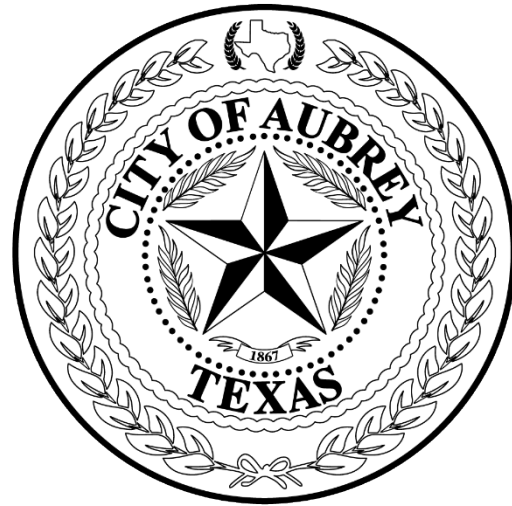


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
February 12, 2026
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.

New Business: New items requested for consideration.

1. Consideration and action on approving minutes of the January 8, 2026 meeting.
2. Consideration and action on a Final Plat application for Silverado West, Ph 3 for a replat of Lot 77XR, Block M, Silverado West, Ph 3, located northwest of the intersection of Liberty Road and Main Street, located within the City of Aubrey ETJ, Denton County. The purpose of the replat is to subdivide Lot 77X, Block M, into two lots. (Applicant: JBI Partners on behalf of D.R. Horton)
3. Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)
4. Consideration and action on a Final Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, 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 _____, 2026.

(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. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, need to

contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
January 8, 2026
6:00 PM



The meeting was called to order at 6:15 PM.

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

Staff Present: City Attorney Aliceson Cotton, City Manager Leanne Wilson, Development Manager Shanda Guffee, Administrative Assistant Kacey Hagen

Commissioner Nicole Shaw led the Pledges of Allegiance, and Commissioner Christal Johnson offered the invocation.

Community Announcements: None

Citizen Input: None

Consent Items:

1. Approve minutes of the December 11, 2025 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the December 11, 2025 regular meeting.

P&Z Commissioner Kyle Kennedy made a motion to approve the consent items. P&Z Commissioner Nicole Shaw seconded. Motion Passed (6:0). None opposed.

New Business: New items requested for consideration.

3. Consider and make a recommendation to City Council on a Final Plat application for Lot 1, Block 1, AUB Office Addition. The plat proposes a replat of Lot 82, Block 23, Map of the Town of Aubrey, together with an adjacent triangular tract described in

Volume 481, Page 131 of the Deed Records of Denton County, Texas. The property contains approximately 0.557 acres situated within the Dennis Cowan Survey, Abstract No. 304, City of Aubrey, Denton County, Texas. The purpose of the replat is to create a single lot and to dedicate a fire lane easement, water easement, and drainage and detention easement. (*Applicant: SHAP, LLC, 403 S. Main*)

Assistant City Manager Leanne Wilson provided information.

P&Z Commissioner Christal Johnson made a motion to approve the plat with five conditions. P&Z Commissioner Marc Hendricks seconded. Motion Passed (6:0). None opposed.

Conditions:

- 1. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.**
Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to remove outdated information related to a restaurant.
 - 2. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.**
Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to address the contradiction in water tap sizes. Note shall be amended to remove tapping sleeves and shall include tapping saddles.
 - 3. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Plans shall be amended to reference permitting and compliance with TxDOT on long-side service bores.
 - 4. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Engineering plans shall be approved by the City Engineer prior to filing the Final Plat. Backflow devices are required by code for irrigation and commercial water connections.
 - 5. CHAPTER 10; ARTICLE 3 – Plat note shall be added “The maintenance of detention facilities, 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 the City of Aubrey, or Denton County.”**
4. Consider and make a recommendation to City Council regarding a Site Plan application for 403 S. Main Street, for office space use within Aubrey city limits.
(*Applicant: SHAP, LLC*)

Assistant City Manager Leanne Wilson provided information.

Elliott Bogart, with Triangle Engineers, spoke regarding the berm.

P&Z Commissioner Candace Stone made a motion to approve the Site Plan with eight conditions. P&Z Commissioner Kyle Kennedy seconded. Motion Passed (6:0). None opposed.

Conditions:

- 1. CHAPTER 14; SECTION 23. G.1 (i) — NONRESIDENTIAL LANDSCAPE REQUIREMENTS.** The intent of the nonresidential landscape requirements is for the protection of healthy trees and vegetation and promoting the natural ecological, environmental, and aesthetic qualities of the city. This plan lacks tree preservation. This lot has many existing trees from 8" inches to 32" inches in diameter. The landscape plan shall be amended to include some preservation. The landscape plan shall be approved by the Development Manager prior to issuance of a building permit.
- 2. CHAPTER 14; SECTION 23. A.1 (e) (ii).** Part of the requirements for the "E" buffer zone include berms. The design includes the berm along E. Plum Street for the detention pond, but does not include a berm along S. Main Street. The site plan shall be amended to include the required berm. The site plan shall be approved by the Development Manager prior to issuance of a building permit.
- 3. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to remove outdated information related to a restaurant.
- 4. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to address the contradiction in water tap sizes. Note shall be amended to remove tapping sleeves and shall include tapping saddles.
- 5. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Plans shall be amended to reference permitting and compliance with TxDOT on long-side service bores.
- 6. CHAPTER 10; ARTICLE 2, SECTION 4.01 — ENGINEERING PLANS.** Backflow devices are required by code for irrigation and commercial water connections.
- 7. CHAPTER 14; SECTION 23. A.1 (e) (ii).** The landscape Plan must be revised to accurately indicate the actual number of parking spaces and tree requirements for Buffer Type F. The landscape plan shall be approved by the Development Manager prior to issuance of a building permit.
- 8. CHAPTER 10; ARTICLE 3, SECTION 6.02 – SIDEWALKS –** A minimum of a five-foot wide sidewalk is required along Main Street from property line to property line. A certificate of occupancy shall not be issued until the sidewalk is installed or funds have been escrowed to the city.

The meeting was adjourned at 6:36 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 12th day of February, 2026.

Brittney Murray, Commission Chair

ATTEST:

Jenny Hicks, City Secretary



**Planning and Zoning Commission Meeting
Staff Report
February 12, 2026**

Agenda Item

Consideration and action on a Final Plat application for Silverado West, Ph 3 for a replat of Lot 77XR, Block M, Silverado West, Ph 3, located northwest of the intersection of Liberty Road and Main Street, located within the City of Aubrey ETJ, Denton County. The purpose of the replat is to subdivide Lot 77X, Block M, into two lots. (Applicant: JBI Partners on behalf of D.R. Horton)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

The applicant has submitted a Final Plat for Silverado West, Phase 3, proposing a replat of Lot 77XR, Block M, Silverado West, Phase 3, located within the City of Aubrey's Extraterritorial Jurisdiction (ETJ), Denton County, Texas. The purpose of the replat is to subdivide Lot 77X, Block M, into two separate lots.

The two separate lots allow the District to maintain the property and manage the retention pond, while providing for the HOA to maintain the dog park.

Per Section 6.08, *Application for Replat*, an application for a replat shall meet the same requirements as a Final Plat. The city engineer and planner have reviewed the plat's compliance with the City of Aubrey Subdivision Ordinance, Development Standards, and the Final Plat Checklist.

Staff recommends approval with the following conditions.

1. Correct the ETJ/City Limit line along the east side of Lot 1, Block A, Liberty Addition.
2. Confirm whether right-of-way dedication is required along Liberty Road.
3. Correct the identified spelling error.

The Planning and Zoning Commission may recommend to the City Council:

- A. Approval of the Final Plat,
 - b. Approval of the Final Plat with conditions, or
 - C. Denial of the Final Plat.
-

Financial Summary

NA

Staff Recommended Action

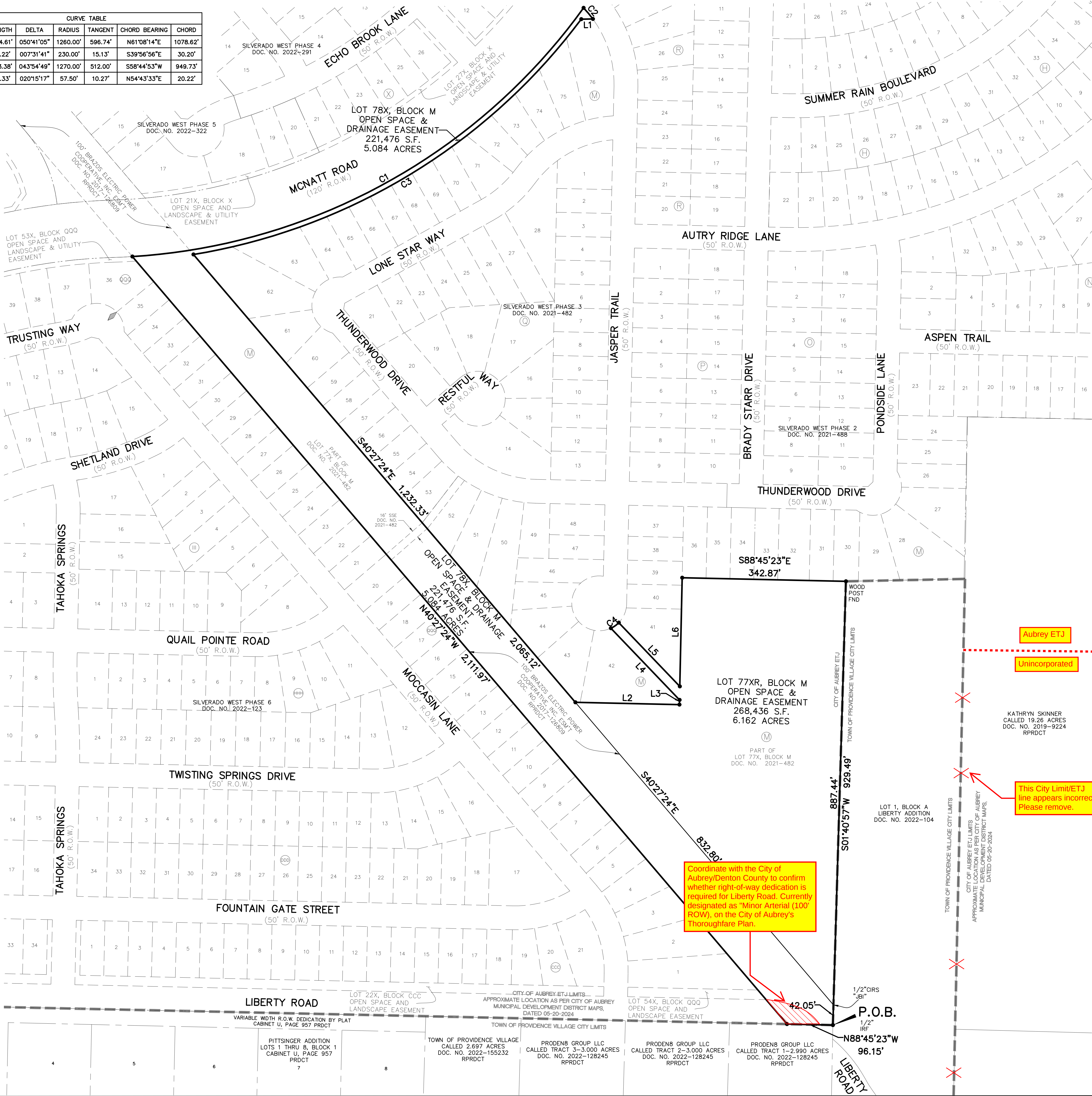
Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or denial) of the Final Plat to City Council.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S88°49'54"W	24.36'
L2	S88°45'23"E	217.94'
L3	N01°14'37"E	9.86'
L4	N43°45'23"W	207.79'
L5	S43°45'23"E	184.81'
L6	N01°14'37"E	227.47'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	1114.61'	050°41'05"	1260.00'	596.74'	N61°08'14"E	1078.62'
C2	30.22'	007°31'41"	230.00'	15.13'	S39°56'56"E	30.20'
C3	973.38'	043°54'49"	1270.00'	512.00'	S58°44'53"W	949.73'
C4	20.33'	020°15'17"	57.50'	10.27'	N54°43'33"E	20.22'



GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

VICINITY MAP

N.T.S.

LEGEND

POB POINT OF BEGINNING

IRF IRON ROD FOUND

CIRS CAPPED IRON ROD SET

R.O.W. RIGHT-OF-WAY

S.F. SQUARE FEET

SSE SANITARY SEWER EASEMENT

RPRDCT REAL PROPERTY OF DENTON COUNTY TEXAS

◇ STREET NAME CHANGE INDICATOR

- NOTES:
- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE NUMBER 4202-- NAD 83 ALL DATA CONTAINED HEREIN IS SCALED TO SURFACE WITH A (SURFACE) TO GRID SCALE FACTOR 0.999849392677).
 - THIS FINAL PLAT CONFORMS TO REQUIREMENTS PER THE CITY OF AUBREY ORDINANCE NUMBER 486-12, DATED : APRIL 15, 2014
 - WATER AND WASTEWATER FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. MUSTANG SPECIAL UTILITY DISTRICT HOLDS THE WATER AND WASTEWATER CCN FOR THE PROPERTY. WATER AND WASTEWATER SEWER FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY MUSTANG SPECIAL UTILITY DISTRICT.
 - ROADWAY AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT. ROADWAY AND DRAINAGE FACILITIES WILL BE OWNED, OPERATED AND MAINTAINED BY THE LAKES-FRESH WATER SUPPLY DISTRICT OF DENTON COUNTY.
 - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 48121C0265 G, REVISION DATE APRIL 18, 2011, SUBJECT TRACT LIES OUTSIDE OF SHADED ZONE A, A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD OR 1 PERCENT ANNUAL CHANCE FLOOD) NO BASE FLOOD ELEVATION DETERMINED.
 - ALL BUILDING LINES FOLLOW THE TYPICAL LOT DETAIL. KEY LOTS HAVE A 20' STREET SIDE BUILDING LINE.
 - SCREENING WALLS, LANDSCAPING, AND SIDEWALKS WILL BE MAINTAINED BY THE HOA.
 - ALL EXISTING STRUCTURES ON SUBJECT TRACT SHOWN HEREON ARE TO BE REMOVED
 - ALL LOTS MEET MINIMUM SQUARE FOOTAGE.
 - LOT 77XR, BLOCK M IS TO BE OWNED AND MAINTAINED BY THE LAKES FRESH WATER SUPPLY DISTRICT, UPON RECORDING OF FINAL PLAT A SEPARATE DEED WILL BE EXECUTED TO FACILITATE THE TRANSACTION.
 - LOT 78X, BLOCK M IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - *NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF CITY UTILITIES AND BUILDING PERMITS.*
 - ALL CORNERS NOT LABELED ARE ONE-HALF INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "JBI" UNLESS NOTED OTHERWISE.

PURPOSE OF THIS REPLAT

IS TO SUBDIVIDE LOT 77X, BLOCK M, SILVERADO, WEST PHASE 3 INTO TWO LOTS.

Spelling

FINAL PLAT

SILVERADO WEST PHASE 3

LOTS 77XR and 78X, BLOCK M

BEING A REPLAT OF LOT 77X, BLOCK M OF SILVERADO WEST PHASE 3 RECORDED IN DOCUMENT NO. 2021-482 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

11.247 ACRES OUT OF THE

JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36

THE LAKES FRESH WATER SUPPLY DISTRICT

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

D.R. HORTON--TEXAS, LTD

4306 Miller Road, Suite A Rowlett, Texas 75088

OWNER/DEVELOPER

(214) 607-4244

(817) 928-6139 FAX

JBI PARTNERS, INC.

2121 Midway Rd #300, Carrollton, TX 75006

Engineer: Alex Rejcek

TBPE No. F-438 TBPLS No. 10076000

SURVEYOR/ENGINEER

(972)248-7676

(214) 248-1414 FAX

January 27, 2026 Sheet 1 of 2

STATE OF TEXAS ~

COUNTY OF DENTON ~

WHEREAS, D.R. Horton–Texas, Ltd. is the owner of a parcel of land located in Denton County, Texas, a part of the James Bridges Jr. Survey, Abstract Number 36 and being all of Lot 77X, Block M, Silverado West, Phase 3, an addition to Denton County, as recorded in Document Number 2021–482, Real Property Records of Denton County, Texas, and being further described as follows:

BEGINNING at a one half inch iron rod found at the southeast corner of said Lot 77X, said point being the northeast corner of that called Tract 1–2.990 acre tract of land described in deed to PRODEN8 GROUP LLC as recorded in Document Number 2022–128245, Real Property Records of Denton County, Texas, said point also being in the west line of Lot 1, Block A, Liberty Addition, an addition to Denton County as recorded in Document Number 2022–104, Real Property Records of Denton County, Texas;

THENCE North 88 degrees 45 minutes 23 seconds West, 96.15 feet along the north line of said 2.990 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” found at the southwest corner of said Lot 77X, said point being the southeast corner of Silverado West, Phase 6, an addition to Denton County, as recorded in Document Number 2022–123, Real Property Records of Denton County, Texas;

THENCE along the westerly line of Lot 77X as follows:

North 40 degrees 27 minutes 24 seconds West, 2,111.97 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the northeast corner of said Silverado West, Phase 6, said point being in the south right–of–way line of McNatt Road, a 120 foot right–of–way;
Northeasterly, 1,114.61 feet along a curve to the left having a central angle of 50 degrees 41 minutes 05 seconds, a radius of 1,260.00 feet, a tangent of 596.74 feet, and whose chord bears North 61 degrees 08 minutes 14 seconds East, 1,078.62 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the north corner of said Lot 77X, said point being at the intersection of the south right–of–way line of McNatt Road and the west right–of–way line of Jasper Trail, a 50 foot right–of–way;

THENCE along the northeasterly line of Lot 77X as follows:

Southeasterly, 30.22 feet along a curve to the right, having a central angle of 07 degrees 31 minutes 41 seconds, a radius of 230.00 feet, a tangent of 15.13 feet, and whose chord bears South 39 degrees 56 minutes 56 seconds East, 30.20 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being in the west right–of–way line of Jasper Trail, said point also being the northeast corner of Lot 76, Block M, of said Silverado West, Phase 3;
South 88 degrees 49 minutes 54 seconds West, 24.36 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
Southwesterly, 973.38 feet along a curve to the right having a central angle of 43 degrees 54 minutes 49 seconds, a radius of 1,270.00 feet, a tangent of 512.00 feet, and whose chord bears South 58 degrees 44 minutes 53 seconds West, 949.73 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
South 40 degrees 27 minutes 24 seconds East, 1,232.33 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
South 88 degrees 45 minutes 23 seconds East, 217.94 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North 01 degrees 14 minutes 37 seconds East, 9.86 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North 43 degrees 45 minutes 23 seconds West, 207.79 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point also being in the south right–of–way line of Jasper Trail,
Northeasterly, 20.33 feet along the south right–of–way line of Jasper Trail with a curve to the left having a central angle of 20 degrees 15 minutes 17 seconds, a radius of 57.50 feet, a tangent of 10.27 feet, and whose chord bears North 54 degrees 43 minutes 33 seconds East, 20.22 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
South 43 degrees 45 minutes 23 seconds East, 184.81 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North 01 degrees 14 minutes 37 seconds East, 227.47 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
South 88 degrees 45 minutes 23 seconds East, 342.87 feet to a wood post found at the northeast corner of said Lot 77X, said point being in the south line of Lot 30, Block M, Silverado West, Phase 2, an addition to Denton County, as recorded in Document Number 2021–488, Real Property Records of Denton County, Texas, said point also being the northwest corner of said Lot 1;

THENCE South 01 degrees 40 minutes 57 seconds West, 929.49 feet along the east line of said Lot 77X and said Lot 1 to the POINT OF BEGINNING and containing 489,912 square feet or 11.247 acres of land.

OWNER’S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, **D.R. HORTON–TEXAS, LTD**, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **SILVERADO WEST, PHASE 3, LOTS 77XR and 78X, BLOCK M**, being a replat of Lot 77X, Block M of Silverado West, Phase 3 an addition to Denton County, Texas, and does hereby dedicate to The Lakes Fresh Water Supply District (The District), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it’s written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within The City of Aubrey Extra–Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Aubrey, and Denton County, Texas.

WITNESS MY HAND, this ____ day of _____, 2026.

D.R. HORTON–TEXAS, LTD.

David L. Booth,
Land Acquisition Development Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Signature

DISTRICT APPROVAL	
THE LAKES FRESH WATER SUPPLY DISTRICT:	
_____	_____
CHAIRPERSON	DATE

SURVEYOR’S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Mark W. Harp, RPLS, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Denton County Subdivision Rules and Regulations.

Dated this the ____ day of _____, 2026.

PELIMINARY FOR REVIEW PURPOSES ONLY

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2026.

Notary Public, State of Texas

APPROVED AND ACCEPTED:

Mayor
City of Aubrey, Texas

The undersigned, the City Secretary of the City of Aubrey, Texas hereby certifies that the foregoing Replat Silverado West, Phase 3, Lots 77XR, 78X, Block M, an addition to Denton County, Texas, is hereby approved by the

City of Aubrey this ____ day of _____, 2026, and the City of Aubrey does hereby approve and accept said Final Plat, and that the City of Aubrey further authorized the Mayor to note the acceptance thereof by signing their name as herein above subscribed.

Attest this ____ day of _____, 2026

City Secretary
City of Aubrey, Texas

PURPOSE OF THIS REPLAT
IS TO SUBDIVIDE LOT 77X, BLOCK M, SILVERADO, WEST PHAST 3
INTO TWO LOTS.

FINAL PLAT
SILVERADO WEST PHASE 3
LOTS 77XR and 78X, BLOCK M

BEING A REPLAT OF LOT 77X, BLOCK M OF SILVERADO
WEST PHASE 3 RECORDED IN DOCUMENT NO. 2021–482
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

11.247 ACRES OUT OF THE
JAMES BRIDGES JR. SURVEY, ABSTRACT NO. 36
THE LAKES FRESH WATER SUPPLY DISTRICT
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

D.R. HORTON–TEXAS, LTD	OWNER/DEVELOPER
4306 Miller Road, Suite A Rowlett, Texas 75088	(214) 607–4244 (817) 928–6139 FAX

JB PARTNERS, INC.	SURVEYOR/ENGINEER
2121 Midway Rd #300, Carrollton, TX 75006 Engineer: Alex Rejcek TBPE No. F–438 TBPLS No. 10076000	(972)248–7676 (214) 248–1414 FAX

January 27, 2026 Sheet 2 of 2

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS

Texas Firm F526

11910 Greenville Ave., Suite 600

RPLS Firm No. 100318-00

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

To: Mayor, City Council

From: Chase Crawford, RPLS

Date: 2/2/2026

Subject: Planning review of Silverado West, Phase 3 – Final Plat (Lots 77XR & 78X, Block M)

Applicant: JBI Partners, Inc.

Owners: D.R. Horton-Texas, LTD

Surveyor: JBI Partners, Inc.

Location: South of McNatt Road & Thunderwood Drive. North of Liberty Road

Zoning: Not currently zoned (Outside Aubrey City Limits; Aubrey ETJ)

Future Land Use Plan: Neighborhood Residential

Date of Application: 01/16/2026

Summary

The applicant has submitted a Final Plat for Silverado West, Phase 3, proposing a replat of Lot 77XR, Block M, Silverado West, Phase 3, located within the City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas. The purpose of the replat is to subdivide Lot 77X, Block M, into two lots.

This review evaluates the plat's compliance with the City of Aubrey Subdivision Ordinance, Development Standards, and the Final Plat Checklist.

Analysis

A. Jurisdictional/Boundary Information

City Limits/ETJ Line

The plat currently depicts the City of Aubrey ETJ line and the Town of Providence Village city limits incorrectly along the east line of Lot 1, Block A, Liberty Addition.

Action: Remove the incorrect portion of the City Limits/ETJ line and add the corrected linework and labels as shown in BHC's second review dated February 2, 2026.

B. Right-of-Way/Liberty Road

Right-of-Way Dedication

Liberty Road appears to run along the southern boundary of proposed Lot 78X, Block M. Based on the current alignment, this roadway may require right-of-way dedication. Adjacent plats affected by the roadway alignment have previously dedicated right-of-way by plat.

This portion of Liberty Road is classified as a Minor Arterial (100-foot right-of-way) on the City of Aubrey Future Land Use Plan and Master Thoroughfare Plan.

Action: The surveyor shall coordinate with the City of Aubrey and Denton County to confirm whether right-of-way dedication is required for this segment of Liberty Road.

C. Plat Text/Spelling

Misspelling

The word “Phast” appears in the Purpose of this Replat block and should be corrected.

Action: Revise the spelling from “Phast” to “Phase.”

Summary of Required Revisions

The following items must be addressed prior to approval:

- Correct ETJ/City Limit line along the east side of Lot 1, Block A, Liberty Addition
- Confirm whether right-of-way dedication is required along Liberty Road.
- Correct the identified spelling error.

Conclusion

The plat cannot be recommended for approval until all comments above have been addressed. Upon resubmittal, the revised plat will undergo an additional review to ensure full compliance with the City of Aubrey Subdivision Ordinance, Final Plat Checklist, and Denton County requirements for ETJ plats.



Planning and Zoning Commission Meeting
Staff Report
February 12, 2026

Agenda Item

Consideration and action on a Preliminary Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

A preliminary plat application was received on January 14, 2026, for Highpointe Ranch Phase 2 East. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is KL LB BUY 3 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 50 and 60-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 subdivision ordinance and checklist. Items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. Article 11 Appendix B, Final Plat Checklist - location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements. Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision
2. Article 11 Appendix B, Final Plat Checklist – The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information. Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.

The Planning and Zoning Commission may recommend to City Council:

- A. Approval of the Preliminary Plat,
 - B. Approval of the Preliminary Plat with Conditions, or
 - C. Denial of the Preliminary Plat.
-

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or denial) of the Preliminary Plat to City Council.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS

Texas Firm F526
11910 Greenville Ave., Suite 600

RPLS Firm No. 100318-00
Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

To: Mayor, City Council

From: Chase Crawford, RPLS

Date: 2/3/2026

Subject: Planning review of Highpointe Ranch East, Phase 2 – Preliminary Plat

Applicant: Kimley-Horn and Associates, Inc.

Owners: KL LB Buy 3, LLC

Surveyor: Kimley-Horn and Associates, Inc.

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

Zoning: Planned Development Mixed Use

Future Land Use Plan: **Neighborhood Residential**

Date of Application: **01/16/2026**

Summary

The applicant has submitted a Preliminary Plat for Highpointe Ranch East, Phase 2, consisting of 115 residential lots and one HOA lot. The plat encompasses approximately 31.687 acres within the Francisco Trevino Survey, Abstract No. 1243, located in the City of Aubrey, Denton County, Texas. The property is situated east of Highway 377, north of F.M. 428, and south of E. Blackjack Road.

Water and Sewer Service will be provided by the city of Aubrey.

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

Analysis

A. Easement/Adjacent property recording information

Easements

Article 10 Appendix A, Preliminary Plat Checklist - location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.

Action: Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision.

Adjacent Properties

Article 10 Appendix A, Preliminary Plat Checklist – The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information.

Action: Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.

Summary of Required Revisions

The following items must be addressed prior to approval:

- Label recording information for all easements within or abutting the subdivision.
- Label recording information for each adjacent subdivision.

Conclusion

The plat cannot be recommended for approval until all comments above have been addressed. Upon resubmittal, the revised plat will undergo an additional review to ensure full compliance with the City of Aubrey Subdivision Ordinance, and Final Plat Checklist.



Planning and Zoning Commission Meeting
Staff Report
February 12, 2026

Agenda Item

Consideration and action on a Final Plat for Highpointe Ranch Phase 2 East for one hundred fifteen (115) single-family residential lots and one (1) HOA lot, being approximately 31.687 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. (KL LB Buy 3, LLC)

Staff Contact

Leanne Wilson, Assistant City Manager
lwilson@aubreytx.gov

Summary

A final plat application was received on January 14, 2026, for Highpointe Ranch Phase 2 East. Highpointe Ranch is a multiphased mixed-use planned development. The property owner is KL LB BUY 3 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 50 and 60-foot 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 checklist and the subdivision ordinance. Items were identified that require revisions and a conditional approval is recommended to include the following conditions:

1. Article 11 Appendix B, Final Plat Checklist - location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements. Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision
2. Article 11 Appendix B, Final Plat Checklist – The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information. Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.
3. TBPELS, Section 138.33 (Sealing Procedures) – Surveyor's seal is required to assure the user of the surveying product that the work has been performed or directly supervised by the professional surveyor named and to delineate the surveyor's work.

The Planning and Zoning Commission may recommend to the City Council;

- A. Approval of the Final Plat,
 - B. Approval of the Final Plat with conditions, or
 - C. Denial of the Final Plat.
-

Financial Summary

NA

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or denial) of the Final Plat to City Council.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.

PROFESSIONAL ENGINEERS

Texas Firm F526
11910 Greenville Ave., Suite 600

RPLS Firm No. 100318-00
Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

To: Mayor, City Council
From: Chase Crawford, RPLS
Date: 2/3/2026
Subject: Planning review of Highpointe Ranch East, Phase 2 – Final Plat

Applicant: Kimley-Horn and Associates, Inc.

Owners: KL LB Buy 3, LLC

Surveyor: Kimley-Horn and Associates, Inc.

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

Zoning: Planned Development Mixed Use

Future Land Use Plan: Neighborhood Residential

Date of Application: 01/16/2026

Summary

The applicant has submitted a Final Plat for Highpointe Ranch East, Phase 2, consisting of 115 residential lots and one HOA lot. The plat encompasses approximately 31.687 acres within the Francisco Trevino Survey, Abstract No. 1243, located in the City of Aubrey, Denton County, Texas. The property is situated east of Highway 377, north of F.M. 428, and south of E. Blackjack Road.

Water and Sewer Service will be provided by the city of Aubrey.

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 and checklist. Items were identified that require revisions and a conditional approval is recommended to include the following conditions:

Analysis

A. Easement/Adjacent property recording information

Easements

Article 11 Appendix B, Final Plat Checklist - location, dimension, and purpose of all easements within or abutting the subdivision, and the recording information of all existing easements.

Action: Multiple easements shown on the face of the plat are missing recording information. The surveyor shall provide and label the recording information for all easements located within or abutting the subdivision.

Adjacent Properties

Article 11 Appendix B, Final Plat Checklist – The following is required for adjacent platted properties: subdivision name; lot, block, or tract numbers; recording information.

Action: Recording information is missing for multiple adjacent subdivisions. The surveyor shall label the recording information for each subdivision.

B. Surveyor's Certification

Seal/Signature

TBPELS, Section 138.33 (Sealing Procedures) – Surveyor's seal is required to assure the user of the surveying product that the work has been performed or directly supervised by the professional surveyor named and to delineate the surveyor's work.

Action: Upon approval of the Final Plat, the surveyor shall sign and seal the document prior to recordation.

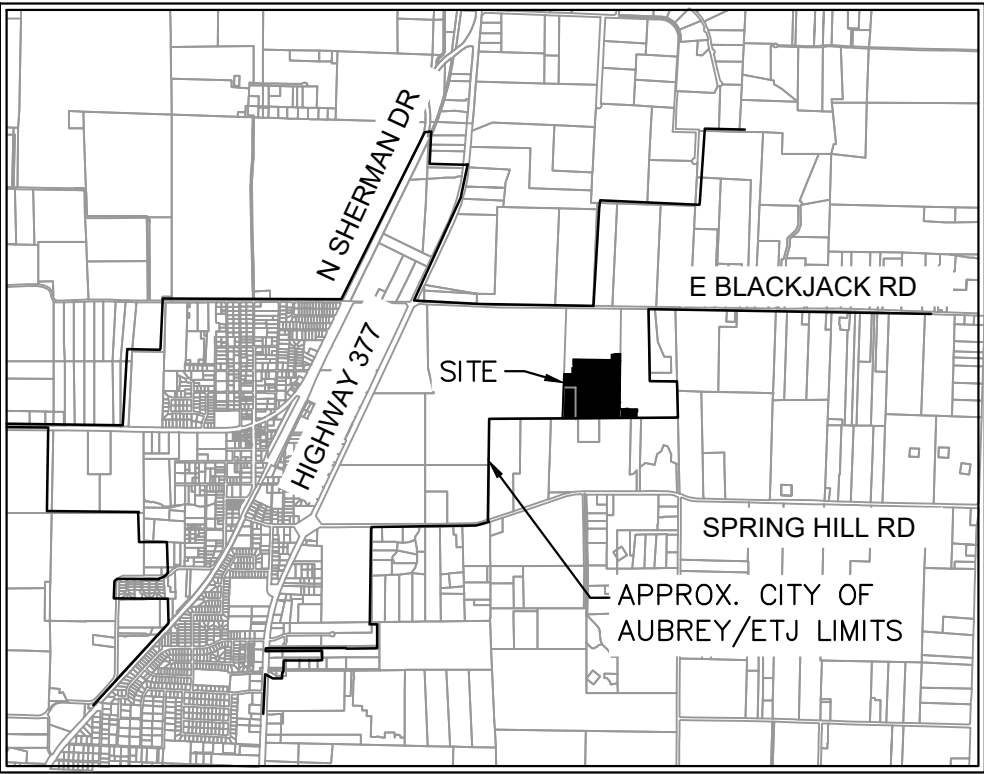
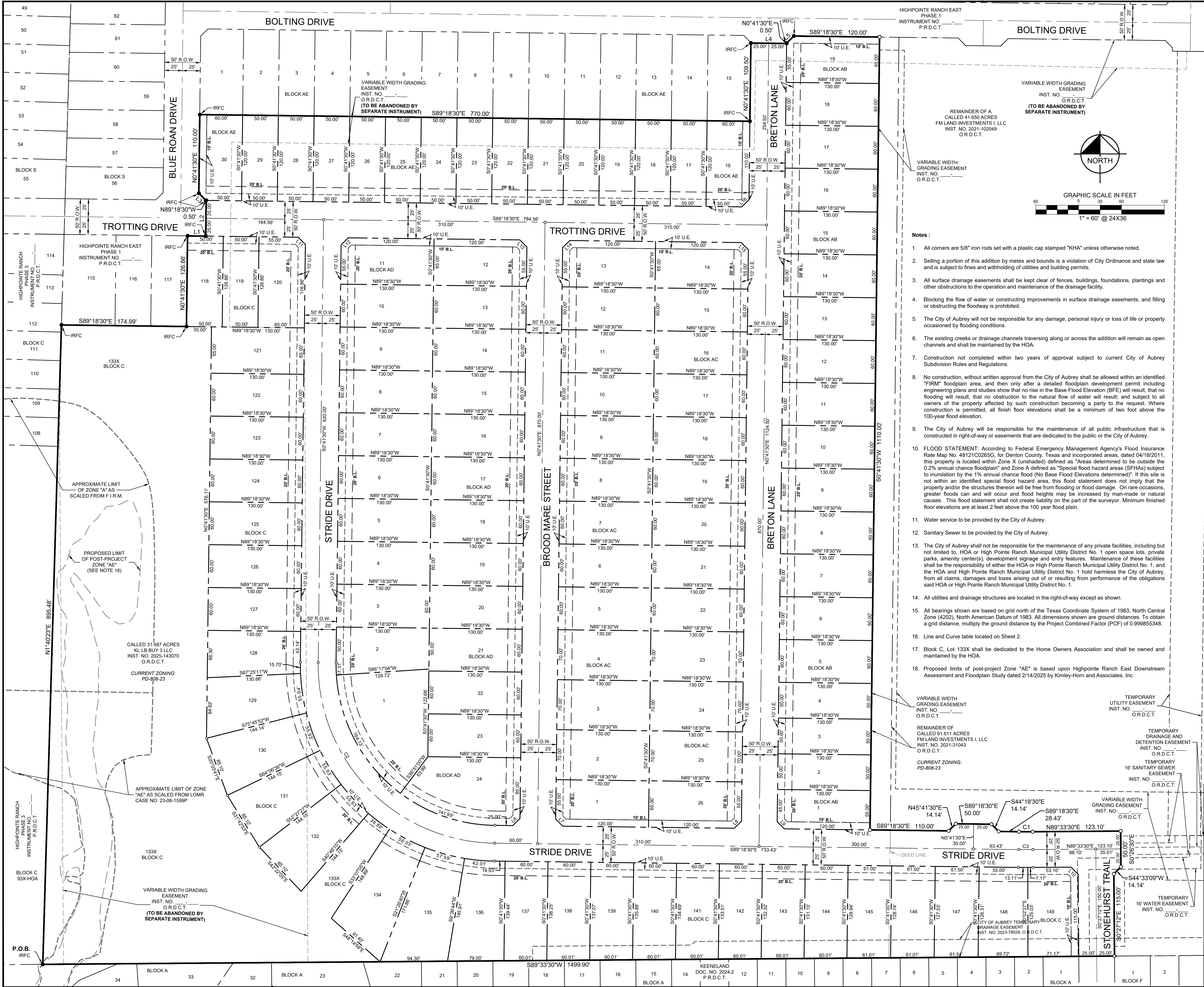
Summary of Required Revisions

The following items must be addressed prior to approval:

- Label recording information for all easements within or abutting the subdivision.
- Label recording information for each adjacent subdivision.
- Sign & Seal Final Plat prior to recordation.

Conclusion

The plat cannot be recommended for approval until all comments above have been addressed. Upon resubmittal, the revised plat will undergo an additional review to ensure full compliance with the City of Aubrey Subdivision Ordinance, and Final Plat Checklist.



VICINITY MAP
NTS

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
IRFC	CAPPED IRON ROD W/ 5/8" CAP "KHA" FOUND
HOA	HOMEOWNERS ASSOCIATION
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
M.F.F.E.	MINIMUM FINISHED FLOOR ELEVATION

LINE TYPE LEGEND	
————	BOUNDARY LINE
- - - - -	EASEMENT LINE
————	PHASE LINE
————	BUILDING LINE

- 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.
 - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and shall be maintained by the HOA.
 - Construction not completed within two years of approval subject to current City of Aubrey 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.
 - 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.
 - 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 and Curve table located on Sheet 2.
 - Block C, Lot 133X shall be dedicated to the Home Owners Association and shall be owned and maintained by the HOA.
 - Proposed limits of post-project Zone "AE" is based upon Highpointe Ranch East Downstream Assessment and Floodplain Study dated 2/14/2025 by Kimley-Horn and Associates, Inc.

FINAL PLAT
HIGHPOINTE RANCH EAST PHASE 2
31.687 ACRES

BLOCK AB, LOTS 1-19, BLOCK AC, LOTS 1-26,
BLOCK AD, LOTS 1-24, BLOCK AE, LOTS 16-30,
BLOCK C, LOTS 118-132, 134-149 AND LOT 133X HOA

115 RESIDENTIAL LOTS
1 HOA LOT

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

Kimley»Horn

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	01/13/2026	063451861	1 OF 2

OWNER:
KL LB BUY 3, LLC c/o KL Services LLC
6900 E. Camelback Road, Suite 800
Scottsdale, AZ 85251
Phone: 760-753-4110
Contact: Nathan Holt

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.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS KL LB BUY 3 LLC, is the sole owner of a tract of land situated in the F. Trevino Survey, Abstract No. 1243, Denton County, Texas, and being all of a called 31.687-acre tract of land described in a deed to KL LB BUY 3 LLC, as recorded in Instrument No. 2025-143070 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 southwest corner of said 31.687-acre tract, common to the southeast corner of Highpointe Ranch Phase 3, according to the plat thereof recorded in Instrument No. ____-____ of the Plat Records of Denton County, Texas, same being on the northerly line of Keeneland, according to the plat thereof recorded in Document No. 2024-2 of the Plat Records of Denton County, Texas;

THENCE North 01°40'23" East, departing the northerly line of said Keeneland, along the easterly line of said Highpointe Ranch Phase 3 and the westerly line of said 31.687-acre tract, a distance of 895.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the northwest corner of said 31.687-acre tract, common to the southwest corner of Highpointe Ranch East Phase 1, according to the plat thereof recorded in Instrument No. ____-____, said Plat Records;

THENCE departing the easterly line of said Highpointe Ranch Phase 3, along the southerly line of said Highpointe Ranch Phase 1 and the northerly line of said 31.687-acre tract, the following courses and distances:

South 89°18'30" East, a distance of 174.99 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°41'30" East, a distance of 126.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°18'30" East, a distance of 25.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°41'32" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 89°18'30" West, a distance of 0.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 44°18'30" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°41'30" East, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°18'30" East, a distance of 770.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°41'30" East, a distance of 109.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°18'30" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°41'30" East, a distance of 0.50 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 45°41'30" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 89°18'30" East, a distance of 120.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 31.687-acre tract;

THENCE departing said southerly line and along the easterly line of said 31.687-acre tract, the following courses and distances:

South 00°41'30" West, a distance of 1,110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 110.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 45°41'30" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 44°18'30" East, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°18'30" East, a distance of 28.43 feet to a point at the beginning of a tangent curve to the left with a radius of 975.00 feet, a central angle of 01°08'01", and a chord bearing and distance of South 89°52'30" East, 19.29 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 19.29 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°33'30" East, a distance of 123.10 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°26'30" East, a distance of 50.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 44°33'09" West, a distance of 14.14 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 00°27'12" West, a distance of 115.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 31.687-acre tract, same being on the northerly line of said Keeneland;

THENCE South 89°33'30" West, along the southerly line of said 31.687-acre tract and the northerly line of said Keeneland, a distance of 1,499.90 feet to the POINT OF BEGINNING and containing 31.687 acres of land (1,380,292 square feet), more or less.

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK AB LOT 1	0.163	7,100	BLOCK AC LOT 7	0.179	7,800	BLOCK AD LOT 6	0.179	7,800	BLOCK AE LOT 22	0.138	6,000
BLOCK AB LOT 2	0.149	6,500	BLOCK AC LOT 8	0.179	7,800	BLOCK AD LOT 7	0.179	7,800	BLOCK AE LOT 23	0.138	6,000
BLOCK AB LOT 3	0.149	6,500	BLOCK AC LOT 9	0.179	7,800	BLOCK AD LOT 8	0.179	7,800	BLOCK AE LOT 24	0.138	6,000
BLOCK AB LOT 4	0.149	6,500	BLOCK AC LOT 10	0.179	7,800	BLOCK AD LOT 9	0.179	7,800	BLOCK AE LOT 25	0.138	6,000
BLOCK AB LOT 5	0.179	7,800	BLOCK AC LOT 11	0.179	7,800	BLOCK AD LOT 10	0.179	7,800	BLOCK AE LOT 26	0.138	6,000
BLOCK AB LOT 6	0.179	7,800	BLOCK AC LOT 12	0.179	7,800	BLOCK AD LOT 11	0.193	8,400	BLOCK AE LOT 27	0.138	6,000
BLOCK AB LOT 7	0.179	7,800	BLOCK AC LOT 13	0.193	8,400	BLOCK AD LOT 12	0.193	8,400	BLOCK AE LOT 28	0.138	6,000
BLOCK AB LOT 8	0.179	7,800	BLOCK AC LOT 14	0.193	8,400	BLOCK AD LOT 13	0.179	7,800	BLOCK AE LOT 29	0.138	6,000
BLOCK AB LOT 9	0.179	7,800	BLOCK AC LOT 15	0.179	7,800	BLOCK AD LOT 14	0.179	7,800	BLOCK AE LOT 30	0.164	7,150
BLOCK AB LOT 10	0.179	7,800	BLOCK AC LOT 16	0.179	7,800	BLOCK AD LOT 15	0.179	7,800	BLOCK C LOT 118	0.146	6,343
BLOCK AB LOT 11	0.179	7,800	BLOCK AC LOT 17	0.179	7,800	BLOCK AD LOT 16	0.179	7,800	BLOCK C LOT 119	0.146	6,343
BLOCK AB LOT 12	0.179	7,800	BLOCK AC LOT 18	0.179	7,800	BLOCK AD LOT 17	0.179	7,800	BLOCK C LOT 120	0.188	8,196
BLOCK AB LOT 13	0.179	7,800	BLOCK AC LOT 19	0.179	7,800	BLOCK AD LOT 18	0.179	7,800	BLOCK C LOT 121	0.194	8,450
BLOCK AB LOT 14	0.179	7,800	BLOCK AC LOT 20	0.179	7,800	BLOCK AD LOT 19	0.179	7,800	BLOCK C LOT 122	0.179	7,800
BLOCK AB LOT 15	0.179	7,800	BLOCK AC LOT 21	0.179	7,800	BLOCK AD LOT 20	0.179	7,800	BLOCK C LOT 123	0.179	7,800
BLOCK AB LOT 16	0.179	7,800	BLOCK AC LOT 22	0.179	7,800	BLOCK AD LOT 21	0.179	7,800	BLOCK C LOT 124	0.179	7,800
BLOCK AB LOT 17	0.179	7,800	BLOCK AC LOT 23	0.209	9,100	BLOCK AD LOT 22	0.179	7,800	BLOCK C LOT 125	0.179	7,800
BLOCK AB LOT 18	0.179	7,800	BLOCK AC LOT 24	0.209	9,100	BLOCK AD LOT 23	0.179	7,800	BLOCK C LOT 126	0.179	7,800
BLOCK AB LOT 19	0.193	8,400	BLOCK AC LOT 25	0.209	9,100	BLOCK AD LOT 24	0.300	13,074	BLOCK C LOT 127	0.179	7,800
BLOCK AC LOT 1	0.193	8,400	BLOCK AC LOT 26	0.193	8,400	BLOCK AE LOT 16	0.164	7,150	BLOCK C LOT 128	0.187	8,138
BLOCK AC LOT 2	0.209	9,100	BLOCK AC LOT 1	0.368	16,012	BLOCK AE LOT 17	0.138	6,000	BLOCK C LOT 129	0.218	9,483
BLOCK AC LOT 3	0.209	9,100	BLOCK AC LOT 2	0.186	8,099	BLOCK AE LOT 18	0.138	6,000	BLOCK C LOT 130	0.231	10,052
BLOCK AC LOT 4	0.209	9,100	BLOCK AC LOT 3	0.179	7,800	BLOCK AE LOT 19	0.179	7,800	BLOCK C LOT 131	0.231	10,053
BLOCK AC LOT 5	0.179	7,800	BLOCK AC LOT 4	0.179	7,800	BLOCK AE LOT 20	0.138	6,000	BLOCK C LOT 132	0.231	10,053
BLOCK AC LOT 6	0.179	7,800	BLOCK AC LOT 5	0.179	7,800	BLOCK AE LOT 21	0.138	6,000	BLOCK C LOT 133X	5.321	231,801

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 134	0.263	11,459	BLOCK C LOT 135	0.267	11,632
BLOCK C LOT 136	0.220	9,590	BLOCK C LOT 137	0.191	8,331
BLOCK C LOT 138	0.190	8,260	BLOCK C LOT 139	0.188	8,188
BLOCK C LOT 140	0.186	8,117	BLOCK C LOT 141	0.185	8,046
BLOCK C LOT 142	0.183	7,975	BLOCK C LOT 143	0.181	7,903
BLOCK C LOT 144	0.180	7,832	BLOCK C LOT 145	0.181	7,890
BLOCK C LOT 146	0.179	7,816	BLOCK C LOT 147	0.179	7,806
BLOCK C LOT 148	0.199	8,657	BLOCK C LOT 149	0.202	8,791
OVERALL	31.687	1,380,292			
ROW	5.386	234,601			

NO.	BEARING	LENGTH
L1	S89°18'30"E	25.50'
L2	N00°41'32"E	50.00'
L3	N44°18'30"W	14.14'
L4	S89°18'30"E	50.00'
L5	N45°41'30"E	14.14'
L6	N45°41'30"E	14.14'
L7	S44°18'30"E	14.14'
L8	N45°41'30"E	14.14'
L9	S44°18'30"E	14.14'
L10	N45°26'51"W	14.14'
L11	N44°18'30"W	14.14'
L12	S45°41'30"W	14.14'
L13	N44°18'30"W	14.14'
L14	S45°41'30"W	14.14'
L15	N44°18'30"W	14.14'
L16	N45°41'30"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°08'01"	975.00'	19.29'	S89°52'30"E	19.29'
C2	90°00'00"	250.00'	392.70'	S44°18'30"E	353.55'
C3	1°08'01"	1000.00'	19.78'	S89°52'30"E	19.78'

OWNER'S CERTIFICATIONS

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT KL LB BUY 3 LLC, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the hereinabove described property as **HIGHPOINTE RANCH EAST PHASE 2**, 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 _____, 20____.

BY: **KL LB BUY 3, LLC**, a Delaware limited liability company

BY: _____
Name: Edward "Ed" Hadley
Title: Authorized Signatory

STATE OF ARIZONA §

COUNTY OF MARICOPA §

On this _____ day of _____, 2025, before me personally appeared _____ (name of signer), whom I know personally, and acknowledged that he/she executed the same.

Notary Public, State of Arizona

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 _____, _____.

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 EAST PHASE 2
31.687 ACRES

BLOCK AB, LOTS 1-19, BLOCK AC, LOTS 1-26,
BLOCK AD, LOTS 1-24, BLOCK AE, LOTS 16-30,
BLOCK C, LOTS 118-132, 134-149 AND LOT 133X HOA

115 RESIDENTIAL LOTS
1 HOA LOT

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

6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	01/13/2026	063451861	2 OF 2
OWNER: KL LB BUY 3, LLC c/o KL Services LLC 6900 E. Camelback Road, Suite 800 Scottsdale, AZ 85251 Phone: 766-753-8110 Contact: Nathan Holt					
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.					

