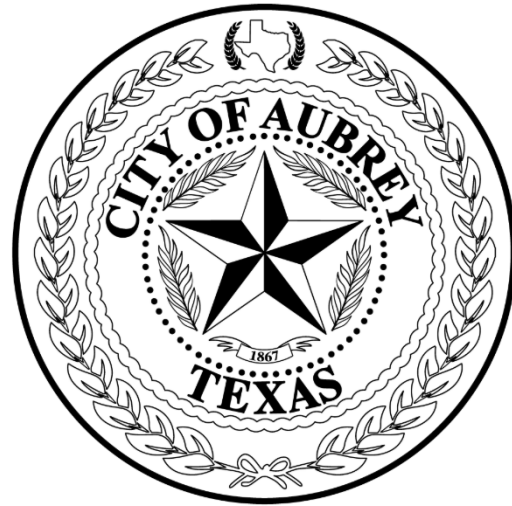


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
April 9, 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.

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 February 12, 2026 meeting.
2. Approve the request from Commission Member(s) identified in the Staff report as an excused absence from the February 12, 2026 regular meeting.

New Business: New items requested for consideration.

3. Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1 & 2, Block A, and Lot 1, Block B, Solid Rock, being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas. The property is generally located West of Silverado Parkway, south of Frontier Parkway and north of FM 2931 and Liberty Road.

-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.

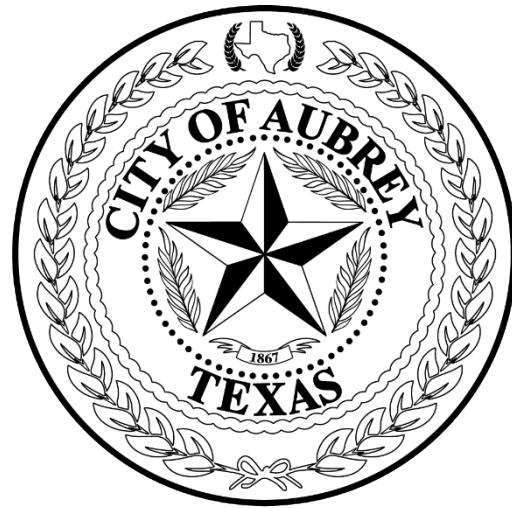
I certify that the attached notice and agenda of items to be considered by the Planning and Zoning Commission of the City of Aubrey, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the ____ day of _____, 2026.

(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
February 12, 2026
6:00 PM



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

Present: Christal Johnson, Candace Stone, Brittney Murray, Marc Hendricks

Absent: Kyle Kennedy, Nicole Shaw

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Development Manager Shanda Guffee, Engineer Chase Crawford

Commissioner Christal Johnson offered the Invocation and Commissioner Marc Hendricks led the Pledges of Allegiance.

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on approving minutes of the January 8, 2026 meeting.

P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Christal Johnson seconded. Motion Passed (4:0). None opposed.

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)

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Brittney Murray made a motion to recommend approval of the final plat. P&Z Commissioner Marc Hendricks seconded. Motion Passed (4:0). None opposed.

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)

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the preliminary plat with the two conditions. P&Z Commissioner Marc Hendricks seconded. Motion Passed (4:0). None opposed.

Conditions:

- 1. CHAPTER 10; ARTICLE 10, PRELIMINARY PLAT CHECKLIST — PRELIMINARY PLAT. Plat shall be revised to include recording information for all easements located within or abutting the subdivision.**
- 2. CHAPTER 10; ARTICLE 10, PRELIMINARY PLAT CHECKLIST — PRELIMINARY PLAT. Plat shall be revised to include adjacent subdivision names, lot, block, or tract numbers, and recording information.**
- 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)**

Chase Crawford, with Birkhoff, Hendricks, and Carter presented information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the final plat with the three conditions. P&Z Commissioner Christal Johnson seconded. Motion Passed (4:0). None opposed.

Conditions:

- 1. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — FINAL PLAT. Plat shall be revised to included recording information for all easements located within or abutting the subdivision.**
- 2. CHAPTER 10; ARTICLE 11, FINAL PLAT CHECKLIST — FINAL PLAT. Plat shall be revised to include adjacent subdivision names, lot, block, or tract numbers, and recording information.**
- 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 meeting was adjourned at 6:15 PM.

PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 9th day of April, 2026.

Brittney Murray, Commission Chair

ATTEST:

Jenny Hicks, City Secretary



Planning and Zoning Commission Meeting
Staff Report
April 9, 2026

Agenda Item

Consider and make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1 & 2, Block A, and Lot 1, Block B, Solid Rock, being approximately 10.407 acres out of the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas. The property is generally located West of Silverado Parkway, south of Frontier Parkway and north of FM 2931 and Liberty Road.

Staff Contact

Muzaib Riaz, Sr. Planner
mriaz@aubreytx.gov
940-440-9343

Summary

Owner: Cre8stone DFW LLC
Engineer: ANA Consultants, LLC
Surveyor: Texas Heritage Surveying, LLC

Application Date: January 14, 2026

Location: Property is generally located west of Silverado Parkway, south of Frontier Parkway and north of FM 2931 and Liberty Road within the City of Aubrey Extraterritorial Jurisdiction (ETJ).

Future Land Use Designation: Rural Life

Zoning: N/A

The applicant submitted a preliminary plat to create three lots out of five tracts to construct two one-story metal buildings and a fire lane on proposed Lot 1, Block A, and associated utility extensions and drainage improvements to serve the proposed development.

Access to the proposed lots will be from the existing private road — Maverick Lane, with an existing 15-foot ingress and egress easement.

Water and sewer service will be provided by Mustang Special Utility District (MSUD). The applicant has proposed an 8-inch water line extending from existing Silverado West Phase 2 subdivision, located north of Aspen Trail. A 6-inch sewer line is proposed from the existing 15-inch sewer line located west of the pump station on Lot 58, Block A, Silverado West Phase 1. On-site and off-site utility easements are proposed for the proposed water and sewer lines.

Electric will be provided by Denton County Electric Cooperative, Inc. (d/b/a CoServ Electric). Service will be extended from the north via a 10-foot electric easement across Lot 1, Block A of Sand Dollar Addition that the applicant is currently in the process of acquiring.

Denton County Development Services has reviewed the preliminary plat and has no outstanding comments.

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

1. **EXHIBIT 10A, ARTICLE 1, SECTION 1.05(6) - ENGINEER'S SUMMARY REPORT.** Engineer's summary report/letter is required. The Engineer's Summar letter to be amended to address how drainage will be handled.
2. **EXHIBIT 10A, ARTICLE 2, SECTION 3.01 - PROCEDURES AND SUBMISSION REQUIREMENTS FOR PRELIMINARY PLAT APPROVAL.** Preliminary Plat shall include the utility layout. Plat to be amended to show proposed water and sewer lines.
3. **EXHIBIT 10A, ARTICLE 3, SECTION 10.03 - SUBDIVIDER RESPONSIBILITIES.** Applicant to provide and/or procure all necessary easements for the utilities (whether on-site or off-site). Plat is to be amended to include all necessary on-site and off-site utility easements to serve the proposed development including the 20' MSUD off-site utility easement.
4. **EXHIBIT 10A, ARTICLE 3, SECTION 4.02 - LOCATION OF EASEMENTS.** Easements shall be located to accommodate the optimal design to serve the subdivision. Plat is to be amended to extend the width of the variable width utility easement to match the front lot boundary of proposed Lot 1, Block B, Solid Rock.

Financial Summary

N/A

Staff Recommended Action

Approve with Conditions

Staff Recommended Motion

Motion to recommend (approval, approval with conditions, or deny) the Preliminary Plat as presented.

Solid Rock

Legend

Lakes and Streams

Lakes



Streams



Notes:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.



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ft

<https://www.dentoncounty.gov/1147/Geographic-Information-Systems-GIS>

3/26/2026 5:00:46 PM

LEGEND
O.R.D.C.T.
D.R.D.C.T.
P.R.D.C.T.
DOC. NO.
VOL., PG.
SQ. FT.
IRF
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OFFICIAL RECORDS, DENTON COUNTY, TEXAS
DEED RECORDS, DENTON COUNTY, TEXAS
PLAT RECORDS, DENTON COUNTY, TEXAS
DOCUMENT NUMBER
VOLUME, PAGE
SQUARE FEET
IRON ROD FOUND
IRON PIPE FOUND
1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "TXHS"
CONTROL MONUMENT
FENCE POST FOR CORNER
POINT ON EASEMENT LINE FOR BEARING CHANGE

EASEMENT LINE
BUILDING LINE
BOUNDARY LINE
OLD TRACT LINE
OVERHEAD POWER LINE
GRAVEL
WOOD FENCE
PIPE RAIL FENCE
BARBED WIRE FENCE
SANITARY SEWER
STORM SEWER
WATERLINE
TOPO LINE
FEMA FLOOD ZONE

PARCEL LINE TABLE				PARCEL LINE TABLE				PARCEL LINE TABLE			
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	228.02'	N88°29'57"W	L12	466.87'	S0°15'06"W	L23	25.00'	N0°48'10"E	L1	228.02'	N88°29'57"W
L2	15.00'	S0°42'02"W	L13	20.00'	S0°15'06"W	L24	27.50'	N89°11'50"W	L2	15.00'	S0°42'02"W
L3	15.00'	S88°29'56"E	L14	113.19'	N88°29'48"W	L25	27.50'	N0°48'10"E	L3	15.00'	S88°29'56"E
L4	5.00'	N0°42'02"E	L15	30.13'	N87°45'25"W	L26	25.00'	N89°11'50"W	L4	5.00'	N0°42'02"E
L5	213.09'	N88°29'56"W	L16	20.00'	S2°14'40"W	L27	27.50'	S0°48'10"W	L5	213.09'	N88°29'56"W
L6	10.00'	N0°14'48"E	L17	30.39'	S87°45'42"E	L28	20.42'	S89°11'50"E	L6	10.00'	N0°14'48"E
L7	16.00'	S88°29'58"E	L18	208.75'	S0°14'48"W	L29	100.42'	N88°19'41"W	L7	16.00'	S88°29'58"E
L8	349.10'	N0°14'48"E	L19	113.89'	S88°29'53"E	L30	142.73'	N40°34'44"W	L8	349.10'	N0°14'48"E
L9	16.00'	N88°26'20"W	L20	142.73'	S40°34'44"E	L31	115.76'	N88°29'53"W	L9	16.00'	N88°26'20"W
L10	118.10'	S0°15'56"W	L21	102.53'	S88°20'14"E				L10	118.10'	S0°15'56"W
L11	16.00'	N89°44'04"W	L22	131.79'	S89°11'50"E				L11	16.00'	N89°44'04"W

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	46.47'	30.00'	88°44'41"	N44° 07' 32"W 41.96'
C2	46.00'	55.00'	47°55'09"	S64° 32' 19"E 44.67'
C3	29.17'	35.00'	47°44'56"	N64° 27' 13"W 28.33'
C4	47.12'	30.00'	90°00'00"	S45° 48' 10"W 42.43'
C5	47.12'	30.00'	90°00'00"	N44° 11' 50"W 42.43'
C6	49.39'	60.00'	47°09'40"	N64° 09' 34"W 48.00'
C7	25.09'	30.00'	47°55'09"	S64° 32' 19"E 24.37'
C8	47.78'	30.00'	91°15'19"	N45° 52' 28"E 42.89'

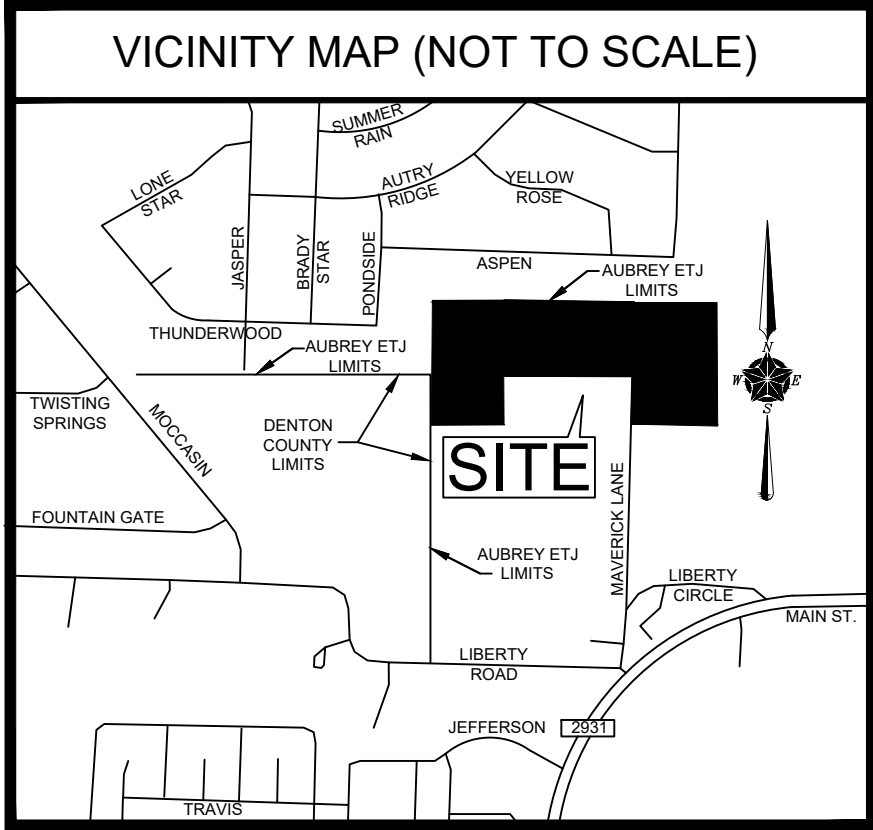
OWNER
CRE8STONE DFW LLC
4644 VENETO DRIVE
FRISCO, TX 75033-7135
ATTN: DONNA PILANT
214-497-3132
DONNA@CRE8STONE.COM



TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

LAND USE TABLE
3 residential lots
PRELIMINARY PLAT
SOLID ROCK
LOTS 1 & 2, BLOCK A &
LOT 1, BLOCK B
10.407 ACRES OUT OF THE
JAMES BRIDGES JR. SURVEY,
ABSTRACT NO. 36
CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

DATE: 01/14/2026 / JOB # 2500983-4 / SCALE= 1" = 40' / DRAWN: KO
PAGE 1 OF 2



OWNERS CERTIFICATE:

PARCEL 1

BEING a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being Tracts 1, 2, 3 and 4 of that land described in Warranty Deed with Vendor's Lien to Cre8stone DFW LLC as recorded in Document Number 2024-124538, Official Records, Denton County, Texas, and being of said Cre8stone tracts, same being more particularly described by metes and bounds as follows;

BEGINNING at a 2 inch iron pipe found for the northwest corner of Lot 24, Block M, Silverado West Phase 2, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2021-488, Official Records, Denton County, Texas, same being the northwest corner of Tract 4 of said Cre8stone DFW LLC tracts, same also lying in the south line of Lot 21, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 51 minutes 28 seconds East, along the south line of said Block M, a distance of 321.36 feet to a 4 inch metal fence post for the northeast corner of said Tract 4 and lying in the south line of Lot 15, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 51 minutes 17 seconds East, continuing along the south line of said Block M, a distance of 165.18 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" for angle point in the south line of Lot 11, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 29 minutes 58 seconds East, continuing along the south line of said Block M, a distance of 415.49 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "TXHS" in the south line of Lot 3, Block M of said Silverado West Phase 2, same being the northwest corner of Maverick Lane (variable width right-of-way)(no record found);

THENCE South 00 degrees 14 minutes 48 seconds West, along the west line of said Maverick Lane, passing a 1/2 inch iron rod found for the northeast corner of said Tract 3, and continuing for a total distance of 349.12 to a 1/2 inch iron rod found for the northeast corner of that tract of land described in General Warranty Deed to Kathryn Skinner as recorded in Document Number 2019-9222, Official Records, Denton County, Texas;

THENCE North 88 degrees 26 minutes 20 seconds West, along the north line of said Skinner tract, passing the northwest corner of said Skinner tract at a distance of 319.46 feet, same being the northeast corner of the remainder of that tract of land described in General Warranty Deed to Kathryn Skinner as recorded in Document Number 2019-9224, Official Records, Denton County, Texas, and continuing for a total distance of 584.07 feet to a 4 inch metal fence post for an ell corner and being the northmost northwest corner of said Skinner remainder tract;

THENCE South 00 degrees 30 minutes 14 seconds West, along the northmost west line of said Skinner remainder tract, a distance of 150.99 feet to a 6 inch wood fence post for an ell corner;

THENCE North 86 degrees 57 minutes 40 seconds West, along the westmost north line of said Skinner remainder tract, a distance of 317.99 feet to a 1/2 inch iron rod found with orange plastic cap stamped "KAZ" for the northwest corner of said Skinner remainder tract, same lying in the east line of Block A, Liberty Addition, an addition to Denton County, Texas, recorded in Document Number 2022-104, Official Records, Denton County, Texas;

THENCE North 00 degrees 15 minutes 54 seconds East, along the east line of said Block A, passing a 3 1/4 metal disk stamped "CRAWLEY" for the northeast corner of said Block A, same being the southwest corner of Lot 28, Block M of said Silverado West Phase 2, and continuing for a total distance of 487.93 feet to the POINT OF BEGINNING and containing 360,391 square feet or 8.273 acres of land more or less.

OWNERS CERTIFICATE:

PARCEL 2

BEING a tract of land situated in the James Bridges Jr. Survey, Abstract No. 36, City of Aubrey ETJ, Denton County, Texas, and being Tract 5 of that land described in Warranty Deed with Vendor's Lien to Cre8stone DFW LLC as recorded in Document Number 2024-124538, Official Records, Denton County, Texas, and being of said Cre8stone tracts, same being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found for the southeast corner of Lot 1, Block M, Silverado West Phase 2, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2021-488, Official Records, Denton County, Texas, same being the northmost southwest corner of ot 1, Block A, Sand Dollar Addition, an addition to the City of Aubrey ETJ, Denton County, Texas, according to the plat thereof recorded in Document Number 2023-402, Official Records, Denton County, Texas;

THENCE South 87 degrees 45 minutes 20 seconds East, along the northmost south line of said Lot 1, Block A, a distance of 88.12 feet to a 4 inch metal fence post for an ell corner of said Lot 1, Block A;

THENCE South 00 degrees 24 minutes 33 seconds West, along the west line of said Lot 1, Block A, a distance of 469.44 feet to a 4 inch metal fence post for the northeast corner of that tract of land described in Warranty Deed with Vendor's Lien to Evander Lamar Eison as recorded in Document Number 2024-128347, Official Records, Denton County, Texas;

THENCE North 87 degrees 24 minutes 45 seconds West, along the north line of said Eison tract, a distance of 199.01 feet to a 4 inch metal fence post for the northwest corner said Eison tract, same lying in the east line of Maverick Lane (variable width right-of-way)(no record found);

THENCE North 00 degrees 31 minutes 23 seconds East, along the east line of said Maverick Lane, a distance of 466.79 feet to a 39 inch oak tree for the northeast corner of said Maverick Lane, same lying in the south line of Lot 3, Block M of said Silverado West Phase 2;

THENCE South 88 degrees 29 minutes 58 seconds East, along the south line of said Block M, a distance of 109.88 feet to the POINT OF BEGINNING and containing 92,939 square feet or 2.134 acres of land more or less.

OWNER'S DEDICATION:

THAT Cre8stone DFW LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as **SOLID ROCK**, an addition to the City of Aubrey, Texas, ETJ, Denton County, Texas and does 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.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

Cre8stone DFW LLC
DONNA PILANT- OWNER

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DONNA PILANT, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for Collin County

My commission expires: _____

SURVEYOR'S STATEMENT

STATE OF TEXAS

I, J.R. JANUARY, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the City of Aubrey, Texas.

Dated this the _____ day of _____, 2026.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (03/24/2026)

J.R. JANUARY
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J.R. JANUARY, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

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

Notary Public in and for _____ County

My commission expires: _____

GENERAL NOTES:

- 1) The purpose of this plat is to create three lots out of five tracts.
- 2) Bearings and Coordinates are based upon the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) (Surface).
- 3) Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48121C0265G, with a date of identification of 05/15/2025, for Community Number 480774, in Denton County (unincorporated), State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- 4) City of Aubrey Benchmarks used:
BM found flush with natural ground, 35' east of centerline of Main Street, 30' south of centerline of Elm Street, 8' north of northwest corner of Townhall asphalt parking lot. N- 7,160,724.91 E- 2,430,986.95 Elev.= 688.29'

BM found flush with natural ground, 3' east of concrete walk, 38' south of back of curb to north, 4.5' north of back of curb to south.
N- 7,155,634.66 E- 2,429,694.62 Elev.= 676.28'
- 5) The maintenance of paving, gradings 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.
- 6) Note: 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.
- 7) Structures on subject property to remain.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL

This Preliminary Plat was reviewed and approved by the City Council of the City of Aubrey, Texas, the

_____ day of _____, 2026

Chris Rich
City of Aubrey, Texas



OWNER
CRE8STONE DFW LLC
4644 VENETO DRIVE
FRISCO, TX 75033-7135
ATTN: DONNA PILANT
214-497-3132
DONNA@CRE8STONE.COM

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

LAND USE TABLE
3 residential lots

PRELIMINARY PLAT
SOLID ROCK
LOTS 1 & 2, BLOCK A &
LOT 1, BLOCK B
10.407 ACRES OUT OF THE
JAMES BRIDGES JR. SURVEY,
ABSTRACT NO. 36

CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS

DATE: 02/04/2026 / JOB # 2500983-4 / SCALE= 1" = 40' / DRAWN: KO
PAGE 2 OF 2



5000 Thompson Terrace
Colleyville, TX 76034
(817) 335-9900
Fax (817) 335-9955
TBPE Firm # 20

March 24, 2026

Mrs. Shada Guffee
107 S. Main Street
Aubrey, TX, 76227

Re: 2823 Maveric (Solid Rock Preliminary and Final Plat)

Dear Mrs. Guffee,

This letter provides a summary of how the subject property will be served by various utilities.

1. Water and Sewer Service

Water and Sewer services will be provided by Mustang Special Utility District as follows:

a. Water Line

An 8-inch water line will be extended from the existing Silverado West Phase 2 subdivision, located north of Aspen Trail. The line will run south through Mustang Lot 58, Block A (Silverado West Phase 1), then continue across Lot 1, Block A of Sand Dollar Addition via a 20-foot utility easement currently being acquired by the owner. From there, it will extend west along the north property line of Lot 3 to the west side of Maverick Lane within a variable-width utility easement dedicated by this plat, and then continue south to the end of Lot 2, where it will connect to an existing 3-inch water line in Maverick Lane.

b. Sewer Line

A 6-inch sewer line will be constructed from the existing 15-inch sewer line located west of the pump station. The line will run south across Mustang Lot 58, Block A (Silverado West Phase 1), then across Lot 1, Block A of Sand Dollar Addition via a 20-foot utility easement currently being acquired. It will then extend west along the north property line of Lot 3 to the east side of Maverick Lane within a variable-width utility easement dedicated by this plat, and continue south to the end of Lot 3.

2. Electric Service

Electric service will be provided by Denton County Electric Cooperative, Inc. (d/b/a CoServ Electric). Service will be extended from the north via a 10-foot electric easement across Lot 1, Block A of Sand Dollar Addition. This easement was previously granted but has expired, and the owner is currently in the process of reacquiring it.

Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Osama F Nashed, P.E.,
ANA Consultants, LLC
TBPE Firm registration # 20