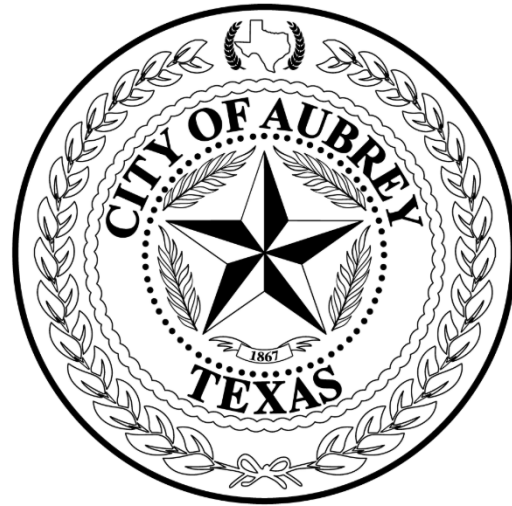


Planning and Zoning Commission Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
July 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.

New Business: New items requested for consideration.

1. Consideration and action on approving the minutes of the June 11 , 2026 meeting.
2. Consideration and action on electing a member to serve as co-chairperson for a one-year term ending December 31, 2026.
3. Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone approximately 0.43 acres of land, being Lot 1, Block A, Bouchie Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2025-141, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SFAC - Two-Family Residential Attached". The property is generally located north-east of the intersection of Maple Street and Rockhill Road. DCAD Parcel ID No. 52164 (Bouchie Addition)

-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
Staff Report
July 9, 2026

Agenda Item

Consideration and action on approving the minutes of the June 11 , 2026 meeting.

Staff Contact

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

Summary

Action on approving the June 11, 2026 minutes.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

I move to (approve/approve with changes/deny) the minutes.

Planning and Zoning Commission Meeting Minutes

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
June 11, 2026
6:00 PM



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

Present: Christal Johnson, Candace Stone, Brittney Murray, Nicole Shaw, Susan McCormack

Absent: Kyle Kennedy

Staff Present: City Attorney Marie Johnson, City Secretary Jenny Hicks, Assistant City Manager Leanne Wilson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

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

Community Announcements: None

Citizen Input: None

New Business: New items requested for consideration.

1. Consideration and action on the minutes of the May 14, 2026 meeting.

P&Z Commissioner Candace Stone made a motion to approve the minutes. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

2. Hold a public hearing, consider and make a recommendation to City Council regarding an amendment to Section 14.03.01, "Comprehensive Plan" of Article 14.03, "Comprehensive Plan" of Chapter 14, "Zoning" of the Code of Ordinances of the City adopting the 2045 Comprehensive Plan of the City to amend the Comprehensive Plan to change the Future Land Use designation for an approximately 6.65 acres of land being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas. The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441 (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:05 PM and closed at 6:06 PM. No citizens spoke.

P&Z Commissioner Christal Johnson made a motion to recommend approval of the comprehensive plan amendment application to City Council. P&Z Commissioner Candace Stone seconded. Motion Passed (5:0). None opposed.

3. Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone part of approximately 6.65 acres of land, being Lot 4R2, Block A, Garland Wilson Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2020-387, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SC - Shopping Center". The property is generally located south-east of the intersection of East Highmeadow Drive and Betty Lane. DCAD Parcel ID No. 964441 (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:09 PM and closed at 6:09 PM. No citizens spoke.

P&Z Commissioner Candace Stone made a motion to recommend approval of the rezone of the rezone to City Council. P&Z Commissioner Brittney Murray seconded. Motion Passed (5:0). None opposed.

4. Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for Garland Wilson Addition, Lot 4R2-1 & 4R2-2, Block A, being approximately 6.65 acres in the Francisco Trevino Survey, Abstract No. 1243, within the City of Aubrey, Denton County, Texas, generally located south-east of the intersection of Highmeadow Drive and Betty Lane. DCAD Parcel No. 964441, to create two (2) lots, and to provide approximately 1.066 acres of Right-of-Way (ROW) dedication for the Highmeadow Drive extension. (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

The Public Hearing opened at 6:11 PM and closed at 6:12 PM. No citizens spoke.

P&Z Commissioner Candace Stone made a motion to recommend approval of the Garland Wilson Addition replat with two conditions. P&Z Commissioner Christal Johnson seconded. Motion Passed (5:0). None opposed.

Conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS:** That Civil Engineering Plans are approved prior to filing with Denton County, addressing Engineering comments regarding paving, submittal of a geotech report, grading, pre-development drainage area map, post-development drainage area map, drainage profiles, detention calculations, sanitary sewer profiles, and onsite details.

2. **EXHIBIT 10A, ARTICLE 2, SECTION 4.08 - REVISIONS TO APPROVED FINAL PLAT PRIOR TO FILING AT THE COUNTY:** That the plat is revised to address comments regarding abandonment of 25-foot Building Lines and 30-foot Utility & Ingress Easement within the Highmeadow Drive Right-of-Way.
5. Consider and make a recommendation to City Council on a Site Plan application for Garland Wilson Addition, Lot 4R2-1, Block A, for one (1) lot being approximately 4.753 acres of land out of the Francisco Trevino Survey, Abstract No. 1243, City of Aubrey, Denton County Texas, and a recommendation regarding requested variances to the landscape buffering requirements along Betty Lane and to masonry requirements. The property is generally located southeast of the intersection of East Highmeadow Drive and Betty Lane within the City of Aubrey, Denton County, Texas. (Aubrey ISD)

Senior Planner Muzaib Riaz provided information.

P&Z Commissioner Candace Stone made a motion to recommend approval of the site plan with 5 conditions. P&Z Commissioner Nicole Shaw seconded. Motion Passed (5:0). None opposed.

Conditions:

1. **The Civil Construction/Engineering Plans are approved by the City Engineer.**
2. **The Landscape Plans are approved by the City Planner.**
3. **The Building Elevation/Architectural Plans are approved by the City Planner.**
4. **Variances for Building material requirement be approved.**
5. **The Replat for Garland Wilson Addition, Lot 4R2-1 & Lot 4R2-2, Block A, is filed with Denton County.**

The meeting was adjourned at 6:18 PM.

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

Brittney Jimenez, Commission Chair

ATTEST:

Jenny Hicks, City Secretary



Planning and Zoning Commission Meeting
Staff Report
July 9, 2026

Agenda Item

Consideration and action on electing a member to serve as co-chairperson for a one-year term ending December 31, 2026.

Staff Contact

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

Summary

Section 1.04.032 of the Code of Ordinances states the Commission shall elect from its members a co-chairperson. The co-chairperson should be elected from its regular members. The term will be for one year ending on December 31, 2026.

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

I move to appoint _____ as co-chair.



**Planning and Zoning Commission Meeting
Staff Report
July 9, 2026**

Agenda Item

Hold a public hearing, consider, and make a recommendation to City Council regarding an amendment to Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas and the official Zoning Map of the City to rezone approximately 0.43 acres of land, being Lot 1, Block A, Bouchie Addition, an Addition to the City of Aubrey, Denton County, Texas, recorded under Document Number 2025-141, Plat Records of Denton County, Texas, from "MF - Multifamily" to "SFAC - Two-Family Residential Attached". The property is generally located north-east of the intersection of Maple Street and Rockhill Road. DCAD Parcel ID No. 52164 (Bouchie Addition)

Staff Contact

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

Summary

The subject property is approximately 0.43 acres of land (Lot 1, Block A, Bouchie Addition) located north-east of the intersection of Maple Street and Rockhill Road. The property is currently zoned as MF-Multiple-Family Residential. The applicant is requesting to rezone the parcel from MF Zoning District to "SFAC - Two-Family Residential Attached" Zoning District to allow resubdivision of the subject property into two lots and development of two-family dwelling units on the subject site.

A minor plat for the subject property was filed on April 11, 2025, to create one lot of approximately 0.43 acres, create a 25' x 25' visibility easement at the Maple Street, Rockhill Road intersection, and dedicate 7.5-foot wide right-of-way along Rockhill Road. Since then, the applicant has requested to resubdivide the subject property into two lots and develop the subject property with two-family residential attached dwellings. A replat of the existing lot will be required to create two lots and shall be reviewed separately under Chapter 10 of the City of Aubrey Code of Ordinances.

The site is situated in a block that is entirely zoned MF, but lacks multiple family residential structures. The development context of the block and the surrounding area is predominantly low and medium density residential in character with eight of the eleven dwelling structures within the block being two-family residential attached. The rest of the three dwelling structures within the block are detached single-family residential units. The block immediately across Maple Street to the west is developed as detached single-family residential and is zoned as SF75 - Single-Family Residential 7,500 square feet.

The surrounding land uses are as follows:

- North: detached single-family residential; and two-family residential attached (MF - Multifamily Residential zoning)
 - East: detached single-family residential (MF - Multifamily Residential zoning)
 - South: commercial use (C - Commercial zoning)
 - West: detached single-family residential (SF75 - Single-Family Residential 7,500 SF zoning)
-

Approval of this zoning change does not constitute approval of the proposed subdivision. The applicant will be required to submit and receive approval of a replat to subdivide the existing lot into two lots for two-family residential development in accordance with the City's Subdivision Ordinance.

Consistency with Aubrey 2045 Comprehensive Plan

The Future Land Use Plan within the Comprehensive Plan designates the subject property as Residential (High Density). This land use category recognizes the need for housing at more affordable price points and to accommodate younger families and mature adults wishing to live in the community without the burden of maintaining a home and a yard. Units in this designation range from duplexes to apartment complexes, with densities from eight to 12 units per acre.

The proposed SFAC zoning permitting two-family residential attached (duplexes) — falls within the range of uses contemplated by the Residential (High Density) designation. The proposal for four dwelling units on 0.43 acres of land results in a density of 9.3 units per acre, which is also consistent with the Residential (High Density) land use.

The SFAC zoning is contemplated as a transitional or buffer district between single-family residential areas and higher-intensity uses. Given the adjacency to the single-family residential zoning district on the west, the SFAC represents the most appropriate and compatible zoning classification for this parcel.

Notifications

Notifications as required by the Texas Local Government Code and the City of Aubrey Zoning Ordinance were provided.

At the time of agenda report preparation, no letters in support or in opposition to the rezoning request had been received.

Recommendation

Staff have reviewed the rezoning application and recommend it for approval.

Action Options

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

1. Approve the rezoning application; or
2. Deny the rezoning application.

Attachments

1. Location Map
2. Zoning Change Application
3. Proposed Site Plan

Financial Summary

Staff Recommended Action

Approve

Staff Recommended Motion

Motion to recommend (approval, table, or denial) of the rezoning application to the City Council.

Parcel ID 52164 Location Map



Legend

-  Parcel ID 52164
-  Parcels
-  200ft_Buffer

0 75 150 300 US Feet





APPLICATION: ZONING CHANGE / SPECIFIC USE PERMIT

107 S. Main St.
Aubrey, Texas 76227
940-440-9343

In order to ensure a thorough and expedited review of a plan, all development requests require that a pre-application discussion or a pre-submittal meeting occur prior to making an application to the City. Contact Aubrey permitting staff for more information.

Applicant Name/Address: Jim Bouchie
City, State, Zip: P.O. Box 947, Coppell TX 75019 Phone #: 972. 693. 3897
Email: jimbouchie@gmail.com
Property Owner Name/Address: same as applicants
City, State, Zip: _____ Phone #: _____

Address and/or location of request: NE corner Rockhill/Maple
Legal description: Bouchie Addition Blk A Lot 1
Existing zoning: MF Requested Zoning/Use: SFAC (2 lots)

I certify that I am the owner of the property described above and that (I am/the applicant is) authorized to file this petition on my behalf.

Owner's signature required to authorize application submittal: Jim Bouchie

Signature of Applicant: Jim Bouchie

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

FEES (assessed per Art. A8.000 Planning and Zoning Fees):
Zoning Change/SUP 700.00
Certified Letters \$10.00 per letter x _____ = \$ _____
Legal Notice _____ = ~~\$100.00~~ 150
(Publication Fee) TOTAL \$850.00

Paid: 150 + 304 Date: 6/10/2020 Receipt #: _____

Legal Description of subject site

Property | 1063523

2024

General Info

ACCOUNT

Property ID: 1063523 Agent:
Geographic ID: SA0471A-00000A-0001-0000
Tax Office ID: 1063523
Type: R
Legal: BOUCHIE ADDITION BLK A LOT 1
Description:
Property Use:

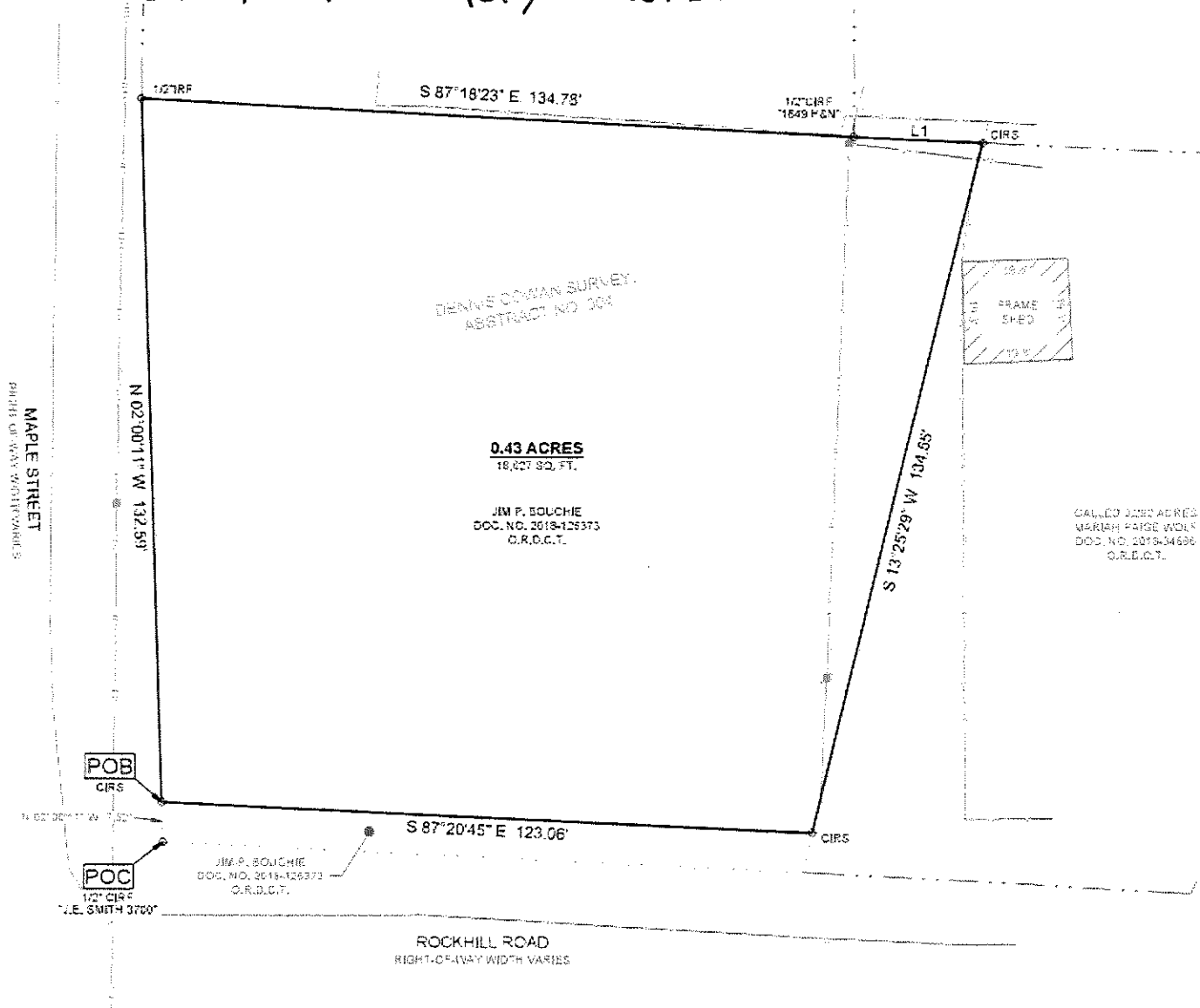
OWNER

Name: BOUCHIE, JIM P
Secondary Name:
Mailing Address: PO BOX 947 COPPELL TX US 75019-0947
Owner ID: 515322
% Ownership: 100.000000 %
Exemptions:
State Code: C1
Homestead Audit:

MF Plat Approved 4-2025

Wednesday, March 11, 2026 11:12 AM

Current Map of Property Parcel ID: 1063523

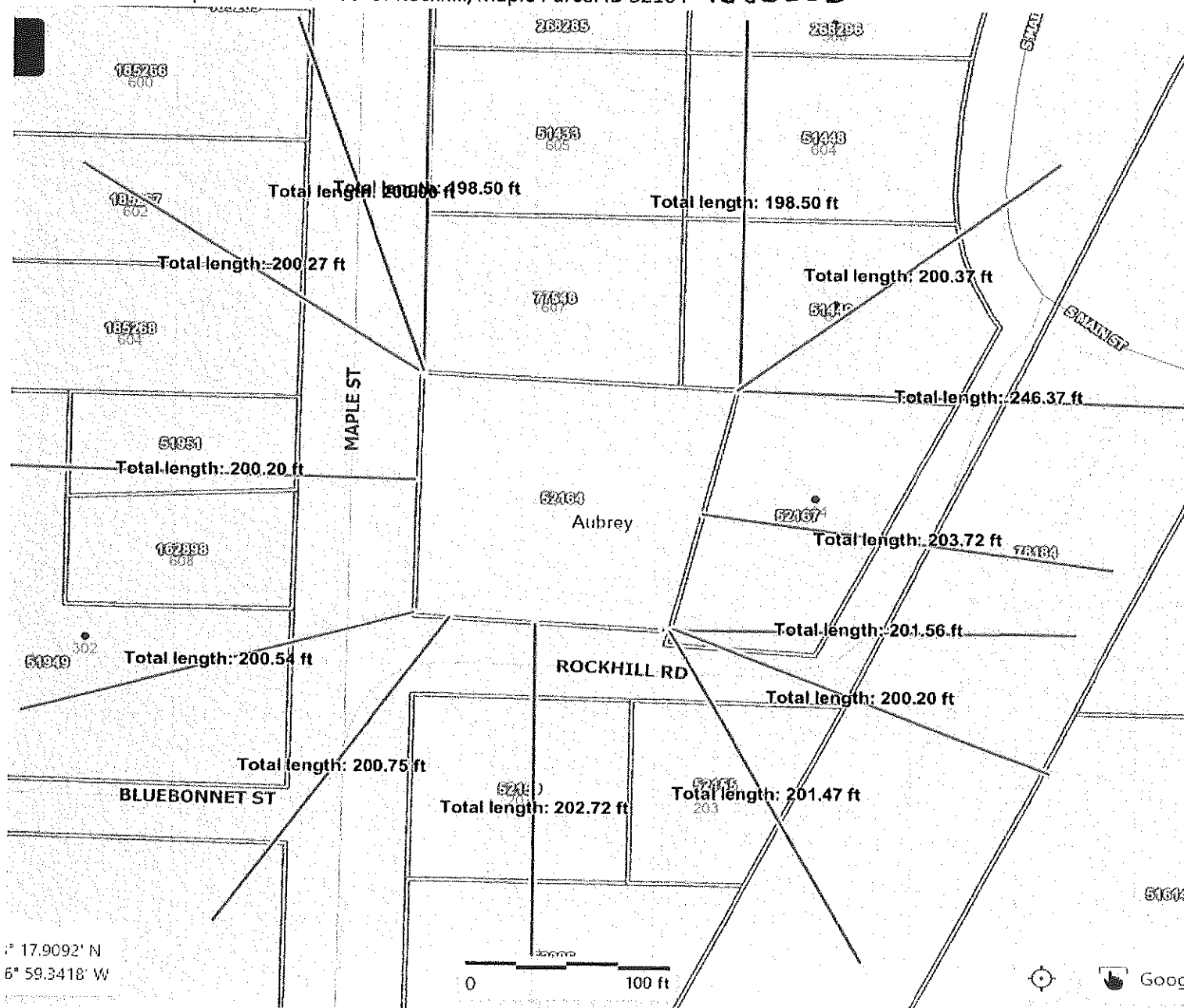


within 200' of Rockhill/Maple Parcel ID 1063523
 Ownership & Address Information as of 5.14.26 from DCAD

Direction	Property ID	Situs Address	City	ST	Zip	Name	Mailing Address	Mailing City	State	Zip
N	268285	507A MAPLE ST.	AUBREY	TX	76227-8302	ZENA, AMANDA TR AMANDA ZENA LIVING TRUST	3913 HAMPTON RD	DENTON	TX	76207-3233
	51433	605 MAPLE ST.	AUBREY	TX	76227-9248	PADILLA, AARON MATTHEW & PADILLA, ALBERTO & PADILLA, LLEWELYN	605 MAPLE ST.	AUBREY	TX	76227-9248
NE	77548	607 MAPLE ST.	AUBREY	TX	76227-9248	CAMARGO, MOISES T & ANNA MARIA	607 Maple St	AUBREY	TX	76227-9248
	268296	506 S MAIN ST B	AUBREY	TX	76227-9436	FORD, CURTIS ALLEN	506 S MAIN ST	AUBREY	TX	76227
	51448	604 S MAIN ST	AUBREY	TX	76227	PICTURE THIS PROPERTIES LLC	353 Mathey Ct	DALLAS	TX	75208-4182
	51440	608 S MAIN ST	AUBREY	TX	76227	FEELEY RENTALS, LLC	PO BOX 117075	CARROLLTON	TX	75011-7075
E	52167	104 ROCK HILL RD	AUBREY	TX	76227-9301	WOLF, MARIAH PAIGE	104 ROCK HILL RD	AUBREY	TX	76227-9301
	78184	MAIN ST	AUBREY	TX	76227	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179-1001
SE	51614	MARY ST	AUBREY	TX	76227	REDSTONE CONSTRUCTION COMMERCIAL INC	911 AMETHYST DR	OAK POINT	TX	75068-2278
S	52155	203 ROCK HILL RD	AUBREY	TX	76227-9302	BLUE WATER DEVELOPMENT LLC	1017 Karen St	AUBREY	TX	76227-6223
	52159	207 ROCK HILL RD	AUBREY	TX	76227-9302	BLUE WATER DEVELOPMENT LLC	1017 Karen St	AUBREY	TX	76227-6223
	52086	301 ROCKHILL RD	AUBREY	TX	76227-9242	BLUE WATER DEVELOPMENT LLC	1017 Karen St	AUBREY	TX	76227-6223
SW	51959	CADDELL ST	AUBREY	TX	76227	ROBINSON, TIMOTHY M & ROBINSON, THOMAS M	7142 RHOADS RD	AUBREY	TX	76227-4499
	51949	302 BLUEBONNET ST	AUBREY	TX	76227-5300	GOIN, SAM & TRACI	302 BLUEBONNET ST	AUBREY	TX	76227-5300
W	51951	MAPLE ST	AUBREY	TX	76227	PIERCE, MARCUS WAYNE	14 SHERWOOD CT	KRUGERVILLE	TX	76227-9596
NW	162898	608 MAPLE ST	AUBREY	TX	76227-9247	POLLOCK, CHERYL	608 MAPLE ST	AUBREY	TX	76227-9247
	185266	600 MAPLE ST	AUBREY	TX	76227-9247	COFFEY, JEFFREY P & SUSANNE H	9882 COFFEY RD	AUBREY	TX	76227-6421
	185267	602 MAPLE ST	AUBREY	TX	76227-9247	602 MAPLE ST TRUST	3225 MCLEOD DR STE 777	LAS VEGAS	NV	89121
	185268	604 MAPLE ST	AUBREY	TX	76227-9247	HUSCHKE, JAMES & KIMBERLY A	604 MAPLE ST	AUBREY	TX	76227-9247

17 203, 207, 301 are mailed to same address, counted a 1

Properties within 200' of Rockhill/Maple Parcel ID ~~52164~~ 1063523



RIGHT-OF-WAY DEDICATION
0.001 ACRES
54 SQ. FT.
BY THIS PLAT

LOT 1R
0.207 ACRES
8,995 SQ. FT.

LOT 2
0.220 ACRES
9,578 SQ. FT.

BLOCK A
LOT 1
BLOCK A
EQUINE ADDITION,
LOT 1, BLOCK A
DOC. NO. 2025-141
P.R.D.C.T.

25'X25' SIGHT VISIBILITY EASEMENT
DOC. NO. 2025-141
P.R.D.C.T.

7.5' RIGHT-OF-WAY DEDICATION
DOC. NO. 2025-141
P.R.D.C.T.

POB
CIRS
N 7168815.53
E 2430376.64

POC
1/2" CIRF
"J.E. SMITH 3700"
N 7158808.01
E 2430376.61

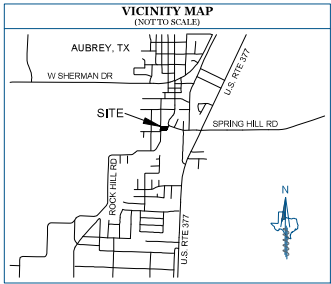
Maple Street
RIGHT-OF-WAY VARIES

Rockhill Road
RIGHT-OF-WAY VARIES

Setbacks and Easements:
8' SIDE YARD SETBACK
25' REAR YARD SETBACK
25' FRONT YARD SETBACK
15' FRONT YARD SETBACK

Boundary Measurements:
S 87°18'23" E 134.78'
S 87°18'23" E 142.64'
S 13°25'29" W 134.55'
S 86°39'
N 02°27'50" E 49.52'
N 02°00'11" W 132.59'
N 87°20'45" W 123.06'
73.34'
51.21'
22.9'
25.0'
50.0'
25.0'
10.25'
72.35'

Other Labels:
1/2" CIRF "1849 H&N"
L2
L3
CIRS
1/2" CIRF "RPLS 6603"



GENERAL NOTES

- The purpose of this plat is to subdivide a lot of record into two (2) lots, to dedicate acreage for right-of-way purposes, and to revise the centerline location for both Maple Street and Rockhill Road.
- All interior property corners are marked with a 1/2 inch iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 481210205G.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the Altura Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202.
- 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/or withholding of utilities and building permits.

LEGEND

PG	= PAGE
VOL	= VOLUME
CAB	= CABINET
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CRF	= CAPPED IRON ROD FOUND
CIRS	= 1/2" IRON ROD WITH "EAGLE SURVEYING" SET
DOC, NO.	= DOCUMENT NUMBER
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T.	= OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	= REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

UTILITY PROVIDERS

- Water is provided by the City of Aubrey.
- Sewer is provided by the City of Aubrey.
- Electric service is provided by Cosan.
Their address is 7701 S Stemmons Fwy, Corinth, TX 76210.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate 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.

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.

Matthew Raabe, R.P.L.S., # 6402

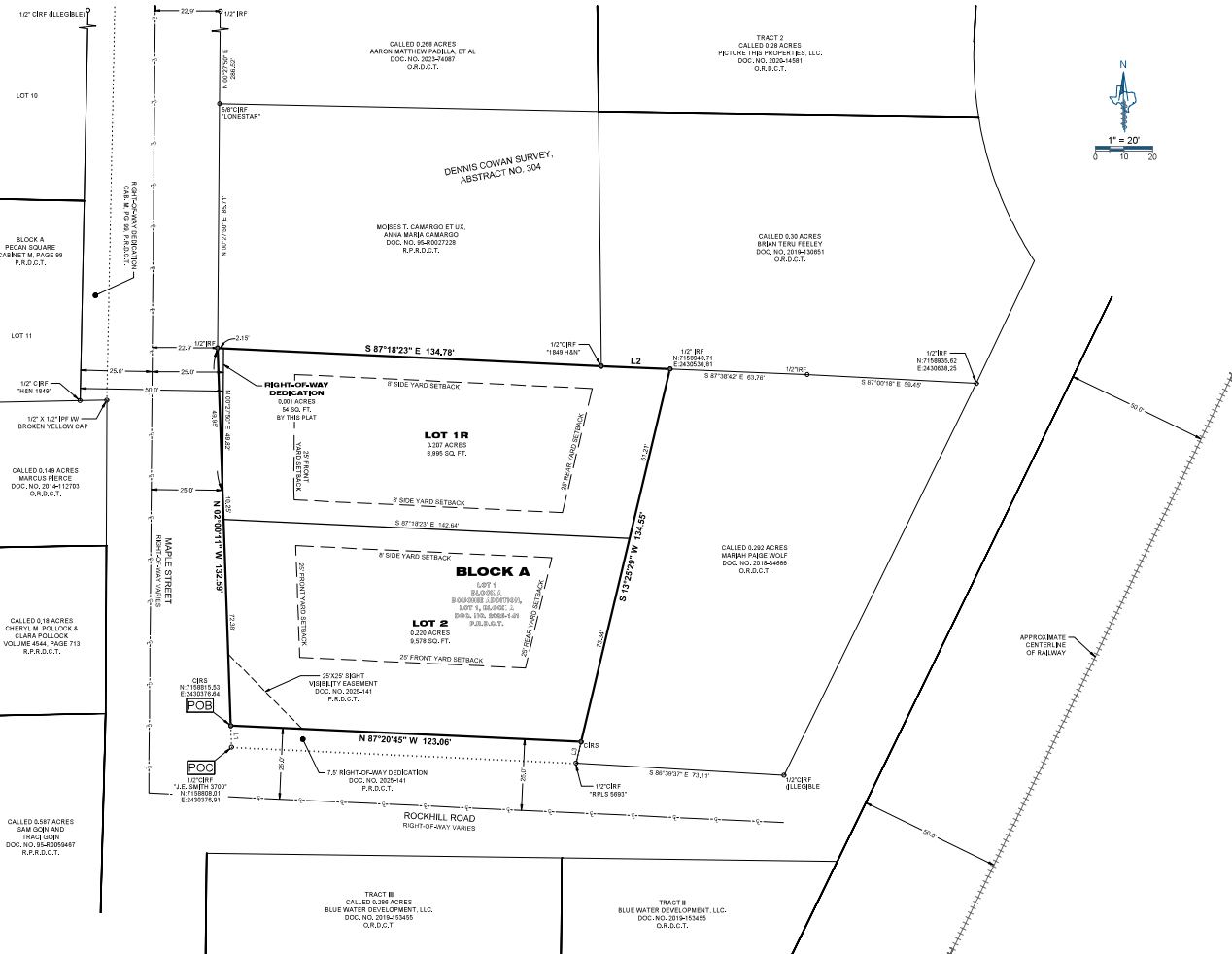
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas



LINE	BEARING	DISTANCE
L1	N 02°00'11\"	7.52
L2	S 87°38'42\"	24.18
L3	S 13°25'29\"	7.63

CERTIFICATE OF MINOR PLAT APPROVAL

This Minor Plat was administratively reviewed and approved by the City of Aubrey, Texas on the

____ day of _____, 20__.

Leanne Wilson, Director of Public Works
City of Aubrey, Texas

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **JIM P. BOUCHE** is the owner of a 0.45 acre tract out of the DENNIS COWAN SURVEY, ABSTRACT NUMBER 304, situated in the City of Aubrey, Denton County, Texas, being all of Lot 1, Block A, Bouchie Addition, Lot 1, Block A, a subdivision of record in Document Number 2025-141 of the Plat Records of Denton County, Texas, and conveyed to Jim P. Bouchie by deed of record in Document Number 2018-126373 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMENCING, at a 1/2 inch iron rod with plastic cap stamped "I.E. SMITH 3702" found at the intersection of the North right-of-way line of Rockhill Road (right-of-way varies) and the East right-of-way line of Maple Street (right-of-way varies), being the Southwest corner of a right-of-way dedication of record in Document Number 2025-141 of said F.M. Records.

THENCE, N02°00'11\"

THENCE, N02°00'11\"

THENCE, S87°38'42\"

THENCE, S87°38'42\"

THENCE, S13°25'29\"

THENCE, N87°20'45\"

THENCE, N87°20'45\"

THENCE, N87°20'45\"

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JOB NUMBER
2403,150
DATE
05/11/2026
REVISION
06/29/2026
DRAWN BY
DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
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Contact: David Lett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER
Jim Bouchie
PO Box 947
Coppell, TX 75019

REPLAT
BOUCHIE ADDITION
LOT 1R & 2, BLOCK A
0.428 ACRES
BEING ALL OF LOT 1, BLOCK A
BOUCHIE ADDITION, LOT 1, BLOCK A
RECORDED IN DOC. NO. 2025-141, P.R.D.C.T.,
DENNIS COWAN SURVEY, ABSTRACT NO. 304
CITY OF AUBREY, DENTON COUNTY, TEXAS