereon (but only if necessary for construction or maintenance of the Water Line). Grantee, its successors and assigns, are specifically restricted from building or causing or permitting to be built any building, gates, or other structures above ground upon the Water Line easement. The initial construction of the Water Line will be handled pursuant to a letter agreement to be entered into by Grantor and Grantee prior to such construction. If Grantee must cut a fence, Grantee must, prior to such cutting, install a temporary fence so as to secure Grantor's property and prevent the escape of cattle or stock through the fence cut. Upon termination of the work which necessitated the fence cut, Grantee shall remove the temporary fences, and, at its option, either restore the fences to their original condition or install gates on those locations where fences cross the Water Line. Further,

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Grantee shall promptly close and lock (if applicable) all gates which Grantee uses in its operations hereunder, to prevent the escape of cattle or stock through any open gate.

This Water Line easement is granted upon the condition, and Grantee, for itself and on behalf of its successors and assigns, agrees that it will at all times during and after any work performed in connection with the construction, reconstruction, relocation or repair of the said Water Line, restore and repair the said premises and appurtenances of Grantor including any lands, roads, structures, fences, pastures, terraces, contours, streams, ponds or drainage ditches, now or hereinafter located on the above described property to the condition in which same were found before such work was undertaken, and to immediately pay Grantor for injuries to or death of livestock caused by Grantee's activities conducted hereunder. Grantee hereby agrees that in the use of the rights and privileges herein granted, the Grantee will not create a nuisance.

Grantor shall bury the Water Line at least four feet (4') beneath the surface of the earth. Grantee shall place signs on all fence crossings to indicate the presence of and direction of the Water Line.

This grant of easement is for right-of-way purposes only, and this instrument does not convey any other interest or rights in said land or in any oil, gas, gravel, or other minerals or water rights therein, thereunder or thereon.

The rights and privileges herein granted may not be assigned or transferred in whole or in part without the prior approval and written consent of Grantor.

Grantee hereby agrees to include a provision in all its contracts with contractors performing work as contemplated hereby, whereby such contractors shall indemnify and hold harmless Grantor, and its affiliates, from any loss which is due to or arises from any cause and is associated in whole or in part with any operations performed by such contractor, its agents, contractors, officers, employees, representatives and subcontractors, under the contract, a breach of the contract, or any activity or omission arising out of performance or non-performance of the contract. As used in this paragraph, "loss" includes any and all losses, damages, liabilities, claims, demands, actions, suits, judgments, causes of action, penalties, fines, costs and expenses of any nature whatsoever, including reasonable attorneys' fees and court costs, which may result from injury to or death of any person and/or damage to or loss or destruction of any property whatsoever.

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TO HAVE AND TO HOLD the rights herein granted unto the Grantee for so long and only so long as the easement described in Exhibit "A" is used for the purposes herein set forth and in accordance with the provisions hereof; and when said premises shall cease to be used for such purposes or the provisions have not been met for a period of one hundred eighty (180) days, then and thereupon this grant shall terminate. Upon termination of this easement, all facilities, appurtenances or improvements remaining upon Grantor's property shall, upon request of Grantor, be removed by and at the expense of Grantee.

IN WITNESS WHEREOF, Grantor has hereunto set its hand, this the 25th day of September, 1997.

Grantor: RANCHO VISTA DEVELOPMENT COMPANY

By: _____
Donald D. Dillard
Title: Vice President

ACCEPTED this 29th day of September, 1997, for the City of Denton, Texas (Resolution No. 91-073).

By: _____
Roger N. Wilkinson, Right-of-Way Agent

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on September 25, 1997, by Donald D. Dillard, Vice President of Rancho Vista Development Company, a Delaware corporation, on behalf of said corporation.

My commission expires: 1-2-98

_____
Notary Public in and for
The State of Texas

SHERRI WILLIAMSON
MY COMMISSION EXPIRES
January 2, 1998

After recording return to:
Attn: Roger N. Wilkinson
City of Denton, Texas
221 N. Elm
Denton, TX 76201

h:\rvdc-1810-2.eas\9709.29

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "G"
PERMANENT WATER LINE EASEMENT
JOHN AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the John Ayers Survey, Abstract No. 2, said strip being out of a 572.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 476 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at the northwest property corner of the said Rancho Vista tract, said point also being the southwest property corner of a tract of land conveyed to Emma Jo Harris by deed as recorded in Volume 3912, Page 588 of the D.R.D.C.T., said point also being on the existing easterly right-of-way line of Interstate Highway No. 35;

THENCE, North 89 degrees 22 minutes 54 seconds East, along the northerly property line of the said Rancho Vista tract and along the southerly property line of the said Harris tract, 20.00 feet to a point;

THENCE, South 00 degrees 00 minutes 51 seconds East 1825.02 feet to a point at the beginning of a curve to the left whose center bears North 89 degrees 58 minutes 45 seconds East 11290.76 feet;

THENCE, in a southerly direction along the said curve, through a central angle of 01 degree 37 minutes 01 second and an arc length of 318.64 feet to a point;

THENCE, South 01 degree 17 minutes 36 seconds East 466.37 feet to a point;

THENCE, North 88 degrees 23 minutes 09 seconds East 297.07 feet to a point;

THENCE, South 01 degree 31 minutes 10 seconds East 62.75 feet to a point on a southerly property line of the said Rancho Vista tract and on a northerly right-of-way line of the said Interstate Highway No. 35 at Ganzer Road;

THENCE, North 84 degrees 11 minutes 25 seconds West, along the said property line and along the said right-of-way line, 21.46 feet to a point;

THENCE, the following courses along the general westerly property line of the said Rancho Vista tract and along the general easterly right-of-way line of the said Highway I-35;

THENCE, North 01 degree 08 minutes 00 seconds West 29.98 feet to a point;

THENCE, South 88 degrees 23 minutes 09 seconds West 296.07 feet to a point;

THENCE, North 01 degree 17 minutes 36 seconds West 486.40 feet to a point at the beginning of a curve to the right whose center bears North 89 degrees 15 minutes 44 seconds East 11310.76 feet;

THENCE, in a northerly direction along the said curve, through a central angle of 01 degree 37 minutes 01 second and an arc length of 319.20 feet to a point;

THENCE, North 00 degrees 00 minutes 51 seconds West 1824.82 feet to the POINT OF BEGINNING.

The proposed Permanent Water Line Easement being herein described contains 1.3593 acres (59,212 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor, Texas No. 4183 Date of Survey 8-09-96

STATE OF TEXAS
REGISTERED
SHAUN O. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 181
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "H"
TEMPORARY CONSTRUCTION EASEMENT
JOHN AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the John Ayers Survey, Abstract No. 2, said strip being out of a 572.09 acre tract of land conveyed to Rancho Vista Development Co. as described on Page 478 of the deed as recorded in Volume 2695, Page 465 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the northerly property line of the said Rancho Vista tract, said point being located North 89 degrees 22 minutes 54 seconds East 20.00 feet from it's northwest property corner;

THENCE, North 89 degrees 22 minutes 54 seconds East, along the northerly property line of the said Rancho Vista tract, 20.00 feet to a point;

THENCE, South 00 degrees 00 minutes 51 seconds East 1825.21 feet to a point at the beginning of a curve to the left whose center bears North 89 degrees 52 minutes 45 seconds East 11270.76 feet;

THENCE, in a southerly direction along the said curve, through a central angle of 01 degree 37 minutes 01 second and an arc length of 318.07 feet to a point;

THENCE, South 01 degree 17 minutes 36 seconds East 446.33 feet to a point;

THENCE, North 88 degrees 23 minutes 09 seconds East 296.98 feet to a point;

THENCE, South 01 degree 31 minutes 10 seconds East 75.36 feet to a point on a southerly property line of the said Rancho Vista tract at Gunzer Road;

THENCE, North 84 degrees 11 minutes 39 seconds West, along the said property line, 20.16 feet to a point;

THENCE, North 01 degree 31 minutes 10 seconds West 52.75 feet to a point;

THENCE, South 88 degrees 23 minutes 09 seconds West 297.07 feet to a point;

THENCE, North 01 degree 17 minutes 36 seconds West 466.37 feet to a point at the beginning of a curve to the right whose center bears North 88 degrees 15 minutes 44 seconds East 11290.76 feet;

THENCE, in a northerly direction along the said curve, through a central angle of 01 degree 37 minutes 01 second and an arc length of 318.64 feet to a point;

THENCE, North 00 degrees 00 minutes 51 seconds West 1825.02 feet to the POINT OF BEGINNING.

The proposed Temporary Construction Easement being herein described contains 1.3596 acres (59,220 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183

Date of Survey 8-09-96

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: J. AYERS, A-2
LOCATION: DENTON COUNTY, TEXAS
WHOLE PROPERTY AREA: 572.09 AC.
PERMANENT WATER LINE ESMT.: 1.3593 AC.
TEMPORARY CONSTRUCTION ESMT.: 1.3595 AC.

DRAWING OF EXHIBITS "G" & "H"

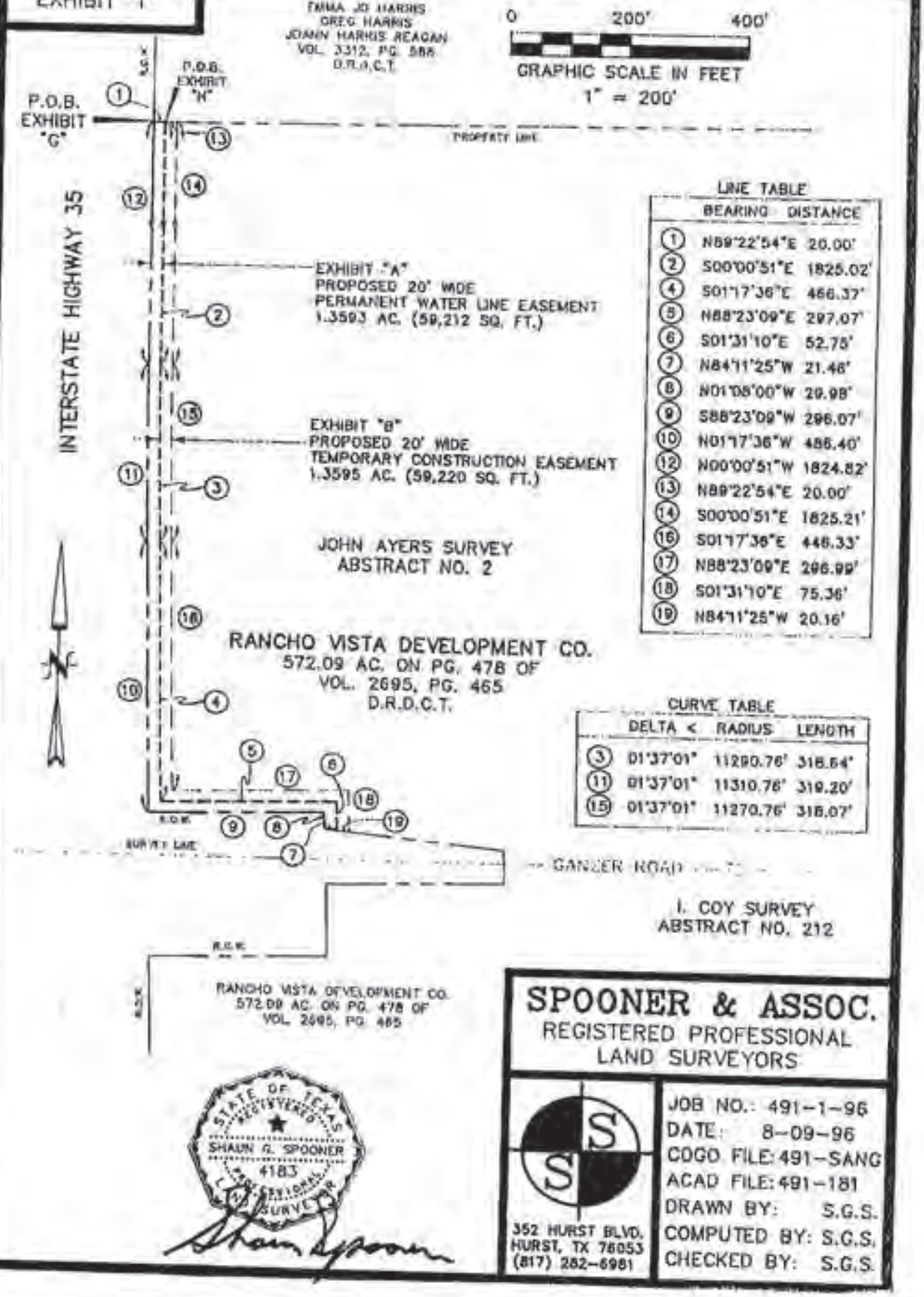
PARCEL 181C FOR ALAN PLUMMER

SANGER WATER LINE

DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

EXHIBIT "I"



LINE TABLE

	BEARING	DISTANCE
1	N89°22'54"E	20.00'
2	S00°00'51"E	1825.02'
4	S01°17'36"E	466.37'
5	N88°23'09"E	297.07'
6	S01°31'10"E	52.75'
7	N84°11'25"W	21.46'
8	N01°08'00"W	29.98'
9	S88°23'09"W	296.07'
10	N01°17'36"W	486.40'
12	N00°00'51"W	1824.82'
13	N89°22'54"E	20.00'
14	S00°00'51"E	1825.21'
16	S01°17'36"E	446.33'
17	N88°23'09"E	296.99'
18	S01°31'10"E	75.36'
19	N84°11'25"W	20.16'

CURVE TABLE

	DELTA <	RADIUS	LENGTH
3	01°37'01"	11290.76'	318.64'
11	01°37'01"	11310.76'	319.20'
15	01°37'01"	11270.76'	318.07'

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS
352 HURST BLVD.
HURST, TX 76053
(817) 282-6981

JOB NO.: 491-1-96
DATE: 8-09-96
COGO FILE: 491-SANG
ACAD FILE: 491-181
DRAWN BY: S.G.S.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return To:

City Of Denton
Engineering & Transportation Dept.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY CLERK

On Oct 08 1997
At 4:02pm

Doc/Num : 97-R0071534
Doc/Type : EAS
Recording: 15.00
Doc/Mgmt : 6.00
Receipt #: 32686
Deputy - SHELLEY

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-8 WWE

LEGAL DESCRIPTION
WATER AND WASTEWATER EASEMENT

BEING a 54,008 square foot (1.2399 acre) tract of land (Tract 1) and a 70,043 square foot (1.6080 acre) tract of land (Tract 2) situated in the John Ayers Survey, Abstract No. 2, and the Ignacio De-Los-Santos Coy Survey, Abstract No. 212, Denton County, Texas, and being part of a called 934.575 acre tract of land (Tract 4) described in the Special Warranty Deed to Catdenton 35, Inc., recorded in Instrument No. 2013-15912, Official Public Records, Denton County, Texas, and being more particularly described as follows:

TRACT 1

COMMENCING at the northwest corner of the said called 934.575 acre tract of land, and being in the east right-of-way line of Interstate Highway No. 35 (a variable width right-of-way);

THENCE North 89°52'35" East, along the north line of the said called 934.575 acre tract of land, a distance of 203.11 feet to the **POINT OF BEGINNING**;

THENCE North 89°52'35" East, along the said north line, a distance of 20.35 feet to a point for corner;

THENCE South 10°35'23" West, departing the said north line, a distance of 76.47 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 2°10'43", a radius of 14315.00 feet, a chord bearing and distance of South 3°55'09" West, 544.31 feet;

THENCE in a southwesterly direction, with said curve to the right, an arc distance of 544.34 feet to a point at the beginning of a reverse curve to the left having a central angle of 2°31'11", a radius of 13885.00 feet, a chord bearing and distance of South 3°44'56" West, 610.58 feet;

THENCE in a southwesterly direction, with said curve to the left, an arc distance of 610.63 feet to a point for corner;

THENCE South 0°15'42" West, a distance of 1300.68 feet to a point for corner;

THENCE South 22°45'56" East, a distance of 104.95 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being in the north right-of-way line of Ganzer Road (a variable width right-of-way);

THENCE South 88°57'56" West, along the said north right-of-way line, a distance of 27.43 feet to a point for corner;

THENCE North 44°11'22" West, departing the said north right-of-way line, a distance of 48.03 feet to a point for corner;

CONTINUED ON SHEET 2

WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS
COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FRN # 10194040
Tel No. (817) 335-651
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DRG	JDW	1/28/2022	061024043	1 OF 10

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-8 WWE

LEGAL DESCRIPTION (CONTINUED)
WATER AND WASTEWATER EASEMENT

THENCE North 0°15'42" East, a distance of 1364.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 2°31'17", a radius of 13905.00 feet, a chord bearing and distance of North 3°44'53" East, 611.85 feet;

THENCE in a northeasterly direction, with said curve to the right, an arc distance of 611.90 feet to a point at the beginning of a reverse curve to the left having a central angle of 2°11'03", a radius of 14295.00 feet, a chord bearing and distance of North 3°55'00" East, 544.90 feet;

THENCE in a northeasterly direction, with said curve to the left, an arc distance of 544.94 feet to a point for corner;

THENCE North 10°35'23" East, a distance of 74.04 feet to the **POINT OF BEGINNING** and containing 54,008 square feet or 1.2399 acres of land, more or less.

TRACT 2

COMMENCING at the northwest corner of a called 397.160 acre tract described in the General Warranty Deed to Caldenton 35 Six, Inc., recorded in Instrument No. 2013-145689 Official Public Records, Denton County, Texas and being in the east right-of-way line of Interstate Highway No. 35 (a variable width right-of-way);

THENCE North 88°53'12" East, along the north line of the said called 397.160 acre tract, a distance of 86.25 feet, to the **POINT OF BEGINNING**;

THENCE North 1°18'08" West, departing the said north line, a distance of 1239.51 feet to a point for corner;

THENCE North 24°20'19" East, a distance of 138.65 feet to a point for corner;

THENCE North 0°57'04" West, a distance of 519.52 feet to a point for corner;

THENCE North 16°41'25" West, a distance of 154.75 feet to a point for corner;

THENCE North 0°23'39" East, a distance of 179.77 feet to a point for corner, being in the south right-of-way line of Ganzer Road (a variable width right-of-way);

THENCE North 88°56'11" East, along the said south right-of-way line, a distance of 39.99 feet to a 5/8-inch iron rod with "KHA" cap set for corner.

CONTINUED ON SHEET 3

WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS
COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194096
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Design by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JBW	10/6/2022	061024043	3 OF 10

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-8 WWE

LEGAL DESCRIPTION (CONTINUED)
WATER AND WASTEWATER EASEMENT

THENCE South 0°23'14" West, departing the said south right-of-way line, a distance of 174.80 feet to a point for corner;

THENCE South 16°41'25" East, a distance of 154.58 feet to a point for corner;
THENCE South 0°21'47" East, a distance of 5.79 feet to a point for corner;
THENCE South 23°14'17" West, a distance of 25.30 feet to a point for corner;
THENCE South 0°44'10" East, a distance of 273.07 feet to a point for corner;
THENCE South 1°18'08" East, a distance of 229.46 feet to a point for corner;
THENCE South 24°20'19" West, a distance of 138.65 feet to a point for corner;

THENCE South 1°18'08" East, a distance of 1232.78 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being in the said north line of the called 397.160 acre tract;

THENCE South 88°53'12" West, along the said north line, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 70,043 square feet or 1.6080 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

2/15/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



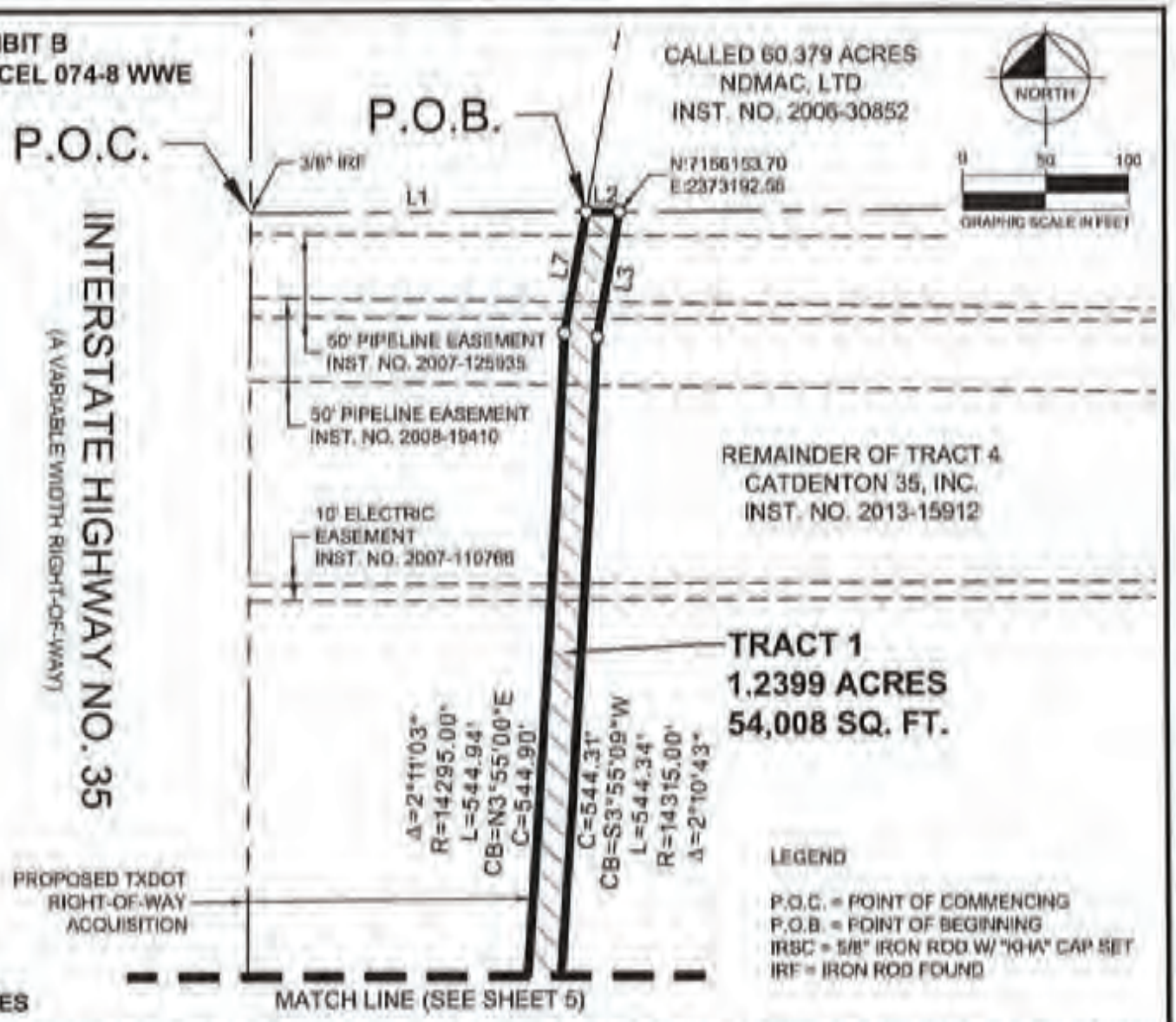
WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS
COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRG	JDW	1/28/2022	061024043	3 of 10

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EXHIBIT B
PARCEL 074-8 WWE



NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS
COY SURVEY
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DENTON COUNTY, TEXAS

2/15/22

JOSHUA D. WARGO
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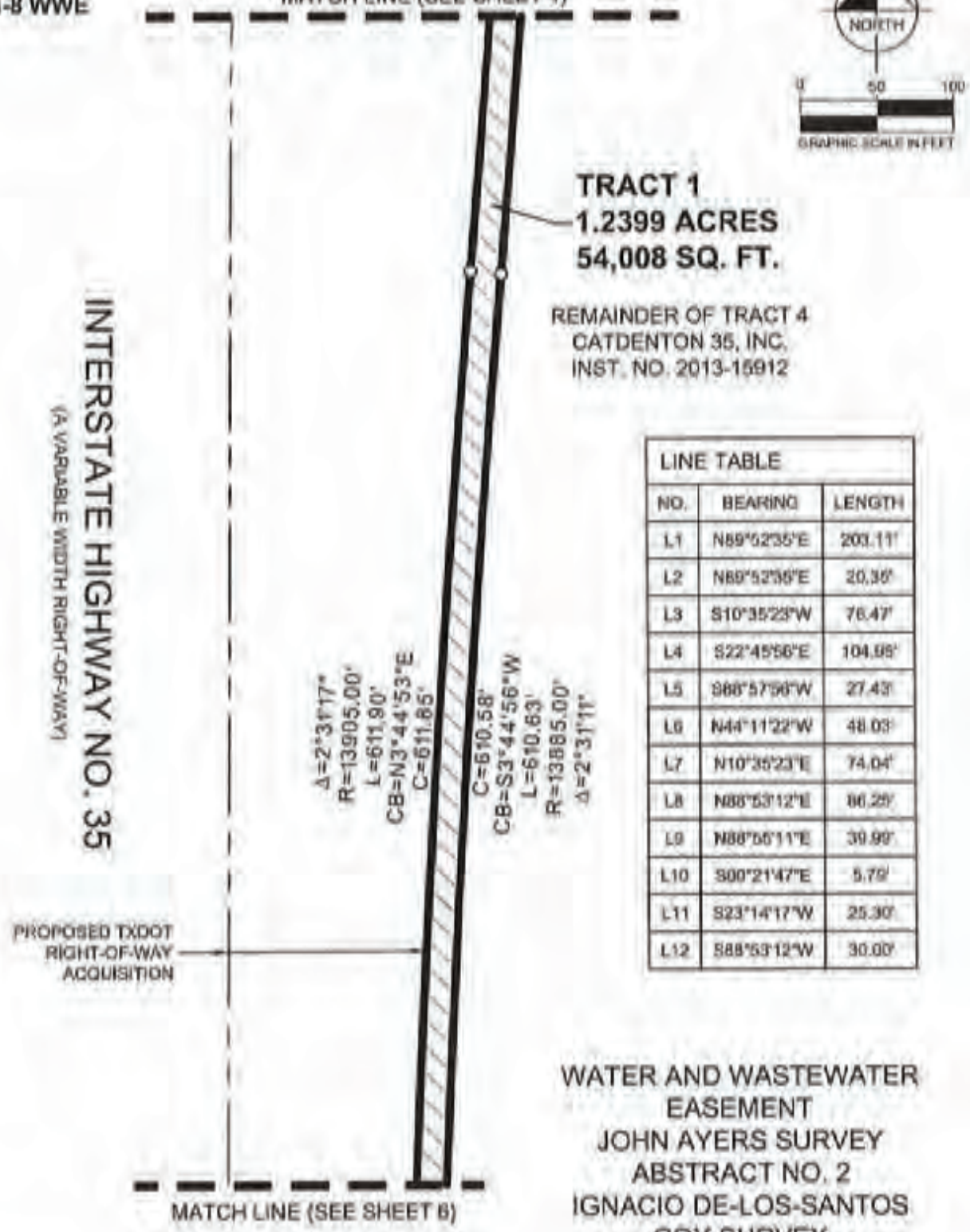
STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194810
Tel No. (817) 335-6511
www.kimley-horn.com

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1" = 100'	CRG	JDW	1/28/2022	069324043	4 of 10

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EXHIBIT B
PARCEL 074-8 WWE



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°52'35"E	203.11'
L2	N89°52'35"E	20.35'
L3	S10°35'23"W	76.47'
L4	S22°45'56"E	104.95'
L5	S88°57'56"W	27.43'
L6	N44°11'22"W	48.03'
L7	N10°35'23"E	74.04'
L8	N88°53'12"E	86.25'
L9	N88°56'11"E	39.99'
L10	S00°21'47"E	5.79'
L11	S23°14'17"W	25.30'
L12	S88°53'12"W	30.00'

WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

LEGEND

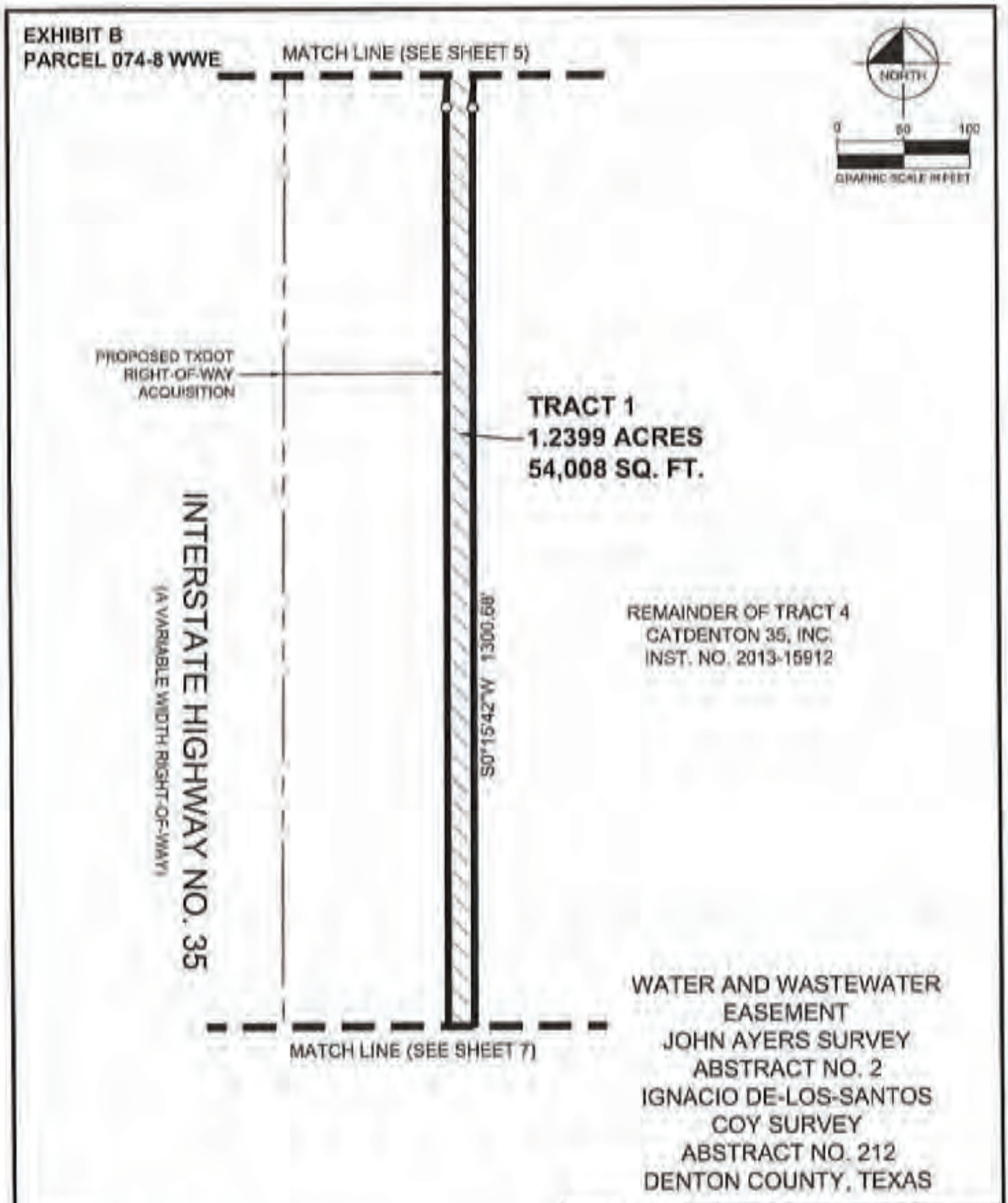
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CHQ	JDW	1/26/2022	061026843	5 of 10

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EXHIBIT B
PARCEL 074-8 WWE



WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

LEGEND

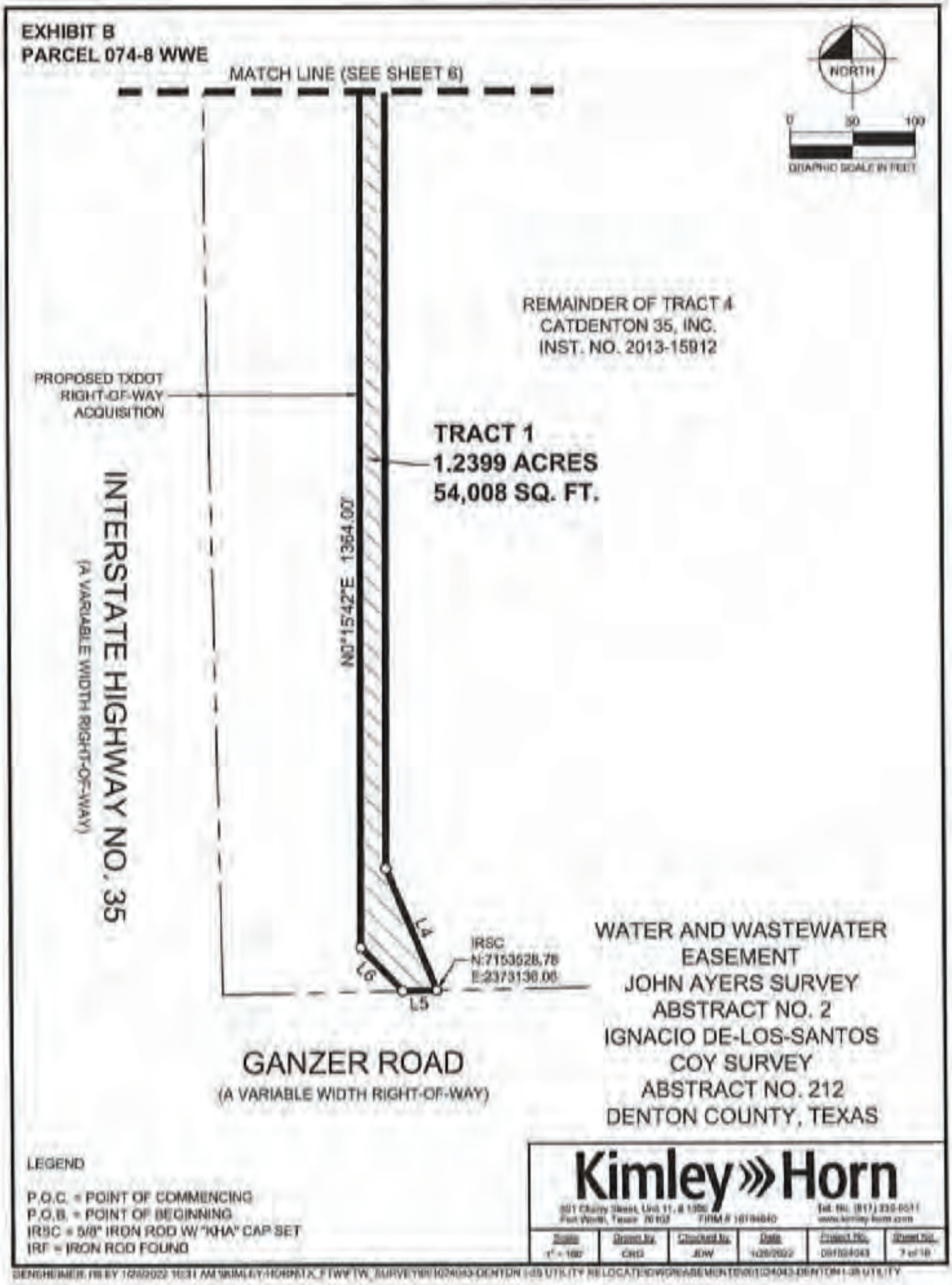
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IRF = IRON ROD FOUND

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10196040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	10/5/2022	061804043	6 of 10

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EXHIBIT B
PARCEL 074-8 WWE



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND

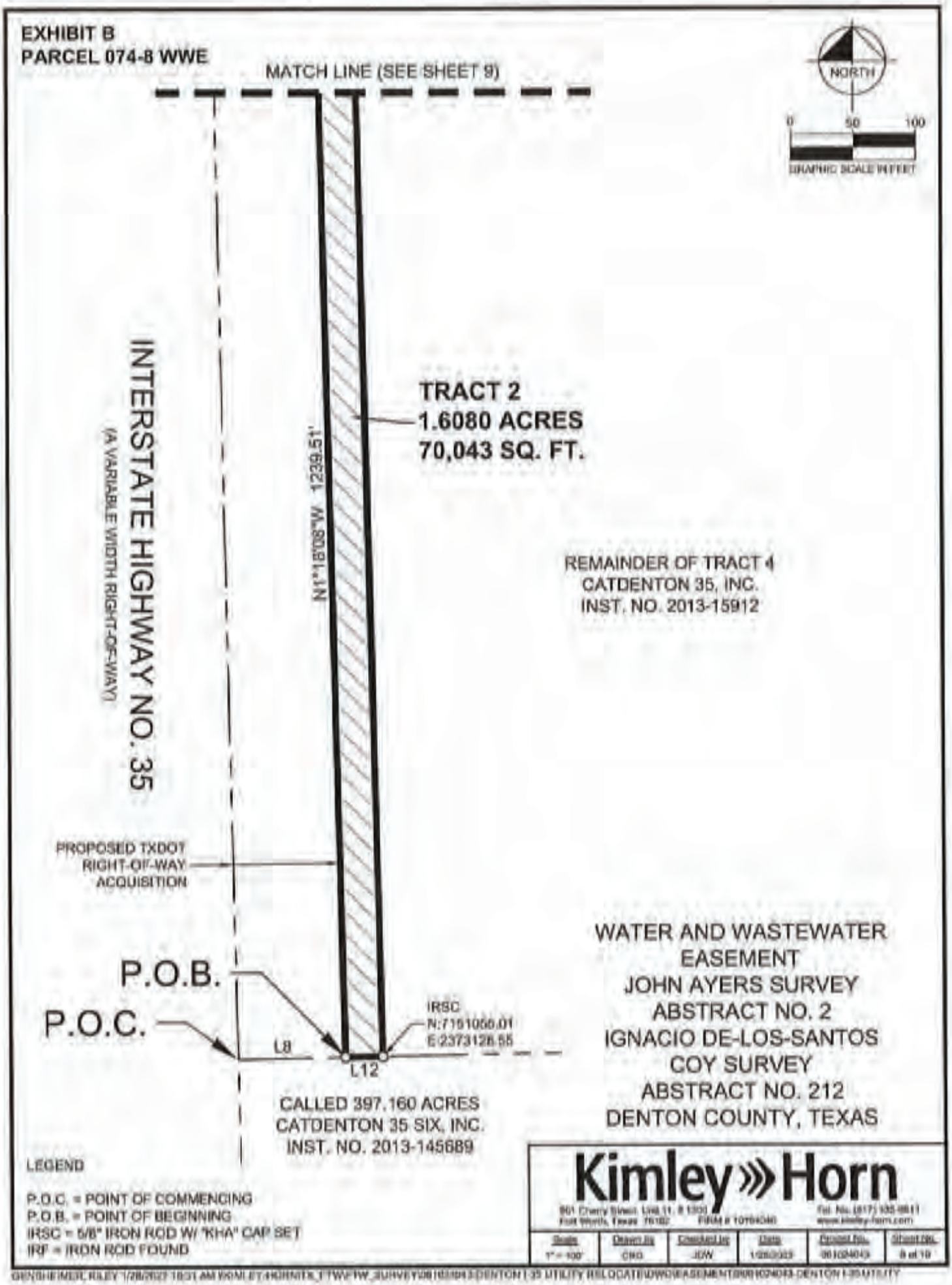
Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194640
tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRS	JDW	10/20/2022	069024043	7 of 10

DENGHEIMER, RB BY 10/20/2022 10:31 AM \\KIMLEY-HORN\NT\X_FTWFTW_SURVEY\069024043-DENTON I-35 UTILITY RE LOCATE\DWG\EASEMENTS\069024043-DENTON I-35 UTILITY

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EXHIBIT B
PARCEL 074-8 WWE

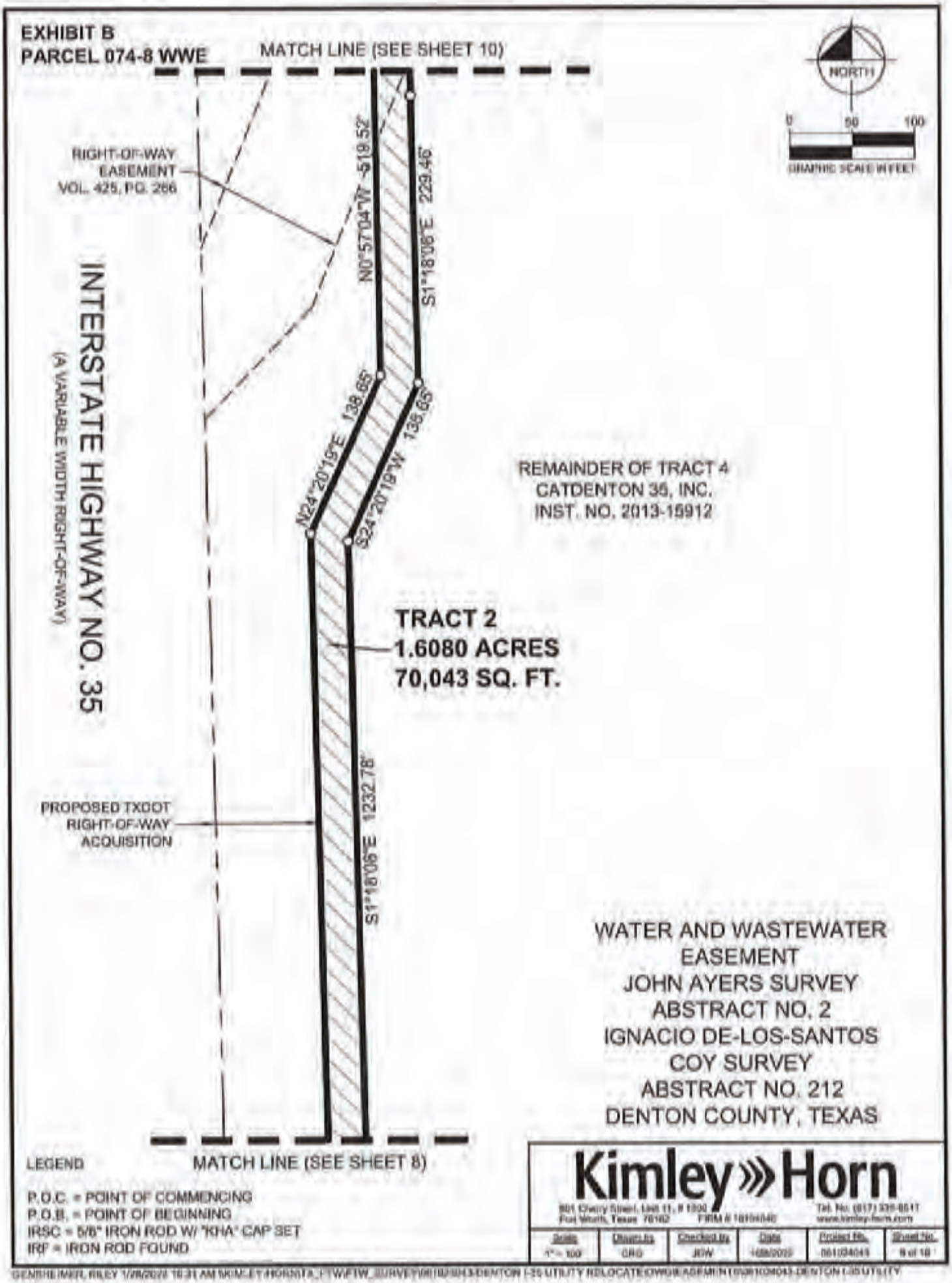


Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6811
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	1/26/2023	063024043	8 of 10

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EXHIBIT B
PARCEL 074-8 WWE



WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS COY SURVEY
ABSTRACT NO. 212
DENTON COUNTY, TEXAS

LEGEND

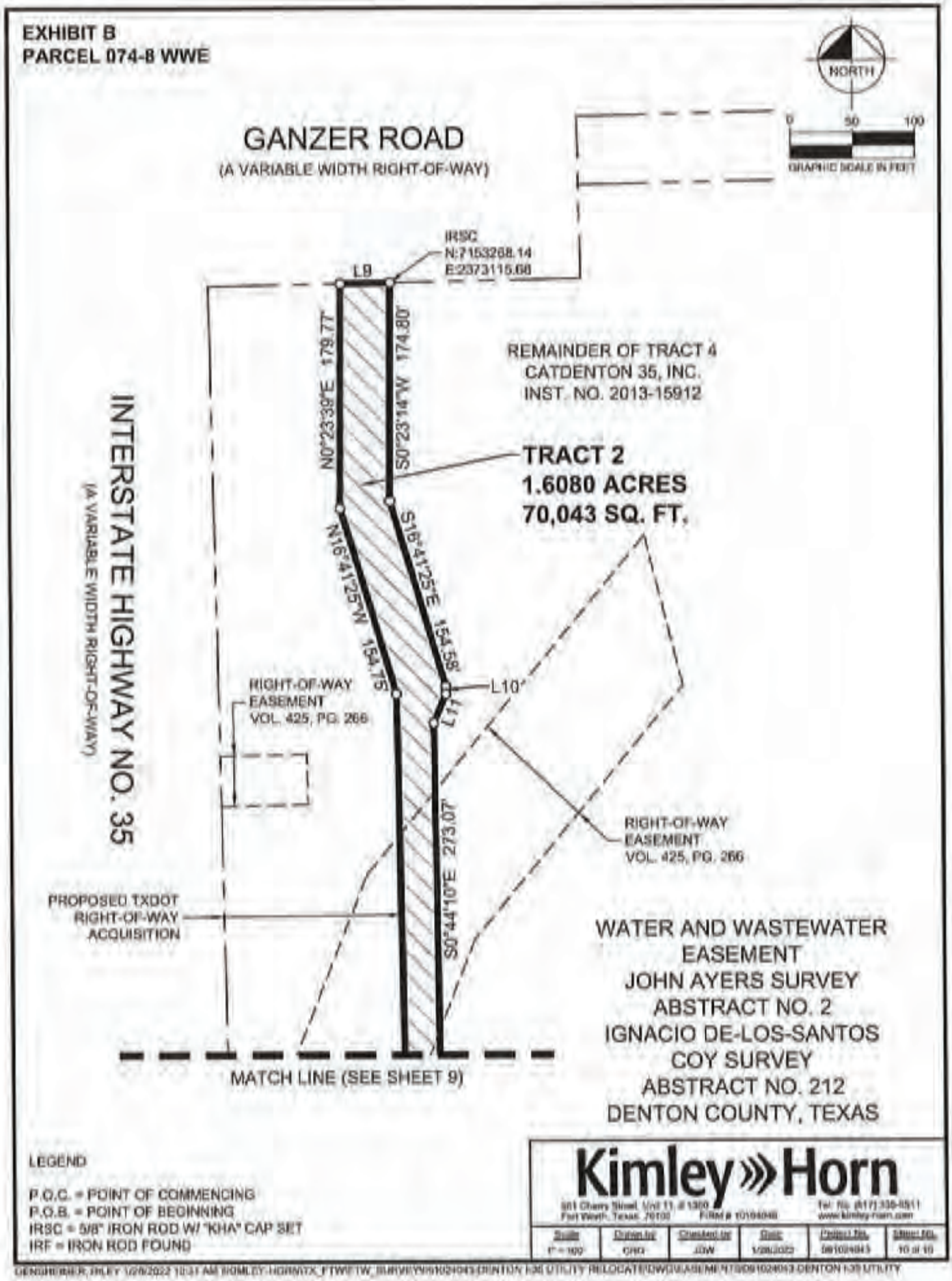
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IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
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Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JBW	1/28/2022	061034045	9 of 10

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-8 WWE



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
IGNACIO DE-LOS-SANTOS
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ABSTRACT NO. 212
DENTON COUNTY, TEXAS

LEGEND

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRO	JDW	1/26/2022	069024043	10 of 16

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

U00017637

TxDOT Highway Project Number: 0195-02-074 TxDOT Parcel 11

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

Utility Longitudinal Stations:
Sta 2331+22 RT to Sta 2352+43 RT

Existing Easement

Instrument Number
DOC# 1997-059180

BEING 0.9867 & 0.1028 ACRES IN
THE JOHN AYERS SURVEY A-2, BEING PART OF A
58.823 & 80.379 ACRE TRACT
NDMAC, LTD.
CITY OF DENTON, DENTON COUNTY, TEXAS

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EASEMENT

059180

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

That Emma Jo Harris, Greg Harris, and Joan Harris Regan of Denton County, Texas in consideration of the sum one dollar ($1.00) and no cents and other good and valuable consideration in hand paid by the City of Denton, Texas, receipt of which is hereby acknowledged, do by these presents grant, bargain , sell and convey unto the City of Denton the free and uninterrupted use, liberty and privilege of passage in, along, upon and across the following described property, owned by them, situated in Denton County, Texas in the J. Ayers Survey, Abstract No. 2.

SEE ATTACHED "EXHIBIT A" FOR DESCRIPTION
OF PERMANENT WATER LINE EASEMENT
AND "EXHIBIT C" FOR ILLUSTRATION

And it is further agreed that the said City of Denton, Texas in consideration of the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may be now be found upon said property.

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining a WATER LINE and appurtenances in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to said WATER LINE facilities or any part thereof.

In addition to the permanent water line easement the City of Denton is hereby granted a temporary construction easement for the initial construction of said WATER LINE described as follows:

SEE ATTACHED "EXHIBIT B" FOR DESCRIPTION
OF TEMPORARY CONSTRUCTION EASEMENT
AND "EXHIBIT C" FOR ILLUSTRATION

UPON conclusion of said WATER LINE installation the temporary construction easement shall terminate.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

TO HAVE AND TO HOLD unto the said City of Denton, Texas as aforesaid for the purposes aforesaid the premises above described.

Witness our hands, this the 21st day of August, A.D. 1997.

Emma Jo Harris

Emma Jo Harris

Greg Harris

Greg Harris

Joan Harris Regan

Joan Harris Regan

ACKNOWLEDGMENT

THE STATE OF Texas §
COUNTY OF Denton §
This instrument was acknowledged before me on August 21, 1997 by Emma Jo Harris.

ROGER N. WILKINSON
Notary Public, State of Texas
My Commission Expires 04-30-1998

Roger N. Wilkinson
Notary Public, in and for the State of Tx
My Commission Expires 4-30-98

ACKNOWLEDGMENT

THE STATE OF TX §
COUNTY OF Denton §
This instrument was acknowledged before me on August 19, 1997 by Greg Harris.

Notary Public
State of Texas
Commission Expires 5-9-98

Tammy Naylor
Notary Public, in and for the State of TX
My Commission Expires 5-9-98

ACKNOWLEDGMENT

THE STATE OF AZ §
COUNTY OF Maricopa §
This instrument was acknowledged before me on August 13, 1997 by Joan Harris Regan.

"OFFICIAL SEAL"
Paula T. Valverde
Notary Public-Arizona
Maricopa County
My Commission Expires 3/23/99

Paula T. Valverde
Notary Public, in and for the State of AZ
My Commission Expires 3-23-99

Accepted this 21st day of August 1997 for the City of Denton, Texas (Resolution No. 91-073).

BY: Roger N. Wilkinson
Roger N. Wilkinson
Right-of-Way Agent

AR#00912
7-22-97

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 182
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "A"
PERMANENT WATER LINE EASEMENT
J. AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the J. Ayers Survey, Abstract No. 2, said strip being out of a 119.2046 acre tract of land conveyed to Emma Jo Harris, Greg Harris, and Joan Harris Reagan (Harris tract) by deed as recorded in Volume 3312, Page 588 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at the southwest property corner of the said Harris tract, said point also being the northwest property corner of a tract of land conveyed to Rancho Vista Development Co. by deed recorded in Volume 2695, Page 465 of the D.R.D.C.T., said point also being on the existing easterly right-of-way line of Interstate Highway No. 35;

THENCE, North 00 degrees 08 minutes 52 seconds East along the westerly property line of the said Harris tract and along the said right-of-way line 2124.89 feet to a point at the northwest property corner of the said Harris tract, said point also being at the southwest property corner of tract of land conveyed to the Musket Corporation by deed as recorded in Volume 1630, Page 42 of the D.R.D.C.T.;

THENCE, South 89 degrees 54 minutes 24 seconds East, along the northerly property line of the said Harris tract and along southerly property line of said Musket tract 20.00 feet to a point;

THENCE, South 00 degrees 08 minutes 52 seconds West, 2124.64 feet to a point on the southerly property line of the said Harris tract and on the northerly property line of said Rancho Vista tract;

THENCE, South 89 degrees 22 minutes 54 seconds West along the said property lines 20.00 feet to the POINT OF BEGINNING.

The proposed Permanent Water Line Easement being herein described contains 0.9756 acres (42,495 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183
Date of Survey 8-12-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 162
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
J. AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the J. Ayers Survey, Abstract No. 2, said strip being out of a 119.2046 acre tract of land conveyed to Emma Jo Harris, Greg Harris, and Joan Harris Reagan (Harris tract) by deed as recorded in Volume 3312, Page 588 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly property line of the said Harris tract, said point being North 89 degrees 22 minutes 54 seconds East 20.00 feet from the southwest property corner of the said Harris tract;

THENCE, North 00 degrees 08 minutes 52 seconds East 2124.64 feet to a point on the northerly property line of the said Harris tract;

THENCE, South 89 degrees 54 minutes 24 seconds East, along the northerly property line of the said Harris tract 20.00 feet to a point;

THENCE, South 00 degrees 08 minutes 52 seconds West, 2124.37 feet to a point on the southerly property line of the said Harris tract;

THENCE, South 89 degrees 22 minutes 54 seconds West along the southerly property line of the said Harris tract 20.00 feet to the POINT OF BEGINNING.

The proposed Temporary Construction Easement being herein described contains 0.9764 acres (42,490 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner

Registered Professional Land Surveyor,
Texas No. 4183 Date of Survey 8-12-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: JOHN AYERS SURVEY, A-2
LOCATION: DENTON COUNTY, TEXAS
WHOLE PROPERTY AREA: 119.2046 AC.
PERMANENT WATER LINE ESMT.: 0.9756 AC.
TEMPORARY CONSTRUCTION ESMT.: 0.9754 AC.

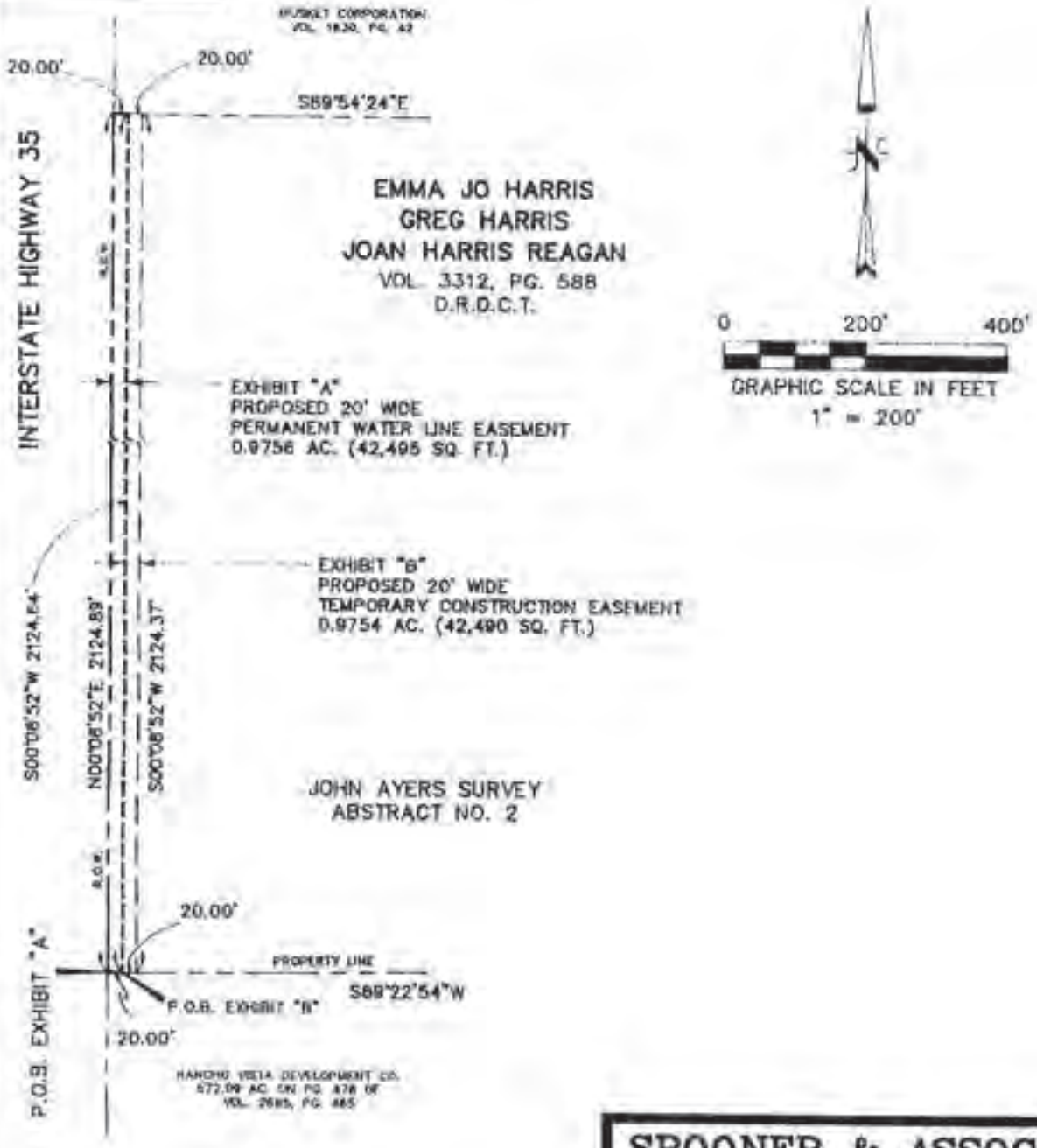
PARCEL 182 FOR ALAN PLUMMER

SANGER WATER LINE
DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

DRAWING OF EXHIBITS "A" & "B"

EXHIBIT "C"





SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

352 HURST BLVD.
HURST, TX 76053
(817) 282-6961

JOB NO.: 491-1-96
DATE: 8-12-96
COGO FILE: 491--SANG
ACAD FILE: 491-182
DRAWN BY: L.W.G.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return To:

City Of Denton
Engineering & Transportation Dept.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY CLERK

On Aug 27 1997
At 8:35am

Doc/Num : 97-R0059180
Doc/Type : EAS
Recording: 12.00
Doc/Mgmt : 6.00
Receipt #: 27751
Deputy - BRANDIE

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-11 WWE

LEGAL DESCRIPTION
WATER AND WASTEWATER EASEMENT

BEING a 42,982 square foot (0.9867 acre) tract of land (Tract 1) and a 4,478 square foot (0.1028 acre) tract of land (Tract 2) situated in the John Ayers Survey, Abstract No. 2, Denton County, Texas, and being part of a called 58.823 acre tract of land described in the Special Warranty Deed to NDMAC, Ltd., recorded in Instrument No. 2008-87393, Official Public Records, Denton County, Texas, and being part of a called 60.379 acre tract of land, described in the Special Warranty Deed to NDMAC, Ltd., recorded in Instrument No. 2006-30852, said Official Public Records, and being more particularly described as follows:

TRACT 1

COMMENCING at the westernmost northwest corner of the said called 58.823 acre tract, and being in the east right-of-way line of Interstate Highway No. 35 (a variable width right-of-way), from which a 5/8-inch iron rod found bears South 89°31'58" East, a distance of 1.04 feet;

THENCE South 89°31'58" East, along the westernmost north line of the said called 58.823 acre tract, a distance of 291.97 feet to a 5/8-inch iron rod with "TXDOT" cap found, being the **POINT OF BEGINNING**;

THENCE South 89°31'58" East, continuing along the said north line, a distance of 27.71 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 2°04'02", a radius of 1217.00 feet, a chord bearing and distance of South 25°15'35" West, 43.91 feet;

THENCE in a southwesterly direction, departing the said north line, and along said curve to the left, an arc distance of 43.91 feet to a point for corner;
THENCE South 0°50'14" West, a distance of 705.95 feet to a point for corner;
THENCE South 10°05'30" West, a distance of 404.18 feet to a point for corner;
THENCE South 0°50'14" West, a distance of 421.41 feet to a point for corner;
THENCE South 10°26'32" East, a distance of 203.77 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 0°30'50", a radius of 14360.02 feet, a chord bearing and distance of South 1°21'04" West, 128.78 feet;
THENCE in a southwesterly direction, with said curve to the right, an arc distance of 128.78 feet to a point for corner;

THENCE South 10°35'23" West, a distance of 232.62 feet to a point for corner, being in the south line of the said called 60.379 acre tract;

THENCE South 89°52'35" West, along the said south line, a distance of 20.35 feet to a point for corner, from which a 3/8-inch iron rod found for the southwest corner of the said called 60.379 acre tract, and being in the said east right-of-way line of Interstate Highway No. 35 bears South 89°52'35" West, a distance of 203.11 feet;

CONTINUED ON SHEET 2

2/15/22
JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, S 1300, Fort Worth, Texas 76102 FIRM # 10194096 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRD	JDW	1/27/2022	061024043	1 OF 2

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-11 WWE

LEGAL DESCRIPTION (CONTINUED)
WATER AND WASTEWATER EASEMENT

THENCE North 10°35'23" East, departing the said south line, a distance of 234.83 feet to a point for corner;

THENCE North 1°21'07" East, a distance of 125.01 feet to a point for corner;
THENCE North 10°26'32" West, a distance of 203.72 feet to a point for corner;
THENCE North 0°50'14" East, a distance of 425.01 feet to a point for corner;
THENCE North 10°05'30" East, a distance of 404.18 feet to a point for corner;
THENCE North 0°50'14" East, a distance of 721.01 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 1°10'13", a radius of 1242.00 feet, a chord bearing and distance of North 25°09'05" East, 25.37 feet;

THENCE in a northeasterly direction with said curve to the right, an arc distance of 25.37 feet to the **POINT OF BEGINNING** and containing 42,982 square feet or 0.9867 acres of land, more or less.

TRACT 2

BEGINNING at the northernmost northwest corner of the said called 58.823 acre tract, and being in the south right-of-way line of F.M. Road 3163 (Milam Road) (a variable width right-of-way);

THENCE North 89°45'14" East, along the said south right-of-way line, a distance of 35.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 0°37'40" West, departing the said south right-of-way line, a distance of 127.99 feet to a point for corner;

THENCE South 89°57'36" West, a distance of 35.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being in the northernmost west line of the said called 58.823 acre tract;

THENCE North 0°37'40" East, along the said northernmost west line, a distance of 127.87 feet to the **POINT OF BEGINNING** and containing 4,478 square feet or 0.1028 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

2/15/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



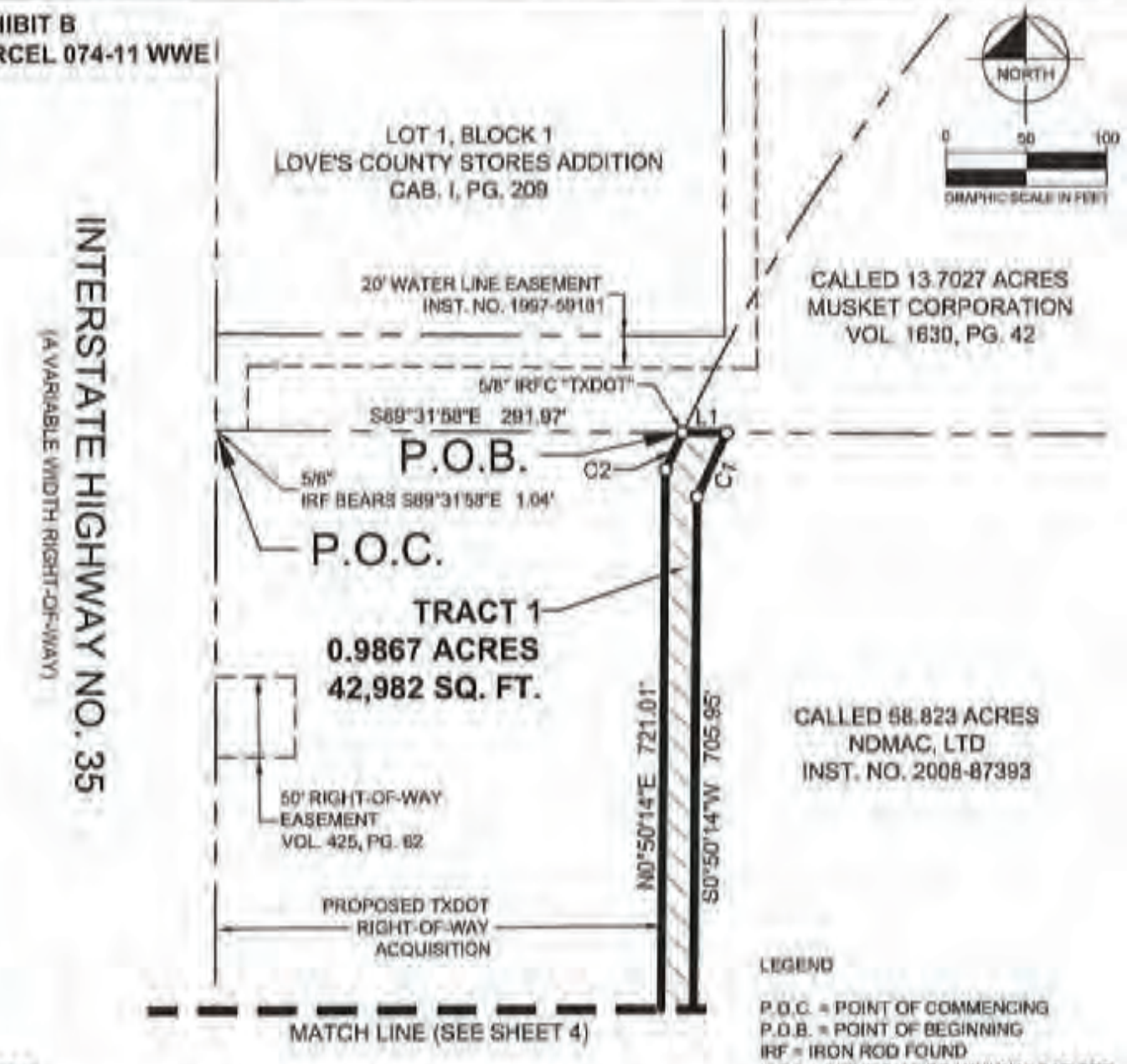
WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194800
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DRD	ADW	1/27/2022	061924043	2 OF 2

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-11 WWE



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

2/15/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
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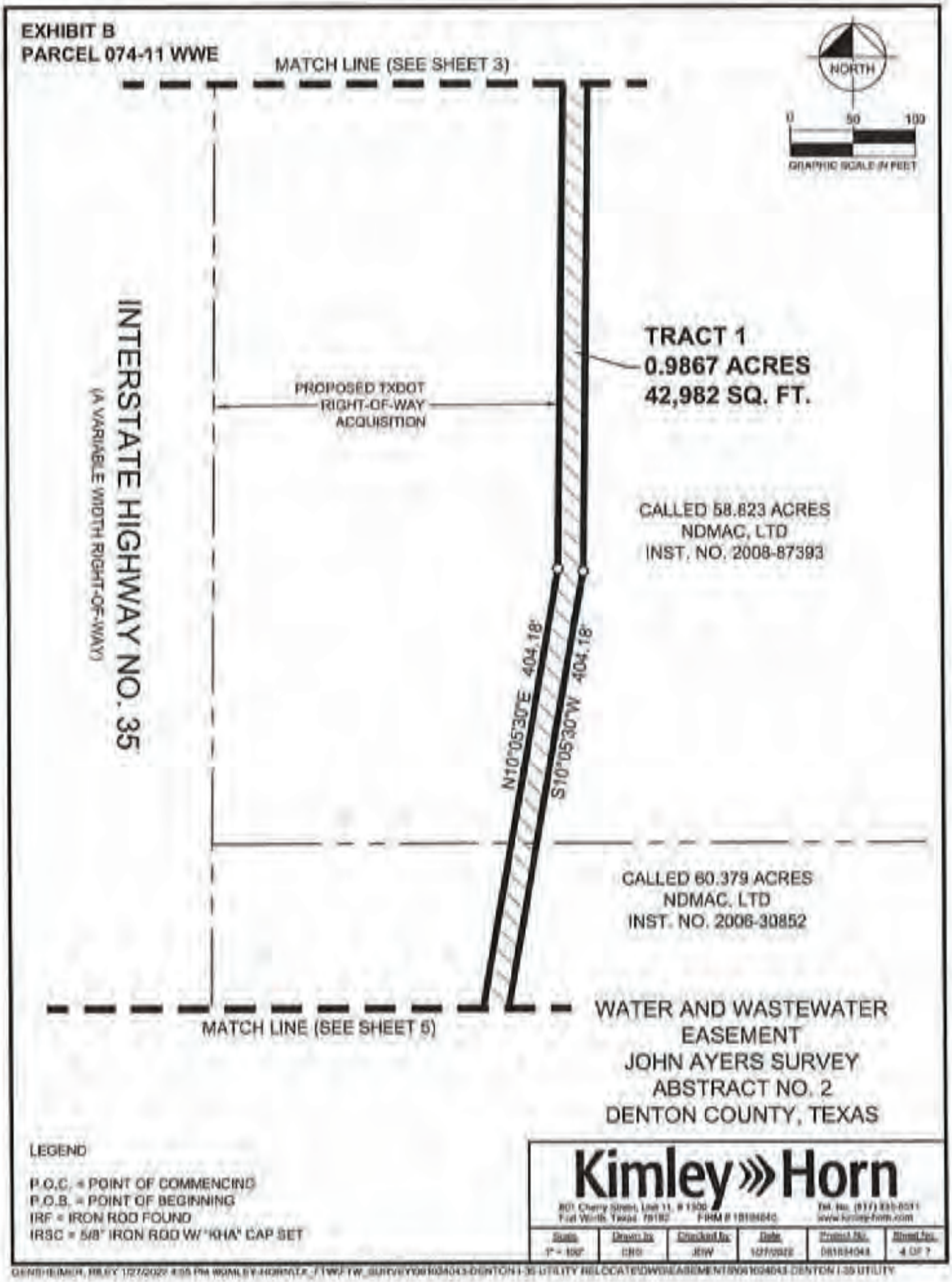
STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	1/27/2022	091094043	3 OF 7

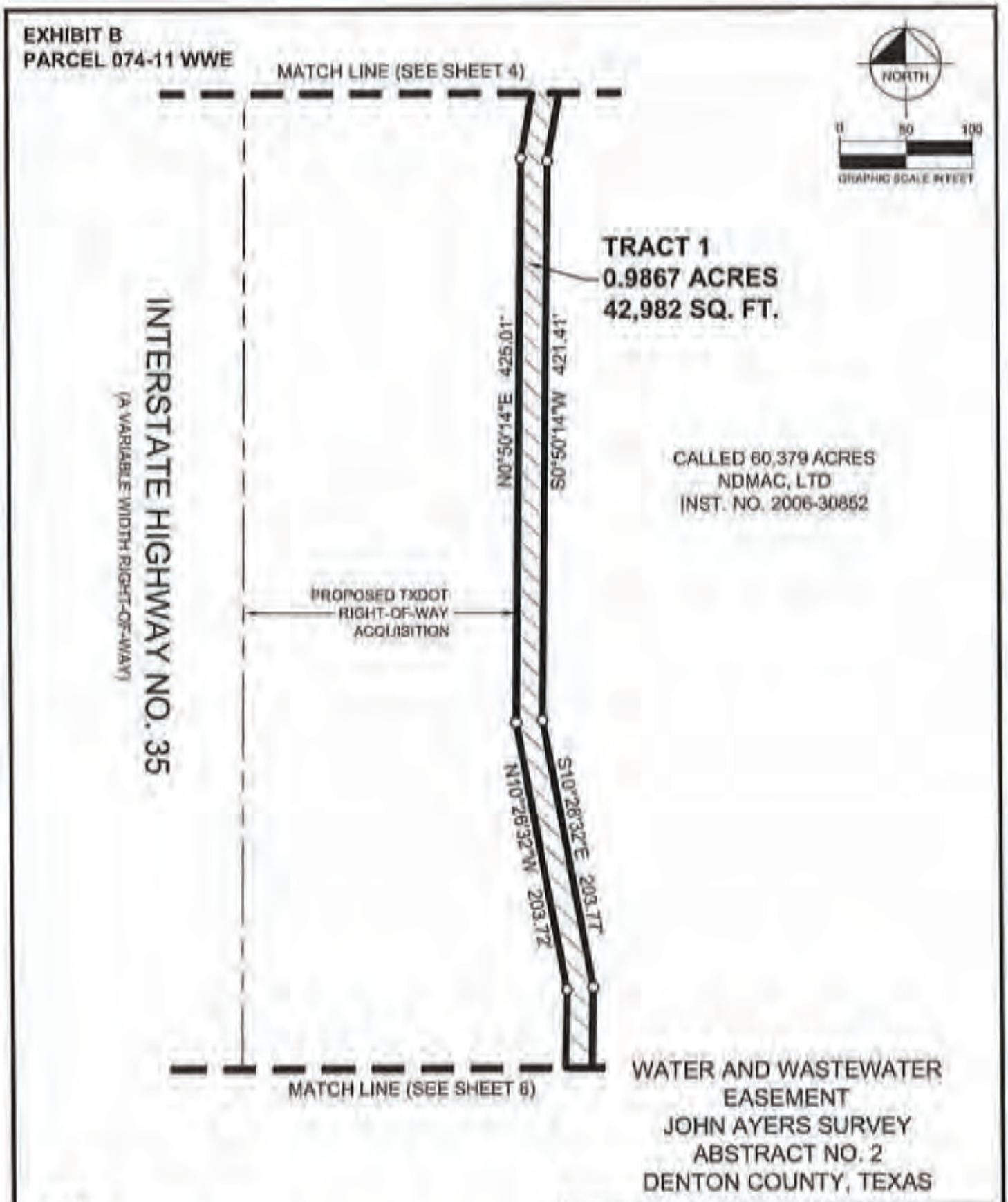
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GENSHEIMER, RILEY 12/7/2022 4:55 PM W:\MILES-HORNTEX_FTW\FTW_SURVEY\069634043-DENTON I-35 UTILITY RELOCATE\DWG\EASEMENTS\069634043-DENTON I-35 UTILITY

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-11 WWE



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

LEGEND

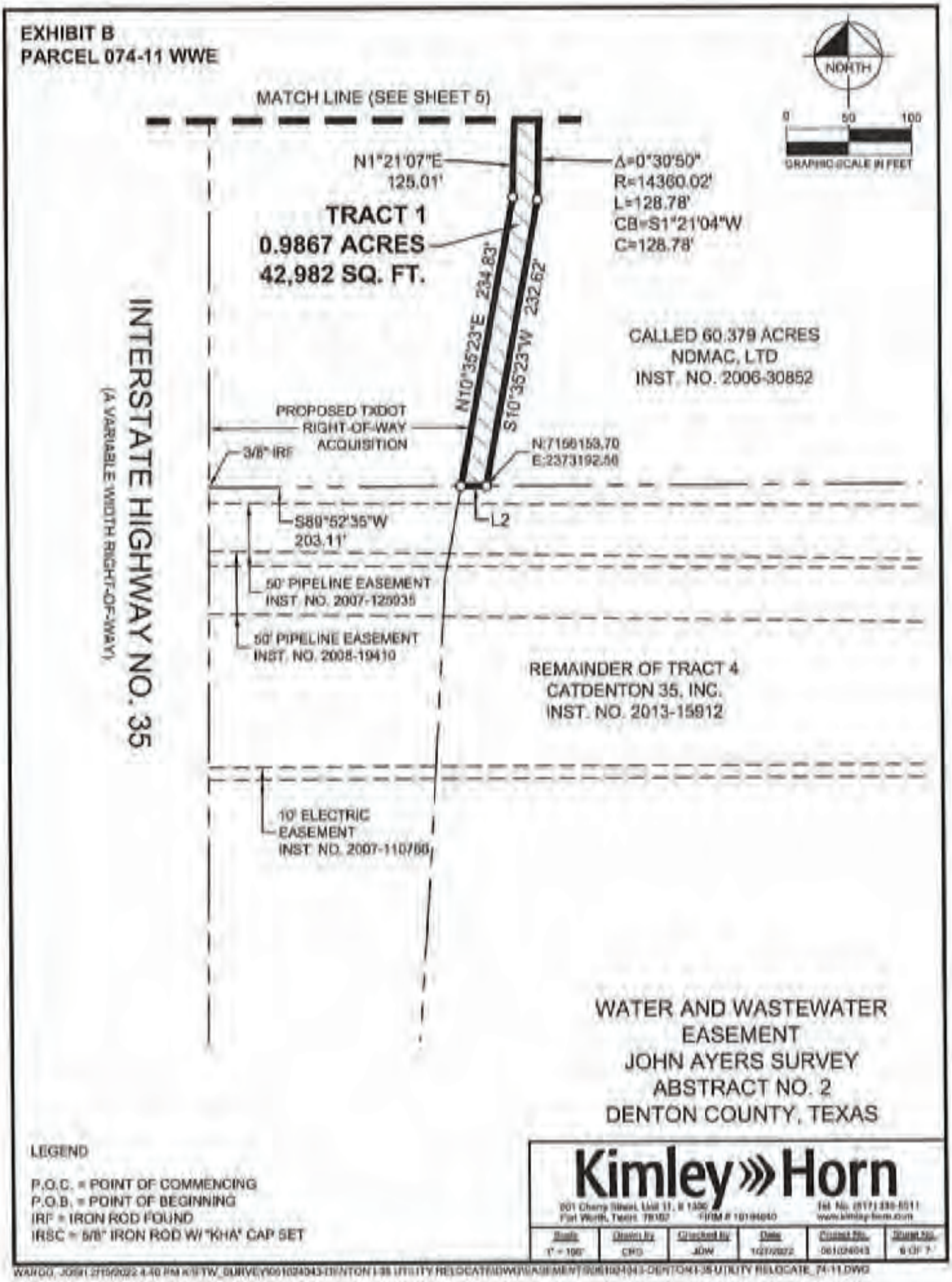
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10193845
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JEW	1/21/2022	061024043	5 OF 7

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-11 WWE



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

LEGEND

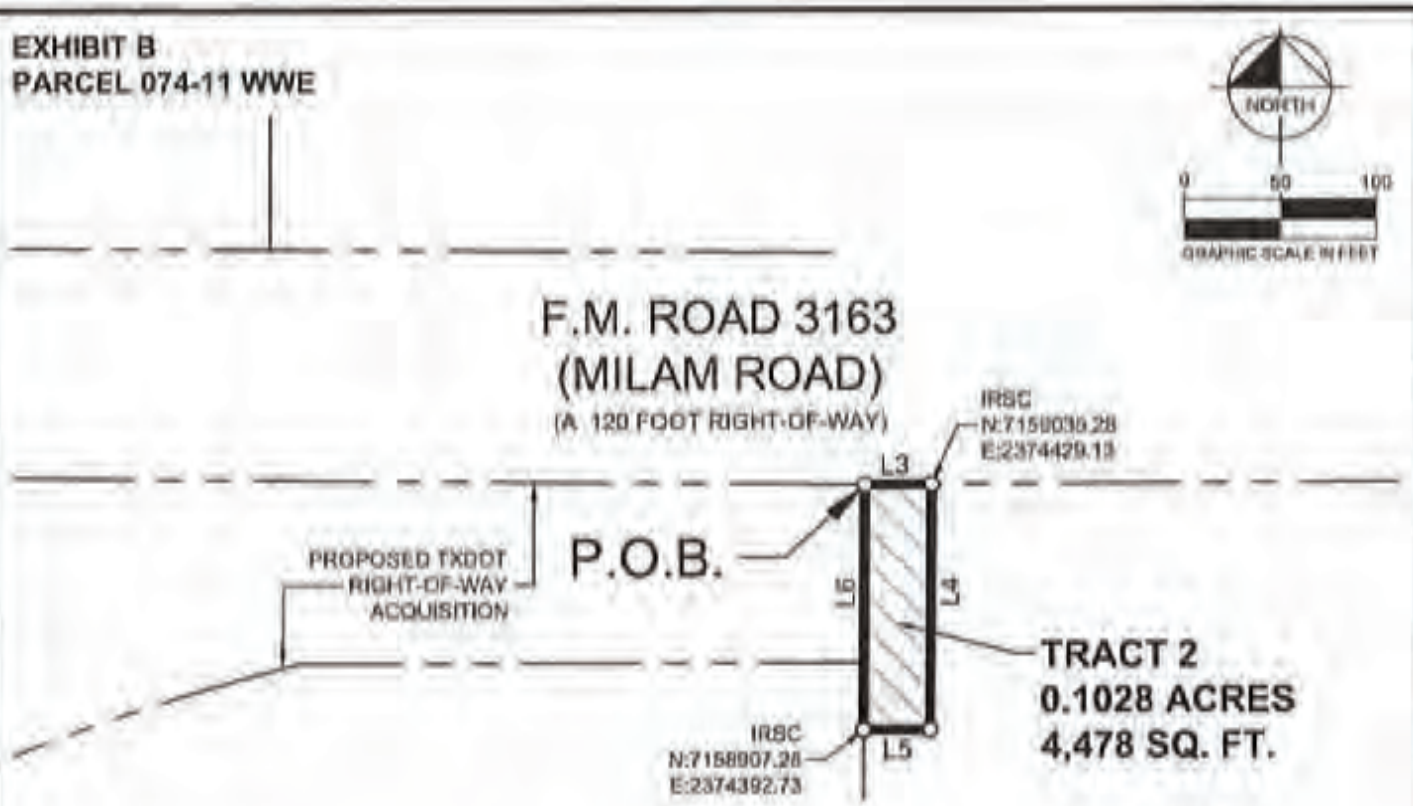
P.O.C. = POINT OF COMMENCING
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Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194640
Tel No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CRG	JDW	10/7/2022	061024043	6 OF 7

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-11 WWE



LINE TABLE		
NO.	BEARING	LENGTH
L1	S89°31'58"E	27.71'
L2	S89°52'35"W	20.35'
L3	N89°45'14"E	35.00'
L4	S00°37'40"W	127.99'
L5	S89°57'36"W	35.00'
L6	N00°37'40"E	127.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	2°04'02"	1217.00'	43.91'	S25°15'35"W	43.91'
C2	1°10'13"	1242.00'	25.37'	N25°09'05"E	25.37'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10193840
Tel. No. (817) 335-6511
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DRG	JDW	1/21/2022	061024043	1 OF 1

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

U00017637

TxDOT Highway Project Number: 0195-02-074
TxDOT Parcel 14

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

Utility Longitudinal Stations:
Sta 2352+43 RT to Sta 2360+11 RT

Existing Easement

Instrument Number
1988-57574, 1997-59181, & 1999-113602

BEING 0.4436 ACRES IN
THE JOHN AYERS SURVEY A-2,
BEING PART OF A 13.7027 ACRE TRACT
MUSKET CORPORATION #217
CITY OF DENTON, DENTON COUNTY, TEXAS

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

REAL PROPERTY RECORDS

SANITARY CONTROL EASEMENT

057574

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

WHEREAS, MARKET CORPORATION is now the owner of all that certain 13.7027 acre tract of land situated in Denton County, Texas, fully described by warranty deed recorded in Volume 1530, Page 42 Real Property Records, Denton County, Texas, and intends to drill a water well upon said property in order to ultimately serve water to customers of the Love's Country Store #217 located on the property, and

WHEREAS, the proposed well location is South 00 degrees 02 minutes 01 seconds East 150.00 feet and North 89 55 minutes 17 seconds West 150.00 feet from the northeast corner of said 13.7027 acre tract, and in order to comply with governmental laws it is necessary for restrictions to be placed upon all of that area within a 150-foot radius of said proposed well location, and Market Corporation is the sole owner of the property within said 150-foot radius of proposed well location and have agreed to place the herein described Sanitary Control Easement restrictions upon all of such area within the 150-foot radius of the proposed water well location situated South 00 degrees 02 minutes 01 seconds East 150.00 feet and North 89 degrees 55 minutes 17 seconds West 150.00 feet from the northeast corner of said 13.7027 acre tract;

NOW, THEREFORE, for and in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration to us cash in hand paid, the receipt of which is hereby acknowledged, MARKET CORPORATION of Oklahoma City, Oklahoma, hereby impose upon all the property within a 150-foot radius of the proposed well location situated South 00 degrees 02 minutes 01 seconds East 150.00 feet and North 89 degrees 55 minutes 17 seconds West 150.00 feet from the northeast corner of said 13.7027 acre tract, the following restrictions, and that such restrictions are a covenant running with the land and shall be binding upon all persons and other legal entities. Such Sanitary Control Easement restrictions are as follows:

1. There is prohibited the construction and/or operation of stock pens, feed lots, dump grounds, privies, tile or concrete sanitation sewers, cess pools, septic tanks, septic tank drain fields, drilling of improperly constructed water wells of any depth and all other construction or operation that could create an unsanitary condition within, upon or across the said property.

2. This Sanitation Control permits the construction of homes or buildings upon the area, provided, however, that all stock pens, feed Lots, privies, tile or concrete sanitation sewers, cess pools, septic tanks, septic tank drain fields, drilling of improperly constructed wells of any depth and other construction and/or operations that could create an unsanitary condition within, upon or across the area are specifically prohibited.

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3. Normal farming and ranching operations are permitted except that all livestock shall not be allowed within fifty (50) feet of the proposed well.

The above restrictions are binding upon all persons, corporations, and/or other legal entities and may be enforced by injunctive relief or by any other method available in a court of competent jurisdiction, and enforcement of such restrictions does not in any way alleviate the violator of such restrictions from damages, if any, because of the violation of the same.

Enforcement shall be proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages or both.

Invalidation of any one of these covenants by judgment or court order shall not in any way affect any of the other provisions which shall remain in full force and effect.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of two (2) years from date these covenants are recorded, after which time said covenants shall be automatically extended until the use of this water well as a source of water for said 13.7027 acre tract ceases.

IN WITNESS WHEREF, the said owners have executed this instrument on this 2nd day of December, 1988.

MARKET CORPORATION

By: Paula Manning

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

This instrument was acknowledged before me on the 2nd day of December 1988 by Paula Manning of MARKET CORPORATION, a corporation, on behalf of said

Linda G McDonald
Notary Public, State of Oklahoma
Linda G McDonald
Notary's printed name
My Commission Expires: 10-29-90

Return To: Metroplex Engineering
1123 Fort Worth Drive
Denton, TX 76205

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

VOL 2495 PAGE 891

057574

FILED FOR RECORD

88 DEC -5 PM 3:45

MARILYN ROBINSON
DENTON CO. TEX

FILED FOR RECORD 5th DAY OF December A.D.19 88 at 3:45 P.M.

DULY RECORDED 5th DAY OF December A.D.19 88.

MARILYN ROBINSON, COUNTY CLERK
DENTON COUNTY, TEXAS

BY: Debra Trapp DEPUTY

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EASEMENT

059181

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

That Musket Corporation of Denton County, Texas in consideration of the sum one dollar ($1.00) and no cents and other good and valuable consideration in hand paid by the City of Denton, Texas, receipt of which is hereby acknowledged, do by these presents grant, bargain , sell and convey unto the City of Denton the free and uninterrupted use, liberty and privilege of passage in, along, upon and across the following described property, owned by it, situated in Denton County, Texas in the J. Ayers Survey, Abstract No. 2.

SEE ATTACHED "EXHIBIT A" FOR DESCRIPTION
OF PERMANENT WATER LINE EASEMENT
AND "EXHIBIT C" FOR ILLUSTRATION

And it is further agreed that the said City of Denton, Texas in consideration of the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may be now be found upon said property.

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining a WATER LINE and appurtenances in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to said WATER LINE facilities or any part thereof.

In addition to the permanent water line easement the City of Denton is hereby granted a temporary construction easement for the initial construction of said WATER LINE described as follows:

SEE ATTACHED "EXHIBIT B" FOR DESCRIPTION
OF TEMPORARY CONSTRUCTION EASEMENT
AND "EXHIBIT C" FOR ILLUSTRATION

UPON conclusion of said WATER LINE installation the temporary construction easement shall terminate.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

TO HAVE AND TO HOLD unto the said City of Denton, Texas as aforesaid for the purposes aforesaid the premises above described.

Witness my hand, this the 30th day of JUNE, A.D. 1997.

MUSKET CORPORATION

BY: Greg Love

TITLE: DIRECTOR

ACKNOWLEDGMENT

THE STATE OF Okla §

COUNTY OF Okla §

This instrument was acknowledged before me on June 30, 1997 by Greg Love.

OFFICIAL SEAL
KRISTA BAKER
NOTARY PUBLIC
OKLAHOMA COUNTY
MY COMMISSION EXP. 2-29-2000

J. Baker
Notary Public, in and for the State of Okla
My Commission Expires 2-29-2000

Accepted this 17th day of July 1997 for the City of Denton, Texas (Resolution No. 91-073).

BY: Roger M. Wilkinson
Roger M. Wilkinson
Right-of-Way Agent

4-11-97

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 183
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "A"
PERMANENT WATER LINE EASEMENT
J. AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the J. Ayers Survey, Abstract No. 2, said strip being out of a 8.5763 acre tract of land conveyed to the Musket Corporation (Musket tract) by deed as recorded in Volume 1630, Page 42 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Permanent Water Line Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING at the southwest property corner of the said Musket tract, said point also being the northwest property corner of a tract of land conveyed to Emma Jo Harris, Greg Harris, Joann Harris Reagan by deed recorded in Volume 3312, Page 585 of the D.R.D.C.T., said point also being on the existing easterly right-of-way line of Interstate Highway No. 35;

THENCE, North 00 degrees 08 minutes 52 seconds East along the westerly property line of the said Musket tract and along the said right-of-way line 60.00 feet to a point at the southwest property corner of Lot 1, Block 1 of Love's County Store Addition according to the plat as recorded in Cab. 1, Pg. 209 of the Plat Records of Denton County Texas, (P.R.D.C.T.);

THENCE, South 89 degrees 54 minutes 24 seconds East, along the northerly property line of said Musket tract and along the southerly property line of the said Lot 1, 316.23 feet to a point at the southeast property corner of said lot 1;

THENCE, North 00 degrees 07 minutes 32 seconds West, along the easterly property line of said Lot1, and along the westerly property line of the said Musket tract, 442.22 feet to a point;

THENCE, South 89 degrees 49 minutes 26 seconds East, along a southerly property line of the said Lot 1, and along a northerly property line of said Musket tract, 155.00 feet to a point;

THENCE, North 00 degrees 10 minutes 34 seconds East, along the westerly property line of said Musket tract and along an easterly property line of the said Lot 1, 265.00 feet to a point on the northerly property line of the said Musket tract and on the southerly right-of-way line of Milam Road;

THENCE, South 89 degrees 48 minutes 08 seconds East along the said property line and along the said southerly right-of-way line, 20.00 feet to a point;

THENCE, South 00 degrees 10 minutes 34 seconds West 284.99 feet to a point;

THENCE, North 89 degrees 49 minutes 26 seconds West 154.89 feet to a point;

THENCE, South 00 degrees 07 minutes 32 seconds East 442.69 feet to a point;

THENCE, North 89 degrees 54 minutes 24 seconds West 316.33 feet to a point;

THENCE, South 00 degrees 08 minutes 26 seconds West 40.00 feet to a point being on the southerly property line of said Musket tract and on the northerly property line of said Harris tract;

THENCE, North 89 degrees 54 minutes 24 seconds West along the said property line, 20.00 feet to the POINT OF BEGINNING;

The proposed Permanent Water Line Easement being herein described contains 0.5668 acres (24,779 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner

Shaun Spooner
Registered Professional Land Surveyor,
Texas No. 4183 Date of Survey 8-14-96



DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

FOR ALAN PLUMMER, PARCEL NO. 183
UPPER TRINITY REGIONAL WATER
DISTRICT, SANGER WATER LINE
DENTON TO SANGER, TEXAS

EXHIBIT "B"
TEMPORARY CONSTRUCTION EASEMENT
J. AYERS SURVEY, A-2
DENTON COUNTY, TEXAS

SITUATED in Denton County, Texas and being a strip of land out of the J. Ayers Survey, Abstract No. 2, said strip being out of a 6.5763 acre tract of land conveyed to the Musket Corporation (Musket tract) by deed as recorded in Volume 1630, Page 42 of the Deed Records of Denton County, Texas (D.R.D.C.T.), said strip of land being herein described as a proposed 20 foot wide Temporary Construction Easement and being herein more particularly described by metes and bounds as follows:

BEGINNING on the southerly property line of the said Musket tract, and being on the northerly property line of a tract of land conveyed to Emma Jo Harris, Greg Harris, Joann Harris Reagen by deed recorded in Volume 3312, Page 588 of the D.R.D.C.T.;

THENCE, North 00 degrees 08 minutes 26 seconds East 40.00 feet to a point;

THENCE, South 89 degrees 54 minutes 24 seconds East 316.33 feet to a point;

THENCE, North 00 degrees 07 minutes 32 seconds West 442.69 feet to a point;

THENCE, South 89 degrees 49 minutes 26 seconds East 154.89 feet to a point;

THENCE, North 00 degrees 10 minutes 34 seconds East 264.99 feet to a point on the southerly right-of-way line of Milam Road, and on the northerly property line of said Musket tract;

THENCE, South 89 degrees 48 minutes 08 seconds East along the said northerly property line and along the said southerly right-of-way line, 20.00 feet to a point;

THENCE, South 00 degrees 10 minutes 34 seconds West 304.86 feet to a point;

THENCE, North 89 degrees 49 minutes 26 seconds West 154.79 feet to a point;

THENCE, South 00 degrees 07 minutes 32 seconds East 442.66 feet to a point;

THENCE, North 89 degrees 54 minutes 24 seconds West 316.42 feet to a point;

THENCE, South 00 degrees 08 minutes 26 seconds West 20.00 feet to a point being on the southerly property line of said Musket tract and on the northerly property line of the said Harris tract;

THENCE, North 89 degrees 54 minutes 24 seconds West, along the said property lines 20.00 feet to the POINT OF BEGINNING;

The proposed Permanent Water Line Easement being herein described contains 0.5688 acres (24,778 square feet) of land, more or less.

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: Spooner and Associates, Inc.

By: Shaun Spooner
Shaun Spooner
Registered Professional Land Surveyor,
Texas No. 4183 Date of Survey 8-14-96

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
LAND SURVEYOR

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

SURVEY: JOHN AYERS SURVEY, A-2
LOCATION: DENTON COUNTY, TEXAS

WHOLE PROPERTY AREA:	8.5763 AC.
PERMANENT WATER LINE ESMT.:	0.5688 AC.
TEMPORARY CONSTRUCTION ESMT.:	0.5688 AC.

DRAWING OF EXHIBITS "A" & "B"

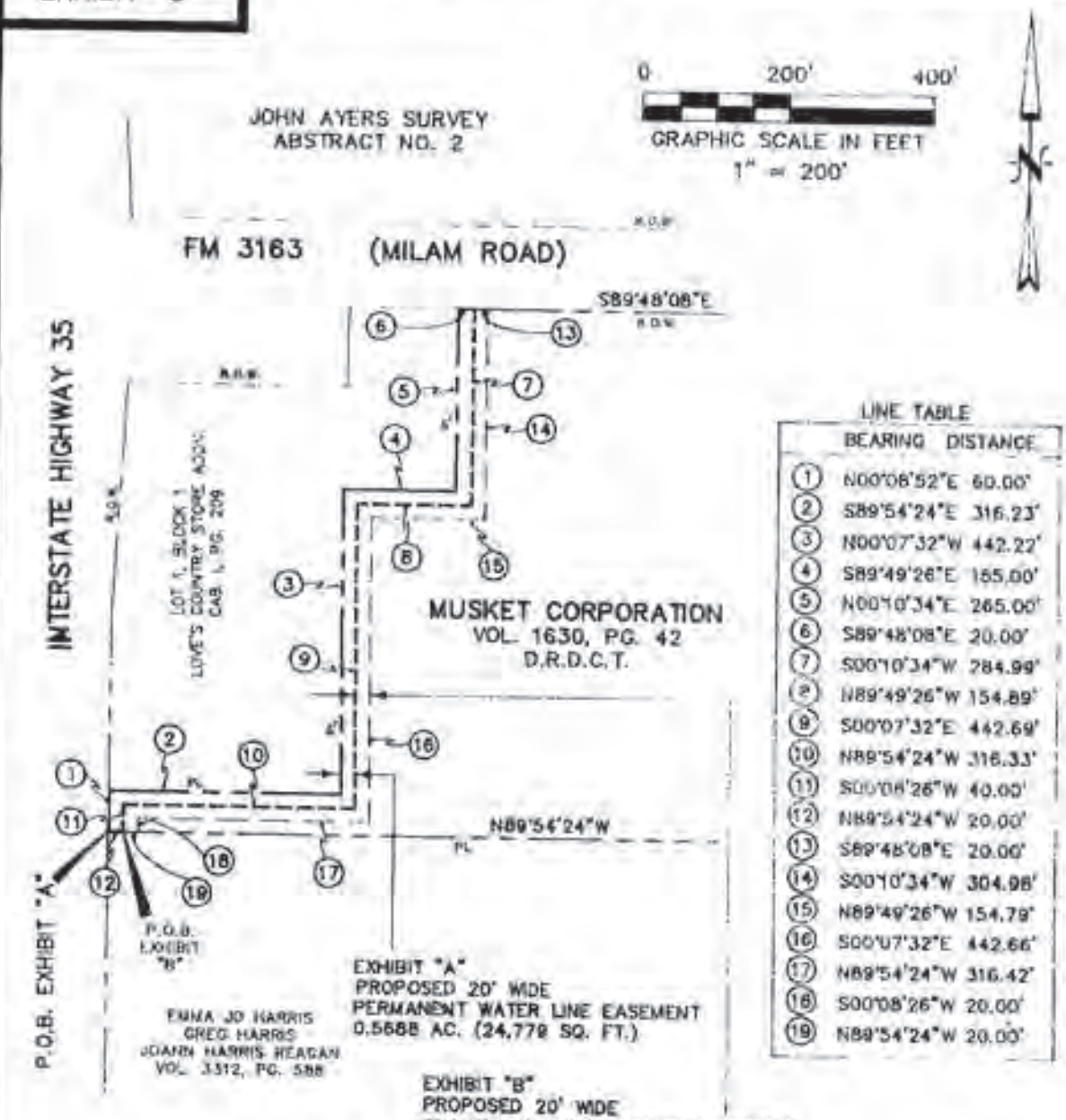
PARCEL 183 FOR ALAN PLUMMER

SANGER WATER LINE

DENTON TO SANGER, TEXAS

UPPER TRINITY
REGIONAL WATER DISTRICT

EXHIBIT "C"



LINE TABLE

	BEARING	DISTANCE
1	N00°08'52"E	60.00'
2	S89°54'24"E	316.23'
3	N00°07'32"W	442.22'
4	S89°49'26"E	155.00'
5	N00°10'34"E	265.00'
6	S89°48'08"E	20.00'
7	S00°10'34"W	284.99'
8	N89°49'26"W	154.89'
9	S00°07'32"E	442.69'
10	N89°54'24"W	316.33'
11	S00°08'26"W	40.00'
12	N89°54'24"W	20.00'
13	S89°48'08"E	20.00'
14	S00°10'34"W	304.98'
15	N89°49'26"W	154.79'
16	S00°07'32"E	442.66'
17	N89°54'24"W	316.42'
18	S00°08'26"W	20.00'
19	N89°54'24"W	20.00'

STATE OF TEXAS
REGISTERED
SHAUN G. SPOONER
4183
PROFESSIONAL
SURVEYOR

SPOONER & ASSOC.
REGISTERED PROFESSIONAL
LAND SURVEYORS

352 HURST BLVD.
HURST, TX 76053
(817) 282-6981

JOB NO.: 491-1-96
DATE: 8-12-96
COGO FILE: 491-SANG
ACAD FILE: 491-183
DRAWN BY: L.W.C.
COMPUTED BY: S.G.S.
CHECKED BY: S.G.S.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

Return to:

City Of Denton
Engineering & Transportation Dept.
221 North Elm Street
Denton, Texas 76201
Attention: Roger N. Wilkinson

Filed for Record in:
DENTON COUNTY, TX
HONORABLE TIM HODGES/COUNTY CLERK

On: Aug 27 1997
At 8:35am

Doc/Num : 97-R0059181
Doc/Type : EAS
Recording: 13.00
Doc/Mgmt : 5.00
Receipt #: 27751
Deputy - BRANDIE

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EASEMENT

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

1136012

THAT Musket Corporation, (GRANTOR) in consideration of the sum of ONE DOLLAR AND NO CENTS ($1.00) and other good and valuable consideration in hand paid by the City of Denton, Texas, (GRANTEE) receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the City of Denton, Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following described property, owned by Grantor and situated in Denton County, Texas, in the John Ayers Survey, Abstract No. 2.

SEE ATTACHED EXHIBIT "A"

And it is further agreed that the Grantee in consideration of the benefits above set out, will remove from the property above described, such fences, buildings and other obstructions as may now be found upon said property.

For the purpose of constructing, reconstructing, installing, repairing, and perpetually maintaining public utilities in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workman and representatives having ingress, egress, and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to said public facilities or any part thereof.

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

TO HAVE AND TO HOLD unto the said City of Denton, Texas as aforesaid for the purposes aforesaid the premises above described.

Witness my hand, this the 1st day of November, 1999.

Musket Corporation

By: Greg Love

Greg Love

Title: President

THE STATE OF OKLAHOMA §
COUNTY OF Okla. §

This instrument was acknowledged before me on this the 1st day of Nov., 1999, by Greg Love.

Reta G. Harlin
Notary Public, in and for the State of Okla.

RETA G. HARLIN
Oklahoma County
Notary Public in and for
State of Oklahoma
My commission expires July 30, 2000

Accepted this the ~~NOVEMBER~~ 8th day of NOVEMBER 1999 for the City of Denton, Texas (Resolution No. 91-073).

BY: Paul Williamson
Paul Williamson
Right-of-Way Agent

RETURN TO: City of Denton
321 N. Elm Street
Denton, Texas 76201
ATTN: Paul Williamson

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

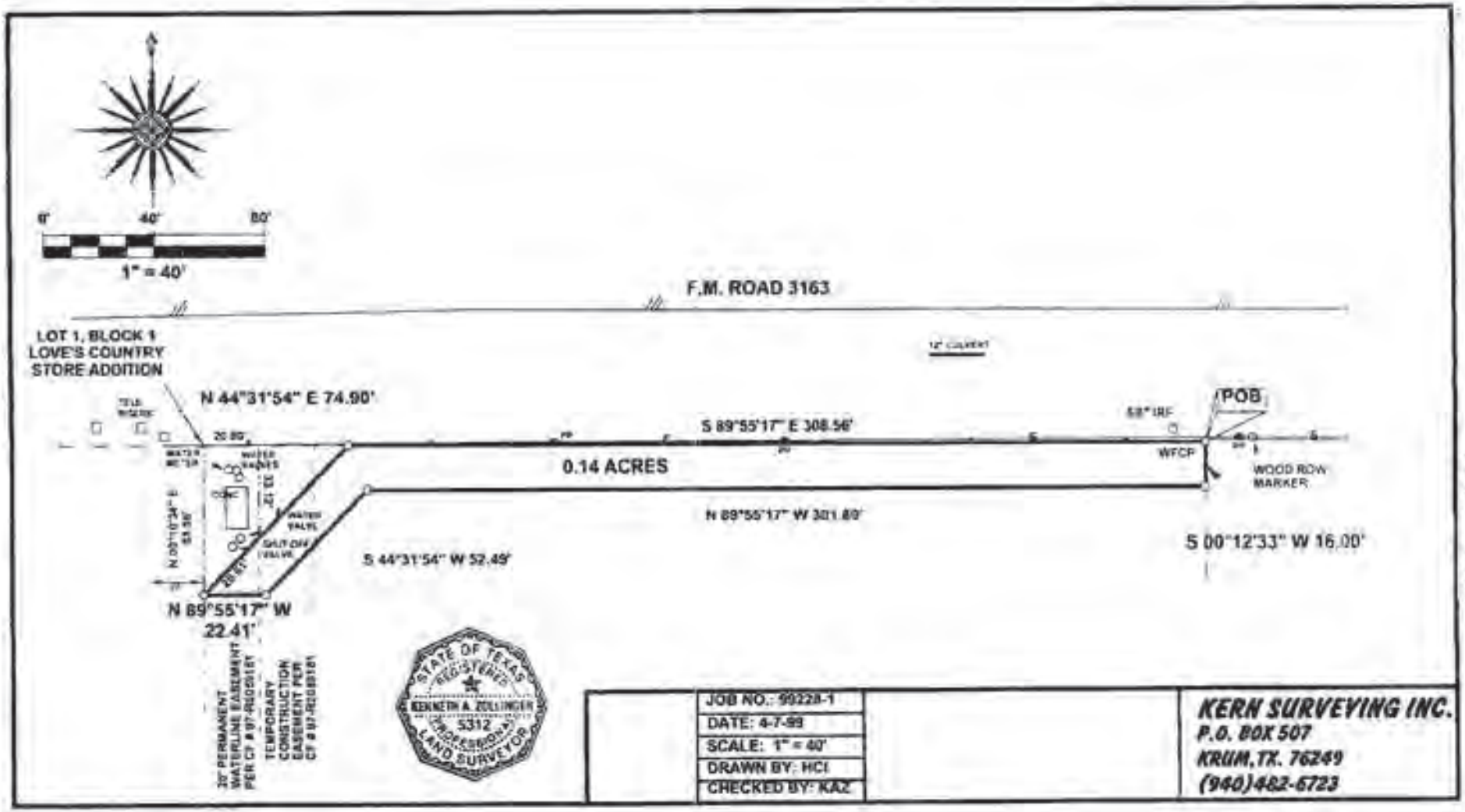
EXHIBIT "A"

16' UTILITY EASEMENT

FIELD NOTES to all that certain tract of land situated in the John Ayers Survey, Abstract # 2, Denton County, Texas and being a part of a called 13.7027 acre tract described in deed from Stuckey's Inc. To Musket Corporation recorded in Volume 1630, Page 42, Real Property Records, Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northeast corner of the herein described tract at a wood fence corner post in the South right-of-way of F.M. Road 3163 at the Northeast corner of said 13.7027 acre tract;
THENCE South 00 Degrees 12 Minutes 33 Seconds West with the East line thereof a distance of 16.00 feet to a point;
THENCE North 89 Degrees 55 Minutes 17 Seconds West a distance of 301.80 feet to a point;
THENCE South 44 Degrees 31 Minutes 54 Seconds West a distance of 52.49 feet to a point;
THENCE North 89 Degrees 55 Minutes 17 Seconds West a distance of 22.41 feet to a point;
THENCE North 44 Degrees 31 Minutes 54 Seconds East a distance of 74.90 feet to a point in the South right-of-way of said road;
THENCE South 89 Degrees 55 Minutes 17 Seconds East with the South right-of-way of said road and North line of said 13.7027 acre tract a distance of 308.56 feet to the PLACE OF BEGINNING and enclosing 0.14 acres of land more or less.

Prepared by Kern Surveying, Inc.
P.O. Box 507
Krum, Texas 76249



4463 00899

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

4463 00900

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

On Nov 08 1999
At 11:25am

Doc/Num : 99-R0113602
Doc/Type : EAS
Recording: 11.00
Doc/Mgmt : 4.00
Receipt #: 44773
Deputy - Christy

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-14 WWE

LEGAL DESCRIPTION
WATER AND WASTEWATER EASEMENT

BEING a 19,325 square foot (0.4436 acre) tract of land situated in the John Ayers Survey, Abstract No. 2, Denton County, Texas, and being part of a called 13.7027 acre tract of land described in the Warranty Deed to Musket Corporation, recorded in Volume 1630, Page 42, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the southernmost southwest corner of the said called 13.7027 acre tract, and being in the east right-of-way line of Interstate Highway No. 35 (a variable width right-of-way), from which a 5/8-inch iron rod found bears South 89°31'58" East, a distance of 1.04 feet;

THENCE South 89°31'58" East, along the south line of the said called 13.7027 acre tract, a distance of 291.97 feet to the **POINT OF BEGINNING**, and being at the beginning of a curve to the right having a central angle of 36°36'27", a radius of 1242.00 feet, a chord bearing and distance of North 44°02'25" East, 780.11 feet;

THENCE in a northeasterly direction, departing the said south line, and along said curve to the right, an arc distance of 793.54 feet to a point for corner in the east line of the said called 13.7027 acre tract;

THENCE South 0°14'06" West, along the said east line, a distance of 28.37 feet to a 5/8-inch iron rod with "KHA" cap set for corner, and being at the beginning of a non-tangent curve to the left having a central angle of 35°25'33", a radius of 1217.00 feet, a chord bearing and distance of South 44°00'23" West, 740.54 feet;

THENCE in a southwesterly direction, departing the said east line, and along said curve to the left, an arc distance of 752.47 feet to a point for corner in the said south line of the called 13.7027 acre tract;

THENCE North 89°31'58" West, along the said south line, a distance of 27.71 feet to the **POINT OF BEGINNING** and containing 19,325 square feet or 0.4436 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

2/11/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

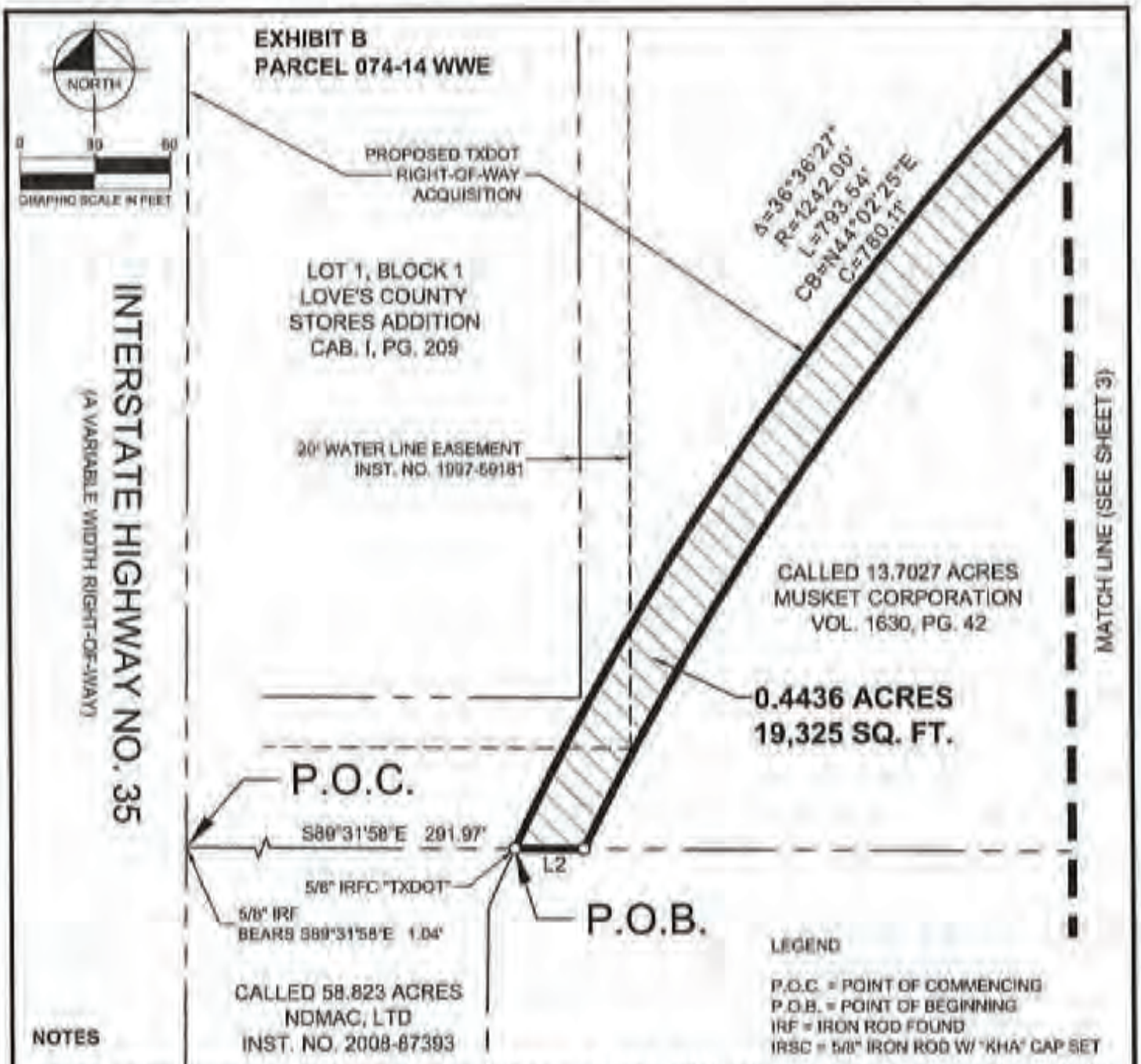
Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102 FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CRD	JDW	10/19/2022	061804040	1 OF 2

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-14 WWE



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

2/11/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
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STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

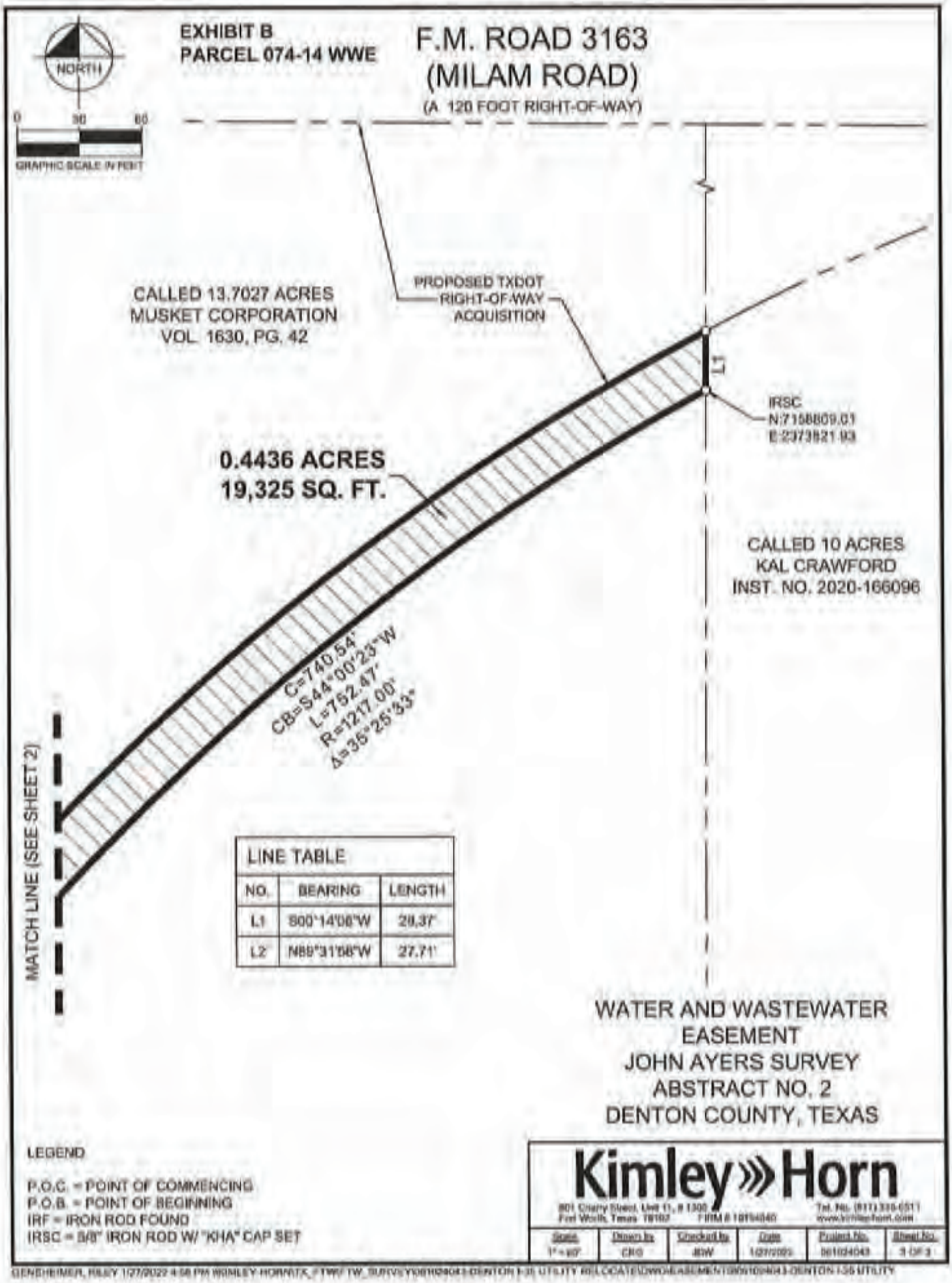
WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10193040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CHS	ADW	10/7/2021	061034043	2 OF 3

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°14'08"W	29.37'
L2	N89°31'58"W	27.71'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040
Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRG	JBW	1/27/2022	061024043	3 OF 3

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

U00017637

TxDOT Highway Project Number: 0195-02-074 TxDOT Parcel 16

RCSJ 0195-02-079
From: US77/Barthold Dr.
To: Milam Rd

Utility Longitudinal Stations:
Sta 2358+08 RT to Sta 2360+11 RT

Existing Easement

Instrument Number
2020-166096

BEING 0.3524 ACRES IN
THE JOHN AYERS SURVEY A-2,
BEING PART OF A 10 ACRE TRACT
KURT WILLIAM CRAWFORD
CITY OF DENTON, DENTON COUNTY, TEXAS

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146



...ton County
Juli Luke
County Clerk

Instrument Number: 166096

Real Property Recordings

DEED

Recorded On: October 16, 2020 02:31 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $42.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:	
Document Number:	166096
Receipt Number:	20201016000627
Recorded Date/Time:	October 16, 2020 02:31 PM
User:	Jessica M
Station:	Station 4

Record and Return To:
KURT WILLAIM CRAWFORD
142 MAYWOOD CIR

COPPELL TX 75019



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED In the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

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

WARRANTY DEED
(10 Acres)

STATE OF TEXAS §
§ **Know All Men By These Presents:**
COUNTY OF DENTON §

THAT **Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share A**, and **Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share B**, such trust having been established under that certain revocable trust agreement originally dated December 30, 1992, amended for the first time on April 21, 2003, for the second time on June 24, 2003, for the third time on June 9, 2015, for a fourth time on February 29, 2016, and for the fifth time on March 31, 2016 (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by Kal Crawford, (referred to as "Grantee"), have GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all of Grantors' interests in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

All that certain lot, tract or parcel of land, lying and being situated in the County of Denton, State of Texas, and being a part of a certain 165.9 acre tract as conveyed by Deed dated December 9, 1952, from Arnold Christian Trietsch and wife, Ruby L. Trietsch to J.E. Gentsch and wife, Winnie Gentsch, as shown of record in Volume 384, Page 629 of the Deed Records of Denton County, Texas; being out of the John Ayres League and Labor Survey, Abstract No. 2 and being more particularly described as follows:

BEGINNING at a steel pin and a fence corner post in the South Boundary Line of Farm-to-Market Road No. 3136; (the width of said FM Road No. 3136 at this point being 120 feet); said point of beginning being in the East Boundary Line of a 14.426 acre tract of land as conveyed by Deed dated February 4, 1961, from J.E. Gentsch and wife, Winnie D. Gentsch, to Stuckey's Stores, Inc., as recorded in Volume 464, Page 299 of the Deed Records of Denton County, Texas;

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THENCE South, 89 degrees, 12 minutes West, and parallel with the East Boundary Line of Stuckey's Stores, Inc. 14.426 acre tract, 767.00 feet, to a steel pin for corner;

THENCE North 89 degrees, 44 minutes West, and parallel to the South Boundary Line to Farm-to-Market Road 3136, 567.93 feet, to a steel pin and fence corner post for the Southeast Corner of said Stuckey's Stores, Inc., 14.426 acre tract;

THENCE North 00 degrees, 12 minutes East, along fence line and the East Boundary Line of said Stuckey's Stores, Inc. tract, 767.00 feet to point of beginning, and containing 10 acres of land.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any roads, easements, streets and rights-of-way within, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Denton County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and such Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto each Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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EXECUTED on the 5th day of October, 2020.

Kurt William Crawford

Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share A

Kurt William Crawford

Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share B

Address of Grantees:

KURT WILLIAM CRAWFORD, TRUSTEE
142 MAYWOOD CIR
COPPELL TX 75019-4025

After Recording Return to:

KURT WILLIAM CRAWFORD, TRUSTEE
142 MAYWOOD CIR
COPPELL TX 75019-4025

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 5th day of October, 2020, by Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share A.

RENI KIRSCH
Notary Public
STATE OF TEXAS
ID# 129192032
My Comm. Exp. Jan. 31, 2021

Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 5th day of October, 2020, by Kurt William Crawford, Trustee of the William A. Crawford and Gladys H. Crawford Revocable Living Trust Share B.

RENI KIRSCH
Notary Public
STATE OF TEXAS
ID# 129192032
My Comm. Exp. Jan. 31, 2021

Notary Public, State of Texas

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT A
PARCEL 074-16 WWE

LEGAL DESCRIPTION
WATER AND WASTEWATER EASEMENT

BEING a 15,352 square foot (0.3524 acre) tract of land situated in the John Ayers Survey, Abstract No. 2, Denton County, Texas, and being part of a called 10 acre tract of land described in the Warranty Deed to Kal Crawford, recorded in Instrument No. 2020-166096, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of the said called 10 acre tract, and being in the south right-of-way line of F.M. Road 3163 (Milam Road) (a 120 foot right-of-way);

THENCE South 0°37'40" West, along the east line of the said called 10 acre tract, a distance of 92.86 feet to the **POINT OF BEGINNING**;

THENCE South 0°37'40" West, continuing along the said east line, a distance of 35.00 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

THENCE South 89°57'36" West, departing the said east line, a distance of 41.56 feet to a point for corner;

THENCE North 71°31'03" West, a distance of 31.48 feet to a point for corner;

THENCE South 89°57'36" West, a distance of 221.41 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°04'34", a radius of 1217.00 feet, a chord bearing and distance of South 68°45'27" West, 298.24 feet;

THENCE in a southwesterly direction, along said curve to the left, an arc distance of 298.99 feet to a 5/8-inch iron rod with "KHA" cap set for corner, being in the west line of the said called 10 acre tract;

THENCE North 0°14'06" East, along the said west line, a distance of 28.37 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 13°35'44", a radius of 1242.00 feet, a chord bearing and distance of North 69°08'30" East, 294.02 feet;

THENCE in a northeasterly direction, departing the said west line, and along said curve to the right, an arc distance of 294.71 feet to a point for corner;

THENCE North 89°57'36" East, a distance of 296.32 feet to the **POINT OF BEGINNING** and containing 15,352 square feet or 0.3524 acres of land, more or less.

NOTES

Bearing system based on the Texas Coordinate System of 1983(2011 adjustment), North Central Zone (4202). A survey plat of even survey date herewith accompanies this metes & bounds description.

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract.

2/11/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
TBPM # 10194640
Tel. No. (817) 335-6511
www.kimley-horn.com

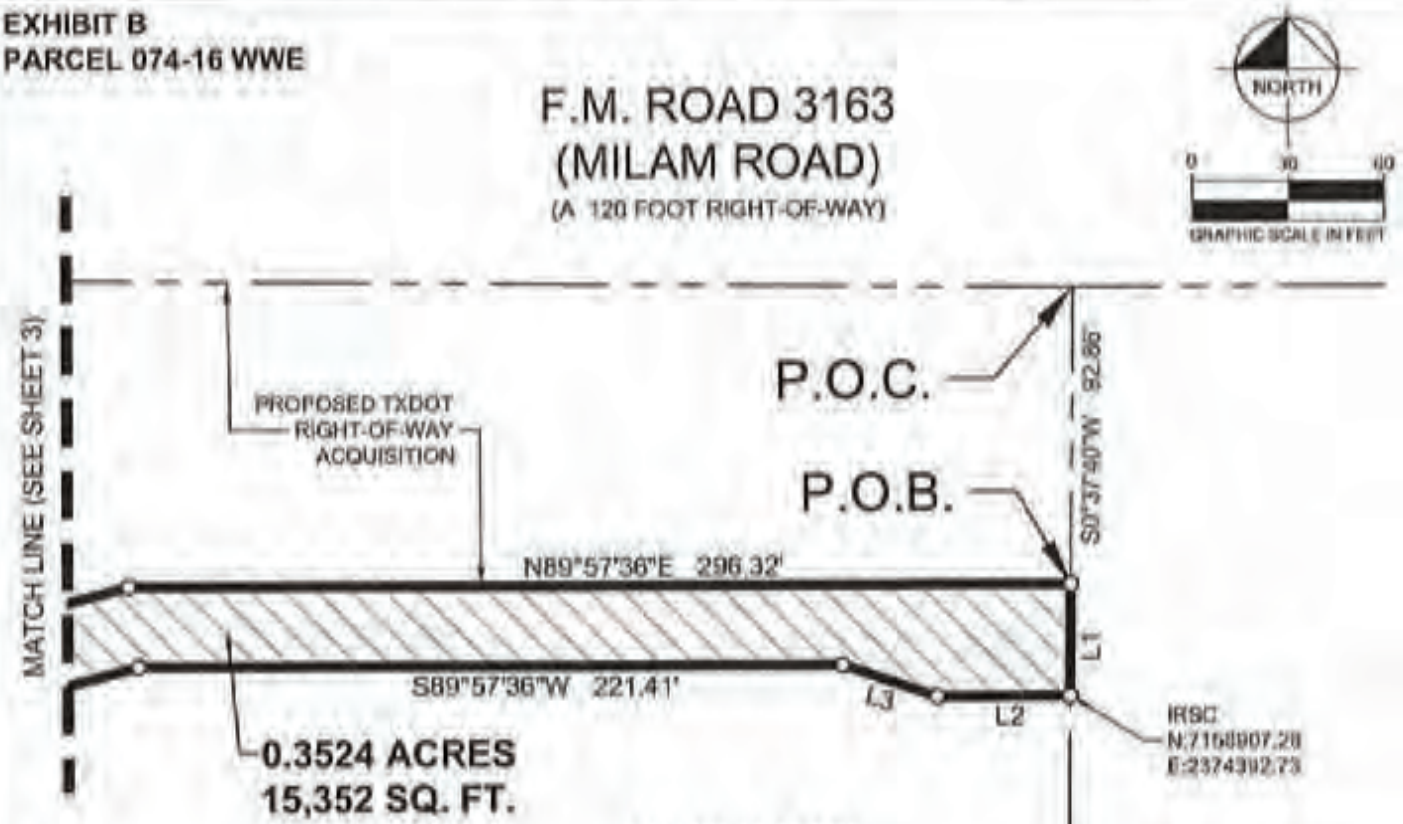
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EXHIBIT B
PARCEL 074-16 WWE

F.M. ROAD 3163
(MILAM ROAD)
(A 120 FOOT RIGHT-OF-WAY)



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°37'40"W	36.00'
L2	S89°57'36"W	41.56'
L3	N71°31'03"W	31.48'
L4	N00°14'06"E	28.37'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

NOTES

Bearing system based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone (4202). Coordinates have been scaled to surface values using a surface adjustment factor of 1.000150630. A metes and bounds description of even survey date herewith accompanies this survey plat.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this survey plat accurately sets out the metes and bounds of the easement tract.

2/11/22

JOSHUA D. WARGO
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6391
801 CHERRY STREET
UNIT 11 SUITE 1300
FORT WORTH, TEXAS 76102
PH. 817-335-6511
josh.wargo@kimley-horn.com

STATE OF TEXAS
REGISTERED
JOSHUA D. WARGO
6391
PROFESSIONAL
LAND SURVEYOR

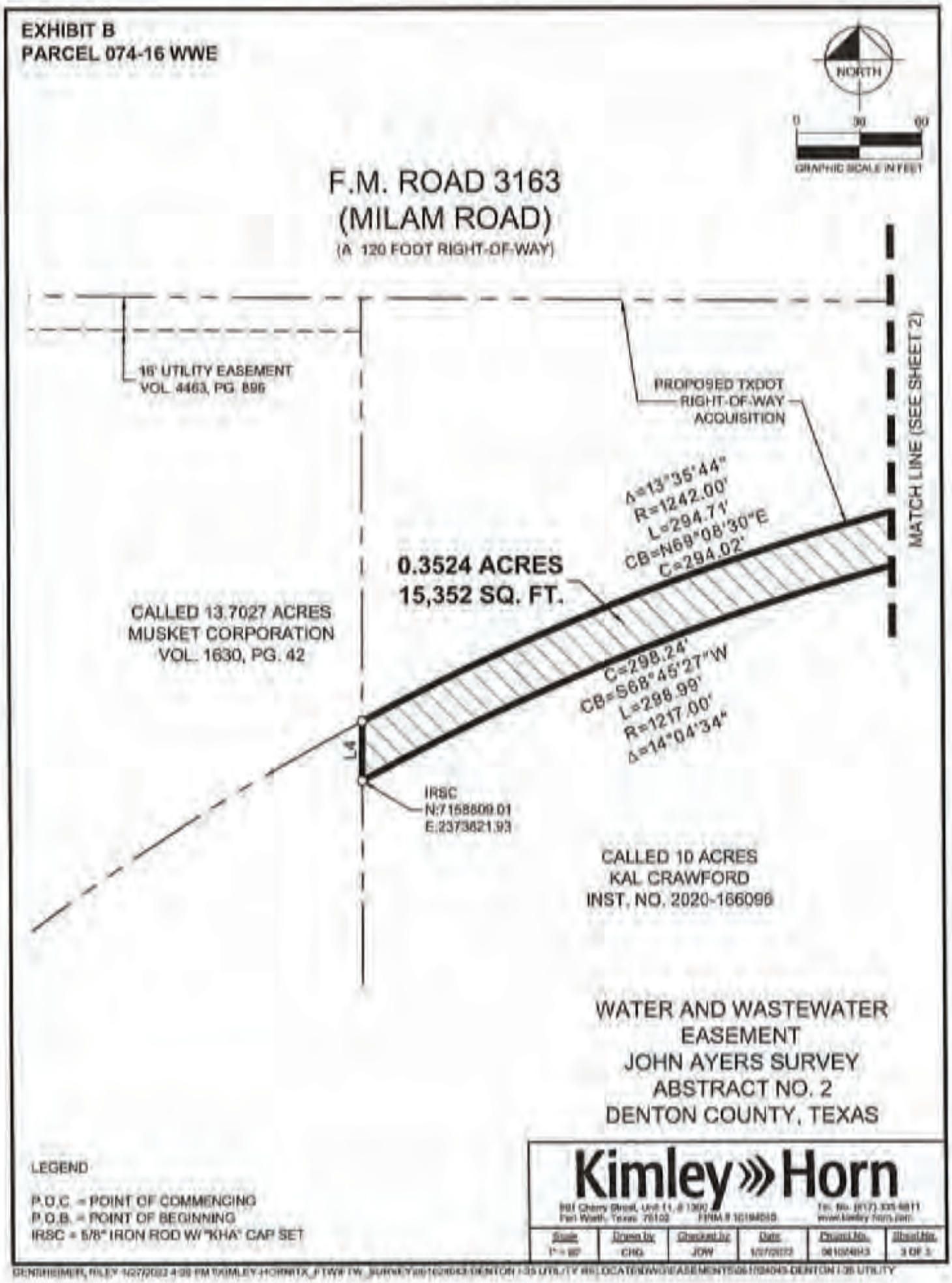
WATER AND WASTEWATER EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10193945
tel No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CRS	JDW	1/27/2022	069624043	2 OF 3

DocuSign Envelope ID: 2747E5F4-8C3D-42B6-AB35-B03FD9236146

EXHIBIT B
PARCEL 074-16 WWE



WATER AND WASTEWATER
EASEMENT
JOHN AYERS SURVEY
ABSTRACT NO. 2
DENTON COUNTY, TEXAS

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET

Kimley»Horn
801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194050
Tel. No. (817) 335-6811
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CHG	JDW	1/27/2023	061024H3	3 OF 3

DocuSign

Certificate Of Completion

Envelope Id: 2747E5F48C3D42B6AB35B03FD9236146 Status: Completed

Subject: Complete with DocuSign: U00017637_Complete SUA_City of DentonPart-1.pdf, U00017637_Complete SUA...

Source Envelope:

Document Pages: 216 Signatures: 5 Envelope Originator:

Certificate Pages: 5 Initials: 27 Jose Olivares

AutoNav: Enabled 125 E. 11th Street

EnvelopeId Stamping: Enabled Austin, TX 78701

Time Zone: (UTC-06:00) Central Time (US & Canada) Jose.Olivares@txdot.gov

IP Address: 204.64.21.247

Record Tracking

Status: Original Holder: Jose Olivares Location: DocuSign

7/31/2023 3:23:10 PM Jose.Olivares@txdot.gov

Security Appliance Status: Connected Pool: StateLocal

Storage Appliance Status: Connected Pool: Texas Department of Transportation Location: DocuSign

Signer Events	Signature	Timestamp
Sara Hensley Sara.Hensley@cityofdenton.com City Manager City of Denton Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 198.49.140.10	Sent: 7/31/2023 3:44:05 PM Viewed: 7/31/2023 3:49:50 PM Signed: 7/31/2023 3:51:51 PM
Electronic Record and Signature Disclosure: Accepted: 5/13/2021 9:28:56 AM ID: 5f539cc8-796b-401d-b6e3-eeba072b5a62		
Lesley Taylor Lesley.Taylor@txdot.gov Texas Department of Transportation Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 204.64.21.250	Sent: 7/31/2023 3:52:18 PM Viewed: 7/31/2023 4:34:57 PM Signed: 7/31/2023 4:42:10 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Darla Payberah Darla.Payberah@txdot.gov Utility and Survey Supervisor TXDOT Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Pre-selected Style Using IP Address: 108.71.183.12 Signed using mobile	Sent: 7/31/2023 4:42:36 PM Viewed: 7/31/2023 5:03:27 PM Signed: 7/31/2023 5:05:15 PM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
James T. Campbell James.Campbell@txdot.gov Director or TP&D Texas Department of Transportation Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Uploaded Signature Image Using IP Address: 204.64.21.251	Sent: 7/31/2023 5:05:40 PM Viewed: 8/1/2023 8:27:12 AM Signed: 8/1/2023 8:27:14 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Signer Events	Signature	Timestamp
John Hudspeth John.Hudspeth@txdot.gov Deputy District Engineer Texas Department of Transportation Security Level: Email, Account Authentication (Optional)	 Signature Adoption: Uploaded Signature Image Using IP Address: 204.64.21.251	Sent: 8/1/2023 8:27:35 AM Viewed: 8/2/2023 9:33:41 AM Signed: 8/2/2023 9:34:10 AM

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In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/31/2023 3:44:05 PM
Certified Delivered	Security Checked	8/2/2023 9:33:41 AM
Signing Complete	Security Checked	8/2/2023 9:34:10 AM
Completed	Security Checked	8/2/2023 9:34:10 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERS):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	• Allow per session cookies

	• Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection

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