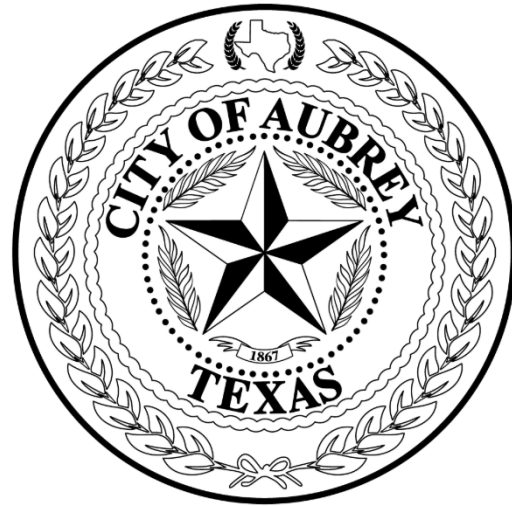


# Planning and Zoning Commission Meeting

Aubrey City Council Chambers  
226 Countryside Dr.  
Aubrey, TX 76227  
August 13, 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.)*

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## **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.

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## **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.

**\*\*\*EXECUTIVE SESSION\*\*\*** In accordance with Texas Government Code, Section 551.001, et seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:

1. **Section 551.071(1) and (2) Consultation with Attorney.** For the Commission to seek the advice of the City Attorney about pending or contemplated litigation or a settlement offer or to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act:
  - Legal Authority, Duties and Roles of the Commission

**Motion to Recess into Executive Session.**

**Reconvene into Open Session:** In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

**New Business:** New items requested for consideration.

2. Consideration and action on approving the minutes of the July 9, 2026 meeting.
3. Consideration and action to 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)
4. Hold a Public Hearing, consider, and make a recommendation to City Council regarding an amendment to the City of Aubrey Comprehensive Plan, Future Land Use Plan, to change the future land use designation of approximately 11.977 acres of land from Rural Life to Residential (Medium Density), being all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, situated in the John M. Fisher Survey, Abstract No. 432, generally located north of West Sherman Drive (FM 428) and east of Linda Street. DCAD Parcel ID No. 153507. (Sherman Ridge)
5. 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 zone an approximate 23.039 acres of land, more specifically described

as all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Cabinet G, Slide 353, Denton County Plat Records, and all of Lot 9R, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Document No. 2025-279, Plat Records of Denton County, situated in the John M. Fisher Survey, Abstract No. 432, Denton County, Texas, from its current unzoned land designation to the Sherman Ridge Planned Development District with the base zoning of SF-75 Single Family Residential. (Approval for the requested zoning is subject to and conditioned upon City Council approval of the request for annexation of the land scheduled for consideration at the August 27, 2026, Council meeting.) The property is generally located north of West Sherman Drive and west of Linda Street. DCAD Parcel IDs 153507 and 1073854. (Sherman Ridge)

6. Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for the Kline Addition, Lots 1R & 2R, Block A, being approximately 36.450 acres, in the F. Trevino Survey, Abstract No. 1243, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, to change the lot line between two platted lots of record, generally located south of Blackjack Road East and west of FM 2931. Denton County Parcel IDs 1023030 & 1023029. (Kline Addition)
7. Consider and take action to make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-11, Block A, Duck Point Estates, being approximately 11.827 acres of land situated in the Frederick H. Pollard Survey, Abstract No. 995, in the City of Aubrey ETJ, Denton County, Texas, and consider and take action to make a recommendation regarding two waiver requests seeking a waiver from compliance with maximum block length requirements and private roadway design standards required by the City's Subdivision Ordinance. The property is generally located east of Coffey Road, south of FM 428 and west of FM 1385. (Duck Point Estates)

#### **-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](http://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.gov](mailto:swilliams@aubreytx.gov.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  
July 9, 2026  
6:00 PM



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

**Present:** Brittney Jimenez, Nicole Shaw, Susan McCormack, Peter Darabaris, Johnna Melton

**Absent:** Christal Johnson, Kyle Kennedy

**Staff Present:** City Attorney Patricia Adams, City Manager Charles Kreidler, City Secretary Jenny Hicks, Finance Director Mike English, City Manager Leanne Wilson, Development Manager Shanda Guffee, Senior Planner Muzaib Riaz

**Brittney Jimenez offered the Invocation and led the Pledge of Allegiance.**

**Community Announcements:** None

**Citizen Input:** None

**New Business:** New items requested for consideration.

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

**P&Z Commissioner Nicole Shaw made a motion to approve the minutes. P&Z Board Member Susan McCormack seconded. Motion Passed (5:0). None opposed.**

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

**P&Z Commissioner Susan McCormack made a motion to appoint Nicole Shaw as co-chair. P&Z Commissioner Johnna Melton 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 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)

**Senior Planner Muzaib Riaz provided information.**

**The Public Hearing opened at 6:09 PM and closed at 6:12 PM.**

**Glenn Huschke, 604 Maple St, spoke in opposition of the rezone.**

**P&Z Commissioner Brittney Jimenez made a motion to table the rezoning application. P&Z Commissioner Susan McCormack seconded. Motion Passed (5:0). None opposed.**

**The meeting was adjourned at 6:15 PM.**

**PASSED and APPROVED by the Planning and Zoning Commission of the City of Aubrey, Texas this 13th day of August, 2026.**

\_\_\_\_\_  
**Brittney Jimenez, Commission Chair**

**ATTEST:**

\_\_\_\_\_  
**Jenny Hicks, City Secretary**



**Planning and Zoning Commission Meeting**  
**Staff Report**  
**August 13, 2026**

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**Agenda Item**

Consideration and action to 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

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**Summary**

The public hearing for this item was held and closed at the June 9, 2026 Commission meeting. Action on this item was tabled by vote of the Commission. Members of the public may speak on this item in accordance with the Texas Open Meetings Act and the posted agenda.

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.

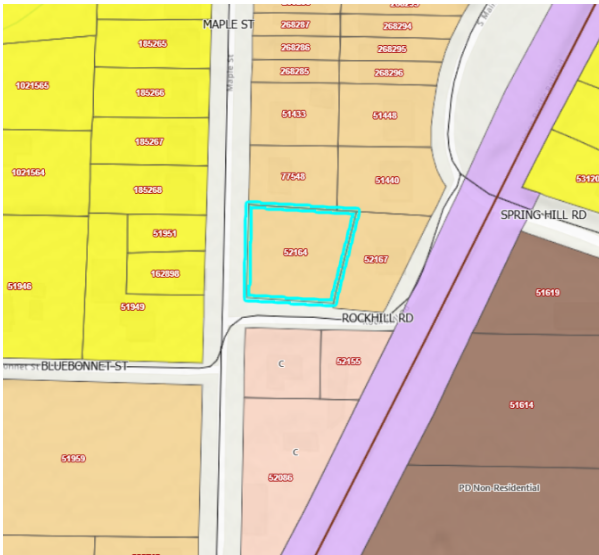
A minor plat for the subject property was filed on April 11, 2025, to create one lot of approximately 0.43 acres, create a 25' x 25' visibility easement at the Maple Street, Rockhill Road intersection, and dedicate 7.5-foot wide right-of-way along Rockhill Road. Since then, the applicant has requested 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)



The subject parcel lies adjacent to an established single-family residential development on the north and east of the block, making multifamily development standards increasingly impractical at this location. It is important to note that often when cities adopt zoning maps, a single district is applied to an existing older part of the city whether all the lots meet the standards or not. There are a number of lots and parcels in this block that do not meet the minimum lot area, lot width, and/or setbacks etc. for the Multifamily Residential zoning district.

## Analysis

The MF zoning district is established to accommodate higher-density residential uses. However, Multifamily Development Standards within Section 23 - Supplementary District Regulations, of the Zoning Ordinance (Exhibit 12A) impose significant constraints on multifamily development at this location, including:

1. A minimum 60-foot building setback from any adjacent single-family residential use;
2. usable open space requirements that are difficult to satisfy on a parcel of less than half an acre;
3. A general policy preference is that apartment development be located at major thoroughfare intersections rather than mid-block or in proximity to single-family uses.

The subject property is bounded on the north and east by single-family residential zoning and located at the corner of intersecting local streets, which is not a major thoroughfare intersection. The 60-foot setback requirement imposed by Section 23E, combined with the required front yard, side yards, and open space obligations, renders the development of a multifamily use impractical on the subject 0.43 acre lot.

The requested SFAC district is designed to stabilize and protect characteristics of low and medium-density residential areas while permitting attached single-family (duplex) development. The SFAC district Regulations are as follows:

- Minimum lot area: 7,500 square feet
- Minimum lot width: 60 feet
- Minimum lot depth: 120 feet
- Maximum height: 45 feet
- Front yard: 25 feet
- Rear yard: 25 feet
- Side yard: 8 feet
- Minimum structure size: 1,200 square feet

The proposed development of two-family residential development on two lots will meet or exceed SFAC

dimensional standards noted above as shown on the site plan provided.

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

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## **Financial Summary**

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### **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:

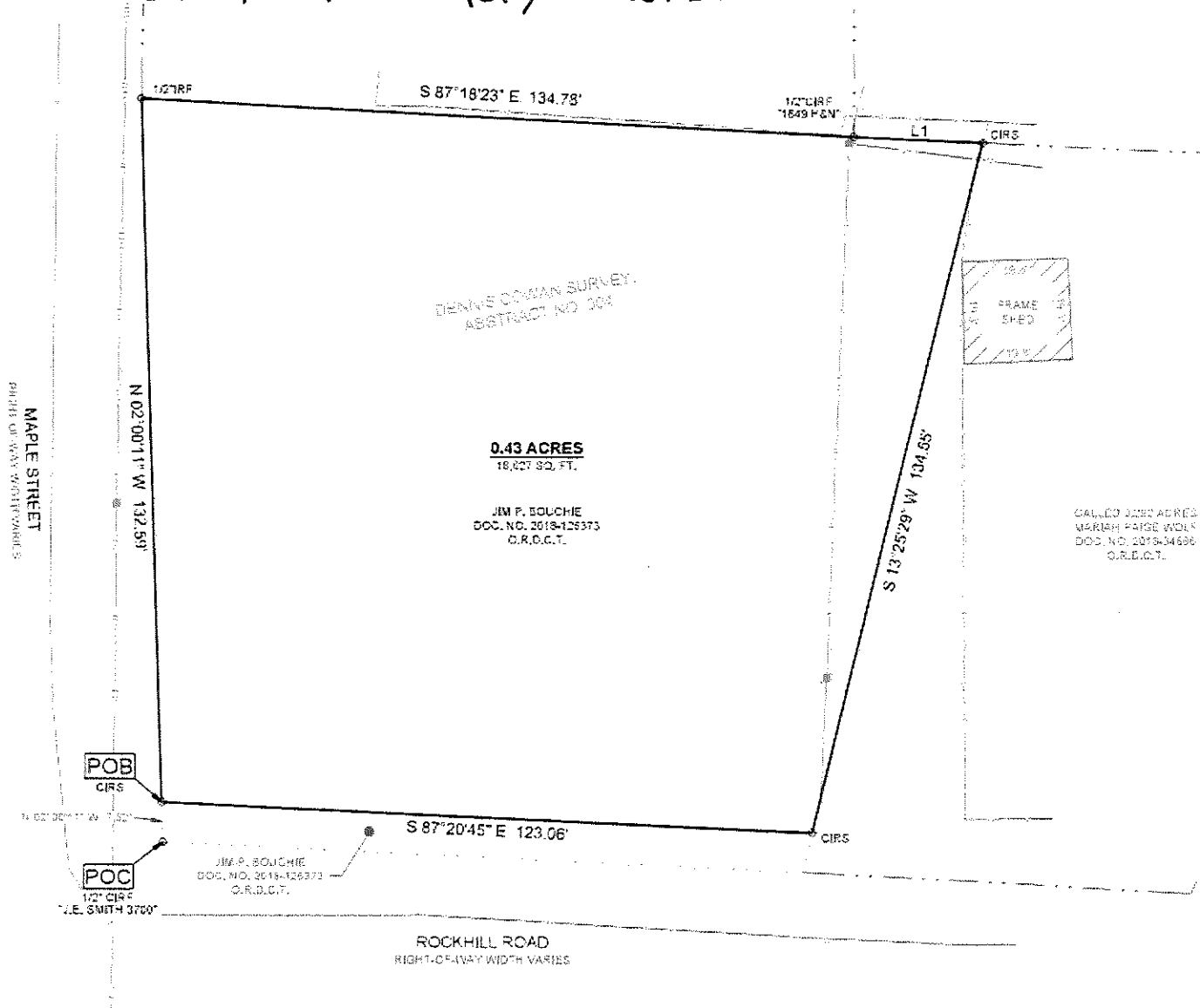
## OWNER

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

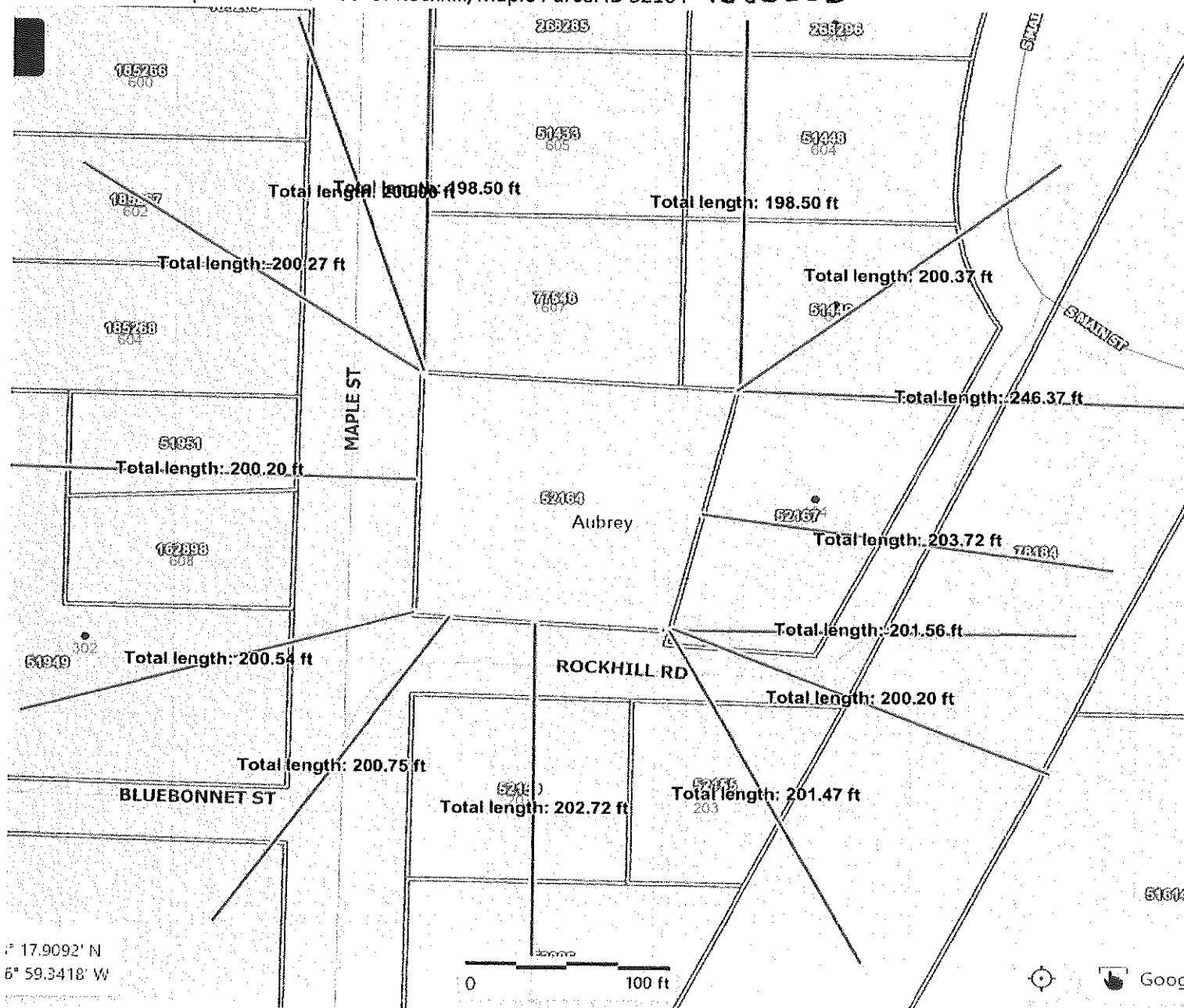


within 200' of Rockhill/Maple Parcel ID 1063523  
 Ownership & Address Information as of 5.14.26 from DCAD

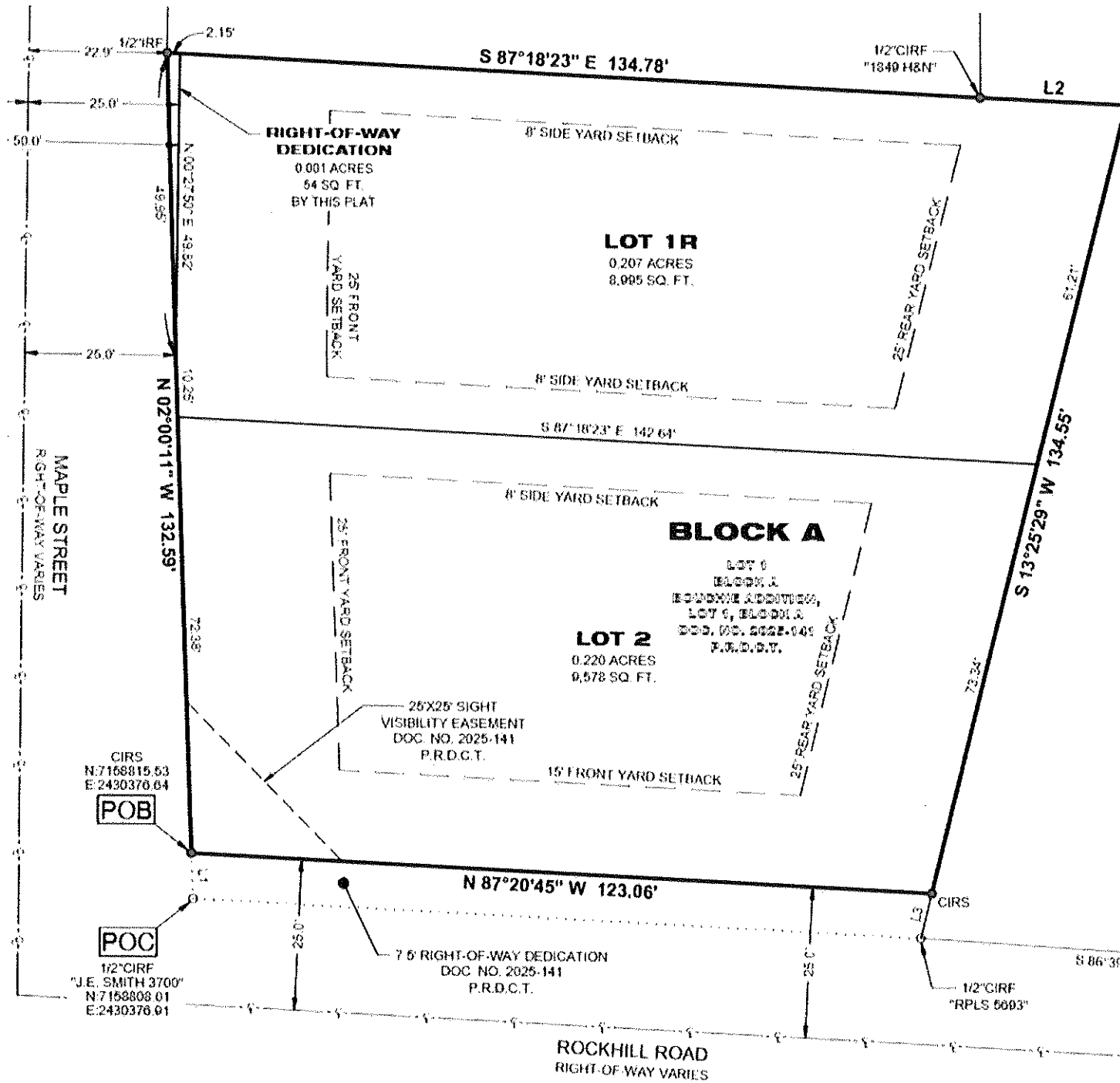
| Direction | Property ID | Situs Address     | City   | ST | Zip        | Name                                                          | Mailing Address           | Mailing City | State | Zip        |
|-----------|-------------|-------------------|--------|----|------------|---------------------------------------------------------------|---------------------------|--------------|-------|------------|
| 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 |

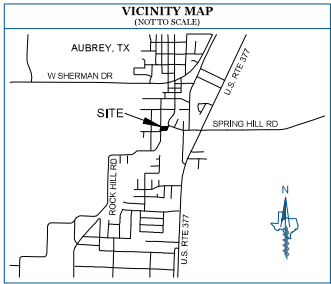
17 203, 207, 301 are mailed to same address, counted a 1

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



## Concept Site Plan for Rockhill/Maple Rezone to two SFAC lots





### 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 4812102055G.
- 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<br>"EAGLE SURVEYING" SET    |
| DOC, NO.     | = DOCUMENT NUMBER                                |
| P.R.D.C.T.   | = PLAT RECORDS,<br>DENTON COUNTY, TEXAS          |
| O.R.D.C.T.   | = OFFICIAL RECORDS,<br>DENTON COUNTY, TEXAS      |
| R.P.R.D.C.T. | = REAL PROPERTY RECORDS,<br>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

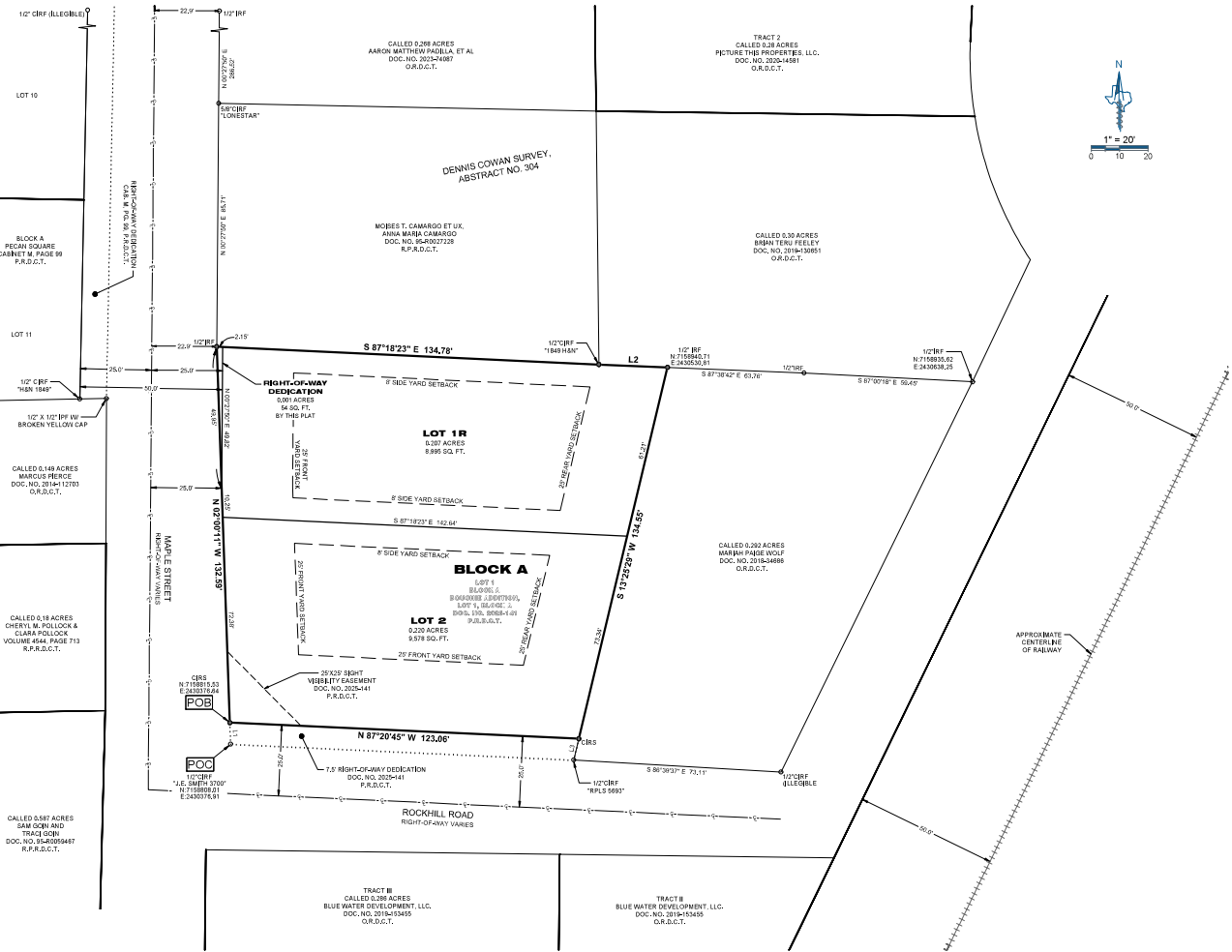
Matthew Raabe, R.P.L.S., # 6402 \_\_\_\_\_ Date \_\_\_\_\_

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 0.428 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:

**COMMENCEMENT**, at a 1/2 inch iron rod with plastic cap stamped "I.E. SMITH 3700" 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**, S87°38'42\"

**THENCE**, S13°25'29\"

**THENCE**, N87°20'45\"

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **JIM P. BOUCHE** does hereby adopt this plat, designating herein described property as **BOUCHE ADDITION, LOTS 1R & 2, BLOCK A**, an addition to the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets 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. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Aubrey. 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 procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Aubrey, Texas

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Jim P. Bouchie, Owner

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **JIM P. BOUCHE**, 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

REPLAT  
**BOUCHE ADDITION**  
LOT 1R & 2, BLOCK A  
0.428 ACRES  
BEING ALL OF LOT 1, BLOCK A  
BOUCHE 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

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

**OWNER**  
Jim Bouchie  
PO Box 947  
Coppell, TX 75019



**Planning and Zoning Commission Meeting  
Staff Report  
August 13, 2026**

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**Agenda Item**

Hold a Public Hearing, consider, and make a recommendation to City Council regarding an amendment to the City of Aubrey Comprehensive Plan, Future Land Use Plan, to change the future land use designation of approximately 11.977 acres of land from Rural Life to Residential (Medium Density), being all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, situated in the John M. Fisher Survey, Abstract No. 432, generally located north of West Sherman Drive (FM 428) and east of Linda Street. DCAD Parcel ID No. 153507. (Sherman Ridge)

**Staff Contact**

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

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**Summary**

The applicant requests a Future Land Use Plan amendment redesignating Lots 11 and 12, Aubrey Estates (approximately 11.977 acres) from Rural Life to Residential (Medium Density). The request is a companion item to the establishment of a Planned Development District zoning item for the combined 23.039 acres as the Sherman Ridge Development.

This amendment only affects Lots 11 and 12, Aubrey Estates. The eastern half of the proposed development - Lot 9R, Aubrey Estates (11.062 acres, Property ID No. 1073854) - already carries the Residential (Medium Density) designation, as do the adjoining Aubrey Heights subdivision to the east and the properties immediately to the north of the subject property. This amendment will result in removing the split designation and establishing a unified Residential (Medium Density) designation on the entirety of the Sherman Ridge Development lands.

This amendment will result in an increase in residential density from less than 4 units per acre to 4-8 units per acre to allow development of the single-family residential subdivision in accordance with the existing development standards for the subject Property approved by City Council in the Development Agreement for the subject property.

**Background**

The City of Aubrey and Onyx Development Company LLC entered into the Sherman Ridge Development Agreement earlier this year. Under this agreement, the developer agreed to petition for voluntary annexation, which is scheduled for the August 27th City Council meeting, and the City agreed to consider Planned Development (PD) District zoning for the property (concurrently upon annexation) consistent with the plan for development applicable to the Property in accordance with state law and the Development Agreement. In order to establish the Sherman Ridge Planned Development District consistent with the Concept Plan and existing development regulations, an amendment to the future land use plan within the 2045 Comprehensive Plan is necessary to redesignate the subject property from Rural Life to Residential (Medium Density).

**Surrounding Future Land Use Designations**

North - Residential (Medium Density)

East - Residential (Medium Density), including Lot 9R, Aubrey Estates (balance of the proposed Sherman Ridge development) and the Aubrey Heights subdivision.

South - Public/Institutional.

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### **Staff Analysis**

- Consistency with the established land use pattern: The subject property is one of the few remaining tracts in this area still designated Rural Life. Residential (Medium Density) is already applied to the north, east, and west, and to the adjoining Lot 9R within the same proposed development. Approving the amendment produces a contiguous, uniform designation across the block rather than an isolated Rural Life island surrounded by Residential (Medium Density). It removed the split designation that would otherwise apply to a single Planned Development District.
- Relation to the companion zoning request and consistency with the plan for development: The proposed planned development for the entirety of the Sherman Ridge Development property includes a maximum of 122 lots on approximately 23.039 acres of land which results in a density of 5.3 units per acre. The Rural Life land use designation of less than 4 units per acre would therefore not be consistent with the proposed plan for development of the property. A redesignation to Residential (Medium Density) land use of 4–8 units per acre will result in a development pattern that supports the density of the proposed Planned Development and is consistent with the plan for the development proposed by the Developer.

### **Recommendation**

Staff have reviewed the comprehensive plan amendment application and recommend it for approval.

### **Action Option**

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

1. Approve the comprehensive plan amendment; or
2. Deny the comprehensive plan amendment.

### **Attachments**

1. Location Map
2. Survey of the Property

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### **Financial Summary**

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### **Staff Recommended Action**

Approve

### **Staff Recommended Motion**

Motion to recommend (*approval, approval with conditions, table or denial*) of the comprehensive plan amendment application to City Council.

# Location Map - Lots 11 & 12, Aubrey Estates



## Legend

-  Subject Land
-  Parcels

0 200 400 800 US Feet







**Planning and Zoning Commission Meeting  
Staff Report  
August 13, 2026**

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**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 zone an approximate 23.039 acres of land, more specifically described as all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Cabinet G, Slide 353, Denton County Plat Records, and all of Lot 9R, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, recorded in Document No. 2025-279, Plat Records of Denton County, situated in the John M. Fisher Survey, Abstract No. 432, Denton County, Texas, from its current unzoned land designation to the Sherman Ridge Planned Development District with the base zoning of SF-75 Single Family Residential. (Approval for the requested zoning is subject to and conditioned upon City Council approval of the request for annexation of the land scheduled for consideration at the August 27, 2026, Council meeting.) The property is generally located north of West Sherman Drive and west of Linda Street. DCAD Parcel IDs 153507 and 1073854. (Sherman Ridge)

**Staff Contact**

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

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**Summary**

The applicant requests establishing a Planned Development District (PD) with single-family residential uses on approximately 23.039 acres located on the north side of West Sherman Drive (FM 428), west of Linda Street, and immediately west of the existing Aubrey Heights subdivision. The property consists of two parcels — Denton CAD Property ID Nos. 153507 (11.977 acres, Lots 11 and 12, Aubrey Estates) and 1073854 (11.062 acres, Lot 9R, Aubrey Estates).

The property is currently located in the City's Extraterritorial Jurisdiction (ETJ) and is subject to a companion voluntary annexation of the property scheduled for the August 27, 2026, Council meeting and being approved prior to Council action on this zoning change application to rezone from unzoned to Planned Development with single-family residential uses. The Planned Development Zoning application is brought forward to the P&Z Commission prior to annexation so that it can be scheduled for Council concurrently with the annexation at the August 27, 2026, Council meeting and that the property does not remain unzoned following annexation.

The proposed PD would use the Single-Family Residential 7,500 square foot District (SF-75) as its base district, modified to permit two single-family lot types (40-foot wide and 50-foot wide lots) at a maximum of 122 residential lots, with a minimum of 2.5 acres of open space inclusive of a detention facility. The development regulations (Exhibit B) and concept plan (Exhibit C) implement the terms of the recorded Aubrey/Sherman Ridge Development Agreement between the City of Aubrey and Onyx Development Company LLC.

**Background**

The City of Aubrey and Onyx Development Company LLC entered into the Sherman Ridge Development Agreement, executed February 26, 2026. The Development Agreement establishes the framework for development of the property as a single-family residential subdivision. Under Section 10.5 of the Development Agreement, the City agreed to consider zoning the property as a new Planned Development District upon annexation, consistent with the Concept Plan (Exhibit C) and Development Regulations (Exhibit D) of the Development Agreement.

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The property is currently being used as a large-lot residential and undeveloped land platted as Lots 11, 12, and 9R of Aubrey Estates. The property has not zoning classification as it lies within the City's ETJ and is proposed for annexation scheduled for the August 27, 2026, Council meeting.

**Surrounding Land Uses and Zoning**

North - Undeveloped and large-lot residential tracts, ETJ, unzoned.

East - Aubrey Heights residential subdivision, under construction single-family residential, zoned as Planned Development.

South - West Sherman Drive (FM 428); Aubrey Middle School and existing residential development, Zoned as SF-75.

West - Large-lot residential and agricultural tracts, ETJ, unzoned.

**Staff Analysis**

The attached draft Planned Development Ordinance with Development Regulations (Exhibit B) identify the permitted uses, lot types and dimensional standards for the Sherman Ridge PD which are consistent with Exhibit D of the recorded Development Agreement. Staff offer the following analysis of the Planned Development Ordinance:

- Consistency with the Development Agreement: The Concept Plan for the Sherman Ridge Planned Development shows 122 residential lots with 56 forty-foot lots and 66 fifty-foot lots. The maximum of 122 lots is an increase of 9 lots from that noted within Exhibit D (Development Regulations) of the Development Agreement, which lists the maximum of 113 lots. This 8 percent increase in lot count is within the minor modification allowance of 10% as noted in the Development Agreement. This lot count minor modification does not negatively impact the lot mix as the proportion of fifty-foot lots is still more than 50% of the total lots and the proportion of forty-foot lots is less than 50% of the total in accordance with the Development Agreement. It is the staff's opinion that Exhibit B of the Draft Planned Development Ordinance is in line with Exhibit D — Development Regulations — of the Development Agreement.
- Consistency with the Comprehensive Plan: The Future Land Use Plan designates the property as Residential (Medium Density) subject to approval of the companion Comprehensive Plan Amendment for part of the subject lands to redesignate future land use from Rural Life to Residential (Medium Density). The proposed single-family detached residential use at a density of 5.3 dwelling units per acre is consistent with the Residential (Medium Density) land use which has a density range of 4–8 units per acre. The Development Agreement also includes plans for extension of City water and wastewater to the subject lands.
- Compatibility with surrounding Development: The property abuts Aubrey Heights single-family subdivision on its east boundary and faces Aubrey Middle School across West Sherman Drive to the south. Single-family detached development is compatible with both. The concept plan shows approximately 2 acres of detention pond along the north property boundary which provides separation from the large-lot residential and undeveloped land to the north.
- Access, Circulation, Infrastructure, and Open Space: The applicant is providing two points of access from West Sherman Drive to the proposed development. A 10-foot right-of-way dedication and a 5-foot landscaped buffer is being provided along West Sherman Drive frontage. A 2.5 acres of open space, including the detention pond and utility easements, is required as per the development agreement, Exhibit D (Development Regulations). Water and wastewater will be provided by the City of Aubrey

**Notification**

Notifications as required by the Texas Local Government Code 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 has reviewed the rezoning request and recommends conditional approval subject to the following conditions:

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1. That the property is annexed into the City of Aubrey prior to Planned Development Zoning approval by Council.
2. That the comprehensive plan amendment for the subject property is approved by Council prior to Planned Development Zoning approval.

### **Action Options**

The P&Z Commission may recommend to the City Council to:

1. Approve the rezoning request
2. Deny the rezoning request

### **Attachments**

1. Location/Notification Map
2. Survey of the Property
3. Draft Zoning Ordinance with Exhibits

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### **Financial Summary**

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### **Staff Recommended Action**

Approve with Conditions

### **Staff Recommended Motion**

Motion to recommend (*approval, approval with conditions, table, or denial*) of the zoning change application to the City Council.

# Sherman Ridge - Location Map



## Legend

 Sherman Ridge

0 375 750 1,500 US Feet







CITY OF AUBREY  
ORDINANCE NUMBER XXX-XX

AN ORDINANCE OF THE CITY OF AUBREY, TEXAS, AMENDING CHAPTER 14, "ZONING", EXHIBIT 14A, "ZONING ORDINANCE," OF THE CODE OF ORDINANCES OF THE CITY OF AUBREY, TEXAS, (THE "ZONING ORDINANCE") AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO ESTABLISH THE ZONING DISTRICT CLASSIFICATION FROM UNZONED TO A ZONING CLASSIFICATION OF PLANNED DEVELOPMENT DISTRICT WITH SINGLE FAMILY RESIDENTIAL USES ("PD-XXX-XX") FOR APPROXIMATELY 23.039 ACRES OF LAND (DENTON COUNTY APPRAISAL DISTRICT PROPERTY ID NO. 153507 AND 1073854), GENERALLY LOCATED NORTH OF WEST SHERMAN DRIVE AND WEST OF LINDA STREET, BEING SITUATED IN THE JOHN M. FISHER SURVEY, ABSTRACT NO. 432, IN THE CITY OF AUBREY, DENTON COUNTY, TEXAS, DEPICTED IN EXHIBIT "A"; PROVIDING DEVELOPMENT REGULATIONS, ATTACHED HERETO AS EXHIBIT "B"; PROVIDING CONCEPT PLAN, ATTACHED HERETO AS EXHIBIT "C"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR A MAXIMUM PENALTY OF TWO THOUSAND DOLLARDS (\$2,000.00), FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY OR PART OF A DAY DURING ON OR WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING A CUMULATIVE REPEALER/SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

**WHEREAS**, the City of Aubrey, Texas (hereinafter referred to as "City") is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the City Council of the City (the "City Council"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

**WHEREAS**, the City Council adopted Exhibit 14A in Chapter 14 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "Zoning Ordinance"); and

**WHEREAS**, the property owner owns an approximately 23.039 acres of land, generally located north of west Sherman Drive and west of Linda Street within the City of Aubrey, and all of which is situated in the John M. Fisher Survey, Abstract No. 432, and depicted in Exhibit A, attached hereto (the "Property"); and

**WHEREAS**, approximately 23.039 acres of the Property was recently annexed into the City boundaries and is currently unzoned; and

**WHEREAS**, the City received a request from the property owner to change the zoning of the Property to Planned Development District with single family residential uses ("PD-XXX-XX"); and

**WHEREAS**, the Development Requirements and Concept Plan, as set forth in Exhibit B and Exhibit C, attached hereto and incorporated herein, define the land uses and standards for the development of the Property; and

**WHEREAS**, after public notices were given in compliance with Texas law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City (the "Planning and Zoning Commission") has recommended to the City Council to approve establishing the zoning classification on the Property and to amend the official zoning map of the City (the "Zoning Map") to reflect the Planned Development District ("PD-XXX-XX"); and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which it considered comments from the Public and the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for the particular use, and compatibility with surrounding uses, the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the City and the Future Land Use Plan, the City Council determined that the proposed amendment to the Zoning Ordinance set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan and Zoning Ordinance, and would encourage the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

**WHEREAS**, the City Council finds that zoning the Property to Planned Development District will allow orderly development of the Property which would serve the best interest of the health, safety, and general welfare of the public; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS:**

**SECTION 1. INCORPORATION OF PREMISES.** It is hereby officially determined that the findings and recitations contained above in the preamble of this Ordinance are true and correct legislative findings of the City Council and are incorporated herein by reference.

**SECTION 2. ZONING AMENDMENT.** Exhibit 14A, "Zoning Ordinance," of Chapter 14, "Zoning" of the Code of Ordinances of the City of Aubrey, Texas, (the "Zoning Ordinance") is hereby amended to rezone an approximate 23.039-acres of land generally located north of West Sherman Drive and west of Linda Street, situated in the John M. Fisher Survey, Abstract No. 432, and more specifically described and depicted in Exhibit A attached hereto and incorporated herein (collectively the "Property"), from unzoned to Planned Development District with residential uses ("PD-XXX-XX") as the zoning classification, subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing, except as may be modified by this ordinance:

Exhibit B: Development Regulations  
Exhibit C: Concept Plan  
Exhibit C-1: Open Space Plan  
Exhibit C-2: Screening Plan

**SECTION 3. ZONING MAP.** The official zoning map of the City of Aubrey is hereby be amended to reflect the change in zoning described herein.

**SECTION 4. COMPLIANCE REQUIRED.** The Property shall be used and developed only in the manner and for the purposes provided for in this Ordinance and the Zoning Ordinance of the City, as amended.

**SECTION 5. PENALTY.** Any person who violates any provision of this Ordinance, upon conviction, shall be deemed guilty of a misdemeanor and shall be fined a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

**SECTION 6. CUMULATIVE REPEALER/SAVINGS.** This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit, which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

**SECTION 7. SEVERABILITY.** If any section, subsection, clause, phrase or provision of this Ordinance, or any application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or any application thereof to any person or circumstance, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 8. PUBLICATION OF THE CAPTION HEREOF AND EFFECTIVE DATE.** This Ordinance shall be in full force and effective from and after its passage and upon the posting and/or publication, if required by law, of its caption and the City Secretary is hereby directed to implement such posting and/or publication.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF AUBREY, TEXAS ON THIS 27TH DAY OF AUGUST 2026.**

**APPROVED:**

\_\_\_\_\_  
Chris Rich, Mayor

**ATTEST:**

\_\_\_\_\_  
Jenny Hicks, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Patricia A. Adams, City Attorney

**EXHIBIT A  
PROPERTY LEGAL DESCRIPTION & DEPICTION  
AN APPROXIMATE 23.039-ACRES  
JOHN M. FISHER SURVEY, ABSTRACT NO. 432**

11.977 Acre Tract

Being all of Lots 11 and 12, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas, according to the plat recorded in Cabinet G, Slide 353, of the Plat Records of Denton County, Texas.

11.062 Acre Tract

Being all of Lot 9R, Aubrey Estates, an addition to the City of Aubrey, Denton County, Texas according to the plat recorded in Document No. 2025-279 of the plat records of Denton County, Texas.

## DEPICTION

### Zoning – Sherman Ridge



**EXHIBIT B**  
**DEVELOPMENT REGULATIONS**

SHERMAN RIDGE PLANNED DEVELOPMENT DISTRICT

**SECTION 1. BASE ZONING REGULATIONS**

*Single-Family District:* The base zoning regulations for all single-family development identified on the concept plan for the Property described in Exhibit A of the Planned Development Ordinance (ORD No. XXX-XX) as an approximately 23.039 acres of land, designated as Sherman Ridge Planned Development District ("PD-XXX-XX") and shown as Exhibit C of the Planned Development Ordinance (the "Concept Plan") shall be the same as those for the SF-75 Single-Family Residential 7,500 Square Feet District adopted and set forth in the Aubrey Code of Ordinances Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, Section 12, SF75 – SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET, as modified herein. Capitalized terms utilized herein shall have the same meaning as defined in the Aubrey/Sherman Ridge Development Agreement unless otherwise expressly provided.

**SECTION 2. SINGLE-FAMILY TYPE A AND TYPE B**

- A. *General Purpose and Description.* This district provides a slightly higher density single-family housing district in the City. Development in the Single-Family Type A and Type B district described herein is limited primarily to single-family dwellings and certain community and recreational facilities to serve residents of the districts.
- B. *Permitted Uses.* Lot Type Single-Family Type A and Type B shall comply with those uses listed for the SF75 district in the Aubrey Code of Ordinances Chapter 14, Zoning, Exhibit 14A, Zoning Ordinance, Section 12, SF75 – SINGLE-FAMILY RESIDENTIAL 7,500 SQUARE FEET.
- i. In addition to those uses listed above, the following uses are permitted by right:
1. Model homes (inclusive of early permits quantity as limited by ordinance)
  2. Temporary sales offices
  3. Temporary construction offices
  4. Temporary asphalt batch plants
  5. Temporary concrete batch plants
  6. Temporary construction yards
  7. Temporary concrete washouts (only when properly constructed and maintained)
  8. Temporary erosion control sediment basins
- C. *Area, yard, height, and lot coverage requirements for proposed Single Family Type A & Type B.*

| Description            | Type A (40' Lot)<br>Measurement | Type B (50' Lot)<br>Measurement |
|------------------------|---------------------------------|---------------------------------|
| Maximum height (feet)  | 45                              | 45                              |
| Side yard width (feet) | 5<br>10 for Corner Lot          | 5<br>10 for Corner Lot          |

|                                     |                                               |                                                                                      |
|-------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------------------|
| Rear yard (feet)                    | 15                                            | 15                                                                                   |
| Front yard (feet)                   | 20                                            | 20                                                                                   |
| Minimum lot area (square feet)      | 4,400                                         | 5,500                                                                                |
| Minimum lot width (feet)*           | 40 (maximum 50% of lots may be 40 feet width) | 50 for lots adjacent to FM 428<br>55 for corner lots backing to FM 428 (minimum 50%) |
| Minimum lot depth (feet)            | 110                                           | 110<br>120 for Lots backing to FM 428                                                |
| Minimum dwelling area (square feet) | 1,500                                         | 1,500                                                                                |
| Maximum lot coverage (%)            | 60%                                           | 60%                                                                                  |

\*Minimum lot width to be measured along the building line.

*The maximum number of residential lots will be 122 for the Property, with a requirement to have a mixture of a maximum of 50% Type A (40' Lots) and a minimum of 50% of Type B (50' Lots) for the Property. An adjustment to the total Lot Count up to 10% of the total lots on the Concept Plan shall be allowed as a Minor Modification and the maximum number of lots allowed shall be adjusted accordingly.*

### **SECTION 3. ARCHITECTURAL AND DESIGN STANDARDS/ MASONRY REQUIREMENTS**

A. *Architectural and Design Standards.* These Architectural Design Standards (the "Standards") shall be utilized for development of the Property and are intended as the minimum standards to establish a cohesive, high-quality residential environment for the Sherman Ridge development based upon the SF-75 zoning regulations in the City's Zoning Ordinance. The Standards are designed to:

- Ensure architectural quality exceeding minimum requirements for SF-75 residential developments;
- Promote neighborhood character, durability, and long-term value;
- Provide clear, objective, and enforceable design criteria while maintaining design flexibility;
- Encourage architectural variety and avoid repetitive streetscapes and elevations; and
- Align with the City of Aubrey's residential design requirements for SF-75 zoning district and ensure development in a cohesive, integrated and visually appealing manner.

Compliance with the foregoing Standards shall be required for all residential structures within the Sherman Ridge development. The following minimum architectural requirements shall also apply to the development as modifications to requirements for homes within the SF-75 zoning district.

- Minimum Roof Pitch of 6:12 on main roof structure.

- No house elevation or façade shall be repeated on the lot most directly across the street from the subject lot or within three (3) lots on either side of the house directly across the street from the subject lot. Nor shall any house elevation or façade be repeated on a lot within three (3) houses on either side of the subject lot on the same side of the street.
- Roof gutters shall be provided on all sides of all homes. Decorative Porch Lights shall be provided on each front façade.
- Garages. See **Section 4(F)** below.

*B. Exterior Wall Masonry.* Any home elevations facing FM 428 excluding doors, windows, and window units, shall be comprised of one hundred percent (100%) masonry, excluding cementitious materials such as Hardy Plank and stucco. All exterior walls of each home, excluding doors, windows, window units, shall be comprised of seventy-five percent (75%) masonry products. Masonry products shall include stone, brick, cultured stone, and cementitious materials such as Hardy Plank, and stucco. Hardy Plank material shall be limited to fifty percent (50%) of the total exterior wall area.

#### **SECTION 4. SUPPLEMENTARY DISTRICT REGULATIONS**

*A. Open Space.* This development shall conform to the City of Aubrey Code of Ordinances, Chapter 10, Subdivision Regulation, exhibit 10A, Subdivision Ordinance, Article 4, PUBLIC SITES AND OPEN SPACES, Section 5, PARK LAND AND PUBLIC FACILITY DEDICATION, and provide a minimum of two and one-half (2.5) acres of Open Space (of which a detention facilities, utility easements, and floodplain/floodway are included in the minimum).

- i. The open space will be owned and maintained by the HOA. Public access to the open space will be provided and allowed.
- ii. The open space shall be planned in a manner to be an amenity to the development. The general location, size, and amenities shall conform to the Concept Plan as detailed in **Exhibit C-1**, Open Space Plan.
- iii. Open space shall include the following landscaping:
  - i. Minimum one large canopy tree measuring three-inch (3") caliper at twelve-inches (12") above the ground, provided for each 50 linear feet of the perimeter of all open space including the detention pond. Trees may be clustered or grouped to facilitate site design.
  - ii. Minimum of one large canopy tree measuring three-inch (3") caliper at twelve-inches (12") above the ground, provided for each 200 square feet of the basin of the detention pond. Trees may be clustered or grouped to facilitate site design.

*B. Park Land Dedication.* Developer shall dedicate approximately 2.7 acres of park land for the Property. Alternatively, City's sole discretion, Developer may pay to the City a fee in lieu of dedication of the park land, with such fee being equal to the appraised value of the equivalent acreage within the Property, as applicable in accordance with the terms of the Development Agreement.

*C. Land Disturbance.* An early clearing and grading permit is required by the City and can be applied for once grading plans have been submitted and approved by the City Engineer.

*D. Property Owners or Homeowners Associated.* Establishment of HOA shall conform to

Chapter 10 Subdivision Regulation, Exhibit 10A, Subdivision Ordinance, Article 4 PUBLIC SITES AND OPEN SPACES, Section 4, Property Owners or Homeowners Associations of the City of Aubrey Code of Ordinances.

- E. *Accessory Buildings*. No accessory building/structure shall be erected or placed within five (5) feet from any side or rear lot line. No carports shall be permitted.
- F. *Garages*. Garages shall be a minimum of 400 square feet. Garages shall be architecturally integrated into the front façade and contain a minimum of one of the following design enhancements:
- Carriage Style Garage Door
  - Garage door clad with cedar paneling or other architectural siding material
  - Integrate decorative garage door hardware
  - Implement non-transparent glazing windows.

No carports shall be allowed.

- G. *Fence and Screening Enhancements*. The landscape and screening requirements shall conform to the City of Aubrey Standards and as detailed in **EXHIBIT C-2**, Screening Plan, with the following enhancements and/or modifications:

- *Screening/Buffer*. For Sherman Drive frontage, Developer shall provide at its sole expense, a minimum six (6) foot tall masonry screening wall in a minimum five (5) foot wall maintenance easement owned and controlled by the HOA. Masonry columns shall be constructed on a maximum spacing of ten (10) feet OC with a decorative/enhanced column minimum spacing of one hundred (100) feet.
- *Residential Fences*. Residential lot fencing shall be a minimum six (6) feet in height and shall be constructed of wood board on board slats with top cap.

- H. *Front Yard Landscaping Minimum Requirements*. The following landscaping requirements shall apply to the subject Property for all front yards:

- *Trees*. A minimum of one (1) – three-inch (3”) caliper tree measured twelve inches (12”) from the ground shall be provided on each lot.
- *Shrubs*. A minimum of twelve (12) five-gallon shrubs shall be provided in the front yard per lot.
- *Sod*. Sod is required and shall be provided.
- *Irrigation*. Irrigation is required and shall be provided.

- I. *Subdivision Identification Sign*. The maximum size of a Subdivision Identification sign shall be 160 square feet per sign with a maximum height of ten (10) feet, unless an alternative design is otherwise approved by the Sign Board.

## **SECTION 5. TECHNICAL CONSTRUCTION STANDARDS AND SPECIFICATIONS**

- A. *Streets*. The construction, arrangement, character, extent, width, grade and location of all streets shall conform to the City of Aubrey Code of Ordinances Chapter 10, Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 1, Streets. All construction and engineering design shall comply with Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as that compliance with Section 1.06(d) thereof requiring curvilinear

design shall not apply to the Development.

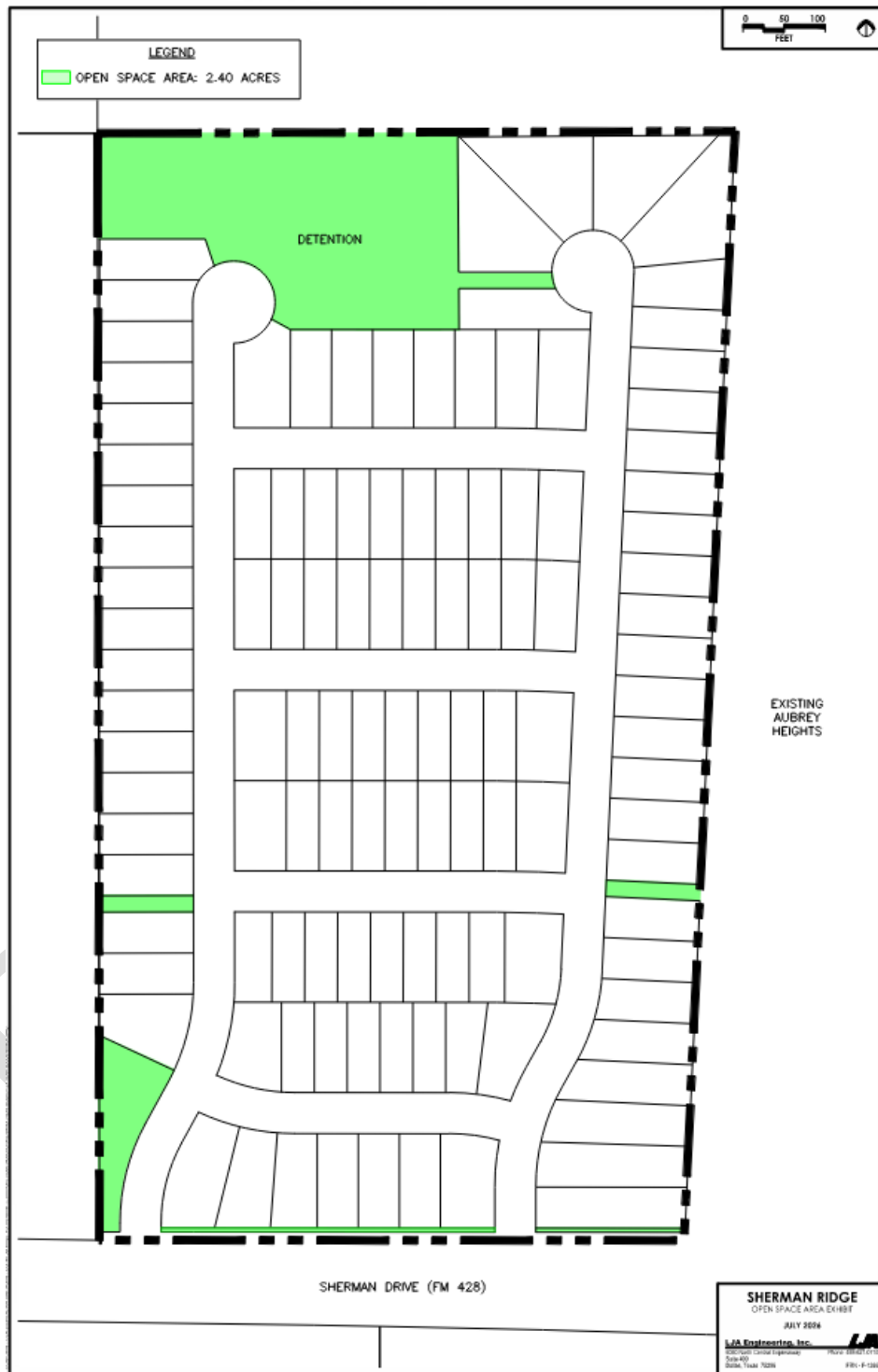
- B. *Approach Streets and Access.* All Subdivisions must have at least two (2) points of vehicular access unless approved via a variance by the City and must be connected via improved Streets (Streets that meet the City Standards) to the City's improved Thoroughfare and Street system by one or more Approach Streets of such dimensions and improved to such standards as required herein. All residential Subdivisions shall provide no less than one entrance for each 150 lots, stub streets for future development are considered an entrance.
- C. *Maximum and Minimum Length of Block or Street Segments.* The maximum length of any Street segment, excluding a looped Street, and the maximum length of any block segment shall be governed by City's Design Technical Construction Standards and Specifications. The minimum length of any block or street segment shall be 360 feet, as measured along the Street centerline and between the point(s) of intersection with other through Streets. Dead-End-Street segments shall not be considered its own standalone segment measured from the centerline to the nearest intersection through street. A Cul-De-Sac or Dead-End Street shall not be considered a through street. The Block Length is not measured along the side of a block that does not include the front of any Lot.
- D. *Street Names and Signs.* Shall conform to the City of Aubrey Code of Ordinances, Chapter 10 Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 5, IMPROVEMENTS REQUIRED PRIOR TO ACCEPTANCE OF SUBDIVISION, Section 4, Street Names and Signs and Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as otherwise provided in this document.
- E. *Detention.* Stormwater detention shall conform to the City of Aubrey's Technical Construction Standards and Specification (TCSS) Manual as adopted at time of recordation of this document and the City of Aubrey Code of Ordinances, Chapter 10, Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 11, Storm Water Collection and Conveyance Systems.
- F. *Solid Waste.* The City shall provide solid waste management services to the property.
- G. *Retaining Wall Requirements, Construction Regulations, and Design Criteria.* Use of retaining walls shall be minimized in the development. All retaining walls shall conform to the City of Aubrey Code of Ordinances, Chapter 10 Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 5, IMPROVEMENTS REQUIRED PRIOR TO ACCEPTANCE OF SUBDIVISION, Section 6, Retaining Wall Requirements, Construction Regulations, and Design Criteria.
- H. *Visibility Easements.* Whenever an intersection of two or more public Rights-of-Way occurs, a triangular visibility area shall be created. The visibility Easement for each type of intersection shall conform to the City of Aubrey Code of Ordinances Chapter 10, Subdivision Regulation, Exhibit 10A Subdivision Ordinance, Article 3, SUBDIVISION DESIGN STANDARDS, Section 4, Easements as well as Aubrey's Technical Construction Standards and Specification (TCSS) Manual as amended, except as otherwise provided for in this document.

# EXHIBIT C

## CONCEPT PLAN

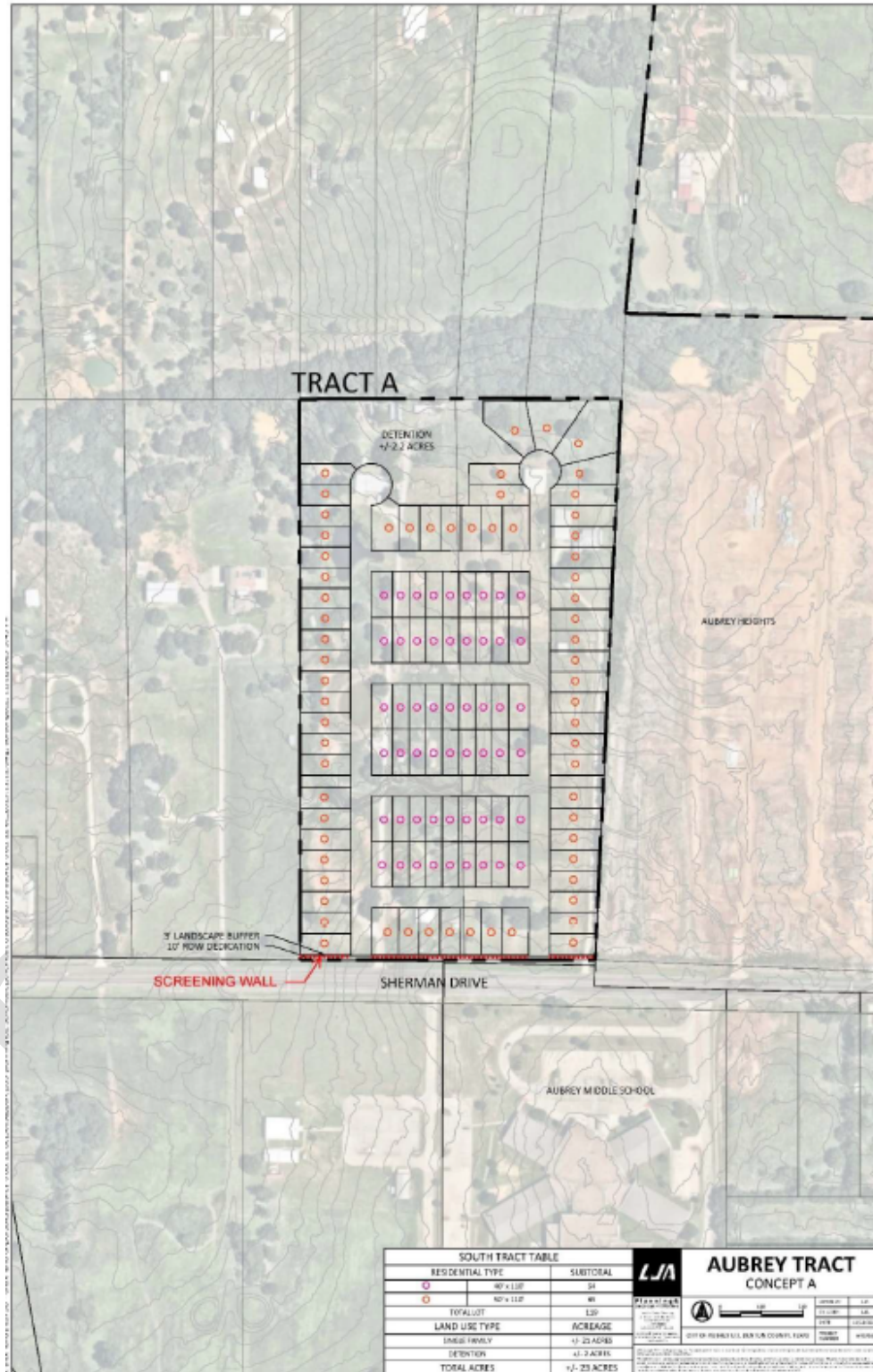


## EXHIBIT C-1 OPEN SPACE PLAN



## EXHIBIT C-2

# SCREENING PLAN





**Planning and Zoning Commission Meeting**  
**Staff Report**  
**August 13, 2026**

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**Agenda Item**

Hold a public hearing, consider and make a recommendation to the City Council regarding a Replat application for the Kline Addition, Lots 1R & 2R, Block A, being approximately 36.450 acres, in the F. Trevino Survey, Abstract No. 1243, City of Aubrey Extraterritorial Jurisdiction (ETJ), Denton County, Texas, to change the lot line between two platted lots of record, generally located south of Blackjack Road East and west of FM 2931. Denton County Parcel IDs 1023030 & 1023029. (Kline Addition)

**Staff Contact**

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

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**Summary**

The applicant has submitted a Final Plat for Kline Addition, Lot 1R & 2R, Block A (approximately 36.450), being a replat of Kline Addition, Lot 1 & 2, Block A, located within the City of Aubrey ETJ. The purpose of the replat is to relocate the lot line between the two platted lots of record. The relocation of the lot line results in increase in the lot area for Lot 1R (previously Lot 1) from 10.25 acres to 12.252 acres, and decrease in the lot area for Lot 2R (previously Lot 2) from 26.20 acres to 24.198.

Water is provided by a private well and sanitary sewer will be handled by facilities approved by Denton County Public Health Department. Electric is provided by Coserv. Both lots have frontage on Blackjack Road which is within the City limits.

**Notifications**

Notifications as required by Texas Local Government Code and the City of Aubrey Subdivision Ordinance were provided. At the time of agenda report preparation, no letters in support or in opposition to the replat had been received.

**Recommendation**

The City Engineer and City Planner have reviewed the Replat and recommend approval.

**Action Options**

The Planning and Zoning Commission may:

1. Approve the Final Replat;
2. Approve the Final Replat with conditions;
3. Deny the Replat.

**Attachments**

1. Location Map
  2. Final Replat
  3. Will Serve Letter
  4. Replat Application
-

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## Financial Summary

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### Staff Recommended Action

Approve

### Staff Recommended Motion

Motion to recommend *(approval, approval with conditions, or denial)* of the Kline Addition Final Replat, Lots 1R & 2R, Block A.

# Kline Addition - Location Map

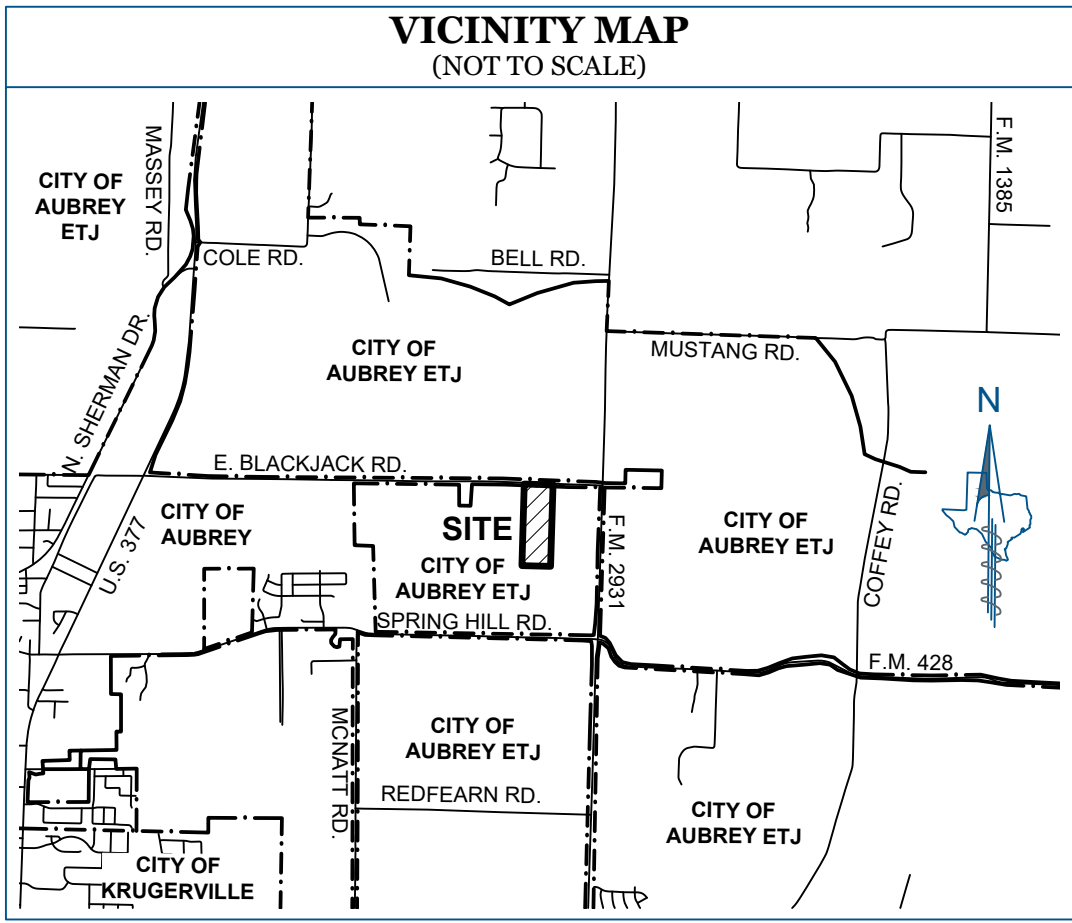


## Legend

-  Kline Addition
-  Parcels

0 312.5 625 1,250 Feet



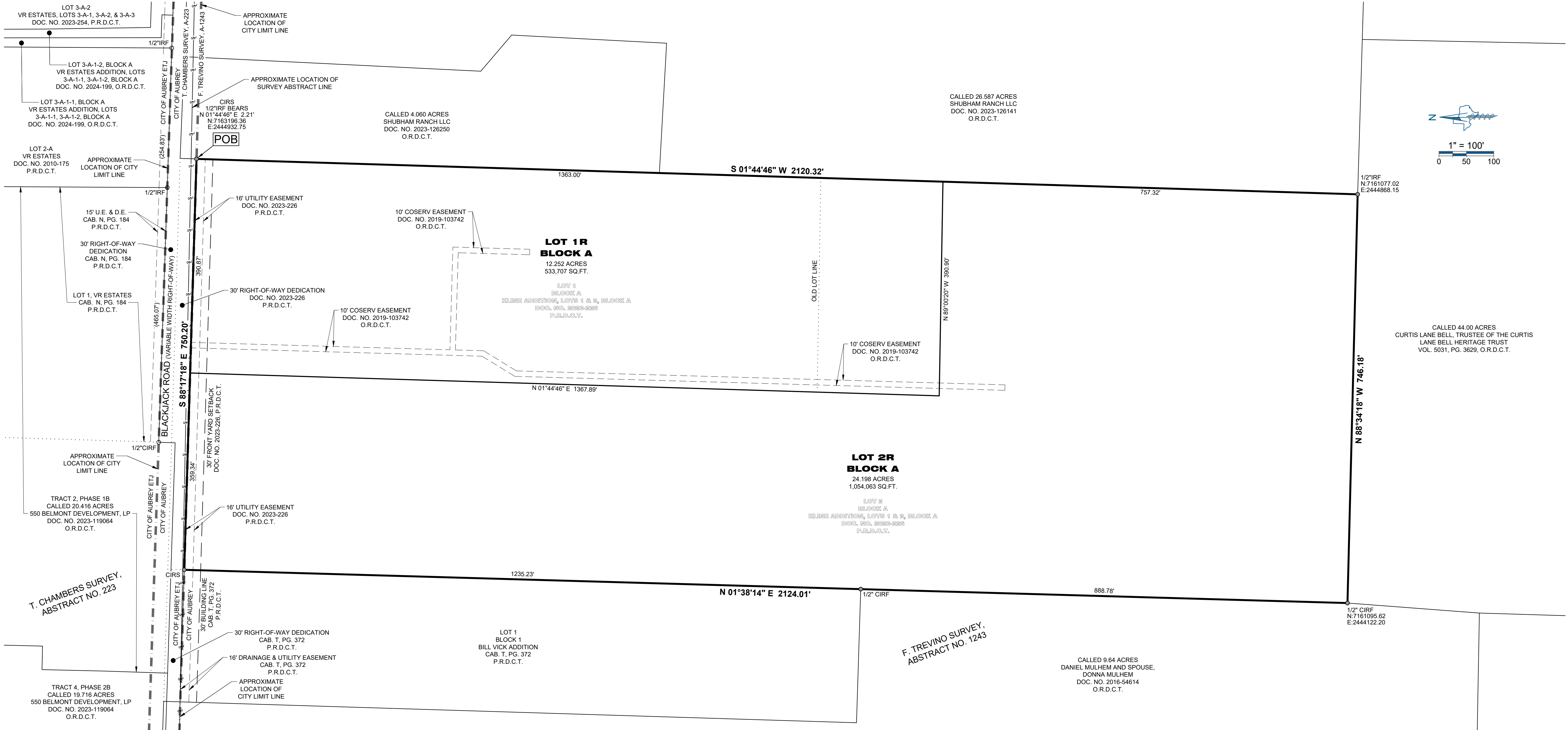


- GENERAL NOTES
- The purpose of this replat is to change the lot line between two (2) platted lots of record.
  - All interior property corners are marked with a 1/2" iron rod with a green cap stamped "Eagle Surveying" unless otherwise noted.
  - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0265G.
  - The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011) Texas North Central Zone 4202. Distance shown are surface distances with a combined scale factor of 1.0001433173.
  - 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.

- UTILITY PROVIDERS
- Water is provided by a private well.
  - Sanitary sewer to be handled by facilities approved by the Denton County Public Health Department
  - Electric service is provided by Coserv. Their address is 7701 S Stemmons Fwy, Corinth, TX 76210.

- DENTON COUNTY NOTES
- A driveway culvert must be obtained from Development Services by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way.
  - The City of Denton does not approve plats for property located in their Division 2 ETJ based on an ICA with Denton County regarding platting in the ETJ.
  - No construction, without written approval from Denton County, shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit, including engineering plans and studies to 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 finished floor elevations shall be a minimum of two-feet above the 100-year flood elevation.
  - 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.
  - The maintenance of paving, grading, and drainage improvements and/or easements show on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
  - Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the roadway is prohibited.
  - Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
  - The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
  - Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County, from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.

| LEGEND     |                                          |
|------------|------------------------------------------|
| PG         | = PAGE                                   |
| VOL        | = VOLUME                                 |
| CAB        | = CABINET                                |
| POB        | = POINT OF BEGINNING                     |
| IRF        | = IRON ROD FOUND                         |
| CIRF       | = CAPPED IRON ROD FOUND                  |
| DOC. NO.   | = DOCUMENT NUMBER                        |
| P.R.D.C.T. | = PLAT RECORDS, DENTON COUNTY, TEXAS     |
| O.R.D.C.T. | = OFFICIAL RECORDS, DENTON COUNTY, TEXAS |
|            | = SURVEY/ABSTRACT LINE                   |



OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, **MARK S. KLINE** is the owner of a 36.450 acre tract of land out of the F. Trevino Survey, Abstract Number 1243, situated in Denton County, Texas, being all of Lots 1 and 2, Block A of Kline Addition, Lots 1 & 2, Block A, a subdivision of record in Document Number 2023-226 of the Plat Records of Denton County, Texas, and conveyed to Mark S. Kline by Warranty Deed with Vendor's Lien of record in Document Number 2019-56662 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" set in the south right-of-way line of Blackjack Road and the west line of a called 4.060 acre tract of land conveyed to Shubham Ranch LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2023-126250 said Official Records, being the northeast corner of said Lot 1, from which a 1/2 inch iron rod found bears N01°44'46"E, a distance of 2.21 feet;

**THENCE**, S01°44'46"W, along the west line of said 4.060 acre tract, in part the west line of a called 26.587 acre tract of land conveyed to Shubham Ranch LLC by General Warranty Deed with Vendor's Lien of record in Document Number 2023-126141 of said Official Records, being the common east lines of said Lot 1 and said Lot 2, a distance of 2120.32 feet to a 1/2 inch iron rod found in the north line of a called 44.00 acre tract of land conveyed to Curtis Lane Bell, Trustee of the Curtis Lane Bell Heritage Trust by Deed of Gift of record in Volume 5031, Page 3629 of the Official Records of Denton County, Texas, being the southwest corner of said 26.587 acre tract, also being the southeast corner of said Lot 2;

**THENCE**, N88°34'18"W, along the north line of said 44.00 acre tract, being the common south line of said Lot 2, a distance of 746.18 feet to a 1/2 inch iron rod with yellow plastic cap found in the east of a called 9.64 acre tract of land conveyed to Daniel and Donna Mulhem by Warranty Deed with Vendor's Lien of record in Document Number 2016-54614 of the Official Records of Denton County, Texas, being the northwest corner of said 44.00 acre tract and the southwest corner of said Lot 2;

**THENCE**, N01°38'14"E, along the east line of said 9.64 acre tract, being the common west line of said Lot 2, passing at a distance of 888.78 feet a 1/2" iron rod with yellow plastic cap, being the northeast corner of said 9.64 acre tract and the southeast corner of Lot 1, Block 1, Bill Vick Addition, a subdivision of record in Cabinet T, Page 372 said Plat Records, and continuing along the east line of Lot 1 of said Bill Vick Addition, being the common west line of said Lot 2, a total distance of 2124.01 feet to a point in the south right-of-way line of said Blackjack Road, being the northeast corner of Lot 1 of said Bill Vick Addition, also being the northwest corner of said Lot 2;

**THENCE**, S88°17'18"E, along the south right-of-way line of said Blackjack Road, being the common north lines of said Lot 2 and Lot 1 of said Kline Addition, Lots 1 & 2, Block A, a distance of 750.20 feet to the **POINT OF BEGINNING**, containing 36.450 acres or 1,587,770 square feet of land, more or less;

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MARK S. KLINE**, does hereby adopt this plat, designating herein described property as **KLINE ADDITION, LOTS 1R & 2R, BLOCK A**, an addition to the extraterritorial jurisdiction of the City of Aubrey, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets 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. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Aubrey. 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 procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Aubrey, Texas

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_ Date \_\_\_\_\_

Mark S. Kline

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MARK S. KLINE**, 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\_\_.

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

CERTIFICATE OF REPLAT APPROVED

This replat 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

Attest  
Jenny Hicks, City Secretary  
City of Aubrey, Texas

JOB NUMBER  
2303-020-02  
DATE  
05/19/2026  
REVISION  
07/28/2026  
DRAWN BY  
DJJ

**EAGLE**  
SURVEYING

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

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: David Jett  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
plattingdepartment@eaglesurveying.com

**OWNER**  
Mark S. Kline  
2328 Greymore Drive  
Frisco, TX 75034  
(214) 766-7323  
Mark.Kline@Ryan.com

FINAL PLAT  
**KLINE ADDITION**  
LOTS 1R & 2R, BLOCK A  
36.450 ACRES  
BEING A REPLAT OF LOTS 1 AND 2, BLOCK A  
KLINE ADDITION, LOTS 1 & 2, BLOCK A  
RECORDED IN DOC. NO. 2023-226, P.R.D.C.T.  
F. TREVINO SURVEY, ABSTRACT NO. 1243  
EXTRATERRITORIAL JURISDICTION OF THE  
CITY OF AUBREY, DENTON COUNTY, TEXAS



July 6 , 2026

Eagle Surveying  
222 South Elm St, Ste 200  
Denton, TX 76201  
Attn: David Jett

Re: 2334 E Blackjack Rd, Pilot Point

On behalf of CoServ Electric, I am responding to your request regarding service availability at the referenced development location.

Electric service is available from CoServ Electric at the referenced development location. Electric service can be extended to the developed tracts upon request, subject to the terms of CoServ Electric's then-current tariffs.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Ethan Windham". The signature is written in a cursive, flowing style.

Ethan Windham  
CoServ  
Business Development & Acquisitions



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

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

**DESCRIPTION OF PROPERTY:**

Subdivision Name: Kline Addition  
Total Number of Lots: 2 Total Acreage: 36.450  
Property Location: 2334 E Blackjack Rd E, Pilot Point, TX 76258 (DCAD Property ID# 1023030 & 1023029)

**CONTACT INFORMATION:**

Owner: Mark S. Kline Phone #: (214) 766-7323  
Address: 2328 Greymore Drive, Frisco, Texas 75034  
Email address: Mark.Kline@Ryan.com; mkline@meritax.com  
Applicant contact info: Eagle Surveying, LLC (David Jett, SIT)  
Engineer/Surveyor: Matthew Raabe, RPLS Phone #: (940) 222-3009  
Email address: david@eaglesurveying.com; plattingdepartment@eaglesurveying.com

**FEES**

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

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

Owner's signature required to authorize plat application submittal: \_\_\_\_\_

*Mark S. Kline*  
**MARK S. KLINE**

**Fees paid:** \_\_\_\_\_

- ☐ Cash  
☐ Check # \_\_\_\_\_

**Receipt #:** \_\_\_\_\_

**Date:** \_\_\_\_\_

## CITY OF AUBREY PLAT CHECKLIST

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

**Contact Aubrey permitting staff for more information.**

### REQUIRED FOR ALL PLATS:

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

### ADDITIONAL REQUIREMENTS FOR PRELIMINARY PLAT:

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

### ADDITIONAL REQUIREMENTS FOR RE-PLAT, MINOR & FINAL PLAT (see Subdivision Ordinance for complete list of plat documents required):

|                                                                           |
|---------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Filing documents and recording fees   |
| <input checked="" type="checkbox"/> 2 x 3 recording block                 |
| <input checked="" type="checkbox"/> Co. judge signature block (if in ETJ) |
| <u>N/A</u> Street & road interconnect                                     |
| <input checked="" type="checkbox"/> Owners certificate                    |
| <u>N/A</u> Deed restrictions                                              |

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



**Planning and Zoning Commission Meeting**  
**Staff Report**  
**August 13, 2026**

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**Agenda Item**

Consider and take action to make a recommendation to the City Council regarding a Preliminary Plat application for Lots 1-11, Block A, Duck Point Estates, being approximately 11.827 acres of land situated in the Frederick H. Pollard Survey, Abstract No. 995, in the City of Aubrey ETJ, Denton County, Texas, and consider and take action to make a recommendation regarding two waiver requests seeking a waiver from compliance with maximum block length requirements and private roadway design standards required by the City's Subdivision Ordinance. The property is generally located east of Coffey Road, south of FM 428 and west of FM 1385. (Duck Point Estates)

**Staff Contact**

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

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**Summary**

Owner: Strider Cash LLC.

Engineer: Bohler, LLC

Application Date: July 8, 2026

Location: The property is generally located east of Coffey Road, south of FM 428 and west of FM 1385 within the City of Aubrey Extraterritorial Jurisdiction (ETJ).

Current Use: Undeveloped.

Proposed Use: Residential

The preliminary plat application is to create 11 lots ranging in size from 0.642 acres to 1.035 for residential development within the City of Aubrey ETJ, Denton County, Texas, on approximately 11.827 acres, being a portion of a 80.612 acre tract. The remainder 68.785 acre the tract of land described in special warranty deed to dost partners, LLC, and recorded in Document No. 2021-180838 is to remain unplatted and is not part of the subject development. Approval of the preliminary plat shall not constitute approval of development on the remainder tract.

Access to the site will be from the future Redfearn Road located north of the subject lands. The second point of access will be from an internal local road (Spurline Road) within the adjacent Chaparral Ridge Development. Construction of future Redfearn Road is to be completed prior to filing of the Final Plat with Denton County for the subject property to ensure adequate access is available for the subdivision prior to issuance of building permits.

A 26-foot private fire lane, access, drainage, and utility easement is being proposed to provide access from all proposed lots to the future Redfearn Road. This 26' private road is to be constructed in accordance with Denton County standards and will be maintained by an HOA.

Water and Wastewater service will be provided by Mustang Special Utility District (MSUD). Electric and Gas service will be provided by Coserv Electric. Applicant is to provide Will Serve Letters from all utility companies ensuring adequate service is available to serve the proposed lots. The subject property is partially located within the 100-year floodplain.

Park land dedication or payment in lieu of park land dedication, and park development fees are required prior

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to filing of the final plat in accordance with Article 4, Section 5 - Park Land and Public Facility Dedication of the City's Subdivision Ordinance.

### **Waiver**

As part of this preliminary plat application, the applicant has requested waivers from the following requirements of the Subdivision Regulations. The Subdivision Regulations require the Commission to make a recommendation of approval or denial for each of the requested variances:

1. Maximum length of block or street segment of 800 feet (Exhibit 10A, Article 3, Section 1.15): The applicant is proposing a street segment that is approximately 1,100 feet in length which is more than the maximum 800 feet allowed. The proposed development is a large lot subdivision with fewer number of residential lots compared to an average residential single-family subdivision. This will result in low traffic volume thereby mitigating the impact of the larger street segment.
2. Private roadway design (Exhibit 10A, Article 3, Section 1.03(j)): Private Roads are required to meet the design standards for similar public streets. The proposed road design for Kendall Road (private street) is unidirectional cross-slope where the entire surface of the road slopes in a single-continuous direction as opposed to a crown cross-section which has a raised center portion that slope downwards towards the edges as per the Technical Construction Standards and Specifications. This design will result in the paved road surface bringing stormwater from the proposed lots into the proposed 19-foot drainage easement on the east side of the subject lands. Since the drainage flow will be from west to east, the stormwater runoff will not be entering into or impacting any other residential lot. All runoff from the lots will traverse the 26-foot wide private road and enter into the drainage ditch on the east side of the subject property.

### **Recommendation**

The City Engineer and the City Planner have reviewed the Preliminary Plat and recommend it for Conditional Approval subject to the following conditions:

1. **EXHIBIT 10A, ARTICLE 2, SECTION 1.05(b)(8) - LETTERS FROM UTILITY SERVICE PROVIDERS:** The applicant is to provide will-serve letters from Mustang Special Utility District and Coserv Electric, verifying their ability to provide an adequate level of service for the proposed development.
2. **EXHIBIT 10A, ARTICLE 3, SECTION 4.04 - ONSITE EASEMENTS SHOWN ON PLAT:** Show and label all proposed easements including drainage easement along the proposed cul-de-sac.
3. **EXHIBIT 10A, ARTICLE 2, SECTION 4.04 - ENGINEERING PLANS:** A complete set of engineering or construction plans are approved by the City Engineer prior to the Final Plat application and submitted along with the Final Plat application. These plans include utility plans, grading and drainage plans, roadway profile, etc.
4. **EXHIBIT 10A, ARTICLE 3, SECTION 1.03 - ADEQUACY OF STREETS AND THOROUGHFARES:** The future Redfearn Road is required to be constructed prior to filing of the final plat with Denton County, to ensure that the subdivision is served by adequate streets and Thoroughfares.
5. **EXHIBIT 10A, ARTICLE 1, SECTION 10 - WAIVERS/SUSPENSIONS:** Approval of a waiver from maximum length of block or street segment of 800 feet (Exhibit 10A, Article 3, Section 1.15) and private roadway design (Exhibit 10A, Article 3, Section 1.03(j)).

### **Action Options**

The Planning and Zoning Commission may recommend to City Council:

1. Approval of the preliminary plat as presented (with conditions outlined above);
2. Approval of the preliminary plat with additional conditions; or
3. Denial of the preliminary plat.

### **Attachments**

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1. Location Map
2. Preliminary Plat
3. Preliminary Engineering Plans
4. Preliminary Plat Application

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## Financial Summary

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### Staff Recommended Action

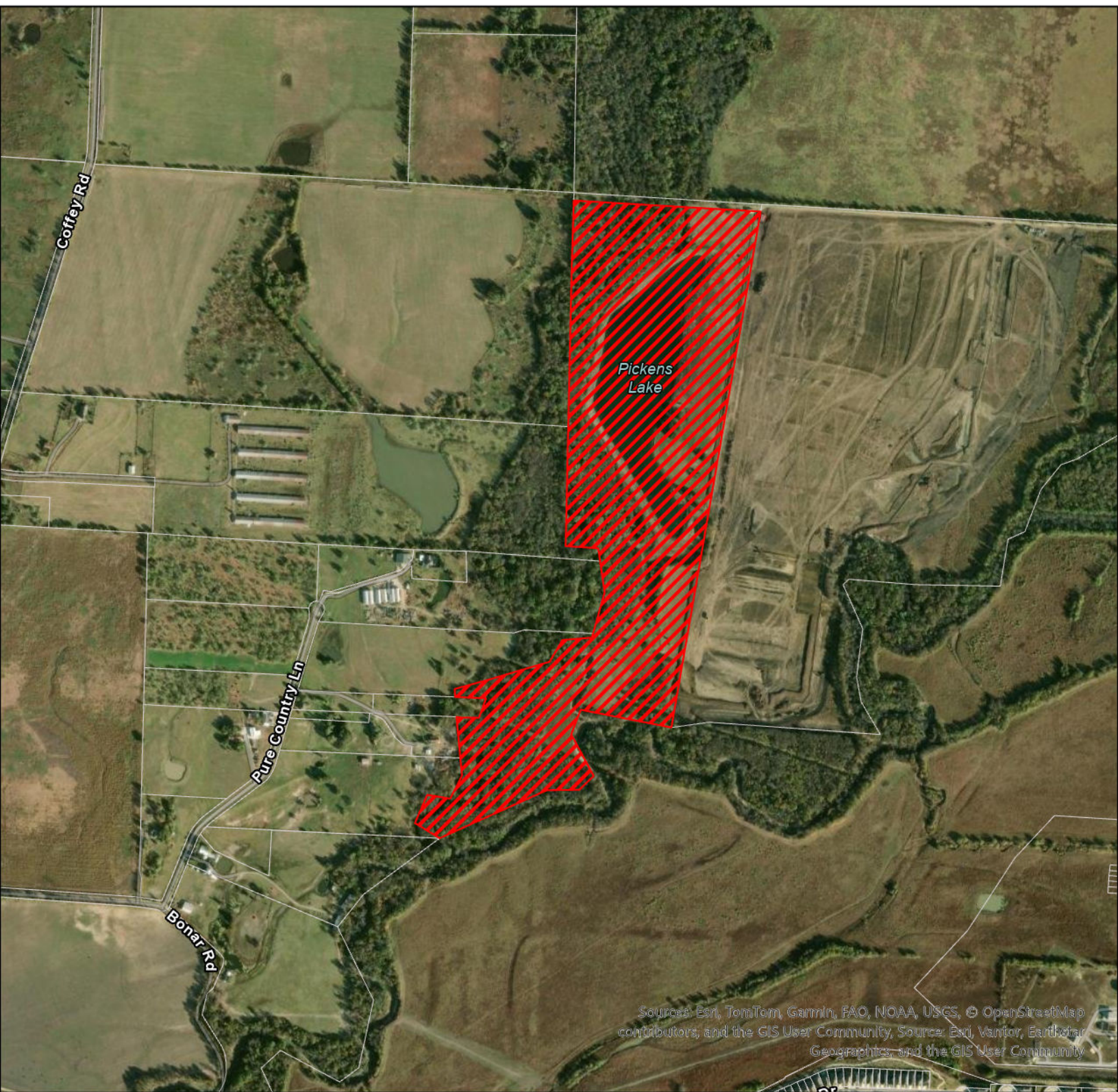
Approve with Conditions

### Staff Recommended Motion

I move to recommend (*approval or denial*) of the requested waivers (i) to allow a street segment that is approximately 1,100 feet in length and (ii) to allow the proposed road design for Kendall Road. .

I move to recommend (*approval, approval with conditions, or denial*) of the Preliminary Plat for Duck Point Estates subject to the condition that the applicant receive Council approval of the requested subdivision waivers and subject to applicant's compliance with the five conditions listed in the Staff Report.

# Location Map - Duck Point Estates



## Legend

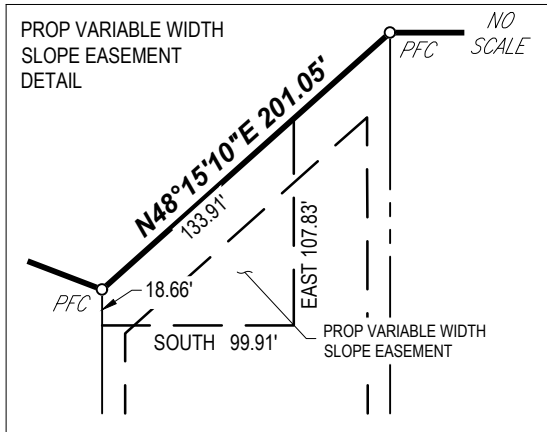
-  Duck Point Estates
-  Parcels

0 650 1,300 2,600 US Feet



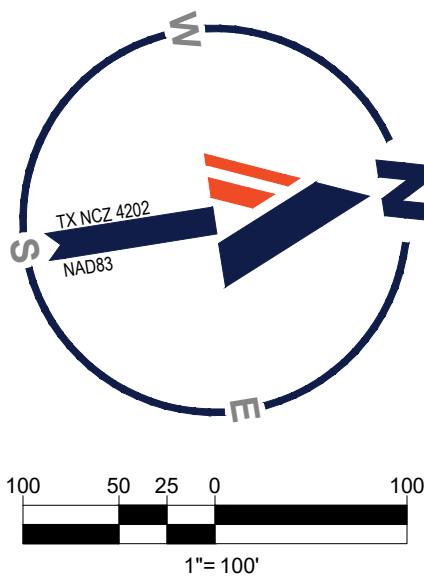
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N81°00'47"W | 72.00'   |
| L2         | N27°17'41"E | 25.28'   |
| L3         | S08°59'12"W | 67.58'   |
| L4         | S15°23'59"E | 77.17'   |
| L5         | S08°59'13"W | 136.98'  |
| L6         | S08°59'13"W | 150.00'  |
| L7         | S08°59'13"W | 150.00'  |
| L8         | S08°59'13"W | 24.00'   |
| L9         | S08°59'13"W | 150.00'  |
| L10        | S08°59'13"W | 150.00'  |
| L11        | S08°59'13"W | 150.00'  |
| L12        | S08°59'13"W | 150.00'  |
| L13        | S08°59'13"W | 150.00'  |
| L14        | S08°59'13"W | 150.00'  |
| L15        | S08°59'13"W | 50.17'   |

| CURVE TABLE |        |        |            |               |              |
|-------------|--------|--------|------------|---------------|--------------|
| CURVE NO    | RADIUS | LENGTH | DELTA      | CHORD BEARING | CHORD LENGTH |
| C1          | 50.00' | 57.91' | 066°21'20" | N47°50'07"W   | 54.72'       |
| C2          | 30.00' | 12.77' | 024°23'11" | S03°12'23"E   | 12.67'       |
| C3          | 30.00' | 12.77' | 024°23'12" | S03°12'23"E   | 12.67'       |
| C4          | 30.00' | 44.87' | 085°41'56" | S51°50'11"W   | 40.80'       |
| C5          | 50.00' | 95.42' | 109°20'36" | S40°00'51"W   | 81.59'       |



#### GENERAL NOTES:

- THE BASIS OF BEARING IS DERIVED FROM THE TRIMBLE CENTERPOINT RTX SERVICE - TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83. ELEVATIONS ARE DERIVED FROM NORTH AMERICAN VERTICAL DATUM (NAVD) 88 USING GEI00 18.
- ACCORDING TO MAP NO. 48121C0270G, DATED EFFECTIVE APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, WHICH IS NOT A SPECIAL FLOOD HAZARD AREA, ZONE X (AREAS DETERMINED TO HAVE 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), AND ZONE AE, (AREAS DETERMINED TO HAVE A 1% ANNUAL CHANCE FLOOD HAZARD (100 YEAR FLOOD) BASE FLOOD ELEVATION DETERMINED). 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 STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- WATER AND SEWER SERVICE TO BE PROVIDED BY MUSTANG SPECIAL UTILITY DISTRICT - 7985 FM 2931, AUBREY, TEXAS, 76227, (940) 440-9561
- ELECTRIC AND GAS SERVICE TO BE PROVIDED BY COSERV - S. STEMMONS, CORINTH, TEXAS, 76210, (940) 270-6823
- MUSTANG SPECIAL UTILITY DISTRICT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSE OF MAINTAINING THE WATER AND SEWER SYSTEMS LOCATED WITHIN PUBLIC EASEMENTS. HOWEVER, MSUD DOES NOT HAVE THE RESPONSIBILITY TO REPAIR ANY DAMAGE TO THE YARDS, PARKING LOT, STREETS, OR DRIVES CAUSED BY SOIL SETTLEMENT OR OTHER REASONS THAT ARE NOT DIRECTLY CAUSED BY MSUD'S ACTION OF PERFORMING MAINTENANCE TO THE UNDERGROUND SYSTEMS.
- NEITHER DENTON COUNTY NOR THE CITY OF AUBREY WILL BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, LOSS OF LIFE, OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
- A VARIANCE SHALL BE REQUESTED FROM THE CITY OF AUBREY TO EXCEED THE MAXIMUM LENGTH OF STREET SEGMENT OF 800 FEET.
- A VARIANCE SHALL BE REQUESTED FROM THE CITY OF AUBREY FOR THE PROPOSED PRIVATE ROADWAY DESIGN.
- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE THE LAND AND TO ESTABLISH THE EASEMENTS AS SHOWN.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND/OR BUILDING CERTIFICATES.



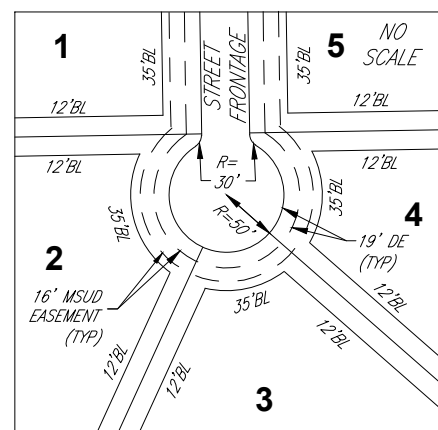
#### SITE LOCATION MAP

SCALE: 1" = 2,000'  
SOURCE: AUTODESK GEOLOCATION MAP

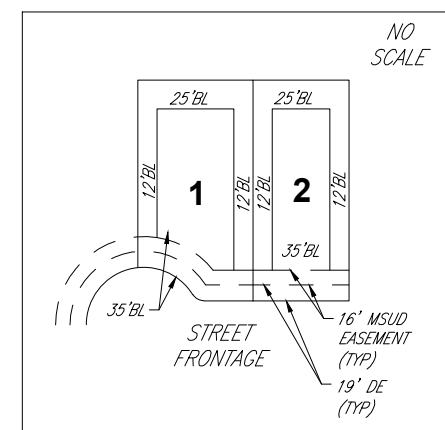
#### LEGEND

CONTOUR LINES

- APPROX LOC OF LIMITS OF FLOODPLAIN PER FEMA
- LOCATION OF WATER'S EDGE AS OF 04/23/2026
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT
- SETBACK
- MONUMENT MARKER (PFC UNLESS OTHERWISE NOTED)
- EASEMENT MARKER (NO MONUMENT SET)
- POINT OF COMMENCING
- POINT OF BEGINNING
- IRON ROD FOUND
- POINT FOR CORNER (NO MONUMENT SET)
- IRON ROD FOUND
- DOCUMENT NUMBER
- OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- CONTROLLING MONUMENT
- MUSTANG SPECIAL UTILITY DISTRICT
- CENTERLINE OF ROAD



TYPICAL CUL-DE-SAC, EYEBROW LAYOUT (EXCEPT AS SHOWN OTHERWISE)



TYPICAL LOT BUILDING LINE SETBACKS & DRAINAGE EASEMENT (EXCEPT AS SHOWN OTHERWISE)

#### OWNER'S CERTIFICATION

STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS DOSTI PARTNERS, LLC ARE THE OWNERS OF A 11.827 ACRE PARCEL OF LAND SITUATED IN THE FREDERICK H. POLLARD SURVEY, ABSTRACT NO. 995, IN CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS, BEING A PORTION OF A 80.612 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO DOSTI PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2021-180838, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH YELLOW-CAPPED IRON ROD, STAMPED "BOHLER ENG", BEING THE NORTHEAST CORNER OF A 1.333 ACRE RIGHT-OF-WAY DONATION TO THE CITY OF AUBREY, TEXAS, RECORDED IN DOCUMENT NO. 2024-88010, O.P.R.D.C.T., BEING ON THE SOUTH LINE OF A CALLED 203.96 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED TO A1719, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2020-28892, O.P.R.D.C.T., BEING THE NORTHWEST CORNER OF A CALLED 159.941 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO MM AUBREY 160, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NO. 2021-180618, O.P.R.D.C.T., AND BEING THE NORTHEAST CORNER OF SAID DOSTI PARTNERS 80.612, FROM WHICH A FOUND 1/2-INCH YELLOW-CAPPED IRON ROD, STAMPED "BOHLER ENG" FOR REFERENCE BEARS NORTH 87 DEGREES 33 MINUTES 15 SECONDS WEST, 1166.20 FEET BEING THE NORTHWEST CORNER OF SAID DOSTI PARTNERS 80.612;

THENCE SOUTH 08 DEGREES 59 MINUTES 13 SECONDS WEST, ALONG THE COMMON LINE OF SAID MM AUBREY 160 TRACT, A DISTANCE OF 50.08 FEET TO A POINT FOR CORNER, BEING THE POINT OF BEGINNING;

THENCE SOUTH 08 DEGREES 59 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, 1704.00 FEET TO POINT FOR CORNER, FROM WHICH A FOUND 1/2-INCH YELLOW-CAPPED IRON ROD, STAMPED "BOHLER ENG" FOR REFERENCE BEARS SOUTH 08 DEGREES 59 MINUTES 13 SECONDS WEST, A DISTANCE OF 1605.02, BEING THE SOUTHEAST CORNER OF SAID DOSTI PARTNERS TRACT;

THENCE OVER AND ACROSS SAID DOSTI PARTNERS TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 81 DEGREES 00 MINUTES 47 SECONDS WEST, A DISTANCE OF 62.00 FEET TO A POINT FOR CORNER, BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET;

CONTINUING ALONG SAID CURVE IN A NORTHWESTERLY DIRECTION, PASSING THROUGH A CENTRAL ANGLE OF 60 DEGREES 21 MINUTES 20 SECONDS, AN ARC LENGTH OF 57.91 FEET, A CHORD BEARING AND DISTANCE OF NORTH 47 DEGREES 50 MINUTES 07 SECONDS WEST, 54.72 FEET;

NORTH 81 DEGREES 00 MINUTES 47 SECONDS WEST, A DISTANCE OF 183.07 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 54 MINUTES 21 SECONDS WEST, A DISTANCE OF 164.06 FEET TO A POINT FOR CORNER;

NORTH 22 DEGREES 57 MINUTES 29 SECONDS EAST, A DISTANCE OF 154.57 FEET TO A POINT FOR CORNER;

NORTH 14 DEGREES 36 MINUTES 17 SECONDS EAST, A DISTANCE OF 150.72 FEET TO A POINT FOR CORNER;

NORTH 12 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 150.23 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 29 MINUTES 29 SECONDS EAST, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER;

NORTH 04 DEGREES 30 MINUTES 26 SECONDS EAST, A DISTANCE OF 150.46 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 42 MINUTES 02 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A POINT FOR CORNER;

NORTH 27 DEGREES 05 MINUTES 54 SECONDS EAST, A DISTANCE OF 157.82 FEET TO A POINT FOR CORNER;

NORTH 28 DEGREES 30 MINUTES 37 SECONDS EAST, A DISTANCE OF 25.49 FEET TO A POINT FOR CORNER;

NORTH 29 DEGREES 51 MINUTES 06 SECONDS EAST, A DISTANCE OF 160.50 FEET TO A POINT FOR CORNER;

NORTH 32 DEGREES 45 MINUTES 37 SECONDS WEST, A DISTANCE OF 201.05 FEET TO A POINT FOR CORNER;

NORTH 08 DEGREES 59 MINUTES 13 SECONDS EAST, A DISTANCE OF 342.05 FEET TO A POINT FOR CORNER, BEING ON THE SOUTH LINE OF SAID 1.333 ACRE DONATION;

THENCE SOUTH 87 DEGREES 33 MINUTES 15 SECONDS EAST, A DISTANCE OF 11.827 ACRES OF LAND, MORE OR LESS.

#### OWNER'S DECLARATION

STATE OF TEXAS  
COUNTY OF DENTON

THAT DOSTI PARTNERS, LLC DO HEREBY ADVERTISE THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS DUCK POINT ESTATES, AN ADDITION TO THE CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER ANY FLOODWAY MANAGEMENT AREAS SHOWN THEREON, AND DO HEREBY RESERVE THE STREETS(S) SHOWN THEREON AS PRIVATE, STREETS TO BE DEEDED, IN FEE SIMPLE TO THE HOMEOWNERS ASSOCIATION. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR THE PURPOSES INDICATED. THE PRIVATE STREET, UTILITY, AND FIRE LANE EASEMENT SHALL BE OPEN TO THE PUBLIC FIRE, AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE PRIVATE STREETS IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE MAINTENANCE OF PAVING ON THE UTILITY AND FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME, ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY MAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. (ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE OR SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY). WATER MAIN AND WASTEWATER EASEMENTS SHALL ALSO INCLUDE ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION AND MAINTENANCE OF THE SYSTEMS. ADDITIONAL EASEMENT AREA IS ALSO CONVEYED FOR INSTALLATION AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OR PAVEMENT LINE, AND DESCRIPTION OF SUCH ADDITIONAL EASEMENTS HEREIN GRANTED SHALL BE DETERMINED BY THEIR LOCATION AS INSTALLED.

WITNESS, MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

OWNER: DOSTI PARTNERS, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TODD PETTY, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### FIRE LANE EASEMENT DEDICATION

STATE OF TEXAS  
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, DOSTI PARTNERS, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THIS PLAT, DO HEREBY DEDICATE TO THE CITY OF AUBREY, TEXAS, AND ITS FIRE SUPPRESSION AND EMERGENCY MEDICAL SERVICE PROVIDERS, A FIRE LANE EASEMENT FOR PUBLIC USE AND ACCESS PURPOSES OVER, UNDER, AND ACROSS THE TRACT(S) OR LOT(S) SHOWN HEREON, FOR THE PURPOSE OF PROVIDING UNRESTRICTED EMERGENCY VEHICLE ACCESS TO THE PROPERTIES.

WITNESS, MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

OWNER: DOSTI PARTNERS, LLC

BY: \_\_\_\_\_ DATE \_\_\_\_\_

#### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF DENTON

I, DAVID A. MINTON, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

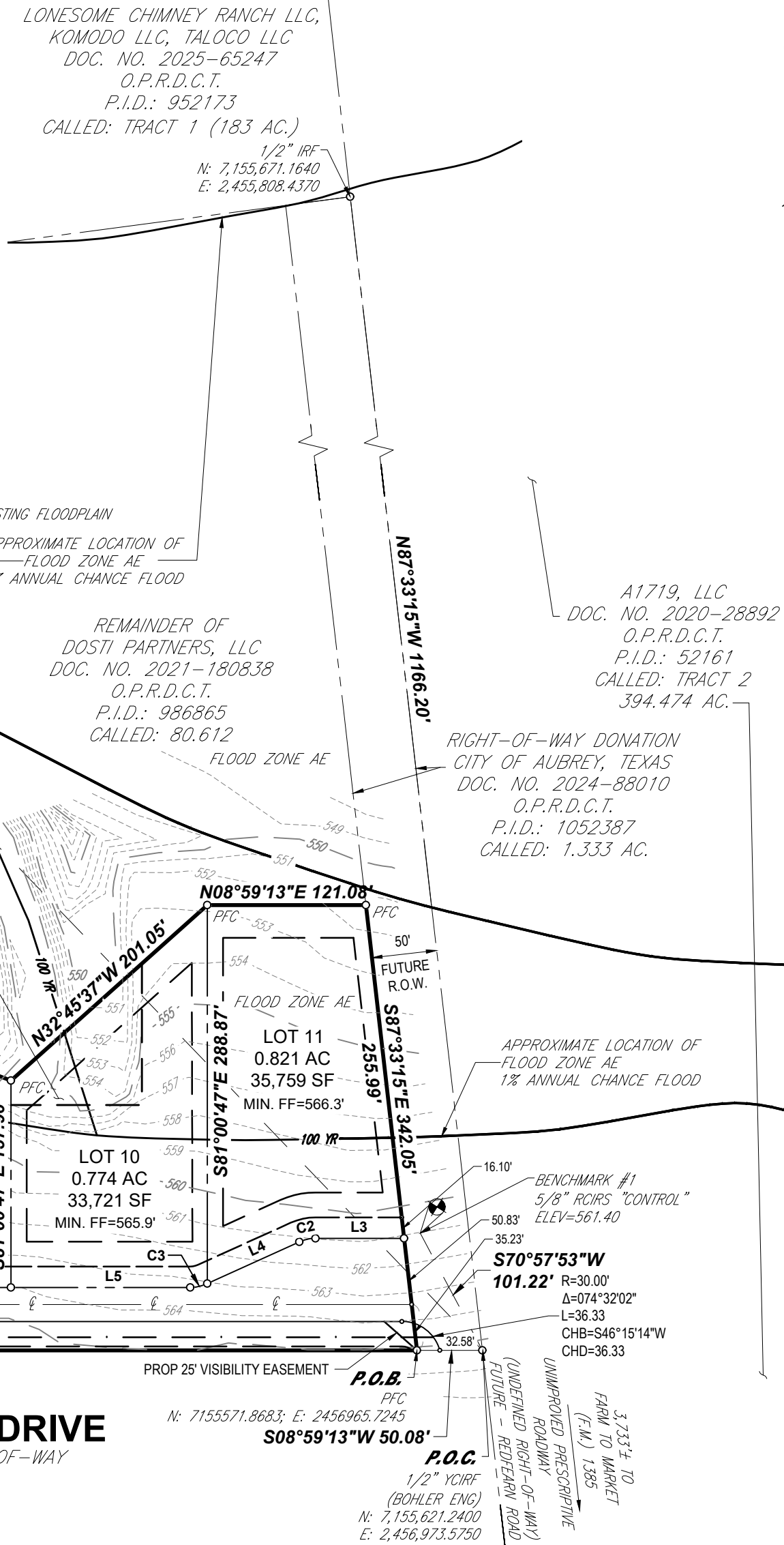
DAVID A. MINTON, R.P.L.S. # 6233

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID A. MINTON, 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 STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC, STATE OF TEXAS



#### KENDALL DRIVE

26' PRIVATE RIGHT-OF-WAY

#### PLAT NOTES:

EASEMENTS  
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.

GENERAL  
CONSTRUCTION NOT COMPLETED WITHIN TWO YEARS OF THE COMMISSIONERS COURT APPROVAL SHALL BE SUBJECT TO CURRENT COUNTY SUBDIVISION RULES AND REGULATIONS.

A DRIVEWAY CULVERT MUST BE OBTAINED FROM DENTON COUNTY ROAD AND BRIDGE DEPARTMENT BY THE OWNER OF EACH LOT PRIOR TO THE CONSTRUCTION, INSTALLATION, OR PLACEMENT OF ANY DRIVEWAY ACCESS IMPROVEMENTS WITHIN THE DEDICATED RIGHT-OF-WAY.

MAINTENANCE  
THE MAINTENANCE OF PAVING, GRADING, AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOW ON THIS PLAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNERS AND DO NOT CONSTITUTE ACCEPTANCE OF SAME FOR MAINTENANCE PURPOSES BY DENTON COUNTY.

DRAINAGE  
BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN SURFACE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTING THE FLOODWAY IS PROHIBITED.  
DENTON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS THE LOTS.

FLOODPLAIN  
NO CONSTRUCTION, WITHOUT WRITTEN APPROVAL FROM DENTON COUNTY, SHALL BE ALLOWED WITHIN AN IDENTIFIED "FIRM" FLOODPLAIN AREA, AND THEN ONLY AFTER A DETAILED FLOODPLAIN DEVELOPMENT PERMIT, INCLUDING ENGINEERING PLANS AND STUDIES TO SHOW THAT NO RISE IN THE BASE FLOOD ELEVATION 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 FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO-FOOT ABOVE THE 100-YEAR FLOOD ELEVATION.

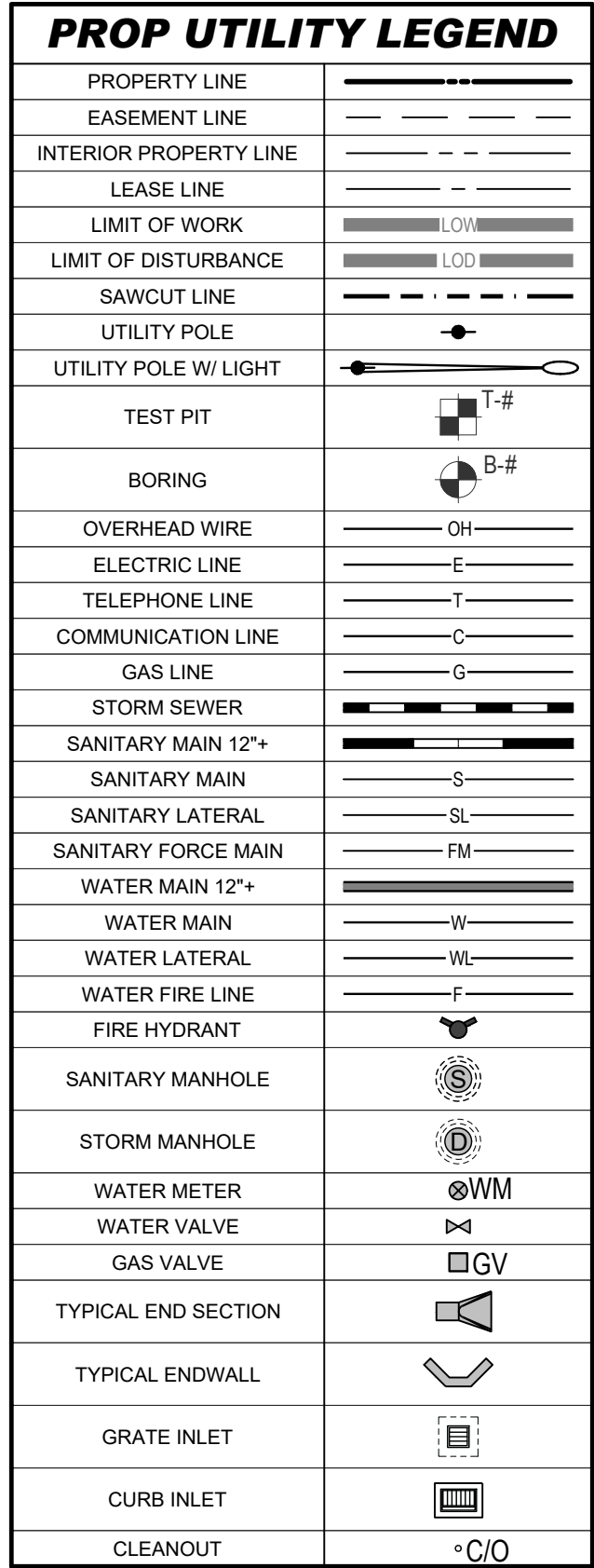
PRIVATE STREETS  
DENTON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND HOLD HARMLESS DENTON COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. IT IS THE POLICY OF BOHLER ENGINEERING TO PROVIDE A HIGH QUALITY OF SERVICE TO OUR CLIENTS AND TO MAINTAIN THE HIGHEST STANDARDS OF PROFESSIONAL CONDUCT AND ETHICS. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY, LOSS OF LIFE, OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.

## PRELIMINARY PLAT

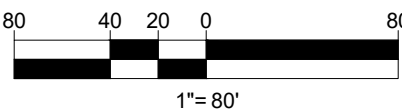
### LOTS 1 - 11, BLOCK A DUCK POINT ESTATES BEING 11.827 ACRES OF LAND SITUATED IN THE FREDERICK H. POLLARD SURVEY, ABSTRACT NO. 662 AN ADDITION TO THE CITY OF AUBREY ETJ, DENTON COUNTY, TEXAS MAY 2026

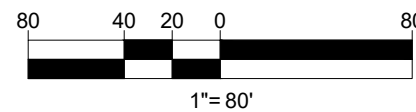
| LAND SURVEYING<br>SUSTAINABLE DESIGN |            | SITE CIVIL AND CONSULTING ENGINEERING<br>PROGRAM MANAGEMENT<br>PERMITTING SERVICES                                                                              |          |          |           | LANDSCAPE ARCHITECTURE<br>TRANSPORTATION SERVICES |  |
|--------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|-----------|---------------------------------------------------|--|
| FILE NO.                             | DATE       | DRAWN                                                                                                                                                           | REVIEWED | APPROVED | SCALE     | DWGS. NO.                                         |  |
| TXA250211                            | 06/24/2026 | Dr                                                                                                                                                              | DAM      | DAM      | 1" = 100' | 1 OF 1                                            |  |
| OWNER:                               |            | DOSTI PARTNERS, LLC<br>12345 FARMROAD DRIVE<br>FRISCO, TX 75034<br>PHONE: (469) 458-1000<br>CONTACT: JON KENDALL<br>EMAIL: KENDALL35@GMAIL.COM                  |          |          |           |                                                   |  |
| ENGINEER:                            |            | BOHLER ENGINEERING<br>2800 NETWORK BLVD., SUITE 310<br>FRISCO, TX 75034<br>PHONE: (469) 458-1000<br>CONTACT: MATTHEW HALLBERT<br>EMAIL: MHALLBERT@BOHLERENG.COM |          |          |           |                                                   |  |
| SURVEYOR:                            |            | BOHLER ENGINEERING<br>2800 NETWORK BLVD., SUITE 310<br>FRISCO, TX 75034<br>PHONE: (469) 458-1000<br>CONTACT: DAVID A. MINTON<br>EMAIL: DMINTON@BOHLERENG.COM    |          |          |           |                                                   |  |



2. SEE SHEET C-102 FOR GENERAL NOTES, STANDARD ABBREVIATIONS, AND STANDARD DRAWING LEGEND.
3. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND DENTON COUNTY AND MUSTANG UTILITY DISTRICT STANDARDS AND SPECIFICATIONS. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED UTILITIES AND LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY OF ANY DISCREPANCIES.
5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AS INDICATED ON THE PLAN IS APPROXIMATE. FIELD LOCATE ALL UNDERGROUND EXISTING UTILITIES LOCATED IN THE AREA OF WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES. SUBSURFACE FEATURES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR SUBSURFACE UTILITY EXPLORATION TO DETERMINE UNDERGROUND UTILITY LOCATIONS AND DEPTH. UNDERGROUND UTILITY LOCATIONS SHOWN ARE TO STANDARD OF ACCURACY BASED ON THE LOCATION MARKOUT PROVIDED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE AVAILABLE, THE LOCATION MARKOUT PROVIDED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE STANDARD OF ACCURACY BASED ON UTILITY MARKOUT METHOD NOTED IN SURVEY. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. THE CONTRACTOR SHALL REQUEST EXACT FIELD LOCATION OF UTILITIES. THE RESPONSIBILITY OF THE CONTRACTOR TO RELY ON ALL EXISTING UTILITIES WHICH COMPLY WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR RECORD DRAWING SHOULD ANY DISCREPANCY EXIST.
7. CONSTRUCTION IS RESTRICTED TO MINIMIZE UTILITY DISLOCATIONS WHERE NECESSARY AND PROTECTING EXISTING UTILITIES (BOTH SHOWN AND UNSHOWN).
8. CONTRACTOR SHALL REPLACE, AT THEIR OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED.
9. THIS PLAN WAS PREPARED WITH SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY CONDUCTED BY DENTON COUNTY ENGINEERS. SEE SHEET C-101 FOR FOUR CORNER POINTS.
10. WATER AND SANITARY SEWER SEPARATION (VERTICAL AND HORIZONTAL) SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH TCEQ REQUIREMENTS.

1. A VARIANCE SHALL BE REQUESTED FROM THE CITY OF AUBREY TO EXCEED THE MAXIMUM LENGTH OF STREET SEGMENT OF 800 FEET.
2. A VARIANCE SHALL BE REQUESTED FROM THE CITY OF AUBREY FOR THE PROPOSED PRIVATE ROADWAY DESIGN





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[www.texas811.org](http://www.texas811.org)

# PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA250211.0  
DRAWN BY: ~ MBS  
CHECKED BY: ~ SW / MJH  
DATE: 07/08/2021  
CAD I.D.: P-CIVL-SITE

**PROJECT:**

**PROPOSED  
CONSTRUCTION  
DOCUMENTS**

**STRIDER  
CASH, LLC**

**PROPOSED  
SINGLE-FAMILY**

KENDALL ROAD  
CITY OF AUBREY  
DENTON COUNTY  
TEXAS 76227

BOHLER<sup>TM</sup>

**2600 NETWORK BLVD., SUITE 310**  
**FRISCO, TX 75034**  
Phone: (469) 458-7300  
***TX@BohlerEng.com***  
TBPE NO. 18065

PLANS PREPARED BY  
**BOHLER** //

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FOR REVIEW PURPOSES ONLY

MATHIAS HAJBERT  
LICENSE NUMBER: 138306

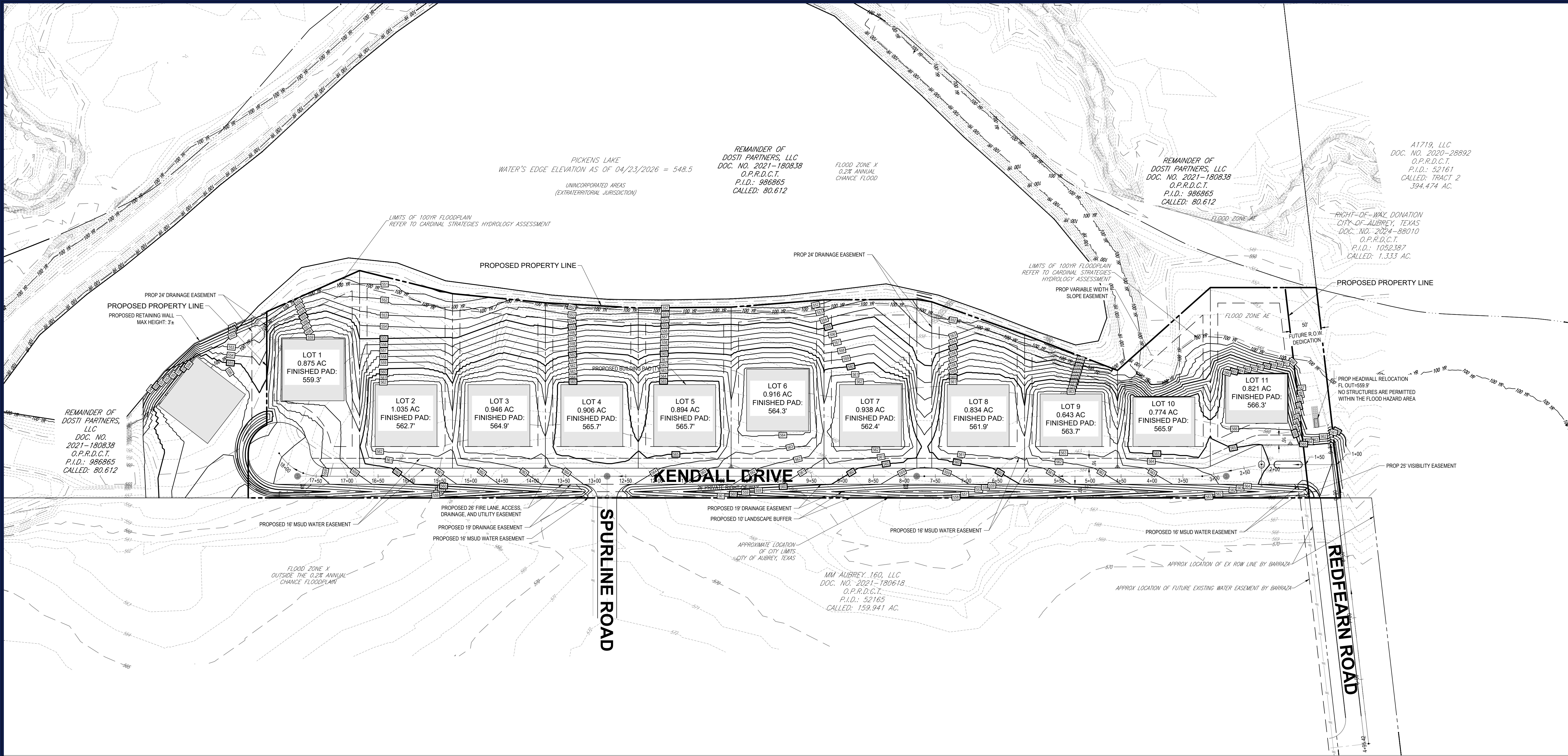
**SHEET TITLE:**

## ROADWAY PROFILE

**SHEET NUMBER:**

**C-301**

ORG. DATE - 07/08/2026



### GRADING NOTES

- SEE SHEET C-102 FOR GENERAL NOTES, STANDARD ABBREVIATIONS, AND STANDARD DRAWING LEGEND.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND DENTON COUNTY AND MUSTANG UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, MINOR ADJUSTMENTS TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE ARE ACCEPTABLE, IF NECESSARY, PAVING INSTALLED SHALL "FLUSH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
- IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.
- EXISTING AND PROPOSED CONTOUR INTERVALS ARE SHOWN AT 1 FOOT INTERVALS. PROPOSED CONTOURS SHOWN ARE APPROXIMATE. CONTRACTOR SHOULD USE SPOT ELEVATIONS AND SLOPE/GRADE LABELS FOR CONSTRUCTION, WHERE PROVIDED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSINGS DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SIDEWALK ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.
- ALL ELEVATIONS SHOWN BY A "TC" SPOT ELEVATION INDICATE TOP OF CURB AND ARE 6" ABOVE THE ADJACENT PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
- REFER TO EROSION CONTROL PLAN, SHEET C-801, FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING OPERATIONS.
- ALL VEGETATION SHALL BE CLEARED AND GRUBBED FOR ALL AREAS TO BE DISTURBED.
- THE PROPERTY AREA IS LOCATED PARTIALLY WITHIN AN AREA OF FLOOD HAZARD (ZONE A) BASED ON A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD MAP. REFER TO SHEET C-100.
- THIS PLAN WAS PREPARED WITH SITE BOUNDARY, TOPOGRAPHY, UTILITY, AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY A LAND SURVEYOR. SEE SHEET C-100 FOR SURVEY REFERENCE.
- THIS PLAN WAS PREPARED WITH A GEOTECHNICAL ANALYSIS PREPARED BY A GEOTECHNICAL ENGINEER. SEE SHEET C-100 FOR GEOTECHNICAL REFERENCE.

| PROP GRADING LEGEND    |     |
|------------------------|-----|
| PROPERTY LINE          | --- |
| EASEMENT LINE          | --- |
| SETBACK LINE           | --- |
| INTERIOR PROPERTY LINE | --- |
| LEASE LINE             | --- |
| LIMIT OF WORK          | --- |
| LIMIT OF DISTURBANCE   | --- |
| SAWCUT LINE            | --- |
| CONTOUR                | --- |
| SPOT ELEVATIONS        | --- |
| TEST PIT               | --- |
| BORING                 | --- |

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PROGRAM MANAGEMENT

LANDSCAPE ARCHITECTURE

SUSTAINABLE DESIGN

PERMITTING SERVICES

TRANSPORTATION SERVICES

| REVISIONS |      |         |          |
|-----------|------|---------|----------|
| REV       | DATE | COMMENT | DRAWN BY |
|           |      |         |          |
|           |      |         |          |
|           |      |         |          |
|           |      |         |          |
|           |      |         |          |
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|           |      |         |          |
|           |      |         |          |

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## PRELIMINARY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA250211.00  
DRAWN BY: ~ MBS ~  
CHECKED BY: ~ SW / MJH ~  
DATE: 07/08/2028  
CAD I.D.: P-CIVL-GRAD

PROJECT:

PROPOSED  
CONSTRUCTION  
DOCUMENTS

FOR

STRIDER  
CASH, LLC

PROPOSED  
SINGLE-FAMILY

KENDALL ROAD  
CITY OF AUBREY  
DENTON COUNTY  
TEXAS 76227

BOHLER

TM

2600 NETWORK BLVD., SUITE 310

FRISCO, TX 75034

Phone: (469) 458-7300

TX@BohlerEng.com

TXBPE NO. 18065

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

LICENSE NUMBER: 193098

SHEET TITLE:

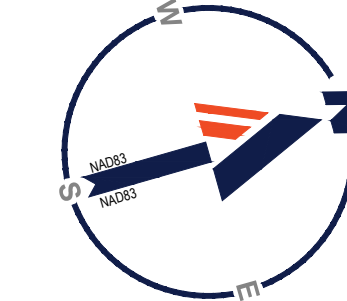
GRADING AND  
DRAINAGE PLAN

SHEET NUMBER:

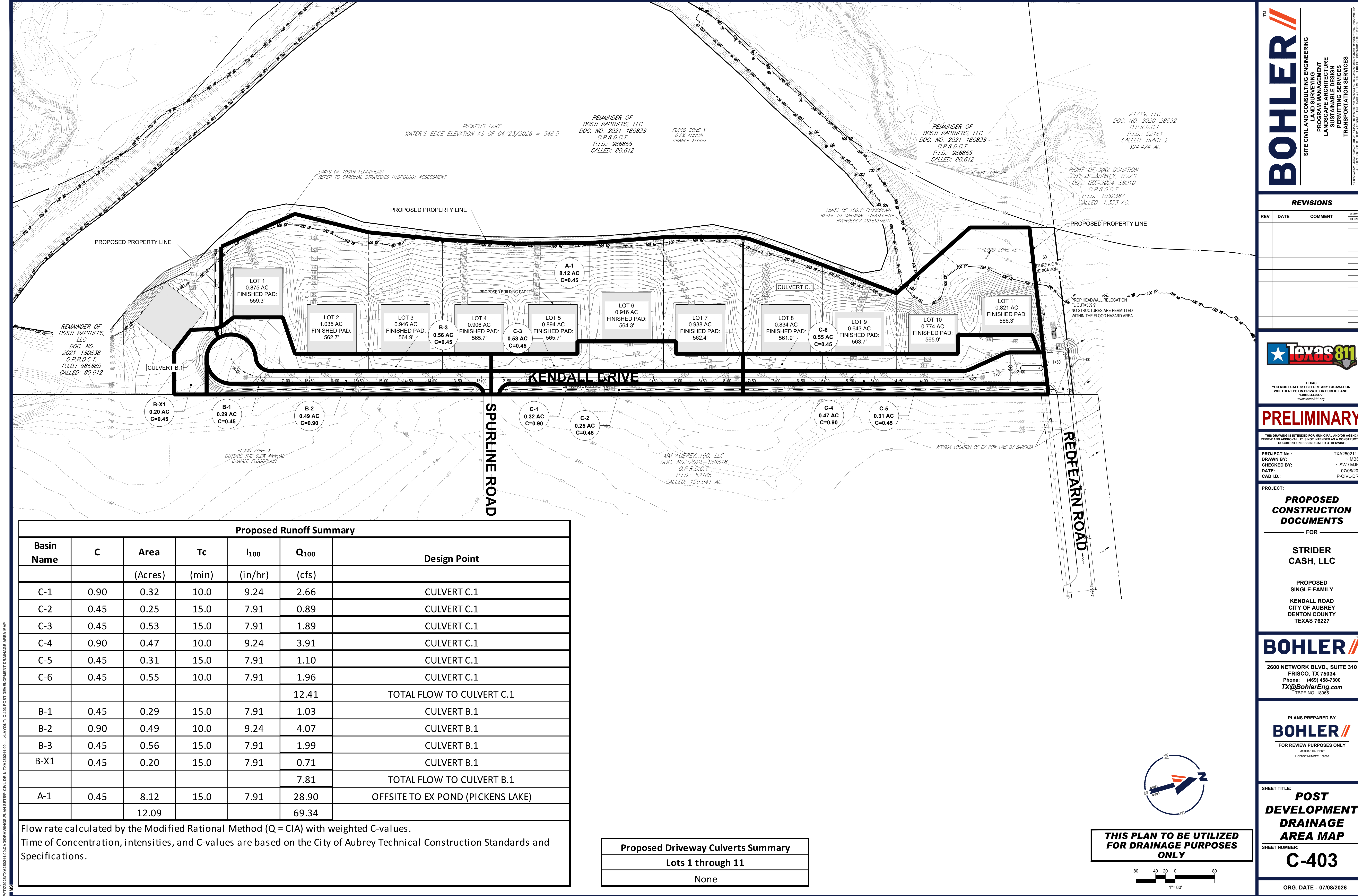
C-401

ORG. DATE - 07/08/2026

THIS PLAN TO BE UTILIZED  
FOR GRADING, DRAINAGE AND  
UTILITIES PURPOSES ONLY



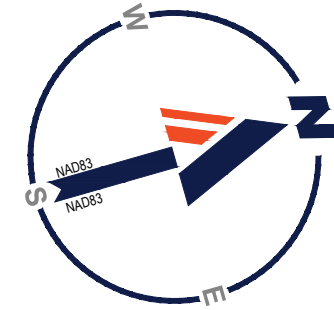
80 40 20 0 20 40 80  
1" = 80'



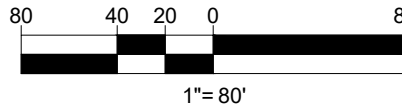
| Proposed Runoff Summary |      |         |       |                  |                  |                                   |
|-------------------------|------|---------|-------|------------------|------------------|-----------------------------------|
| Basin Name              | C    | Area    | Tc    | I <sub>100</sub> | Q <sub>100</sub> | Design Point                      |
|                         |      | (Acres) | (min) | (in/hr)          | (cfs)            |                                   |
| C-1                     | 0.90 | 0.32    | 10.0  | 9.24             | 2.66             | CULVERT C.1                       |
| C-2                     | 0.45 | 0.25    | 15.0  | 7.91             | 0.89             | CULVERT C.1                       |
| C-3                     | 0.45 | 0.53    | 15.0  | 7.91             | 1.89             | CULVERT C.1                       |
| C-4                     | 0.90 | 0.47    | 10.0  | 9.24             | 3.91             | CULVERT C.1                       |
| C-5                     | 0.45 | 0.31    | 15.0  | 7.91             | 1.10             | CULVERT C.1                       |
| C-6                     | 0.45 | 0.55    | 10.0  | 7.91             | 1.96             | CULVERT C.1                       |
|                         |      |         |       |                  | 12.41            | TOTAL FLOW TO CULVERT C.1         |
| B-1                     | 0.45 | 0.29    | 15.0  | 7.91             | 1.03             | CULVERT B.1                       |
| B-2                     | 0.90 | 0.49    | 10.0  | 9.24             | 4.07             | CULVERT B.1                       |
| B-3                     | 0.45 | 0.56    | 15.0  | 7.91             | 1.99             | CULVERT B.1                       |
| B-X1                    | 0.45 | 0.20    | 15.0  | 7.91             | 0.71             | CULVERT B.1                       |
|                         |      |         |       |                  | 7.81             | TOTAL FLOW TO CULVERT B.1         |
| A-1                     | 0.45 | 8.12    | 15.0  | 7.91             | 28.90            | OFFSITE TO EX POND (PICKENS LAKE) |
|                         |      | 12.09   |       |                  | 69.34            |                                   |

Flow rate calculated by the Modified Rational Method (Q = CIA) with weighted C-values.  
Time of Concentration, intensities, and C-values are based on the City of Aubrey Technical Construction Standards and Specifications.

| Proposed Driveway Culverts Summary |
|------------------------------------|
| Lots 1 through 11                  |
| None                               |



THIS PLAN TO BE UTILIZED  
FOR DRAINAGE PURPOSES  
ONLY



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PRELIMINARY

PROJECT No.: TXA250211.00  
DRAWN BY: ~ MBS ~  
CHECKED BY: ~ SW / MJH ~  
DATE: 07/08/2026  
CAD ID: P-CIVL-DRIN

PROJECT:  
**PROPOSED CONSTRUCTION DOCUMENTS**  
FOR  
**STRIDER CASH, LLC**  
  
PROPOSED SINGLE-FAMILY  
KENDALL ROAD  
CITY OF AUBREY  
DENTON COUNTY  
TEXAS 76227

BOHLER

2600 NETWORK BLVD., SUITE 310  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065

PLANS PREPARED BY  
**BOHLER**  
FOR REVIEW PURPOSES ONLY  
LAWYER HOURS  
LICENSE NUMBER: 13808

SHEET TITLE:  
**POST DEVELOPMENT DRAINAGE AREA MAP**  
SHEET NUMBER:  
**C-403**  
ORG. DATE - 07/08/2026

JUL 08, 2026  
P:\TX\2025\TXA250211\06CADD\DRAWINGS\PLAN SET\SP-CUL-DRIN-TXA250211.00-----LAYOUT: C-403 POST DEVELOPMENT DRAINAGE AREA MAP

Page 57 of 59



## PLAT APPLICATION

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

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

### DESCRIPTION OF PROPERTY:

Subdivision Name: DUCK POINT ADDITION  
Total Number of Lots: 11 Total Acreage: 11.827 AC  
Property Location: NEC of W FM 428 and FM 1385

### CONTACT INFORMATION:

Owner: Strider Cash LLC Phone #: 903-363-8100  
Address: 12340 Farmstead Dr Frisco, TX 75033  
Email address: kendall35@gmail.com  
Applicant contact info: Jon Kendall  
Engineer/Surveyor: Bohler, LLC Phone #: 469-458-7300  
Email address: tproduction@bohlereng.net

### FEES

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

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

Owner's signature required to authorize plat application submittal: \_\_\_\_\_

Fees paid: \_\_\_\_\_

- ☐ Cash  
☐ Check # \_\_\_\_\_

Receipt #: \_\_\_\_\_  
Date: \_\_\_\_\_

## CITY OF AUBREY PLAT CHECKLIST

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

**Contact Aubrey permitting staff for more information.**

### REQUIRED FOR ALL PLATS:

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

### ADDITIONAL REQUIREMENTS FOR PRELIMINARY PLAT:

- |                                                                        |                                                                 |
|------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Preliminary Drainage/Utility plans | <input checked="" type="checkbox"/> Physical features           |
| <input checked="" type="checkbox"/> Street & road interconnect         | <input type="checkbox"/> N/A Scale 1" = 200', 1" = 100'         |
| <input checked="" type="checkbox"/> Contour lines                      | <input type="checkbox"/> N/A Match lines                        |
| <input checked="" type="checkbox"/> Proposed street names              | <input type="checkbox"/> N/A Proposed parks, trails, open space |

### ADDITIONAL REQUIREMENTS FOR RE-PLAT, MINOR & FINAL PLAT

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

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

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