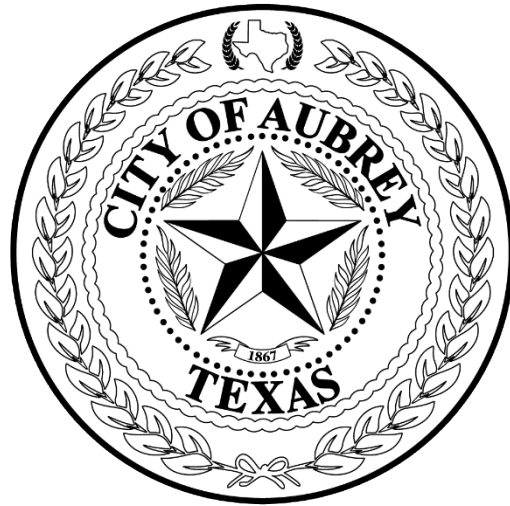


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
December 11, 2025
6:00 PM



**(Notice of Potential Quorum for City Council, Board of Adjustment, Library Board, Municipal Development District, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more commission members may attend this meeting remotely using videoconferencing technology. A quorum of the commission will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Commission. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any

item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the November 13, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the August 14, 2025 regular meeting.

New Business: New items requested for consideration.

3. Consider and make a recommendation to City Council on a Preliminary Plat application for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
4. Consider and make a recommendation to City Council on a Final Plat application for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)
5. Consider and make a recommendation to City Council on an application for a Replat of the Sand Dollar Addition for three (3) lots, being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the City's Extraterritorial Jurisdiction of Aubrey ETJ, Denton County, Texas. (North Texas Natural Select Materials, LLC)
6. Consider and make a recommendation to City Council regarding an application for an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _____ day of _____, 2025.

(The Planning and Zoning Commission reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (940) 440-9343 for further information.



Planning and Zoning Commission Meeting
Staff Report
December 11, 2025

Agenda Item

Approve minutes of the November 13, 2025 meeting.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

Minutes from the November meeting attached.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to [approve/approve with changes/deny/table] the minutes.

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
November 13, 2025
6:00 PM



The meeting was called to order at 6:00 PM.

Present: Christal Johnson, Kyle Kennedy, Candace Stone, Brittney Murray, Nicole Shaw, Marc Hendricks

Absent: Chuck Fuller

Staff Present: City Attorney Ann Montgomery, City Secretary Jenny Hicks, Planner Helen-Eve Beadle, Development Manager Shanda Guffee

Commissioner Christal Johnson offered the Invocation and Commissioner Nicole Shaw led the Pledge of Allegiance.

Community Announcements: None

Citizen Input: None

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the August 14, 2025 meeting.

P&Z Commissioner Kyle Kennedy made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0). None opposed.

2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the August 14, 2025 regular meeting.

No discussion. No action taken.

New Business: New items requested for consideration.

3. Consideration and action on appointing a chairperson.

P&Z Commissioner Christal Johnson made a motion to appoint herself as Chair. Motion failed due to lack of second.

P&Z Commissioner Candace Stone made a motion to appoint Brittney Murray as Chair. P&Z Commissioner Kyle Kennedy seconded. Motion passed (5:1) Commissioner Christal Johnson opposed.

4. Consideration and action on appointing a vice-chairperson.

P&Z Commissioner Nicole Shaw made a motion to appoint Candace Stone as vice-chairperson. P&Z Commissioner Christal Johnson seconded. Motion Passed (6:0). None opposed.

5. Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Highpointe Ranch Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

P&Z Commissioner Kyle Kennedy made a motion to recommend approval of the preliminary plat with the condition that the topography is added to the plat. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

6. Consider and make a recommendation to the City Council regarding a Final Plat application for Highpointe Ranch East Phase 4A, for 86 residential lots and three (3) HOA lots, being approximately 21.615 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E Blackjack Road, east of U.S. Highway 377, and north of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

P&Z Commissioner Candace Stone made a motion to recommend approval of the Final Plat of Highpointe Phase 4A with the condition that the Preliminary Plat is approved by City Council. P&Z Commissioner Nicole Shaw seconded. Motion Passed (6:0). None opposed.

7. Hold a public hearing, consider, and make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Single-Family Residential 7,500 Square Feet (SF75) on approximately 4.194 acres of land located in the Francisco Trevino Survey, Abstract No. 1243, Tract 18, Denton County, Texas, to allow a Government Use as authorized in the SF75 zoning district. The property is generally located south of Blackjack Road East between FM2931 and US377. DCAD Parcel ID 1074798. (Police Substation Zoning Belmont)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:14 p.m. and closed at 6:14 p.m. No citizens spoke during the public hearing.

P&Z Commissioner Marc Hendricks made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

8. Hold a public hearing, consider, and make a recommendation to City Council on an amendment to Exhibit 14A, "Zoning Ordinance," in Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, and the official Zoning Map of the City as requested in an application for a change of zoning from unzoned land previously located in the City of Aubrey Extraterritorial Jurisdiction to Single-Family Residential 7,500 Square Feet (SF75) on approximately 2.0 acres of land located in the James Bridges Junior Survey, Abstract No. 36 and the Silverado Addition, Phase 3, Block W, Lot 18A, Denton County, Texas, to allow a Government Use as authorized in the SF-75 zoning district. The property is generally located at the southwest corner of Frontier Parkway and FM 2931. DCAD Parcel ID 773540. (Silverado Fire Station Zoning)

City Planner Helen-Eve Beadle provided information.

The Public Hearing opened at 6:18 p.m. and closed at 6:18 p.m. No citizens spoke during the public hearing.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the rezoning application to the City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (6:0). None opposed.

9. Receive a presentation and hold discussion regarding the proposed Aubrey 2045 Comprehensive Plan (the "Plan"), conduct a public hearing on the Plan to receive public comment, and consider and take action to make a recommendation to the City Council regarding the adoption of the proposed "Aubrey 2045 Comprehensive Plan".
 - a. Consultant Presentation of the Plan and Commission Discussion
 - b. Conduct a Public Hearing regarding the Plan
 - c. Consider the proposed Aubrey 2045 Comprehensive Plan and make a recommendation to the City Council regarding the adoption of the Plan

Aden Herrera and Stephen Cook, with Dunaway Associates, presented the proposed Comprehensive Plan.

The Public Hearing opened at 7:00 p.m. and closed at 7:01 p.m. There were no speakers during the public hearing.

P&Z Commissioner Christal Johnson made a motion to recess into Executive Session for consultation with attorney regarding this item at 7:07 PM. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

The Commission reconvened into regular session at 7:22 PM.

P&Z Commissioner Kyle Kennedy made a motion to recommend approval with

the conditions to include governmental facilities being added to all land use categories and that the police substation site on Blackjack Road be changed to medium density. P&Z Commissioner Christal Johnson seconded. Motion (5:1 Commissioner Candace Stone opposed) .

The meeting was adjourned at 7:25 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 11th day of December, 2025.

Brittney Murray, Commission Chair

ATTEST:

Jenny Hicks, City Secretary



Planning and Zoning Commission Meeting
Staff Report
December 11, 2025

Agenda Item

Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the August 14, 2025 regular meeting.

Staff Contact

Jenny Hicks, City Secretary
jhicks@aubreytx.gov
940-440-9343

Summary

This item was carried over from the November meeting, as it was not acted on.

Marc Hendricks absence due to city email being inaccessible.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to [approve/deny/table] the excused absence.



Planning and Zoning Commission Meeting
Staff Report
December 11, 2025

Agenda Item

Consider and make a recommendation to City Council on a Preliminary Plat application for Highpointe Ranch Phase 4B for eighty-six (86) single-family residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located South of E. Blackjack Road, east of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

A preliminary plat application was received on November 12, 2025, for Highpointe Ranch Phase 4B. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is Aubrey Blackjack Partners, LLC. The property is located east of Hwy 377 and north of FM 428. The property is zoned as a Planned Development. This phase contains 65 and 75-foot single-family residential lots.

The preliminary plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance, Development Standards, and the Preliminary Plat Checklist. The plat is in general compliance with the development agreement and the subdivision ordinance. Minor items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** The Preliminary Plat Checklist requires existing zoning on and around the subject property. Zoning is not labeled.
 2. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats, Part 1.05 (b):** Adjacent public street right-of-way widths (Derby Lane, Jockey Lane, Bronco Lane, etc.) are not labeled.
 3. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** Recording Information Placeholders Required. The plat contains placeholder notes ("DOC. NO. _____").
 4. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 - General Requirements for Plats, Part 1.03:** Per the Development Agreement, the subdivision perimeter must be marked with 2-inch aluminum disk monuments. This requirement is not shown or noted.
 5. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** Easement lines for 16' Sanitary Sewer Easement – As recorded in Instrument Number 2025-18592 (O.P.R.D.C.T), are not shown, or incorrectly labeled.
 6. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** 2-foot contour intervals are required on Preliminary Plats. The plat provides no topographic data.
 7. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** Adjacent plats (Phases 1A, 1B, 1C, 4A) are shown, but some recording references need final confirmation.
 8. **Exhibit 10A Subdivision Ordinance, Article 12 Owners' Certification, Section 1:** The submitted Owner's Certification does not match ordinance text and must be revised.
 9. **Exhibit 10A Subdivision Ordinance, Article 12 Owners' Certification, Section 1:** A second notary block must be added below the Owner's Certification.
-

10. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — General Requirements for Plats, Part 1.03:** Surveyor Certification is provided, though final stamped certification will be required on the Final Plat.
11. **Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8:** Required front, side, and rear setback lines appear inconsistent with the Development Agreement. Notes referencing a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail) with tubular steel, wrought iron or similar material fencing, and 15' corner lot setbacks required.
12. **Exhibit 10A Subdivision Ordinance, Appendix A, Preliminary Plat Checklist, Section 1:** Several temporary easements lack reference numbers ("INST. NO. _____").

Financial Summary

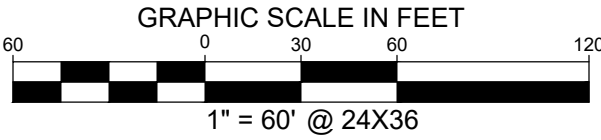
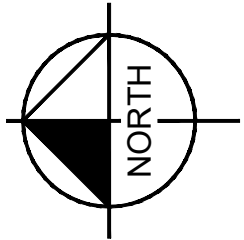
NA

Staff Recommended Action

Approve with Conditions

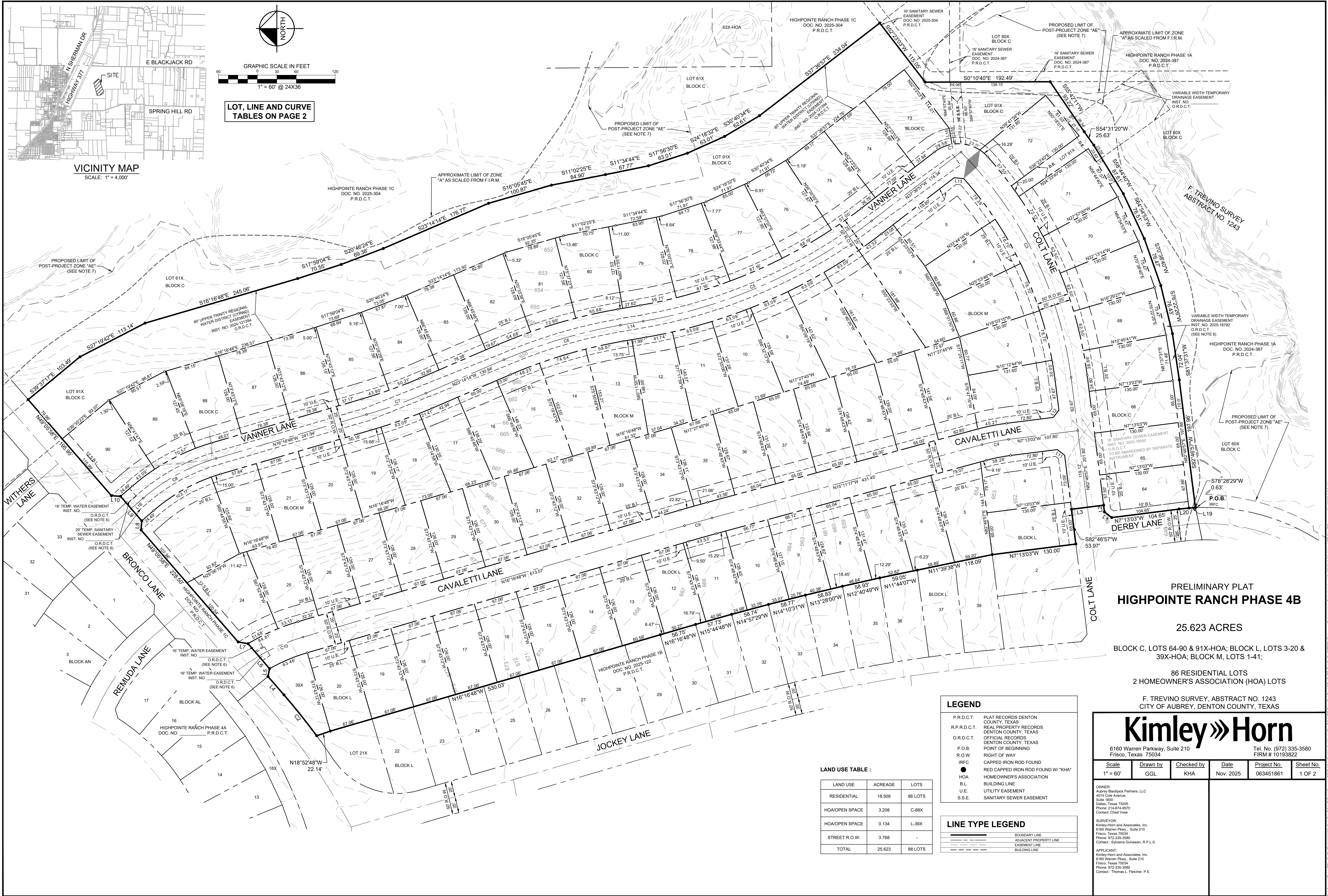
Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the preliminary plat.



LOT, LINE AND CURVE
TABLES ON PAGE 2

VICINITY MAP
SCALE: 1" = 4,000'



PRELIMINARY PLAT
HIGHPOINT RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 &
39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Nov. 2025	063451861	1 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1600
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylvia Gurnawar, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Thomas L. Fletcher, P.E.

LEGEND

P.R.D.C.T. PLAT RECORDS DENTON
COUNTY, TEXAS
R.P.R.D.C.T. REAL PROPERTY RECORDS
DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS
DENTON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
● CAPPED IRON ROD FOUND
HOA HOMEOWNER'S ASSOCIATION
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT

LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING LINE

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	18.509	86 LOTS
HOA/OPEN SPACE	3.208	C-88X
HOA/OPEN SPACE	0.134	L-39X
STREET R.O.W.	3.768	-
TOTAL	25.623	88 LOTS

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK LLC, is the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, as being a portion of a called 357.561 acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of Derby Lane, a 50 foot wide right-of-way, also being on the northerly line of Highpointe Ranch Phase 1A, an addition to the City of Aubrey, Texas, recorded in Document No. 2024-387, said Plat Records;

THENCE departing the northerly line of said Highpointe Ranch Phase 1A and along the easterly line of said Highpointe Ranch Phase 1B, the following courses and distances:

- North 03°37'22" West, a distance of 10.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 05°51'50" West, a distance of 15.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 104.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 37°46'57" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 82°46'57" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 82°46'57" West, a distance of 53.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 11°39'38" West, a distance of 118.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 11°44'07" West, a distance of 59.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 12°40'49" West, a distance of 58.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 13°28'00" West, a distance of 58.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 14°10'31" West, a distance of 58.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 14°57'29" West, a distance of 58.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 15°44'48" West, a distance of 57.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 16°16'48" West, a distance of 56.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 16°16'48" West, a distance of 530.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 18°52'48" West, a distance of 22.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 1,030.00 feet, a central angle of 04°29'37", and a chord bearing and distance of North 51°20'47" East, 80.76 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 80.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°05'58" East, a distance of 37.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost southeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, according to the plat thereof recorded in Document No. 2025-304, said Plat Records;

THENCE along the southerly line of said Highpointe Ranch Phase 1C, the following courses and distances:

- South 79°07'56" East, a distance of 12.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°21'50" East, a distance of 50.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 09°43'08" East, a distance of 15.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 228.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 85°54'02" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 04°05'58" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 195.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Highpointe Ranch Phase 1C;

THENCE along the westerly line of said Highpointe Ranch Phase 1C and the northerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

- South 39°37'17" East, a distance of 103.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 27°19'42" East, a distance of 113.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 16°16'48" East, a distance of 245.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 17°59'04" East, a distance of 70.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 20°46'24" East, a distance of 69.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 23°14'14" East, a distance of 176.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 16°05'45" East, a distance of 100.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 11°02'25" East, a distance of 84.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 11°34'44" East, a distance of 67.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 17°56'30" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 24°18'32" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 30°40'34" East, a distance of 62.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 37°36'57" East, a distance of 234.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 52°23'03" West, a distance of 115.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 00°10'40" East, a distance of 192.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 55°42'11" West, a distance of 93.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 54°31'20" West, a distance of 25.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 58°44'40" West, a distance of 87.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 64°54'53" West, a distance of 76.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 70°38'40" West, a distance of 76.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 76°22'26" West, a distance of 76.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 81°37'31" West, a distance of 72.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 82°46'57" West, a distance of 197.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 78°28'29" West, a distance of 0.63 feet to the POINT OF BEGINNING and containing 25.623 acres (1,116,126 square feet) of land, more or less.

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- Easement to terminate automatically upon the recordation of this plat according to Instrument No. 2025-18792 O.R.D.C.T.
- Based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
- Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
- No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
- The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
- FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- Water service to be provided by the City of Aubrey.
- Utility Providers:

Electric & Gas Service:

Texas-New Mexico Power
1479 Justin Rd
Lewisville, TX 75055
Phone: (972) 317-5542

Telephone Service:

FisioX, LLC
1707 Marketplace Blvd, 1st FL
Irving, TX 75063
Phone: (305) 462-4176
- Sanitary Sewer to be provided by the City of Aubrey.
- The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
- All utilities and drainage structures are located in the right-of-way except as shown.
- Block C, Lot 91X and Block L, Lot 39X shall be owned and maintained by the HOA and are to be used for landscaping and drainage purposes.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N37°46'57"E	14.14'	L11	N37°46'57"E	14.14'
L2	N82°46'57"E	10.50'	L12	S52°13'03"E	14.14'
L3	N07°13'03"W	50.00'	L13	N05°07'05"E	14.69'
L4	N49°05'58"E	37.53'	L14	N09°48'05"W	35.74'
L5	S79°07'56"E	12.26'	L15	N80°24'07"E	25.00'
L6	N49°21'50"E	50.81'	L16	N40°54'02"W	24.49'
L7	N09°43'08"E	15.55'	L17	S35°28'40"E	10.03'
L8	S85°54'02"E	14.14'	L18	N35°28'40"W	12.51'
L9	N49°05'58"E	50.00'	L19	N03°37'22"W	10.07'
L10	N04°05'58"E	14.14'	L20	N05°51'50"W	15.35'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	85°56'44"	60.50'	90.75'	N05°21'25"E
C2	4°29'37"	1030.00'	80.78'	N51°20'47"E
C3	37°37'07"	600.00'	393.94'	N63°58'23"E
C4	7°58'14"	300.00'	41.73'	N11°12'10"W
C5	27°48'52"	800.00'	388.36'	S23°42'31"E
C6	13°26'10"	800.00'	187.60'	N16°31'10"W
C7	6°57'27"	800.00'	97.14'	S19°45'31"E
C8	24°37'14"	300.00'	128.91'	N28°35'25"W
C9	1°05'30"	2309.50'	44.01'	N15°44'03"W
C10	14°06'13"	300.17'	73.89'	N23°20'17"W

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 64	0.200	8,728
BLOCK C LOT 65	0.194	8,450
BLOCK C LOT 66	0.194	8,450
BLOCK C LOT 67	0.201	8,742
BLOCK C LOT 68	0.205	8,923
BLOCK C LOT 69	0.205	8,923
BLOCK C LOT 70	0.205	8,923
BLOCK C LOT 71	0.236	10,277
BLOCK C LOT 72	0.229	9,990
BLOCK C LOT 73	0.231	10,080
BLOCK C LOT 74	0.230	10,008
BLOCK C LOT 75	0.233	10,167
BLOCK C LOT 76	0.238	10,375
BLOCK C LOT 77	0.235	10,254
BLOCK C LOT 78	0.235	10,254
BLOCK C LOT 79	0.234	10,213
BLOCK C LOT 80	0.231	10,079
BLOCK C LOT 81	0.230	10,014
BLOCK C LOT 82	0.228	9,939
BLOCK C LOT 83	0.227	9,876
BLOCK C LOT 84	0.230	10,036
BLOCK C LOT 85	0.226	9,845
BLOCK C LOT 86	0.227	9,876

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 87	0.227	9,876
BLOCK C LOT 88	0.229	9,976
BLOCK C LOT 89	0.244	10,611
BLOCK C LOT 90	0.247	10,753
BLOCK C LOT 91X	3.208	139,750
BLOCK L LOT 3	0.194	8,450
BLOCK L LOT 4	0.245	10,688
BLOCK L LOT 5	0.224	9,755
BLOCK L LOT 6	0.205	8,913
BLOCK L LOT 7	0.199	8,657
BLOCK L LOT 8	0.194	8,456
BLOCK L LOT 9	0.194	8,456
BLOCK L LOT 10	0.194	8,458
BLOCK L LOT 11	0.195	8,479
BLOCK L LOT 12	0.194	8,451
BLOCK L LOT 13	0.194	8,450
BLOCK L LOT 14	0.194	8,450
BLOCK L LOT 15	0.194	8,450
BLOCK L LOT 16	0.194	8,450
BLOCK L LOT 17	0.194	8,450
BLOCK L LOT 18	0.194	8,450
BLOCK L LOT 19	0.194	8,450
BLOCK L LOT 20	0.194	8,450

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 39X	0.134	5,840
BLOCK M LOT 1	0.252	10,967
BLOCK M LOT 2	0.210	9,167
BLOCK M LOT 3	0.209	9,116
BLOCK M LOT 4	0.209	9,116
BLOCK M LOT 5	0.253	11,026
BLOCK M LOT 6	0.289	12,604
BLOCK M LOT 7	0.274	11,926
BLOCK M LOT 8	0.244	10,631
BLOCK M LOT 9	0.225	9,813
BLOCK M LOT 10	0.216	9,431
BLOCK M LOT 11	0.217	9,467
BLOCK M LOT 12	0.223	9,715
BLOCK M LOT 13	0.232	10,105
BLOCK M LOT 14	0.237	10,314
BLOCK M LOT 15	0.229	9,969
BLOCK M LOT 16	0.212	9,247
BLOCK M LOT 17	0.204	8,870
BLOCK M LOT 18	0.199	8,687
BLOCK M LOT 19	0.194	8,450
BLOCK M LOT 20	0.194	8,450
BLOCK M LOT 21	0.194	8,450
BLOCK M LOT 22	0.197	8,602

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK M LOT 23	0.330	14,360
BLOCK M LOT 24	0.243	10,573
BLOCK M LOT 25	0.209	9,092
BLOCK M LOT 26	0.194	8,450
BLOCK M LOT 27	0.194	8,450
BLOCK M LOT 28	0.194	8,450
BLOCK M LOT 29	0.194	8,450
BLOCK M LOT 30	0.194	8,450
BLOCK M LOT 31	0.194	8,450
BLOCK M LOT 32	0.194	8,450
BLOCK M LOT 33	0.194	8,450
BLOCK M LOT 34	0.194	8,450
BLOCK M LOT 35	0.194	8,460
BLOCK M LOT 36	0.194	8,453
BLOCK M LOT 37	0.198	8,616
BLOCK M LOT 38	0.202	8,783
BLOCK M LOT 39	0.205	8,951
BLOCK M LOT 40	0.209	9,119
BLOCK M LOT 41	0.225	9,807
OVERALL	25.623	1,116,126
R.O.W.	3.768	164,148

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20_____.

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

PRELIMINARY PLAT
HIGHPOINTE RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3580 FIRM # 10193822					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Nov. 2025	063451861	2 OF 2
OWNER: Aubrey Blackjack Partners, LLC 4514 Cole Avenue, Suite 1600 Dallas, Texas 75205 Phone: 214-674-9570 Contact: Chad Voss					
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Sylviana Gunawan, R.P.L.S.					
APPLICANT: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy., Suite 210 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Thomas L. Fletcher, P.E.					



Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: HIGHPOINTE RANCH PHASE 4B

Total Number of Lots: 88 Total Acreage: 25.623

Property Location: US 377, Aubrey, Tx 76227, north of FM 428

Contact Information

Owner: AUBREY BLACKJACK PARTNERS LLC Phone #: _____

Address: 4514 Cole Ave Ste 1650, Dallas, TX, 75205

Email address: _____

Applicant contact info: Kimley-Horn and Associates, Inc.

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone #: 972-335-3580

Email address: thomas.fletcher@Kimley-Horn.com

*****See submittal calendar on-line for application submittal dates. *****

FEES

Preliminary Plat – Residential	\$500.00	Plus \$20.00 per lot
Preliminary Plat – Commercial	\$500.00	Plus \$25.00 per acre
Final Plat – Residential	\$500.00	Plus \$20.00 per lot
Final Plat – Commercial	\$500.00	Plus \$25.00 per acre
Minor Plat	\$500.00	
Replat - Residential	\$250.00	Plus \$20.00 per lot
Replat - Commercial	\$600.00	Plus \$25.00 per acre
Amended Plat	\$250.00	
Plat Vacation	\$250.00	Plus \$20.00 per lot
Plat filing (County recording)	\$200.00	
Legal notices (published)	\$100.00	Plus actual expenses
Professional fees for review of land use related permits as prepared by City's consultants (ex: Engineer, Planner, Attorney)	*see Special Fees section of ordinance	*Requires deposit, and fee assessed to cover reasonable and necessary expenses in review of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: _____

Fees paid: No Fee

- ☐ Cash
☐ Check # _____

Receipt #: _____

Project #: _____

Date: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

- | | |
|---|---|
| ☐ Project name in lower right corner | ☐ 4 Copies of Plat (folded) for initial review by staff |
| ☐ Application form, fees, electronic copy/pdf | ☐ Engineer's summary report (Art. 2, Section 1.05 of Subdivision Ord. (how does property drain, grading) |
| ☐ Utility company letters | ☐ Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord. |
| ☐ ETJ affidavit or approval by city | ☐ North arrow |
| ☐ Vicinity map | ☐ Scale 1" = 200 figure & scale bar |
| ☐ Owner's name, address & phone | ☐ Size 24" x 36" |
| ☐ Surveyor/Engineer's name, address & phone | ☐ Boundary lines identified |
| ☐ Adjacent properties identified | ☐ Lots & blocks, acreage identified |
| ☐ Front building lines | ☐ Required signatures |
| ☐ Flood plain statement/boundary | ☐ Street dimensions |
| ☐ Lot/Alley dimensions | ☐ RPLS certificate |
| ☐ Metes & bounds | ☐ Match lines |
| ☐ Easements (drainage, utility, landscape, etc.) | ☐ Street names |
| ☐ Monuments, pins & B.M.'s set | ☐ Certified Tax certificate at time of recording |

Additional requirements for Preliminary Plats

- | | |
|---|---|
| ☐ Preliminary Drainage/Utility plans | ☐ Physical features |
| ☐ Street & road interconnect | ☐ Scale 1"= 200', 1"=100' |
| ☐ Contour lines | ☐ Match lines |
| ☐ Proposed street names | ☐ Proposed parks, trails, open space |

Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

- ☐ Filing documents and recording fees
- ☐ 2 x 3 recording block
- ☐ Co. judge signature block (if in ETJ)
- ☐ Street & road interconnect
- ☐ Owners certificate
- ☐ Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.

Owner Authorization

Name: Chad Vose
Company Name: Aubrey Blackjack Partners, LLC
Address: 4514 Cole Avenue, Suite 1650 Dallas, Texas 75205
Telephone: 214-674-9570 Email: chadvose@swfed.com

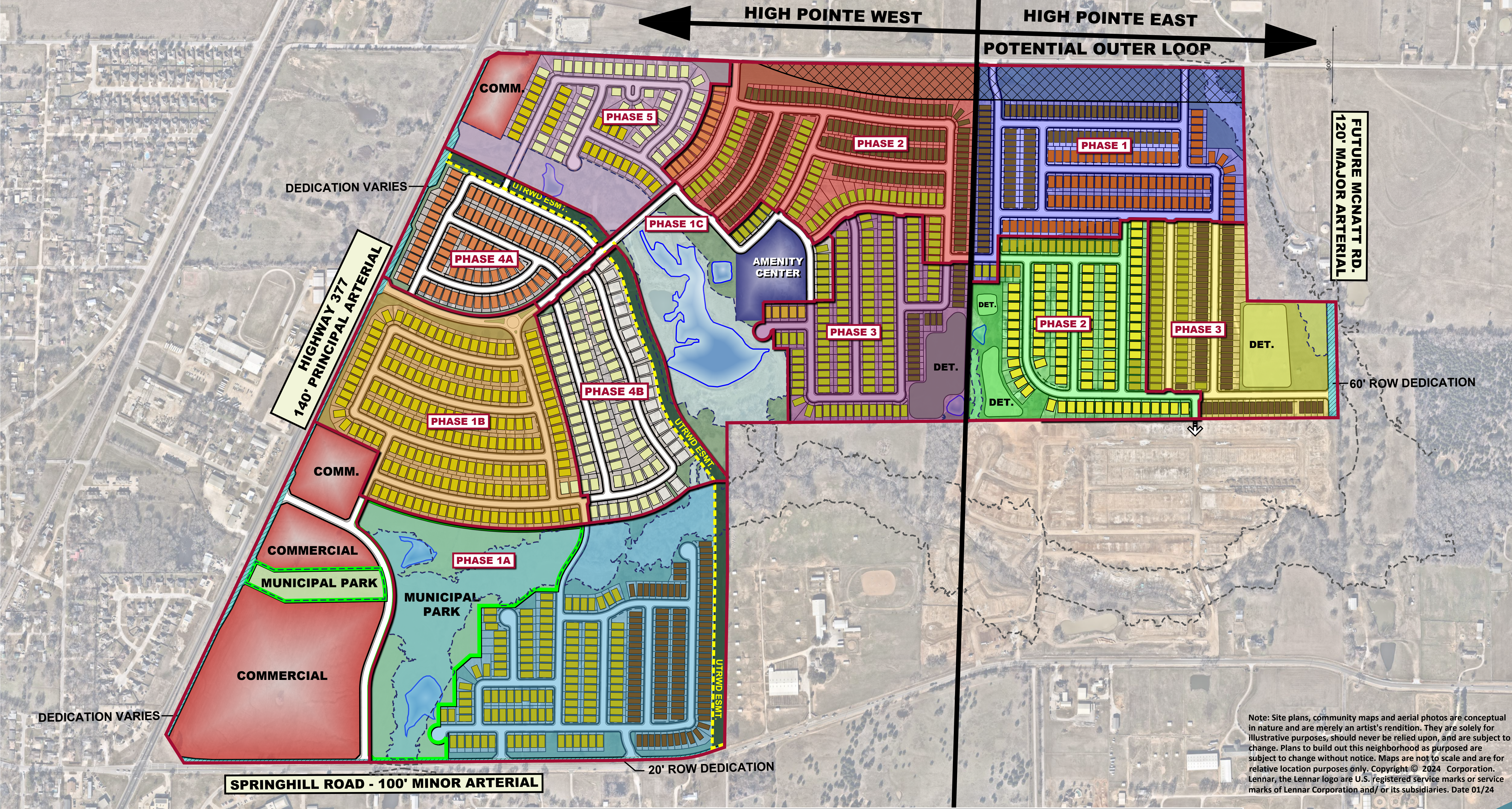
CHECK ONE OF THE FOLLOWING:

- ☐ I will represent the application myself; or
- ☒ I hereby designate Thomas Fletcher (name of project representative) to act in the capacity as my agent for the High Pointe Ranch Construction Plans, Drainage Studies, Plats, and any other application necessary for the development of the project. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Aubrey (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: 

Date: 5/22/2023

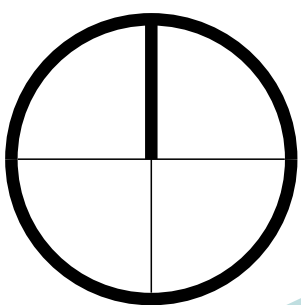


Highpointe Ranch Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary		
Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	460.8	100.0%
Potential Outer Loop (Overlay)		

Residential Type			Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
Cottage	30'x80'	40'x115'	106	-	-	-	149	21	-	98	-	73	106
Cottage	30'x75'	40'x115'	-	-	-	-	-	-	-	91	-	-	341
Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	-	-	-	91
Watermill	40'x80'	50'x120'	119	-	-	-	-	-	-	-	-	-	119
Watermill	40'x75'	50'x120'	-	-	13	57	119	-	-	3	22	44	258
Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
Classic	45'x75'	55'x130'	-	182	-	-	-	-	28	-	-	-	210
Classic	50'x75'	65'x130'	-	2	-	-	-	66	43	-	-	-	111
Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots			225	184	13	219	145	172	71	192	114	117	1452



GRAPHIC SCALE IN FEET
0 150 300 600
1"=300' @ 22x34

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



Planning and Zoning Commission Meeting
Staff Report
December 11, 2025

Agenda Item

Consider and make a recommendation to City Council on a Final Plat application for Highpointe Ranch Phase 4B for eighty-six (86) residential lots and two (2) HOA lots, being approximately 25.623 acres out of the Francisco Trevino Survey, Abstract 1243 generally located south of E. Blackjack Road, East of U.S. Highway 377, and North of Springhill Road/FM 428, City of Aubrey, Denton County, Texas. (Aubrey Blackjack Partners, LLC)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

A final plat application was received on November 12, 2025, for Highpointe Ranch Phase 4B. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is Aubrey Blackjack Partners, LLC. The property is located east of Hwy 377 and north of FM 428. The property is zoned as a Planned Development. This phase contains 65 and 75-foot lots single family residential lots.

The final plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance, Development Standards, and the Final Plat Checklist. The plat is in general compliance with the development agreement and the subdivision ordinance. Minor items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats, Part 1.05 (b):** Adjacent public street right-of-way widths (Derby Lane, Jockey Lane, Bronco Lane, etc.) are not labeled.
 2. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Recording Information Placeholders Required. The plat contains placeholder notes ("DOC. NO. _____").
 3. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 4 — Procedures and Submission Requirements for Final Plat Approval:** Per the Development Agreement, the subdivision perimeter must be marked with 2-inch aluminum disk monuments. This requirement is not shown or noted.
 4. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Easement lines for 16' Sanitary Sewer Easement – As recorded in Instrument Number 2025-18592 (O.P.R.D.C.T), are not shown, or incorrectly labeled.
 5. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Adjacent plats (Phases 1A, 1B, 1C, 4A) are shown, but some recording references need final confirmation.
 6. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — General Requirements for Plats, Part 1.03:** Surveyor Certification is provided, though final stamped certification will be required on the Final Plat.
 7. **Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8:** Required front, side, and rear setback lines appear inconsistent with the Development Agreement. Notes referencing a minimum of 5' side, 20' rear (10' for lots adjacent to park or trail with tubular steel, wrought iron or similar material fencing, and 15' corner lot setbacks required.
 8. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Several temporary easements lack reference numbers ("INST. NO. _____").
-

Financial Summary

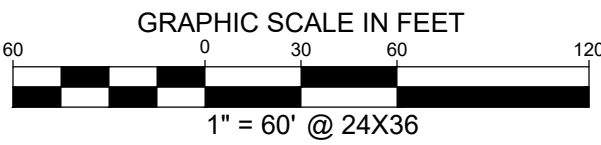
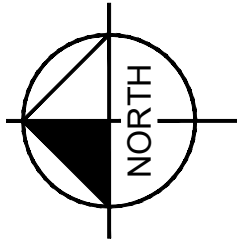
NA

Staff Recommended Action

Approve with Conditions

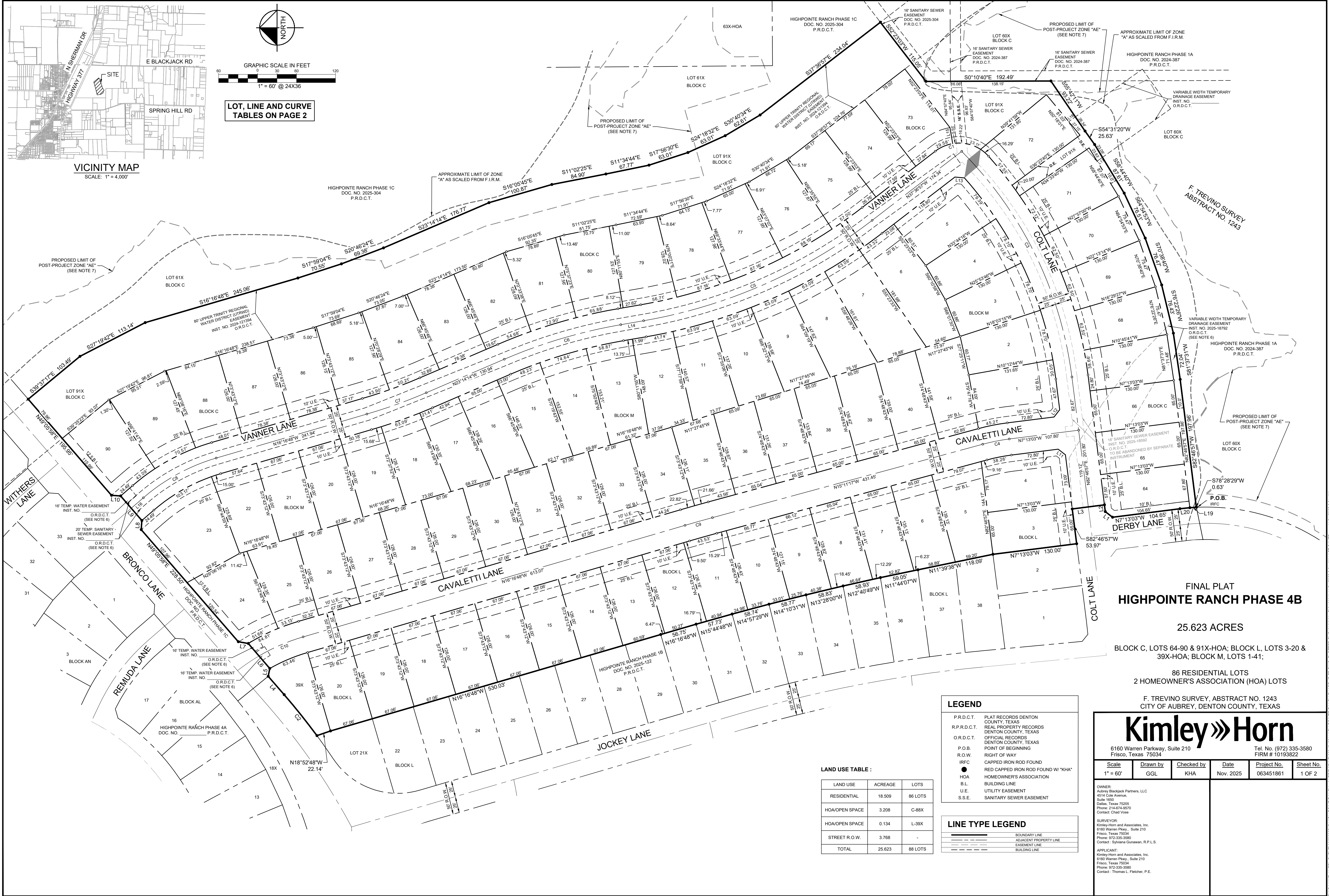
Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the final plat.



LOT, LINE AND CURVE
TABLES ON PAGE 2

VICINITY MAP
SCALE: 1" = 4,000'



FINAL PLAT
HIGHPOINT RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 &
39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Nov. 2025	063451861	1 OF 2

OWNER:
Aubrey Blackjack Partners, LLC
4514 Cole Avenue,
Suite 1600
Dallas, Texas 75205
Phone: 214-674-9570
Contact: Chad Vose

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Sylvia Gunawan, R.P.L.S.

APPLICANT:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: Thomas L. Fletcher, P.E.

LEGEND

P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
R.P.R.D.C.T. REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
I.R.F. CAPPED IRON ROD FOUND
● HOA RED CAPPED IRON ROD FOUND W/ "KHA"
B.L. HOMEOWNER'S ASSOCIATION
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT

LINE TYPE LEGEND

BOUNDARY LINE
ADJACENT PROPERTY LINE
EASEMENT LINE
BUILDING LINE

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	18.509	86 LOTS
HOA/OPEN SPACE	3.208	C-88X
HOA/OPEN SPACE	0.134	L-39X
STREET R.O.W.	3.768	-
TOTAL	25.623	88 LOTS

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS AUBREY BLACKJACK LLC, is the owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, as being a portion of a called 357.561 acre tract of land described in a deed to Aubrey Blackjack Partners LLC, as recorded in Instrument No. 2021-213816 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Highpointe Ranch Phase 1B, an addition to the City of Aubrey, Texas, recorded in Document No. 2025-122, Plat Records, Denton County, Texas, being on the easterly right-of-way line of Derby Lane, a 50 foot wide right-of-way, also being on the northerly line of Highpointe Ranch Phase 1A, an addition to the City of Aubrey, Texas, recorded in Document No. 2024-387, said Plat Records;

THENCE departing the northerly line of said Highpointe Ranch Phase 1A and along the easterly line of said Highpointe Ranch Phase 1B, the following courses and distances:

- North 03°37'22" West, a distance of 10.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 05°51'50" West, a distance of 15.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 104.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 37°46'57" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 82°46'57" East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 82°46'57" West, a distance of 53.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 07°13'03" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 11°39'38" West, a distance of 118.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 11°44'07" West, a distance of 59.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 12°40'49" West, a distance of 58.93 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 13°28'00" West, a distance of 58.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 14°10'31" West, a distance of 58.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 14°57'29" West, a distance of 58.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 15°44'48" West, a distance of 57.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 16°16'48" West, a distance of 56.75 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 16°16'48" West, a distance of 530.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- North 18°52'48" West, a distance of 22.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left with a radius of 1,030.00 feet, a central angle of 04°29'37", and a chord bearing and distance of North 51°20'47" East, 80.76 feet;

In an easterly direction, with said non-tangent curve to the left, an arc distance of 80.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°05'58" East, a distance of 37.53 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northernmost southeast corner of said Highpointe Ranch Phase 1B, common to a southwest corner of Highpointe Ranch Phase 1C, an addition to the City of Aubrey, Texas, according to the plat thereof recorded in Document No. 2025-304, said Plat Records;

THENCE along the southerly line of said Highpointe Ranch Phase 1C, the following courses and distances:

- South 79°07'56" East, a distance of 12.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°21'50" East, a distance of 50.81 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 09°43'08" East, a distance of 15.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 228.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- South 85°54'02" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 04°05'58" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
- North 49°05'58" East, a distance of 195.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Highpointe Ranch Phase 1C;

THENCE along the westerly line of said Highpointe Ranch Phase 1C and the northerly line of said Highpointe Ranch Phase 1A, the following courses and distances:

- South 39°37'17" East, a distance of 103.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 27°19'42" East, a distance of 113.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 16°16'48" East, a distance of 245.06 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 17°59'04" East, a distance of 70.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 20°46'24" East, a distance of 69.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 23°14'14" East, a distance of 176.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 16°05'45" East, a distance of 100.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 11°02'25" East, a distance of 84.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 11°34'44" East, a distance of 67.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 17°56'30" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 24°18'32" East, a distance of 63.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 30°40'34" East, a distance of 62.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 37°36'57" East, a distance of 234.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 52°23'03" West, a distance of 115.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 00°10'40" East, a distance of 192.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 55°42'11" West, a distance of 93.22 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 54°31'20" West, a distance of 25.63 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 58°44'40" West, a distance of 87.61 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 64°54'53" West, a distance of 76.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 70°38'40" West, a distance of 76.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 76°22'26" West, a distance of 76.43 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 81°37'31" West, a distance of 72.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 82°46'57" West, a distance of 197.96 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
- South 78°28'29" West, a distance of 0.63 feet to the **POINT OF BEGINNING** and containing 25.623 acres (1,116,126 square feet) of land, more or less.

Notes :

- All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- The City of Aubrey will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
- Easement to terminate automatically upon the recordation of this plat according to Instrument No. 2025-18792 O.R.D.C.T.
- Based upon Downstream Assessment and Floodplain Study for High Pointe Ranch Phase 1A and Commercial/Collector Road dated July 10, 2023 by Kimley-Horn and Associates, Inc.
- Construction not completed within two years of approval subject to current County Subdivision Rules and Regulations.
- No construction, without written approval from the City of Aubrey shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finish floor elevations shall be a minimum of two foot above the 100-year flood elevation.
- The City of Aubrey will be responsible for the maintenance of all public infrastructure that is constructed in right-of-way or easements that are dedicated to the public or the City of Aubrey.
- FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0265G, for Denton County, Texas and incorporated areas, dated 04/18/2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- Water service to be provided by the City of Aubrey.
- Utility Providers:

Electric & Gas Service: Texas-New Mexico Power
1479 Justin Rd
Lewisville, TX 75055
Phone: (972) 317-5542

Telephone Service: FisiorX, LLC
1707 Marketplace Blvd, 1st FL
Irving, TX 75063
Phone: (305) 462-4176

- Sanitary Sewer to be provided by the City of Aubrey.

- The City of Aubrey shall not be responsible for the maintenance of any private facilities, including but not limited to, HOA or High Pointe Ranch Municipal Utility District No. 1 open space lots, private parks, amenity center(s), development signage and entry features. Maintenance of these facilities shall be the responsibility of either the HOA or High Pointe Ranch Municipal Utility District No. 1, and the HOA and High Pointe Ranch Municipal Utility District No. 1 hold harmless the City of Aubrey, from all claims, damages and losses arising out of or resulting from performance of the obligations said HOA or High Pointe Ranch Municipal Utility District No. 1.
- All utilities and drainage structures are located in the right-of-way except as shown.
- Block C, Lot 91X and Block L, Lot 39X shall be owned and maintained by the HOA and are to be used for landscaping and drainage purposes.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999855348.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N37°46'57"E	14.14'	L11	N37°46'57"E	14.14'
L2	N82°46'57"E	10.50'	L12	S52°13'03"E	14.14'
L3	N07°13'03"W	50.00'	L13	N05°07'05"E	14.69'
L4	N49°05'58"E	37.53'	L14	N09°48'05"W	35.74'
L5	S79°07'56"E	12.26'	L15	N80°24'07"E	25.00'
L6	N49°21'50"E	50.81'	L16	N40°54'02"W	24.49'
L7	N09°43'08"E	15.55'	L17	S35°28'40"E	10.03'
L8	S85°54'02"E	14.14'	L18	N35°28'40"W	12.51'
L9	N49°05'58"E	50.00'	L19	N03°37'22"W	10.07'
L10	N04°05'58"E	14.14'	L20	N05°51'50"W	15.35'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	85°56'44"	60.50'	90.75'	N05°21'25"E
C2	4°29'37"	1030.00'	80.78'	N51°20'47"E
C3	37°37'07"	600.00'	393.94'	N63°58'23"E
C4	7°58'14"	300.00'	41.73'	N11°12'10"W
C5	27°48'52"	800.00'	388.36'	S23°42'31"E
C6	13°26'10"	800.00'	187.60'	N16°31'10"W
C7	6°57'27"	800.00'	97.14'	S19°45'31"E
C8	24°37'14"	300.00'	128.91'	N28°35'25"W
C9	1°05'30"	2309.50'	44.01'	N15°44'03"W
C10	14°06'13"	300.17'	73.89'	N23°20'17"W

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 64	0.200	8,728
BLOCK C LOT 65	0.194	8,450
BLOCK C LOT 66	0.194	8,450
BLOCK C LOT 67	0.201	8,742
BLOCK C LOT 68	0.205	8,923
BLOCK C LOT 69	0.205	8,923
BLOCK C LOT 70	0.205	8,923
BLOCK C LOT 71	0.236	10,277
BLOCK C LOT 72	0.229	9,990
BLOCK C LOT 73	0.231	10,080
BLOCK C LOT 74	0.230	10,008
BLOCK C LOT 75	0.233	10,167
BLOCK C LOT 76	0.238	10,375
BLOCK C LOT 77	0.235	10,254
BLOCK C LOT 78	0.235	10,254
BLOCK C LOT 79	0.234	10,213
BLOCK C LOT 80	0.231	10,079
BLOCK C LOT 81	0.230	10,014
BLOCK C LOT 82	0.228	9,939
BLOCK C LOT 83	0.227	9,876
BLOCK C LOT 84	0.230	10,036
BLOCK C LOT 85	0.226	9,845
BLOCK C LOT 86	0.227	9,876

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 87	0.227	9,876
BLOCK C LOT 88	0.229	9,976
BLOCK C LOT 89	0.244	10,611
BLOCK C LOT 90	0.247	10,753
BLOCK C LOT 91X	3.208	139,750
BLOCK L LOT 3	0.194	8,450
BLOCK L LOT 4	0.245	10,688
BLOCK L LOT 5	0.224	9,755
BLOCK L LOT 6	0.205	8,913
BLOCK L LOT 7	0.199	8,657
BLOCK L LOT 8	0.194	8,456
BLOCK L LOT 9	0.194	8,456
BLOCK L LOT 10	0.194	8,456
BLOCK L LOT 11	0.195	8,479
BLOCK L LOT 12	0.194	8,451
BLOCK L LOT 13	0.194	8,450
BLOCK L LOT 14	0.194	8,450
BLOCK L LOT 15	0.194	8,450
BLOCK L LOT 16	0.194	8,450
BLOCK L LOT 17	0.194	8,450
BLOCK L LOT 18	0.194	8,450
BLOCK L LOT 19	0.194	8,450
BLOCK L LOT 20	0.194	8,450

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK L LOT 39X	0.134	5,840
BLOCK M LOT 1	0.252	10,967
BLOCK M LOT 2	0.210	9,167
BLOCK M LOT 3	0.209	9,116
BLOCK M LOT 4	0.209	9,116
BLOCK M LOT 5	0.253	11,026
BLOCK M LOT 6	0.289	12,604
BLOCK M LOT 7	0.274	11,926
BLOCK M LOT 8	0.244	10,631
BLOCK M LOT 9	0.225	9,813
BLOCK M LOT 10	0.216	9,431
BLOCK M LOT 11	0.217	9,467
BLOCK M LOT 12	0.223	9,715
BLOCK M LOT 13	0.232	10,105
BLOCK M LOT 14	0.237	10,314
BLOCK M LOT 15	0.229	9,969
BLOCK M LOT 16	0.212	9,247
BLOCK M LOT 17	0.204	8,870
BLOCK M LOT 18	0.199	8,687
BLOCK M LOT 19	0.194	8,450
BLOCK M LOT 20	0.194	8,450
BLOCK M LOT 21	0.194	8,450
BLOCK M LOT 22	0.197	8,602

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK M LOT 23	0.330	14,360
BLOCK M LOT 24	0.243	10,573
BLOCK M LOT 25	0.209	9,092
BLOCK M LOT 26	0.194	8,450
BLOCK M LOT 27	0.194	8,450
BLOCK M LOT 28	0.194	8,450
BLOCK M LOT 29	0.194	8,450
BLOCK M LOT 30	0.194	8,450
BLOCK M LOT 31	0.194	8,450
BLOCK M LOT 32	0.194	8,450
BLOCK M LOT 33	0.194	8,450
BLOCK M LOT 34	0.194	8,450
BLOCK M LOT 35	0.194	8,460
BLOCK M LOT 36	0.194	8,453
BLOCK M LOT 37	0.198	8,616
BLOCK M LOT 38	0.202	8,783
BLOCK M LOT 39	0.205	8,951
BLOCK M LOT 40	0.209	9,119
BLOCK M LOT 41	0.225	9,807
OVERALL	25.623	1,116,126
R.O.W.	3.768	164,148

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT AUBREY BLACKJACK LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH PHASE 4B**, an addition to the City of Aubrey, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Aubrey's use thereof. The City of Aubrey and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Aubrey and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

Witness this _____ day of _____, _____.

BY: **AUBREY BLACKJACK PARTNERS LLC**, a Texas limited liability company

BY: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LIEN HOLDER:

MAPLEMARK BANK, a Texas state bank

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a notary public in an for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed.

Given under my hand and seal this _____ day of _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that a survey was made on the ground of the property described hereon under my personal supervision and the iron rods were placed in accordance with the subdivision rules and regulations of the City of Aubrey, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone 972-335-3580

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20_____.

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

This Final Plat was reviewed and approved by the City Council of the City of Aubrey, Texas the _____ day of _____, 20_____.

CHRIS RICH, MAYOR
CITY OF AUBREY, TEXAS

FINAL PLAT
HIGHPOINTE RANCH PHASE 4B

25.623 ACRES

BLOCK C, LOTS 64-90 & 91X-HOA; BLOCK L, LOTS 3-20 & 39X-HOA; BLOCK M, LOTS 1-41;

86 RESIDENTIAL LOTS
2 HOMEOWNER'S ASSOCIATION (HOA) LOTS

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY, DENTON COUNTY, TEXAS

Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Tel. No. (972) 335-3					
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Plat Application

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City in order to discuss development needs and issues.

Description of Property

Subdivision Name: HIGHPOINTE RANCH PHASE 4B

Total Number of Lots: 88 Total Acreage: 25.623

Property Location: US 377, Aubrey, Tx 76227, north of FM 428

Contact Information

Owner: AUBREY BLACKJACK PARTNERS LLC Phone #: _____

Address: 4514 Cole Ave Ste 1650, Dallas, TX, 75205

Email address: _____

Applicant contact info: Kimley-Horn and Associates, Inc.

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone #: 972-335-3580

Email address: thomas.fletcher@Kimley-Horn.com

Highpointe Ranch Phase 4B Fees Due = \$2,910

****See submittal calendar on-line for application submittal dates. ****

FEES

Preliminary Plat – Residential	\$500.00	Plus \$20.00 per lot
Preliminary Plat – Commercial	\$500.00	Plus \$25.00 per acre
Final Plat – Residential	\$500.00 \$650	Plus \$20.00 per lot = \$650 + (88 x \$20) = \$2410
Final Plat – Commercial	\$500.00	Plus \$25.00 per acre Application Fee: \$500
Minor Plat	\$500.00	
Replat - Residential	\$250.00	Plus \$20.00 per lot
Replat - Commercial	\$600.00	Plus \$25.00 per acre
Amended Plat	\$250.00	
Plat Vacation	\$250.00	Plus \$20.00 per lot
Plat filing (County recording)	\$200.00	
Legal notices (published)	\$100.00	Plus actual expenses
Professional fees for review of land use related permits	*see Special	*Requires deposit, and fee assessed to cover
as prepared by City's consultants	Fees section	reasonable and necessary expenses in review
(ex: Engineer, Planner, Attorney)	of ordinance	of development related permits

The Texas Local Government Code generally requires that the municipal authority responsible for approving plats is to take action on a plat within 30 days of proper filing. Because thorough plat review, and resubmittal of corrections, generally requires in excess of 30 days, an opportunity to allow for additional review time is available to an owner/applicant. You may contact city staff for information on requesting a time extension and for scheduling your plat. In cases where city staff does not have adequate time for review and corrections to be made, there is a high likelihood that the plat will be forwarded to PZ and CC with a recommendation of denial.

Owner's signature required to authorize plat application submittal: _____

Fees paid: _____

- ☐ Cash
☐ Check # _____

Receipt #: _____

Project #: _____

Date: _____

Plat Application Checklist

In order to ensure a thorough and expedited review of a plat and/or plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City. A complete application, fee, and supplementary materials, in accordance with the City's Subdivision Ordinance, must accompany a plat submittal.

Required for ALL Plats

- | | |
|---|---|
| ☐ Project name in lower right corner | ☐ 4 Copies of Plat (folded) for initial review by staff |
| ☐ Application form, fees, electronic copy/pdf | ☐ Engineer's summary report (Art. 2, Section 1.05 of Subdivision Ord. (how does property drain, grading) |
| ☐ Utility company letters | ☐ Proof of ownership per Art. 2, Sect. 1.05 Sub. Ord. |
| ☐ ETJ affidavit or approval by city | ☐ North arrow |
| ☐ Vicinity map | ☐ Scale 1" = 200 figure & scale bar |
| ☐ Owner's name, address & phone | ☐ Size 24" x 36" |
| ☐ Surveyor/Engineer's name, address & phone | ☐ Boundary lines identified |
| ☐ Adjacent properties identified | ☐ Lots & blocks, acreage identified |
| ☐ Front building lines | ☐ Required signatures |
| ☐ Flood plain statement/boundary | ☐ Street dimensions |
| ☐ Lot/Alley dimensions | ☐ RPLS certificate |
| ☐ Metes & bounds | ☐ Match lines |
| ☐ Easements (drainage, utility, landscape, etc.) | ☐ Street names |
| ☐ Monuments, pins & B.M.'s set | ☐ Certified Tax certificate at time of recording |

Additional requirements for Preliminary Plats

- | | |
|---|---|
| ☐ Preliminary Drainage/Utility plans | ☐ Physical features |
| ☐ Street & road interconnect | ☐ Scale 1"= 200', 1"=100' |
| ☐ Contour lines | ☐ Match lines |
| ☐ Proposed street names | ☐ Proposed parks, trails, open space |

Additional requirements for Re-Plat, Minor Plat, and Final Plats

(see Subdivision Ordinance for complete list of plat documents required):

- ☐ Filing documents and recording fees
- ☐ 2 x 3 recording block
- ☐ Co. judge signature block (if in ETJ)
- ☐ Street & road interconnect
- ☐ Owners certificate
- ☐ Deed restrictions

In accordance with Section 212.014 of the Texas Local Government Code, a Public Hearing is required for a re-plat.

*Any required documentation that is missing from the application packet may constitute the application to be rejected and/or determined to be incomplete.

Owner Authorization

Name: Chad Vose
Company Name: Aubrey Blackjack Partners, LLC
Address: 4514 Cole Avenue, Suite 1650 Dallas, Texas 75205
Telephone: 214-674-9570 Email: chadvose@swfed.com

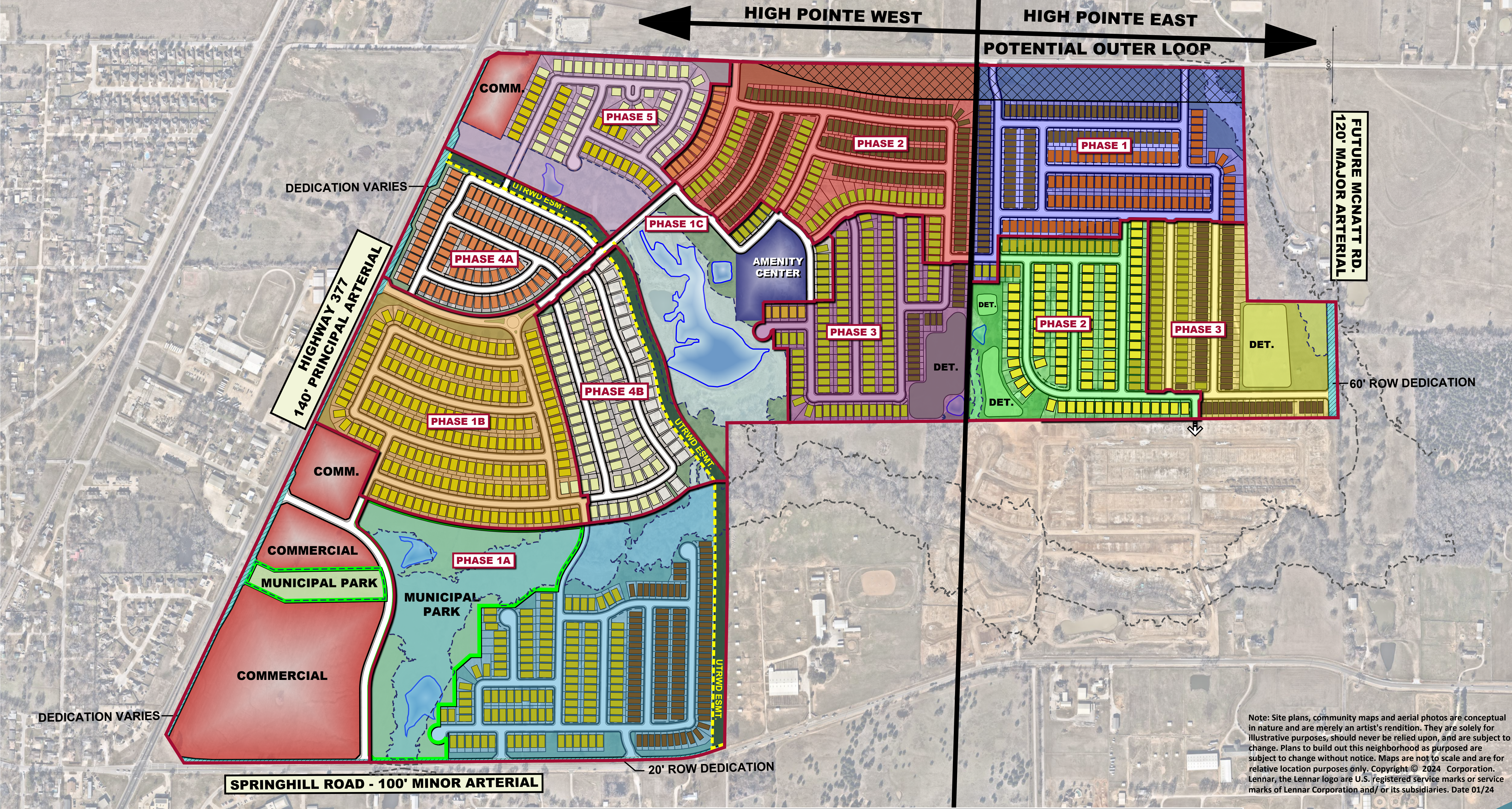
CHECK ONE OF THE FOLLOWING:

- ☐ I will represent the application myself; or
- ☒ I hereby designate Thomas Fletcher (name of project representative) to act in the capacity as my agent for the High Pointe Ranch Construction Plans, Drainage Studies, Plats, and any other application necessary for the development of the project. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I am the owner of the property and further confirm that the information provided on this form is true and correct. By signing below, I agree that the City of Aubrey (the "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any information submitted in connection with the application, if such reproduction is associated with the application in response to a Public Information Request. By signing this application, staff is granted access to your property to perform work related to your case.

Owner's Signature: 

Date: 5/22/2023



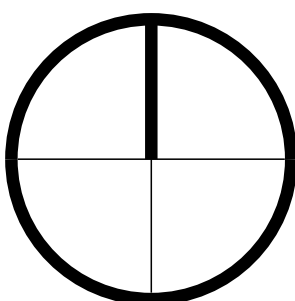
Note: Site plans, community maps and aerial photos are conceptual in nature and are merely an artist's rendition. They are solely for illustrative purposes, should never be relied upon, and are subject to change. Plans to build out this neighborhood as purposed are subject to change without notice. Maps are not to scale and are for relative location purposes only. Copyright © 2024 Corporation. Lennar, the Lennar logo are U.S. registered service marks or service marks of Lennar Corporation and/ or its subsidiaries. Date 01/24

Highpointe Ranch Phasing Plan

Aubrey Texas
June 2024

Land Use Acreage Summary		
Residential Lots / Residential Rights of Way	287.2	62.3%
Commercial	39.5	8.6%
Right-of-Way Dedication	9.3	2.0%
Open Space / Floodplain / Detention	81.8	17.9%
Municipal Park	29.9	6.5%
Amenity Center	4.6	0.8%
UTRWD Easement	8.5	1.8%
Total	460.8	100.0%
Potential Outer Loop (Overlay)		

Residential Type			Phase 1 A West	Phase 1 B West	Phase 1 C West	Phase 2 West	Phase 3 West	Phase 4 West	Phase 5 West	Phase 1 East	Phase 2 East	Phase 3 East	Total Lots
Cottage	30'x80'	40'x115'	106	-	-	-	-	-	-	98	-	73	106
Cottage	30'x75'	40'x115'	-	-	-	149	21	-	-	91	-	-	341
Cottage	40'x75'	50'x120'	-	-	-	-	-	-	-	-	-	-	91
Watermill	40'x80'	50'x120'	119	-	-	-	-	-	-	-	-	-	119
Watermill	40'x75'	50'x120'	-	-	13	57	119	-	-	3	22	44	258
Watermill	45'x75'	55'x130'	-	-	-	-	5	-	-	-	-	-	5
Watermill	50'x75'	60'x130'	-	-	-	-	-	-	-	-	92	-	92
Classic	40'x75'	50'x120'	-	-	-	13	-	86	-	-	-	-	99
Classic	45'x75'	55'x130'	-	182	-	-	-	-	28	-	-	-	210
Classic	50'x75'	65'x130'	-	2	-	-	-	66	43	-	-	-	111
Classic	60'x75'	75'x130'	-	-	-	-	-	20	-	-	-	-	20
Total Lots			225	184	13	219	145	172	71	192	114	117	1452



GRAPHIC SCALE IN FEET
0 150 300
1"=300' @ 22x34

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.

DWG NAME: K:\FRL_CIVIL\063451861-HIGH POINTE RANCH\CA\EXHIBITS\PLANS\PHASING PLAN 20240617.DWG
LAST SAVE: 6/18/2024 1:11 PM



**Planning and Zoning Commission Meeting
Staff Report
December 11, 2025**

Agenda Item

Consider and make a recommendation to City Council on an application for a Replat of the Sand Dollar Addition for three (3) lots, being approximately 43.225 acres out of the J, Bridges Survey, Abstract No. 36, Sand Dollar Addition Block A, Lot 1, identified as an Addition to the City of Aubrey and located in the City's Extraterritorial Jurisdiction of Aubrey ETJ, Denton County, Texas. (North Texas Natural Select Materials, LLC)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

The applicant has submitted a Final Plat application for Sand Dollar Addition 2, proposed as a replat of Lot 1, Block A, Sand Dollar Addition, located within the City of Aubrey Extra-Territorial Jurisdiction (ETJ), Denton County, Texas. The purpose of the replat is to create three (3) lots from the existing parent tract.

The final plat was reviewed to evaluate compliance with the City of Aubrey's Subdivision Ordinance, and the Final Plat Checklist. The plat is in general compliance with the subdivision ordinance. Minor items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** The plat currently identifies the property as "An Addition to the City of Aubrey, Texas." The site lies outside the City Limits and is located within the City of Aubrey ETJ, Denton County, Texas. Applicant shall revise all title block references accordingly.
 2. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats, Part 1.05:** Applicant shall provide the total acreage of the replat area and the survey/abstract reference in the title block, per City of Aubrey Final Plat Checklist.
 3. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** Applicant shall add the sheet's date of preparation or latest revision date.
 4. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** The vicinity map boundary depicted does not match the current plat outline. Applicant shall update the boundary configuration so that it matches the configuration of the Sand Dollar 2 Addition.
 5. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Adjacent owner names, acreage, and recording information must be shown for all abutting properties.
 6. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** One segment along the boundary is missing a directional bearing. Add the "S" direction call to complete the metes and bounds.
 7. **Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards:** Specify whether all distances shown are surface or grid values.
 8. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — General Requirements for Plats, Part 1.03:** General Notes state "CIRS are orange plastic caps," but legend and field markers use alternate colors. Update the general notes or revise the legend so they match.
 9. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Lots adjacent to flood-prone areas must show minimum finished floor elevations per the City of Aubrey Final Plat Checklist.
-

10. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** General Notes reference CLOMR 23-06-2438R, but this CLOMR does not appear on the FEMA map panel. Provide documentation or remove the reference.
11. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** Notes referencing maintenance obligations are acceptable; however, verify that the plat clearly identifies all drainage easements, and ensure no structures will encroach.
12. **Exhibit 10A Subdivision Ordinance, Article 12:** Owner's Certification Must Use City of Aubrey Ordinance Language. Revise the Owner's Certification to match the City of Aubrey Code of Ordinances, Article 12 (Subdivision Regulations).
13. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — General Requirements for Plats, Part 1.03:** Notary Block Missing for Owner's Certification. Provide a complete Notary Acknowledgment Block for the Owner's Certification.
14. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — General Requirements for Plats, Part 1.03:** Surveyor Certification Missing Name, RPLS Number, and Preliminary Stamp Add: Surveyor's name, RPLS number, Signature line, Required preliminary stamp (prior to approval).
15. **Exhibit 10A Subdivision Ordinance, Appendix B, Final Plat Checklist, Section 1:** Add the Denton County 2" × 3" Recording Block required on all final plats.
16. **Exhibit 10A Subdivision Ordinance, Article 3 Subdivision Design Standards, Section 8:** Building Setback Lines Required, minimum front setback = 25 ft. Add building setback lines on all lots.
17. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** The plat identifies creation of three lots, but one note indicates otherwise. Ensure the Purpose of Plat note correctly states: "The purpose of this replat is to create three (3) lots from one (1) platted lot."
18. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** TXDOT ROW Note Appears Incorrect. The plat references "Future TXDOT right-of-way based on third-party exhibits," but the plat already shows recorded ROW takes. Revise to reflect actual recorded right-of-way.
19. **Exhibit 10A Subdivision Ordinance, Article 2 Procedures, Section 1 — Submission Procedures and City Review Process for Plats:** Aspen Trail Label Missing Street name "Liberty Trail" appears to be mislabeled. Add corrected street name as applicable.

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, conditional approval, or deny) the replat.

OWNER:
NORTH TEXAS NATURAL
SELECT MATERIALS, LLC
8500 MEYER WAY, SUITE110
MCKINNEY, TEXAS

SURVEYOR:
KFM ENGINEERING & DESIGN, LLC
3501 OLYMPUS BLVD., SUITE 100
DALLAS, TEXAS 75019
CONTACT: ROBERT GLEN MALOY, RPLS
PHONE: (817) 771-4621
TBPELS #: 10194934

PROPERTY DESCRIPTION

WHEREAS NORTH TEXAS NATURAL SELECT MATERIALS, LLC, IS THE OWNER OF 43.225 ACRES TRACT OF LAND SITUATED IN THE J. BRIDGES SURVEY, ABSTRACT NO. 36, CITY OF AUBREY, DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION LOT 1, BLOCK A, SAND DOLLAR ADDITION, RECORDED IN INSTRUMENT NO. 2023-402, PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING DESCRIBED AS FOLLOWS:

BEING A PORTION OF LOT 1, BLOCK A, SAND DOLLAR ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2023-402, PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A X-CUT FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF LOT 58, BLOCK A, SILVERADO WEST PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2021-487 P.R.D.C.T., AND BEING IN THE EAST LINE OF LOT 1, BLOCK M, SILVERADO WEST PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2021-488, P.R.D.C.T.;

THENCE SOUTH 89°02'49" EAST, WITH THE NORTH LINE OF SAID 49.75 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID SILVERADO WEST PHASE I, A DISTANCE OF 398.64 FEET TO A 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KFM" SET, (HEREIN AFTER REFERRED TO AS CAPPED IRON ROD SET), FOR THE NORTHWEST CORNER OF A CALLED 0.9744 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED IN INSTRUMENT NO. 2024-109216, OFFICIAL RECORDS DENTON COUNTY, TEXAS (O.R.D.C.T.), FROM WHICH A 5/8-INCH CAPPED IRON ROD FOUND STAMPED "RPLS 4807" FOR THE SOUTHEAST CORNER OF SAID SILVERADO WEST, PHASE I BEARS, SOUTH 89°02'56" EAST, A DISTANCE OF 209.69 FEET;

THENCE SOUTH 16°35'01" EAST, CROSSING THROUGH SAID LOT 1, WITH THE WEST LINE OF SAID 0.9744 ACRE TRACT, A DISTANCE OF 418.40 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 0.9744 ACRE TRACT.;

THENCE SOUTH 89°04'27" EAST, WITH THE NORTH LINE OF SAID LOT 1, SAME BEING THE SOUTH LINE OF SAID 0.9744 ACRE TRACT, AND A CALLED 10.230 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO UPPER TRINITY REGIONAL WATER DISTRICT, RECORDED IN INSTRUMENT NO. 2019-101432, O.R.D.C.T., A DISTANCE OF 520.39 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677 AT THE SOUTHEAST CORNER OF SAID 10.230 ACRE TRACT;

THENCE WITH THE NORTH LINE OF SAID LOT 1, SAME BEING THE SOUTH LINE OF SAID 10.230 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

- NORTH 45°59'32" EAST, A DISTANCE OF 245.92 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677"
- SOUTH 89°03'09" EAST, A DISTANCE OF 363.05 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677"
- SOUTH 89°17'09" EAST, A DISTANCE OF 528.87 FEET TO A 1/2-INCH IRON ROD FOUND WITH BLUE PLASTIC CAP STAMPED "RPLS 6677" FOR THE NORTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHEAST CORNER OF SAID 10.320 ACRE TRACT, AND BEING IN THE WEST LINE OF LOT 1X, BLOCK FF, SILVERADO PHASE IA & IB, ACCORDING TO THE PLAT THEREOF, RECORDED IN INSTRUMENT NO. 2018-241, P.R.D.C.T.;

THENCE WITH THE EAST LINE OF SAID 49.75 ACRE TRACT, SAME BEING THE WEST LINE OF SAID LOT IX, BLOCK FF, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 01°14'08" WEST, A DISTANCE OF 644.14 FEET TO A 1/2-INCH BLUE CAPPED IRON ROD FOUND STAMPED "RPLS 6677"
- SOUTH 00°00'02" EAST, A DISTANCE OF 29.07 FEET TO A 1/2-INCH BLUE CAPPED IRON ROD FOUND STAMPED "RPLS 6677"
- SOUTH 00°03'20" EAST, A DISTANCE OF 333.74 FEET TO A 5/8-INCH IRON ROD FOUND WITH PINK CAP STAMPED "TXDOT" FOR THE SOUTHEAST CORNER OF SAID LOT 1, SAME BEING THE SOUTHWEST CORNER OF SAID LOT IX, BLOCK FF, AND BEING IN THE NORTH LINE OF A RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2023-128219, O.R.D.C.T., AND IN THE NORTH RIGHT-OF-WAY OF FARM TO MARKET ROAD 2931 (VARIABLE WIDTH R.O.W), FROM WHICH A WOOD MONUMENT FOUND BEARS, SOUTH 00°01'21" WEST, A DISTANCE OF 23.97 FEET;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, SAME BEING THE NORTH RIGHT-OF-WAY LINE OF SAID F.M. 2931, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 89°56'39" WEST, A DISTANCE OF 659.32 FEET TO A CAPPED IRON ROD SET;
- NORTH 83°02'41" WEST, A DISTANCE OF 243.03 FEET TO A CAPPED IRON ROD SET;
- SOUTH 89°51'48" WEST, A DISTANCE OF 365.66 FEET TO A CAPPED IRON ROD SET FOR AN INTERIOR ANGLE POINT IN SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF A CALLED RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2023-128219, O.R.D.C.T., AND BEING THE NORTHEAST CORNER OF A CALLED RIGHT-OF-WAY DEDICATION DESCRIBED IN THE DEED TO STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2024-47699, O.R.D.C.T., AND THE SOUTHEAST CORNER OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MICHAEL G. NEELEY, RECORDED IN VOLUME 3070, PAGE 921, REAL PUBLIC RECORDS DENTON COUNTY, TEXAS (R.P.R.D.C.T.), FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID RIGHT-OF-WAY DEDICATION (INSTRUMENT NO. 2024-47699) BEARS, SOUTH 01°31'49" EAST, A DISTANCE OF 31.00 FEET;

THENCE WITH THE SOUTH LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 01°31'59" WEST, A DISTANCE OF 166.85 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.75 ACRE TRACT;
- NORTH 89°49'19" WEST, A DISTANCE OF 440.93 FEET TO 5/8-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF A CALLED 0.75 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO MELISSA MICAEL RUE BOROWIEC, RECORDED IN VOLUME 4132, PAGE 1669, DEED RECORDS DENTON COUNTY, TEXAS (O.R.D.C.T.);
- SOUTH 01°34'20" EAST, A DISTANCE OF 197.87 FEET TO A FENCE CORNER FOUND FOR THE SOUTHWEST CORNER OF SAID 0.75 ACRE TRACT, AND BEING IN THE NORTH RIGHT-OF-WAY OF LIBERTY CIRCLE(NO RECORD INFORMATION FOUND);
- SOUTH 88°33'38" WEST, A DISTANCE OF 110.02 FEET TO A FENCE CORNER FOUND FOR THE SOUTHEAST CORNER OF A CALLED 2.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ZION CAPITAL MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NO. 2024-76552, O.R.D.C.T., SAME BEING IN THE NORTH RIGHT-OF-WAY OF SAID LIBERTY CIRCLE ROAD;

THENCE WITH THE WEST LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

- NORTH 01°39'16" WEST, A DISTANCE OF 253.09 FEET TO A 5/8-INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 2.20 ACRE TRACT;
- NORTH 89°57'49" WEST, A DISTANCE OF 184.42 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID 49.75 ACRE TRACT, SAME BEING AN INTERIOR ANGLE POINT IN SAID 2.20 ACRE TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 1.116 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RYAN BLAIR, A MARRIED MAN, RECORDED IN INSTRUMENT NO. 2022-163887, O.R.D.C.T., FROM WHICH A FENCE CORNER POST FOUND BEARS, SOUTH 00°32'52" EAST, A DISTANCE OF 4.60 FEET;
- NORTH 00°38'26" EAST, A DISTANCE OF 242.39 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 1.116 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.5000 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO WILLIAM W. BARNETT ET UX ANITA LOW BARNETT, RECORDED IN VOLUME 1036, PAGE 347, D.R.D.C.T.;
- NORTH 00°48'57" EAST, A DISTANCE OF 109.46 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 0.500 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EVANDER LAMAR EISON, A SINGLE MAN, RECORDED IN INSTRUMENT NO. 2024-128347, D.R.D.C.T.;
- NORTH 00°06'36" EAST, A DISTANCE OF 114.19 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 0.500 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 2.10 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CRESTONE DFW LLC, RECORDED IN INSTRUMENT NO. 2024-124536, O.R.D.C.T.;
- NORTH 00°20'37" EAST, A DISTANCE OF 469.47 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID 2.10 ACRE TRACT;
- NORTH 88°12'28" WEST, A DISTANCE OF 88.16 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT1, BLOCK M, SILVERADO WEST PHASE II;
- NORTH 01°02'51" EAST, A DISTANCE OF 77.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.225 ACRES (1,882,869 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S CERTIFICATION

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT NORTH TEXAS NATURAL SELECT MATERIALS, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A, AN ADDITION TO THE CITY OF AUBREY, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, THE THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN HEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER, FOR THE PURPOSE INDICATED ON THIS PLAT. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO OR RISING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLICS AND CITY OF AUBREY'S USE THEREOF. THE CITY OF AUBREY AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF AUBREY AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE RESPECTIVE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THIS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, AND REGULATIONS OF THE CITY OF AUBREY, TEXAS

WITNESS MY HAND, THIS _____ DAY OF _____, 2025.

BY: NORTH TEXAS SELECT NATURAL MATERIALS, LLC

BY: BILL PENZ

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HESHE IS _____ AND THAT HESHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY'S NAME

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

I, ROBERT GLEN MALOY, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND IS TRUE AND CORRECT.

SURVEYOR SIGNATURE: _____

PRINTED NAME: ROBERT GLEN MALOY

RPLS NO. : 6028

DATE: _____

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HESHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC SIGNATURE: _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

CITY OF AUBREY APPROVAL

APPROVED BY THE CITY OF AUBREY, TEXAS

MAYOR OR AUTHORIZED REPRESENTATIVE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF AUBREY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF SAND DOLLAR ADDITION 2, LOTS 1-3, BLOCK A, AND ADDITION TO DENTON COUNTY, TEXAS, WAS SUBMITTED TO THE CITY COUNCIL ON THE _____ DAY OF _____, 2025, AND THE COUNCIL BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF EASEMENT AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THE _____ DAY OF _____, 2025

CITY SECRETARY
CITY OF AUBREY, TEXAS

GENERAL NOTES

- BEARING BASED ON TEXAS STATE PLANE GRID COORDINATES, NORTH CENTRAL ZONE, 4202, NAD83-US SURVEY FEET, DERIVED FROM GPS OBSERVATIONS AND NGS OPUS SOLUTIONS. DISTANCES SHOWN HEREON ARE GRID DISTANCES.
- ALL "CIRS" ARE 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "KFM" UNLESS DENOTED OTHERWISE.
- THE SURVEYED PROPERTY HAS DIRECT ACCESS TO FM 2931. TXDOT PERMIT AND APPROVAL MAY BE REQUIRED.
- THE PURPOSE OF THIS REPLAT IS TO CREATE THREE LOTS FROM ONE LOT.
- THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0265G, DATED APRIL 18, 2011, AND COMMUNITY PANEL NO. 48121C0405G, DATED APRIL 18, 2011 OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS.
- THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THE PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DOES NOT CONSTITUTE ACCEPTANCE OF THE SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.
- ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.
- DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- NO RESTRICTIONS WERE CONTAINED IN THE SUBJECT PROPERTY'S DEED OF RECORD.

A PORTION OF LOT 1, BLOCK A, SAND DOLLAR ADDITION, AS RECORDED IN INSTRUMENT NO. 2023-402 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, WAS CONVEYED BY METES AND BOUNDS AS SHOWN ON THIS PLAT. THIS REVISION WAS APPROVED BY THE CITY OF AUBREY, TEXAS, PRIOR TO THE RECORDING OF THE SAND DOLLAR ADDITION 2 REPLAT.

**PRELIMINARY
FOR REVIEW PURPOSES ONLY**
THE PURPOSE OF THIS REPLAT IS TO
CREATE THREE LOTS FROM ONE TRACT.

**FINAL PLAT
SAND DOLLAR ADDITION 2,
LOTS 1-3, BLOCK A**

BEING A REPLAT OF 43.225 ACRES OUT OF THE J. BRIDGES SURVEY, ABSTRACT NO. 36, SAND DOLLAR ADDITION BLOCK A, LOT 1, AN ADDITION TO THE CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 2023-402 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

PREPARED ON: 11/25/2025

DENTON COUNTY APPROVAL BLOCK

REVIEWED AND APPROVED ON _____, 2025

COUNTY JUDGE, DENTON COUNTY, TX



Planning and Zoning Commission Meeting
Staff Report
December 11, 2025

Agenda Item

Consider and make a recommendation to City Council regarding an application for an Amending Plat for Belmont Phase I, containing one-hundred fifty (150) lots in approximately 37.752 acres of land out of the F. Trevino Survey, Abstract No. 1243, within the Extraterritorial Jurisdiction of the City of Aubrey, Denton County, Texas. (*Belmont Development, LLC*)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

The Final Plat for Belmont Phase I was approved at the August 2023 Council meeting and subsequently filed with Denton County. Belmont is a master planned development within the Clear Sky Municipal Utility District. The southernmost border of the property lies along F.M. 428 from about 2,000 feet west of F.M. 2931 to about 470 feet east of McNatt Road.

The subject property consists of approximately 37.752 acres and includes 150 single-family residential lots located within the City of Aubrey's Extraterritorial Jurisdiction in Denton County, Texas.

After identifying a scrivener's error, on November 12, 2025 the Owner, TSHH, LLC submitted an application to amend the plat. The plat has been amended as follows:

1. Owners Certification — revise the Owner's Certifications language from "AN ADDITION TO THE CITY OF AUBREY, TEXAS" to "AN ADDITION TO DENTON COUNTY, TEXAS," as the property lies outside the current Aubrey city limits.
2. To update the PD-SF-5 Building Setbacks detail to reflect a 10-foot building setback line from a 20-foot building setback line on 40- and 50-foot-wide lots, in accordance with the requirements outlined in the development agreement.

The amended plat has been reviewed by city staff, engineering and planning and is recommended for approval.

Financial Summary

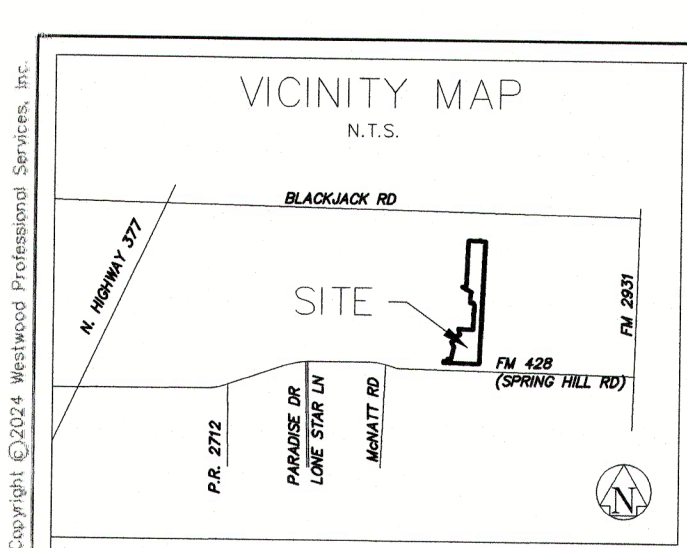
NA

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the Amended Plat.

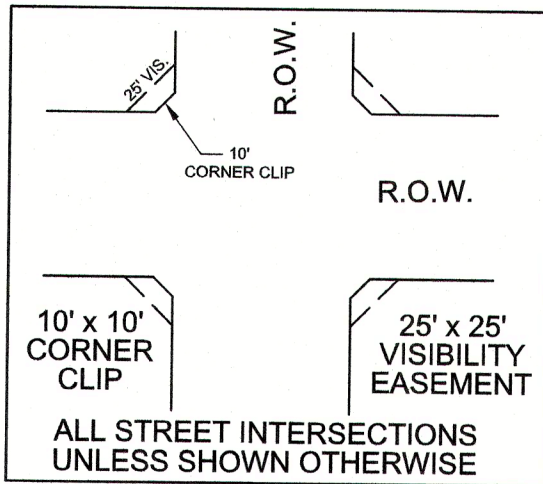


LEGEND

B.L. BUILDING LINE
U.E. UTILITY EASEMENT
IRF IRON ROD FOUND CAP STAMPED "PELTON"
IRS IRON ROD SET CAP STAMPED "WESTWOOD PS"
STREET NAME CHANGE SYMBOL

UTILITY LINE -----
BUILDING LINE-----
O.R.D.C.T. OFFICIAL RECORDS DENTON COUNTY, TEXAS
* LOTS WITHIN FLOODPLAIN

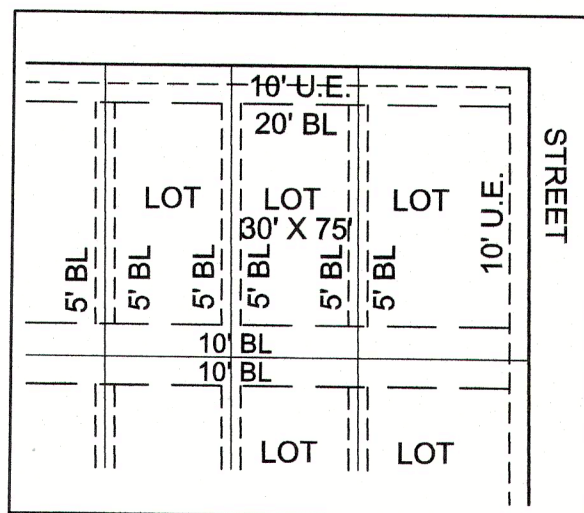
CURVE TABLE					
CN.	DELTA	RADIUS	LENGTH	CURVE BEARING	CHORD
C1	2°20'11"	375.00'	15.29'	N26°20'38"W	15.29'
C2	1°04'54"	325.00'	6.14'	S25°42'59"E	6.14'
C3	9°22'45"	705.00'	115.41'	N67°10'33"E	115.28'
C4	90°00'00"	50.00'	78.54'	N4°06'23"E	70.71'
C5	90°00'00"	50.00'	78.54'	N42°25'33"W	70.71'
C6	25°54'03"	250.00'	113.01'	N15°05'24"E	112.05'
C7	25°51'42"	249.75'	112.73'	N15°03'25"E	111.77'
C8	29°41'03"	680.00'	352.30'	S77°19'48"W	348.33'
C9	2°20'11"	350.00'	14.27'	N26°20'38"W	14.27'
C10	29°41'03"	400.00'	207.23'	N17°19'48"W	204.93'
C11	28°52'56"	480.00'	241.96'	N13°04'16"E	239.41'
C12	82°49'02"	20.00'	28.91'	N43°34'58"E	26.46'
C13	262°49'10"	60.00'	275.22'	N46°25'06"W	90.00'



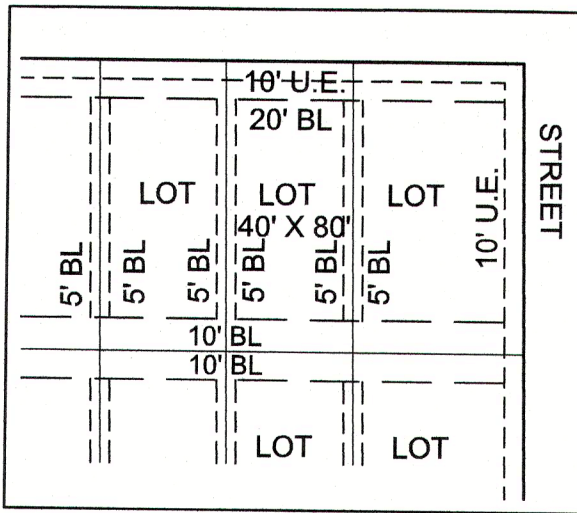
**10'x10' CORNER CLIP &
25'x25' VISIBILITY
ACCESS
EASEMENT AT STREET
INTERSECTIONS
(TYP.) N.T.S.**

LINE TABLE		
N.O.	BEARING	LENGTH
L1	N64°49'28"E	50.00'
L2	S72°19'20"E	14.09'
L3	N62°29'16"E	6.60'
L4	N02°10'20"E	5.00'
L5	N42°49'40"W	14.14'
L6	N87°49'40"W	5.50'
L7	S87°49'40"E	5.50'
L8	N47°10'20"E	14.14'
L9	N42°49'40"W	5.50'
L10	N87°49'40"W	14.14'
L11	S87°49'40"E	5.50'
L12	N47°10'20"E	14.14'
L13	N42°49'40"W	5.50'
L14	N87°49'40"W	5.50'
L15	S87°49'40"E	5.00'
L16	N47°06'23"E	14.14'
L17	S42°53'37"E	14.14'
L18	S42°53'37"E	14.14'
L19	N47°06'23"E	14.14'
L20	N42°53'37"W	14.14'
L21	N47°06'23"E	14.14'
L22	N47°06'23"E	14.14'
L23	S42°53'37"E	14.14'
L24	S47°06'23"E	14.14'
L25	S42°53'37"E	14.14'
L26	N62°29'16"E	39.74'
L27	S47°10'20"W	14.14'
L28	S87°49'40"E	40.50'
L29	N87°49'40"W	40.50'

LINE TABLE		
NO.	BEARING	LENGTH
L30	N47°49'40"W	40.50'
L31	N77°20'02"E	14.14'
L32	S42°49'40"E	14.14'
L33	S62°29'16"W	14.14'
L34	N17°29'16"E	14.14'
L35	N62°29'16"E	62.80'
L36	N2°29'16"E	50.73'
L37	N74°29'40"E	71.90'
L38	N81°08'36"E	69.09'
L39	S87°49'40"E	55.00'
L40	S72°30'44"E	14.14'
L41	N17°29'16"E	14.14'
L42	N47°10'20"E	14.14'
L43	S42°49'40"E	14.14'
L44	S87°49'40"E	34.50'
L45	N42°49'40"W	24.43'
L46	S89°57'22"E	50.00'
L47	S88°37'30"E	34.77'
L48	N1°22'12"E	14.99'
L49	S62°29'16"W	33.76'
L50	S88°35'36"E	3.96'
L51	N88°35'36"W	16.04'
L52	N1°24'24"E	20.00'
L53	S87°46'45"E	64.44'
L54	S87°48'45"E	166.63'
L55	S44°33'52"W	48.74'
L56	S45°21'19"E	50.06'
L57	S88°37'48"E	322.13'



BUILDING SETBACKS
(TYP.) N.T.S.



BUILDING SETBACKS
(TYP.) N.T.S.

Owner
IH BELMONT
DEVELOPMENT LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

Owner
IMPRESSION HOMES LLC
2325 DEAN WAY
SUITE 150
SOUTHLAKE, TX 76092

Owner
TSHH, LLC
5501 HEADQUARTERS
SUITE 300W
PLANO, TX 75024

ENGINEER / SURVEYOR
WESTWOOD PROFESSIONAL
SERVICES, INC.
11000 FRISCO STREET
SUITE 400
FRISCO, TX 75033
PHONE: 469-213-1800
TX FIRM NO. 12207

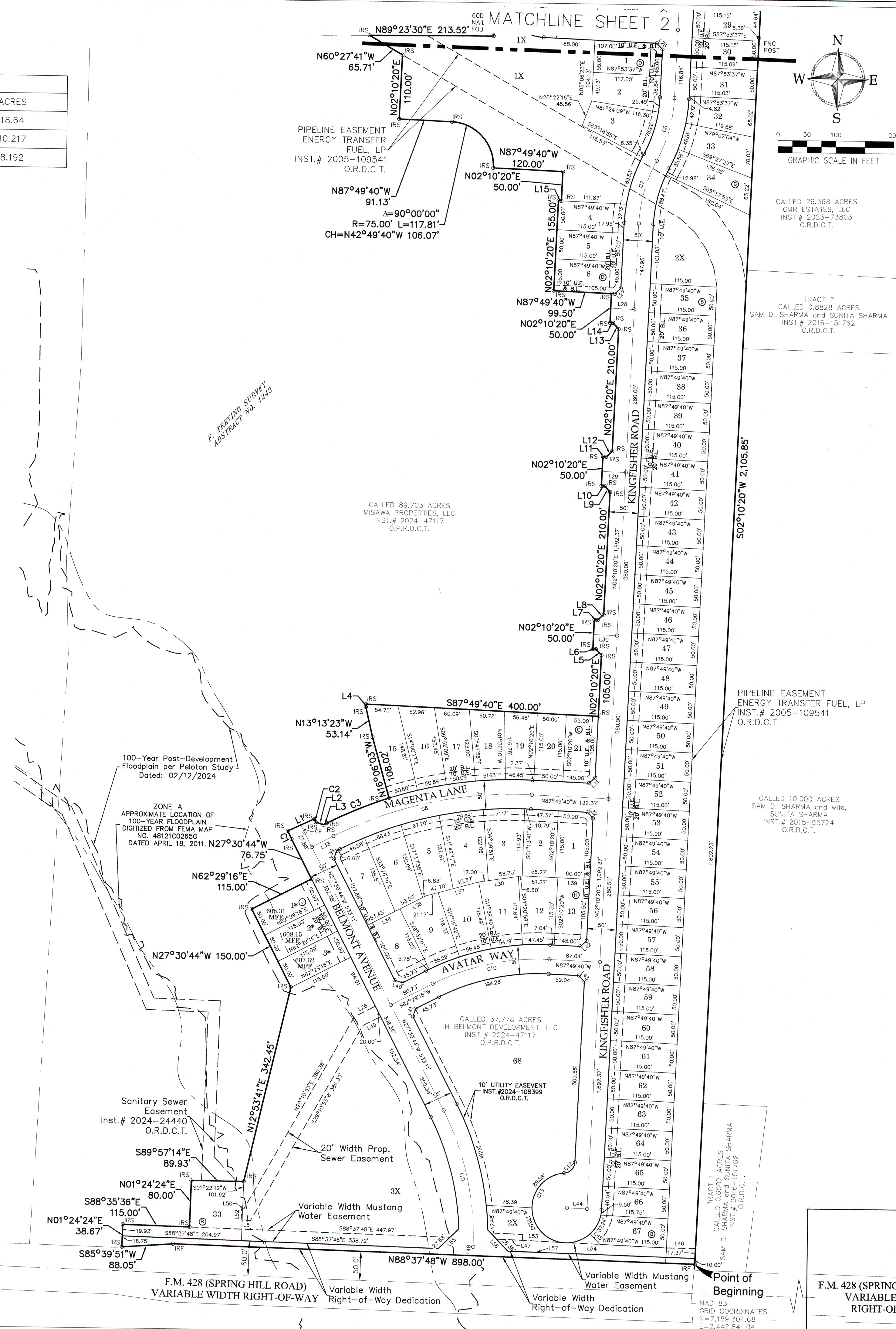
UTILITY PROVIDER
MUSTANG SPECIAL
UTILITY DISTRICT
PHONE: 940-440-9561
7985 FM2931,
AUBREY, TX 76227



Westwood
Professional Services, Inc.

11000 FRISCO STREET, SUITE 400 FRISCO, TEXAS 75033
TBPELS # 10074301 PH.# 469-213-1800

PAGE 1 OF 2



LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
BLOCK A, LOT 1	5041	0.12
BLOCK A, LOT 2	4600	0.11
BLOCK A, LOT 3	4600	0.11
BLOCK A, LOT 4	4600	0.11
BLOCK A, LOT 5	4600	0.11
BLOCK A, LOT 6	4600	0.11
BLOCK A, LOT 7	4600	0.11
BLOCK A, LOT 8	4600	0.11
BLOCK A, LOT 9	4600	0.11
BLOCK A, LOT 10	4600	0.11
BLOCK A, LOT 11	4600	0.11
BLOCK A, LOT 12	4600	0.11
BLOCK A, LOT 13	4600	0.11
BLOCK A, LOT 14	5125	0.12
BLOCK A, LOT 15	5125	0.12
BLOCK A, LOT 16	4600	0.11
BLOCK A, LOT 17	4600	0.11
BLOCK A, LOT 18	4600	0.11
BLOCK A, LOT 19	4600	0.11
BLOCK A, LOT 20	4600	0.11
BLOCK A, LOT 21	4600	0.11
BLOCK A, LOT 22	4600	0.11
BLOCK A, LOT 23	4600	0.11
BLOCK A, LOT 24	4600	0.11
BLOCK A, LOT 25	4600	0.11
BLOCK A, LOT 26	4600	0.11
BLOCK A, LOT 27	4600	0.11
BLOCK A, LOT 28	5125	0.12
BLOCK B, LOT 1	5365	0.12
BLOCK B, LOT 2	4606	0.11
BLOCK B, LOT 2X	11968.3	2.75
BLOCK B, LOT 3	4606	0.11
BLOCK B, LOT 4	4606	0.11
BLOCK B, LOT 5	4606	0.11
BLOCK B, LOT 6	4606	0.11
BLOCK B, LOT 7	4606	0.11
BLOCK B, LOT 8	4606	0.11
BLOCK B, LOT 9	4606	0.11
BLOCK B, LOT 10	4606	0.11
BLOCK B, LOT 11	4606	0.11
BLOCK B, LOT 12	4606	0.11
BLOCK B, LOT 13	4606	0.11
BLOCK B, LOT 14	4606	0.11
BLOCK B, LOT 15	4606	0.11
BLOCK B, LOT 16	4606	0.11
BLOCK B, LOT 17	4606	0.11
BLOCK B, LOT 18	4606	0.11
BLOCK B, LOT 19	4606	0.11
BLOCK B, LOT 20	4606	0.11
BLOCK B, LOT 21	4606	0.11
BLOCK B, LOT 22	4606	0.11
BLOCK B, LOT 23	4606	0.11

LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
BLOCK B, LOT 24	4606	0.11
BLOCK B, LOT 25	4606	0.11
BLOCK B, LOT 26	4606	0.11
BLOCK B, LOT 27	4606	0.11
BLOCK B, LOT 28	5758	0.13
BLOCK B, LOT 29	5757	0.13
BLOCK B, LOT 30	5756	0.13
BLOCK B, LOT 31	5753	0.13
BLOCK B, LOT 32	6502	0.15
BLOCK B, LOT 33	7264	0.17
BLOCK B, LOT 34	7944	0.18
BLOCK B, LOT 35	5750	0.13
BLOCK B, LOT 36	5750	0.13
BLOCK B, LOT 37	5750	0.13
BLOCK B, LOT 38	5750	0.13
BLOCK B, LOT 39	5750	0.13
BLOCK B, LOT 40	5750	0.13
BLOCK B, LOT 41	5750	0.13
BLOCK B, LOT 42	5750	0.13
BLOCK B, LOT 43	5750	0.13
BLOCK B, LOT 44	5750	0.13
BLOCK B, LOT 45	5750	0.13
BLOCK B, LOT 46	5750	0.13
BLOCK B, LOT 47	5750	0.13
BLOCK B, LOT 48	5750	0.13
BLOCK B, LOT 49	5750	0.13
BLOCK B, LOT 50	5750	0.13
BLOCK B, LOT 51	5750	0.13
BLOCK B, LOT 52	5750	0.13
BLOCK B, LOT 53	5750	0.13
BLOCK B, LOT 54	5750	0.13
BLOCK B, LOT 55	5750	0.13
BLOCK B, LOT 56	5750	0.13
BLOCK B, LOT 57	5750	0.13
BLOCK B, LOT 58	5750	0.13
BLOCK B, LOT 59	5750	0.13
BLOCK B, LOT 60	5750	0.13
BLOCK B, LOT 61	5750	0.13
BLOCK B, LOT 62	5750	0.13
BLOCK B, LOT 63	5750	0.13
BLOCK B, LOT 64	5750	0.13
BLOCK B, LOT 65	5750	0.13
BLOCK B, LOT 66	5752	0.13
BLOCK B, LOT 67	6124	0.14
BLOCK B, LOT 68	81283	1.87
BLOCK C, LOT 1	5125	0.12
BLOCK C, LOT 2	4600	0.11
BLOCK C, LOT 3	4600	0.11
BLOCK C, LOT 4	4600	0.11
BLOCK C, LOT 5	4600	0.11
BLOCK C, LOT 6	4600	0.11
BLOCK C, LOT 7	4600	0.11

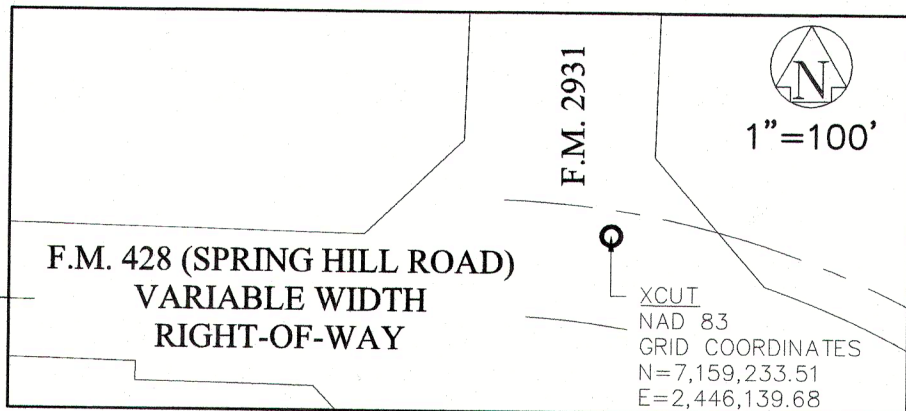
LOT AREA TABLE		
LOT #	SQ. FT.	ACRES
BLOCK C, LOT 8	4600	0.11
BLOCK C, LOT 9	4600	0.11
BLOCK C, LOT 10	4600	0.11
BLOCK C, LOT 11	4600	0.11
BLOCK C, LOT 12	4600	0.11
BLOCK C, LOT 13	5041	0.12
BLOCK C, LOT 14	5125	0.12
BLOCK C, LOT 15	4600	0.11
BLOCK C, LOT 16	4600	0.11
BLOCK C, LOT 17	4600	0.11
BLOCK C, LOT 18	4600	0.11
BLOCK C, LOT 19	4600	0.11
BLOCK C, LOT 20	4600	0.11
BLOCK C, LOT 21	4600	0.11
BLOCK C, LOT 22	4600	0.11
BLOCK C, LOT 23	4600	0.11
BLOCK C, LOT 24	4600	0.11
BLOCK C, LOT 25	4600	0.11
BLOCK C, LOT 26	5125	0.12
BLOCK D, LOT 1	6385	0.15
BLOCK D, LOT 1X	93999	2.16
BLOCK D, LOT 2	6514	0.15
BLOCK D, LOT 3	7537	0.17
BLOCK D, LOT 4	5772	0.13
BLOCK D, LOT 5	5750	0.13
BLOCK D, LOT 6	6275	0.14
BLOCK G, LOT 15	8373	0.19
BLOCK G, LOT 16	7876	0.18
BLOCK G, LOT 17	6984	0.16
BLOCK G, LOT 18	6694	0.15
BLOCK G, LOT 19	6082	0.14
BLOCK G, LOT 20	5750	0.13
BLOCK G, LOT 21	6275	0.14
BLOCK H, LOT 1	6850	0.16
BLOCK H, LOT 2	6580	0.15
BLOCK H, LOT 3	7702	0.18
BLOCK H, LOT 4	8661	0.20
BLOCK H, LOT 5	7864	0.18
BLOCK H, LOT 6	7979	0.18
BLOCK H, LOT 7	7968	0.18
BLOCK H, LOT 8	7098	0.16
BLOCK H, LOT 9	7454	0.17
BLOCK H, LOT 10	7418	0.17
BLOCK H, LOT 11	7168	0.16
BLOCK H, LOT 12	7118	0.16
BLOCK H, LOT 13	6302	0.14
BLOCK J, LOT 1	5750	0.13
BLOCK J, LOT 2	5750	0.13
BLOCK J, LOT 3	5750	0.13
BLOCK J, LOT 3X	126471	2.90
BLOCK R LOT 33	11359	0.26

An Amended Plat of Belmont Phase 1

37.752 ACRES TOTAL
150 RESIDENTIAL LOTS
(LOTS 1-28, BLOCK A; LOTS 1-67, BLOCK B; LOTS 1-26, BLOCK C; LOTS 1-6,
BLOCK D; LOTS 1-13, BLOCK H; LOTS 15-21, BLOCK G; LOTS 1-3, BLOCK J)
3 OPEN SPACE LOTS
(LOT 1X, BLOCK D; LOT 2X AND 68, BLOCK B; LOT 33 AND 3X, BLOCK R)

F. TREVINO SURVEY, ABSTRACT NO. 1243
CITY OF AUBREY ETJ
DENTON COUNTY, TEXAS

Date of Preparation: OCTOBER 2025



City Plan # _____

