Notice Regarding Public Participation and Planning & Zoning Commission/Town Staff Attendance

Due to the COVID-19 (coronavirus) public health emergency, and in an effort to reduce in-person meetings that assemble large groups of people, Governor Greg Abbott has granted a temporary suspension of certain rules to allow for (1) Planning & Zoning Commission members and town employees to participate in a Planning & Zoning meeting via video conference call or other remote electronic means without a physical quorum of Commission members being present at the site of the meeting; and (2) the use of videoconferencing and other remote means to allow the public to observe the meeting and, when required, to participate in the public meeting.

In an effort to reduce the spread of the virus, for the April 1, 2021, Planning and Zoning Commission meeting, individuals will be able to address the Commission on any topic through submission of the web form below. Forms received will be recorded into the record and be given to the Commission

To access the video conference online, follow these instructions:

- To join the Zoom meeting, click: https://zoom.us/j/96319008640
- To view the live stream meeting, click https://www.littleelm.org/1258/Agendas-Minutes-Videos

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission by submitting the online form at the following link:

https://www.littleelm.org/FormCenter/Development-Services-9/LE-Planning-Zoning-Commission-Speaker-Re-88

Individuals who wish to speak to the Commission directly must register prior to the meeting. Please include in the comment box that you will be logging onto the meeting through the Zoom link above to speak to the Planning & Zoning Commission. If you have any questions, please email stittle@littleelm.org.

Note: A physical quorum of the P&Z Commission may not be present during the meeting as some Commissioners may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require face-to-face interaction between members of the public and public officials.



Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.

- 1. 6:30 PM Work Session
- 2. 7:00 PM Regular Meeting
- 3. Roll Call

- 4. Consider and make a decision on the request to return to in-person Planning & Zoning Commission Meetings starting Thursday April 15, 2021.
- Consider and make a decision on a request for approval of a Preliminary Plat for Linden Hills Phase 3 Addition on approximately 45.00 acres of land situated in the J. Gonzales Survey, Abstract No. 447, the T. Rodriguez Survey, Abstract No. 1068, and the S. Guarrara Survey, Abstract No. 456, generally located on the north and south side of Eppright Drive, approximately 113 feet east of the Rivers Creek Lane and Eppright Drive intersection, within Little Elm's Extraterritorial Jurisdiction (ETJ) District.
- 6. Consider and make a decision on a request for approval of a Final Plat for Prairie Oaks Phase 2B on approximately 31.816 acres of land situated in the Marsella Jones Survey, Abstract No. 662, generally located on the north side of Lloyds Road, approximately 796 feet east of Hidden Oaks Trail, within Little Elm's town limits.
- 7. Consider and make a decision on a request for approval of a Revised Final Plat for Union Park Phase 5A on approximately 33.354 acres of land situated in the Thomas Navo Survey, Abstract No. 964, generally located at the southeast corner of Navo Road and Fishtrap Road, within Little Elm's town limits.
- 8. Consider and make a decision on a request for approval of a Revised Final Plat for Union Park Phase 5B on approximately 24.348 acres of land situated in the Thomas Navo Survey, Abstract No. 964, and in the William Lumpkin Survey, Abstract No. 730, generally located at the northwest corner of Navo Road and Fishtrap Road, within Little Elm's town limits.
- 9. Conduct a public hearing to consider and make a recommendation on a request to amend the Palladium Planned Development on approximately 28.31 acres of land, generally located on the north side of Eldorado Parkway, east and west of the Main Street and Eldorado Parkway intersection, within Little Elm's town limits.
- Discussion of future agenda items, update on Council action, and requests for new business considerations
- 11. Adjourn

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on March 26, 2021, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Salena Tittle - Planner



Project	Planning & Zoning Commission Meetings
	Training & Zorinig Commission Meetings
P&Z Hearing	04/01/2021
Council Hearing	N/A
Request	Discuss the future of the Planning and Zoning Meetings
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	Town of Little Elm, Texas
Owner	N/A
Strategic Goal	Promote and expand Little Elm's identity

Location

N/A

Planning Analysis

Staff is inquiring from the Planning & Zoning Commission whether or not we return to in-person meetings effective Thursday, April 15, 2021. Currently the Town Council has resume in person meetings and staff is wanting to know from the Commission if they want the follow their lead. Staff will continue to take the CDC guidelines and precautions seriously for the safety of our Commissioners as well as the safety of our residents. Masks will still be required within the Town of Little Elm building and a hand sanitizer station will be placed outside of the meeting room.

Recommended Action

Staff will entertain the discretionary of the Commission.

Project	Linden Hills Phase 3 Addition Preliminary Plat (PP-21-00292)
P&Z Hearing	04/01/2021
Council Hearing	N/A
Request	Preliminary Plat
Size	Approximately 45.00 acres
Current Zoning	Extraterritorial Jurisdiction (ETJ)
Proposed Use	Residential
Existing Use	Undeveloped Property
Future Land Use Plan Designation	Low Density Residential
Applicant	J. Casey Ross – Kimley Horn & Associates, Inc.
Owner	James F.S. Eppright
Strategic Goal	Promote and expand Little Elm's identity

Location

The subject property is generally located on the north and south side of Eppright Drive, approximately 113 feet east of the Rivers Creek Lane and Eppright Drive intersection, within Little Elm's Extraterritorial Jurisdiction (ETJ) District.

Planning Analysis

The purpose of the Preliminary Plat is to propose lots of record, rights-of-way, and easements necessary for development. Currently, the plat has a note (13) on the face of it that requires action from the Council. Since Council action has occurred and being mindful of the 30-day shot clock, the Commission will need to take action on the plat.

Sec. 107.08.03.....Streets and Alleys.

(c) **Private Streets.**

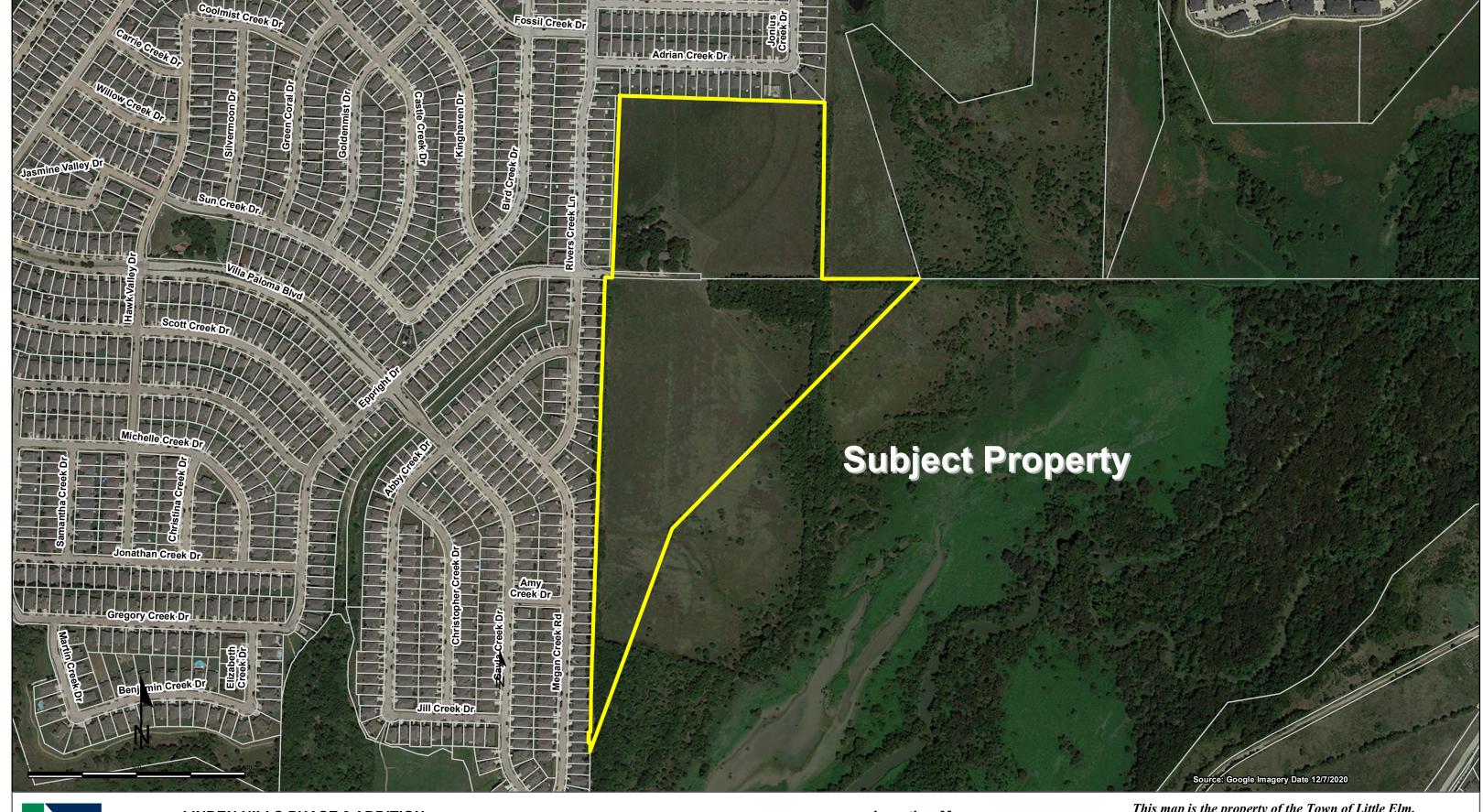
(2) Town Council Action Required. Dedicated streets and rights-of-way shall not be designated or used as private streets and such use is prohibited, except where specific approval is given by action of the Town Council for properties within the Town's extraterritorial jurisdiction and upon approval of a Specific Use Permit for properties within the Town limits. The Town Council may add any conditions as deemed appropriate as part of the approval of a Private Street Development.

Recommended Action

Staff recommends disapproval with explanation of the preliminary plat due to the included note on the face of the plat that speaks to HOA maintaining infrastructure prior to Council action per Subdivision Ordinance Section 107.08.03. Streets and Alleys (c) Private Streets (2) Town Council action required.

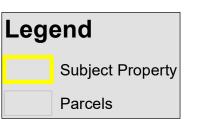
Attachments

Linden Hills Ph. 3 Location Map Linden Hills Ph. 3 Preliminary Plat





LINDEN HILLS PHASE 3 ADDITION
205 RESIDENTIAL LOTS / 3 OPEN SPACES
BEING 45.00 ACRES
OUT OF THE
J. GONZALES SURVEY, ABSTRACT NO. 447,
T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068,
AND S. GUARRARA SURVEY, ABSTRACT NO. 456

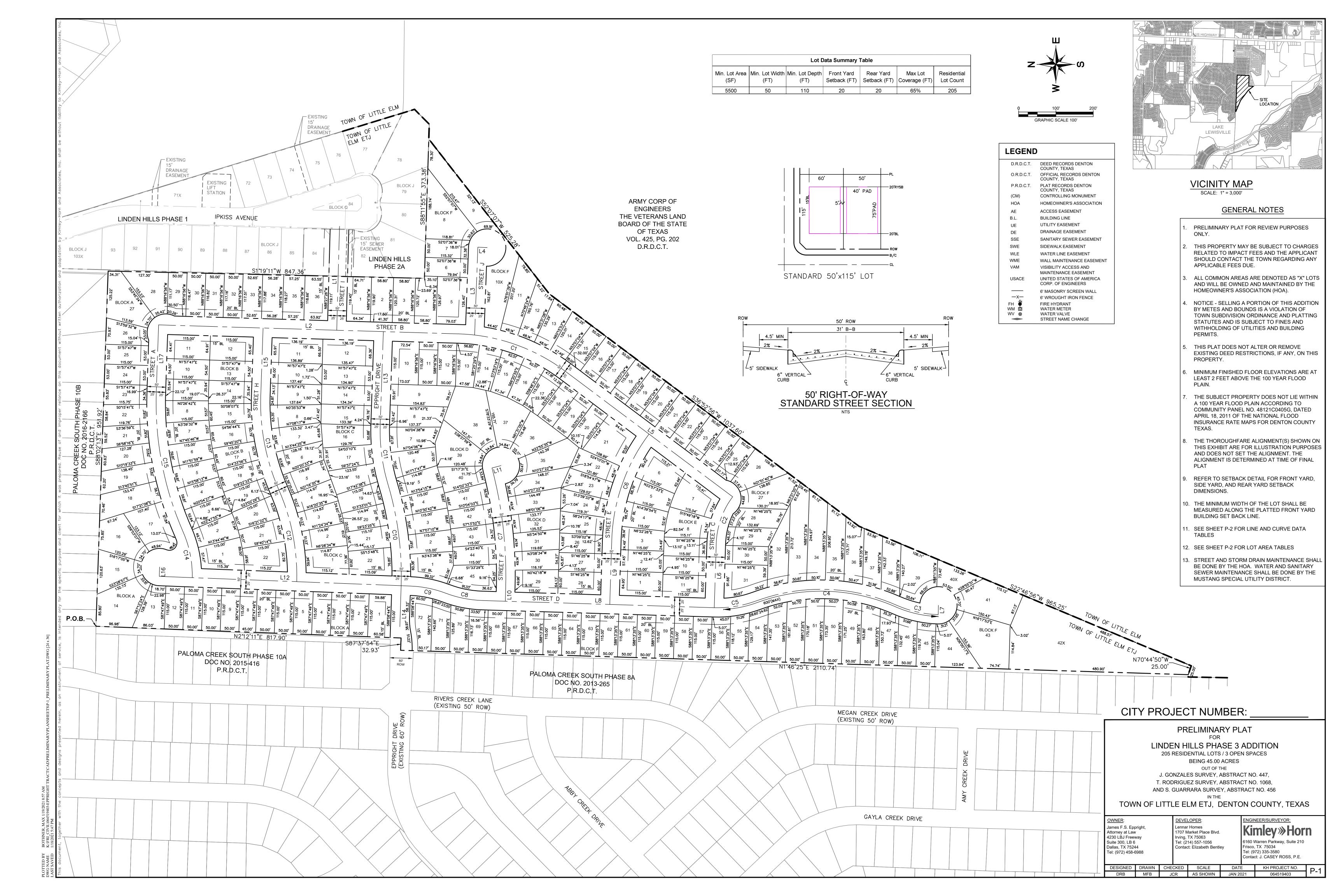




This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

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

Document Path: H:\GISForTownEmployees\Planning\LocationMap.mxd



LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A - LOT 1	0.159	6,926
BLOCK A - LOT 2	0.132	5,750
BLOCK A - LOT 3	0.132	5,750
BLOCK A - LOT 4	0.132	5,750
BLOCK A - LOT 5	0.132	5,750
BLOCK A - LOT 6	0.132	5,750
BLOCK A - LOT 7	0.132	5,750
BLOCK A - LOT 8	0.119	5,175
BLOCK A - LOT 9	0.132	5,750
BLOCK A - LOT 10	0.132	5,750
BLOCK A - LOT 11	0.132	5,750
BLOCK A - LOT 12	0.132	5,750
BLOCK A - LOT 13	0.171	7,452
BLOCK A - LOT 14	0.320	13,930
BLOCK A - LOT 15	0.209	9,085
BLOCK A - LOT 16	0.252	10,968
BLOCK A - LOT 17	0.259	11,278
BLOCK A - LOT 18	0.233	10,138
BLOCK A - LOT 19	0.188	8,168
BLOCK A - LOT 20	0.170	7,384

LOT TABLE			LOT TABLE	
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES
BLOCK A - LOT 21	0.157	6,830	BLOCK B - LOT 5	0.147
BLOCK A - LOT 22	0.149	6,491	BLOCK B - LOT 6	0.147
BLOCK A - LOT 23	0.142	6,172	BLOCK B - LOT 7	0.147
BLOCK A - LOT 24	0.140	6,095	BLOCK B - LOT 8	0.147
BLOCK A - LOT 25	0.140	6,095	BLOCK B - LOT 9	0.149
BLOCK A - LOT 26	0.152	6,628	BLOCK B - LOT 10	0.144
BLOCK A - LOT 27	0.274	11,914	BLOCK B - LOT 11	0.171
BLOCK A - LOT 28	0.218	9,496	BLOCK B - LOT 12	0.172
BLOCK A - LOT 29	0.132	5,753	BLOCK B - LOT 13	0.144
BLOCK A - LOT 30	0.134	5,832	BLOCK B - LOT 14	0.159
BLOCK A - LOT 31	0.134	5,849	BLOCK B - LOT 15	0.147
BLOCK A - LOT 32	0.135	5,867	BLOCK B - LOT 16	0.147
BLOCK A - LOT 33	0.142	6,197	BLOCK B - LOT 17	0.147
BLOCK A - LOT 34	0.153	6,645	BLOCK B - LOT 18	0.147
BLOCK A - LOT 35	0.156	6,782	BLOCK B - LOT 19	0.146
BLOCK A - LOT 36	0.174	7,577	BLOCK B - LOT 20	0.150
BLOCK B - LOT 1	0.194	8,451	BLOCK B - LOT 21	0.150
BLOCK B - LOT 2	0.155	6,768	BLOCK B - LOT 22	0.187
BLOCK B - LOT 3	0.145	6,300	BLOCK C - LOT 1	0.181
BLOCK B - LOT 4	0.147	6,404	BLOCK C - LOT 2	0.148

0.139 0.137 0.137	SQ. FT. 6,049
0.137	•
	E 064
0.137	5,964
	5,964
0.137	5,964
0.190	8,260
0.171	7,470
0.152	6,607
0.153	6,672
0.160	6,948
0.160	6,950
0.202	8,790
0.208	9,061
0.181	7,870
0.132	5,750
0.132	5,750
0.158	6,900
0.177	7,722
0.162	7,062
0.163	7,086
0.168	7,324
	0.163

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. F
BLOCK F - LOT 5	0.231	10,069	BLOCK F - LOT 25	0.131	5,72
BLOCK F - LOT 6	0.132	5,759	BLOCK F - LOT 26	0.192	8,38
BLOCK F - LOT 7	0.133	5,792	BLOCK F - LOT 27	0.242	10,52
BLOCK F - LOT 8	0.329	14,345	BLOCK F - LOT 28	0.159	6,92
BLOCK F - LOT 9	0.299	13,031	BLOCK F - LOT 29	0.143	6,24
BLOCK F - LOT 10X	0.295	12,841	BLOCK F - LOT 30	0.132	5,75
BLOCK F - LOT 11	0.238	10,353	BLOCK F - LOT 31	0.207	9,00
BLOCK F - LOT 12	0.179	7,818	BLOCK F - LOT 32	0.203	8,85
BLOCK F - LOT 13	0.154	6,715	BLOCK F - LOT 33	0.283	12,34
BLOCK F - LOT 14	0.147	6,418	BLOCK F - LOT 34	0.259	11,27
BLOCK F - LOT 15	0.132	5,752	BLOCK F - LOT 35	0.218	9,49
BLOCK F - LOT 16	0.132	5,750	BLOCK F - LOT 36	0.183	7,98
BLOCK F - LOT 17	0.132	5,750	BLOCK F - LOT 37	0.167	7,28
BLOCK F - LOT 18	0.132	5,750	BLOCK F - LOT 38	0.162	7,04
BLOCK F - LOT 19	0.132	5,750	BLOCK F - LOT 39	0.270	11,76
BLOCK F - LOT 20	0.132	5,750	BLOCK F - LOT 40X	0.142	6,20
BLOCK F - LOT 21	0.132	5,750	BLOCK F - LOT 41	0.324	14,09
BLOCK F - LOT 22	0.132	5,750	BLOCK F - LOT 42X	1.281	55,80
BLOCK F - LOT 23	0.132	5,750	BLOCK F - LOT 43	0.387	16,86
BLOCK F - LOT 24	0.132	5,750	BLOCK F - LOT 44	0.221	9,61

LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. F
BLOCK C - LOT 3	0.148	6,454	BLOCK D - LOT 1	0.182	7,92
BLOCK C - LOT 4	0.148	6,459	BLOCK D - LOT 2	0.146	6,34
BLOCK C - LOT 5	0.150	6,555	BLOCK D - LOT 3	0.146	6,34
BLOCK C - LOT 6	0.161	6,999	BLOCK D - LOT 4	0.146	6,34
BLOCK C - LOT 7	0.170	7,400	BLOCK D - LOT 5	0.146	6,34
BLOCK C - LOT 8	0.173	7,556	BLOCK D - LOT 6	0.163	7,10
BLOCK C - LOT 9	0.177	7,694	BLOCK D - LOT 7	0.176	7,67
BLOCK C - LOT 10	0.176	7,683	BLOCK D - LOT 8	0.190	8,29
BLOCK C - LOT 11	0.208	9,040	BLOCK D - LOT 9	0.212	9,22
BLOCK C - LOT 12	0.212	9,246	BLOCK D - LOT 10	0.192	8,37
BLOCK C - LOT 13	0.164	7,165	BLOCK D - LOT 11	0.132	5,75
BLOCK C - LOT 14	0.164	7,135	BLOCK D - LOT 12	0.132	5,75
BLOCK C - LOT 15	0.163	7,104	BLOCK D - LOT 13	0.144	6,29
BLOCK C - LOT 16	0.174	7,569	BLOCK D - LOT 14	0.146	6,34
BLOCK C - LOT 17	0.169	7,353	BLOCK D - LOT 15	0.146	6,34
BLOCK C - LOT 18	0.159	6,944	BLOCK D - LOT 16	0.146	6,34
BLOCK C - LOT 19	0.147	6,416	BLOCK D - LOT 17	0.142	6,20
BLOCK C - LOT 20	0.147	6,410	BLOCK D - LOT 18	0.132	5,75
BLOCK C - LOT 21	0.147	6,415	BLOCK D - LOT 19	0.132	5,75
BLOCK C - LOT 22	0.183	7,985	BLOCK D - LOT 20	0.133	5,79

LINE TABLE

LINE LENGTH BEARING L1 278.50 S88°27'26.42"E L2 804.34 S1°43'04.08"W

L3 | 235.42 | S87°52'24.00"E L4 25.00 N2°07'36.00"E L5 560.73 S36°52'55.60"W L6 | 171.90 | N88°13'35.40"W L7 | 25.00 | N88°13'35.40"W L8 621.63 S1°46'24.60"W L9 | 171.90 | N88°13'35.40"W L10 34.16 N88°13'35.40"W L11 | 25.00 | N14°45'23.90"W L12 673.43 S2°12'10.60"W L13 248.23 N88°02'13.40"W L14 | 109.87 | N88°08'44.40"W L15 | 180.94 | N88°02'13.40"W L16 25.00 N87°47'49.40"W

L17 | 179.75 | N88°02'13.40"W

LOT TABLE		
LOT NO.	ACRES	SQ. F1
BLOCK D - LOT 21	0.235	10,225
BLOCK D - LOT 22	0.148	6,439
BLOCK D - LOT 23	0.155	6,763
BLOCK D - LOT 24	0.153	6,657
BLOCK D - LOT 25	0.143	6,249
BLOCK D - LOT 26	0.134	5,854
BLOCK D - LOT 27	0.132	5,750
BLOCK D - LOT 28	0.158	6,900
BLOCK D - LOT 29	0.163	7,107
BLOCK D - LOT 30	0.140	6,081
BLOCK D - LOT 31	0.145	6,334
BLOCK D - LOT 32	0.154	6,718
BLOCK D - LOT 33	0.166	7,238
BLOCK D - LOT 34	0.180	7,825
BLOCK D - LOT 35	0.219	9,524
BLOCK D - LOT 36	0.215	9,353
BLOCK D - LOT 37	0.245	10,68
BLOCK D - LOT 38	0.369	16,083
BLOCK D - LOT 39	0.249	10,865
BLOCK D - LOT 40	0.156	6,786

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F - LOT 45	0.134	5,836
BLOCK F - LOT 46	0.144	6,269
BLOCK F - LOT 47	0.163	7,089
BLOCK F - LOT 48	0.181	7,887
BLOCK F - LOT 49	0.193	8,399
BLOCK F - LOT 50	0.198	8,637
BLOCK F - LOT 51	0.198	8,610
BLOCK F - LOT 52	0.191	8,318
BLOCK F - LOT 53	0.178	7,749
BLOCK F - LOT 54	0.158	6,903
BLOCK F - LOT 55	0.141	6,148
BLOCK F - LOT 56	0.133	5,797
BLOCK F - LOT 57	0.132	5,750
BLOCK F - LOT 58	0.132	5,750
BLOCK F - LOT 59	0.132	5,750
BLOCK F - LOT 60	0.132	5,750
BLOCK F - LOT 61	0.132	5,750
BLOCK F - LOT 62	0.132	5,750
BLOCK F - LOT 63	0.132	5,750
BLOCK F - LOT 64	0.132	5,750

LOT TABLE

LOT NO.

BLOCK F - LOT 65 | 0.132 | 5,750

BLOCK F - LOT 66 | 0.132 | 5,750

BLOCK F - LOT 67 0.132 5,750

BLOCK F - LOT 68 0.132 5,750

BLOCK F - LOT 69 | 0.132 | 5,769

BLOCK F - LOT 70 0.138 6,032

BLOCK F - LOT 71 0.153 6,673

BLOCK F - LOT 72 | 0.190 | 8,262

ACRES | SQ. FT

			CURVE TABLE	<u> </u>		
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANG
C1	500.00'	306.87'	N19°18'00"E	302.07'	35°09'52"	158.4
C2	220.00'	134.81'	N70°40'20"W	132.71'	35°06'31"	69.6
C3	300.00'	115.32'	S12°47'08"W	114.61'	22°01'28"	58.3
C4	500.00'	384.40'	N1°46'25"E	375.00'	44°02'55"	202.2
C5	300.00'	115.32'	S9°14'19"E	114.61'	22°01'28"	58.3
C6	500.00'	306.38'	N70°40'20"W	301.61'	35°06'31"	158.1
C7	1130.00'	326.01'	N83°30'30"E	324.88'	16°31'49"	164.1
C8	300.00'	99.63'	S11°17'15"W	99.17'	19°01'40"	50.2
C9	300.00'	97.38'	N11°30'08"E	96.95'	18°35'54"	49.1
C10	850.00'	275.18'	N82°34'47"E	273.98'	18°32'56"	138.8
C11	500.00'	162.82'	S82°38'03"W	162.10'	18°39'27"	82.1
C12	570.00'	252.38'	N78°59'54"E	250.33'	25°22'10"	128.3
C13	580.00'	259.65'	S79°08'18"W	257.48'	25°38'57"	132,0
C14	290.00'	125.87'	N78°44'51"E	124.88'	24°52'03"	63.9
C15	860.00'	384.99'	S79°08'18"W	381.78'	25°38'57"	195.7

CUR C ² C2		RADIUS	LENGTH	CHORD DEAD!:::			
C2	1		l	CHORD BEARING	CHORD	DELTA	TANGE
-		500.00'	306.87'	N19°18'00"E	302.07'	35°09'52"	158.4
C3	2	220.00'	134.81'	N70°40'20"W	132.71'	35°06'31"	69.6
	3	300.00'	115.32'	S12°47'08"W	114.61'	22°01'28"	58.3
C4	1	500.00'	384.40'	N1°46'25"E	375.00'	44°02'55"	202.2
C5	5	300.00'	115.32'	S9°14'19"E	114.61'	22°01'28"	58.3
C6	3	500.00'	306.38'	N70°40'20"W	301.61'	35°06'31"	158.1
C7	7	1130.00'	326.01'	N83°30'30"E	324.88'	16°31'49"	164.1
C8	3	300.00'	99.63'	S11°17'15"W	99.17'	19°01'40"	50.2
CS)	300.00'	97.38'	N11°30'08"E	96.95'	18°35'54"	49.1
C1	0	850.00'	275.18'	N82°34'47"E	273.98'	18°32'56"	138.8
C1	1	500.00'	162.82'	S82°38'03"W	162.10'	18°39'27"	82.1
C1	2	570.00'	252.38'	N78°59'54"E	250.33'	25°22'10"	128.3
C1	3	580.00'	259,65'	S79°08'18"W	257.48'	25°38'57"	132.0
C1	4	290.00'	125.87'	N78°44'51"E	124.88'	24°52'03"	63.9
C1	5	860.00'	384.99'	S79°08'18"W	381.78'	25°38'57"	195.7

OWNER'S CERTIFICATE STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS LENNAR HOMES is the owner of a tract of land situated in the J. Gonzalez Survey, Abstract No. 447, the T. Rodriguez Survey, Abstract No. 1068 and the S. Guarrara Survey, Abstract No. 456, Town of Little Elm, Denton County, Texas, and being all of a called 45.00 acre tract of land described in a Special Warranty Deed to James F.S. Eppright, as recorded in Document No. 2004-5039 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for the northerly northwest corner of said 45.00 acre tract, common to an ell corner of Paloma Creek South Phase 10A, according to the plat thereof recorded in Document No. 2015-416 of the Plat Records of Denton County, Texas;

THENCE South 88°02'13" East, along the northerly line of said 45.00 acre tract, the southerly line of said Paloma Creek South Phase 10A and the southerly line of Paloma Creek South Phase 10B, according to the plat thereof recorded in Document No. 2016-2166 of the Plat Records of Denton County, Texas, a distance of 951.92 feet to the northerly northeast corner of said 45.00 acre tract, common to the southeast corner of said Paloma Creek South Phase 10B, being on the westerly line of a called 96.382 acre tract of land described in a deed to Lennar Homes of Texas Land and Construction, Ltd., as recorded in Instrument No. 2019-157118 of the Official Records of Denton County, Texas, from which, a point for witness bears North 0°01' West, 0.6 feet;

THENCE South 1°19'11" West, along the easterly line of said 45.00 acre tract and the westerly line of said 96.382 acre tract, a distance of 847.36 feet to a point for the southwest corner of said 96.382 acre tract, common to an ell corner of said 45.00 acre tract;

THENCE South 88°11'55" East, continuing along the easterly line of said 45.00 acre tract and along the southerly line of said 96.382 acre tract, a distance of 373.38 feet to a point for the southerly northeast corner of said 45.00 acre tract, common to the southeast corner of said 96.382 acre tract, being on the westerly line of Lake Lewisville;

THENCE along continuing along the easterly line of said 45.00 acre tract and along the westerly line of said Lake Lewisville, the following courses and distances:

South 52°07'07" West, a distance of 525.28 feet to a point for corner;

South 36°52'56" West, a distance of 1037.60 feet to a point for corner;

South 22°46'56" West, a distance of 965.25 feet to a point for the southeast corner of said 45.00 acre tract;

THENCE North 70°44'50" West, along the southerly line of said 45.00 acre tract and continuing along the westerly line of said Lake Lewisville, a distance of 25.00 feet to for the southwest corner of said 45.00 acre tract, being on the easterly line of Paloma Creek South Phase 8D, according to the plat thereof recorded in Document No. 2014-423 of the Plat Records of Denton County, Texas;

THENCE along the westerly line of said 45.00 acre tract, the easterly line of said Paloma Creek South Phase 8D, the easterly line of Paloma Creek South Phase 8B, according to the plat thereof recorded in Document No. 2014-176 of the Plat Records of Denton County, Texas, the easterly line of Paloma Creek South Phase 8A, according to the plat thereof recorded in Document No. 2013-265 of the Plat Records of Denton County, Texas, the easterly terminus of Eppright Drive, a 50 foot wide right of way, as dedicated in the plat of Paloma Creek South Phase 9A, according to the plat thereof recorded in Document No. 2010-200 of the Plat Records of Denton County, Texas, and the easterly line of aforesaid Paloma Creek South Phase 10A, the following courses and distances:

North 1°46'25" East, a distance of 2110.74 feet to a point for corner;

South 87°37'54" East, a distance of 32.93 feet to a point for corner;

North 2°12'11" East, a distance of 817.90 feet to the **POINT OF BEGINNING** and containing 45.089 acres (1,964,081 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., ("Owner") does hereby adopt this plat designating the hereinabove property as LINDEN HILLS PHASE 3 ADDITION, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the Town of Little Elm and all public utilities desiring to use or using same. The Town of Little Elm and any public utility company shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the Town of Little Elm and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

VITNESS, my hand, this	day of	. 20	

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partership

Ву:	
Name:	
Title:	

STATE OF ______ §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally , 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , 20 .

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm,

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

sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS

COUNTY OF COLLIN

Ph. 972-335-3580

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _

and considerations therein expressed and in the capacity therein stated.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL:					
TOWN OF LITTLE ELM:					
Date Approved:					
Town Official:					
Town Secretary:					

CITY PROJECT NUMBER:

PRELIMINARY PLAT

LINDEN HILLS PHASE 3 ADDITION

205 RESIDENTIAL LOTS / 3 OPEN SPACES BEING 45.00 ACRES OUT OF THE J. GONZALES SURVEY, ABSTRACT NO. 447, T. RODRIGUEZ SURVEY, ABSTRACT NO. 1068, AND S. GUARRARA SURVEY, ABSTRACT NO. 456

TOWN OF LITTLE ELM ETJ. DENTON COUNTY, TEXAS

UTILITY CONTACTS:

Mustang SUD: Chris Boyd PH. 940-440-9561

OWNER: James F.S. Eppright, Attorney at Law 4230 LBJ Freeway Suite 300, LB 6 Dallas, TX 75244

DEVELOPER: Lennar Homes 1707 Market Place Blvd. Irving, TX 75063 Tel: (214) 557-1056 Contact: Elizabeth Bentley

3160 Warren Parkway, Suite 210 risco, TX 75034 Tel: (972) 335-3580

Contact: J. CASEY ROSS, P.E. DESIGNED DRAWN CHECKED SCALE DATE KH PROJECT NO. DRB MFB JCR AS SHOWN JAN 2021 064519403

Coserv: Richard Thorson PH. 940-321-7885

Tel: (972) 458-6988



Project	Prairie Oaks Phase 2B Final Plat (FP-21-00305)						
P&Z Hearing	/01/2021						
Council Hearing	N/A						
Request	Final Plat						
Size	approximately 31.816 acres						
Current Zoning	Planned Development-Single Family 4 (PD-SF4)						
Proposed Use	Residential						
Existing Use	Undeveloped Property						
Future Land Use Plan Designation	Low Density Residential						
Applicant	John Dowdall – OPLE Prairie Oaks Development, Inc.						
Owner	John Dowdall – 2016 Blackhawk 155 Holding LTD						
Strategic Goal	Promote and expand Little Elm's identity						

Location

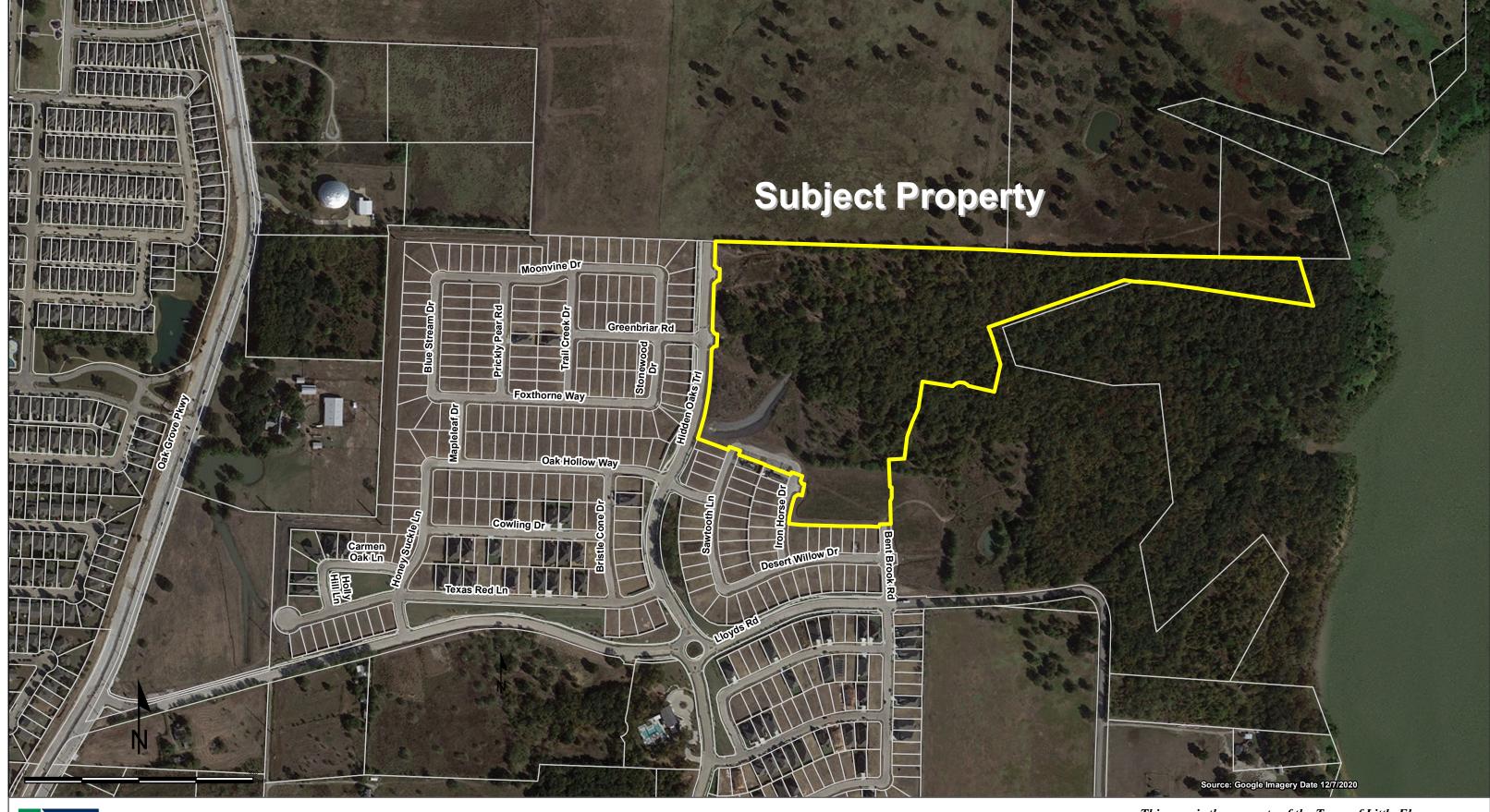
The subject property is generally located on the north side of Lloyds Road, approximately 796 feet east of Hidden Oaks Trail, within Little Elm's town limits.

Planning Analysis

The purpose of the Final Plat is to create lots of record and dedicate rights-of-way and easements necessary for development. Our Engineering Department has advised that the traffic impact analysis is underway, and will be accepted at a later time in order to coordinate with the upcoming Spiritas Ranch development. In addition, proposed retaining walls that exceed 4 feet in height must be contained within wall maintenance easements, and maintained by the homeowners association. These easements and maintenance responsibilities must be added the plat prior to its recording.

Recommended Action

Staff recommends approval of the Final Plat subject to the Engineering Departments requests.





PRAIRIE OAKS PHASE 2B
BLOCK E, LOTS 1-10; BLOCK K, LOTS 1-19;
BLOCK L, LOTS 1-21; BLOCK M, LOTS 1-5
& 24-29; BLOCK O, LOTS 1-7;
BLOCK S, LOTS 1-39

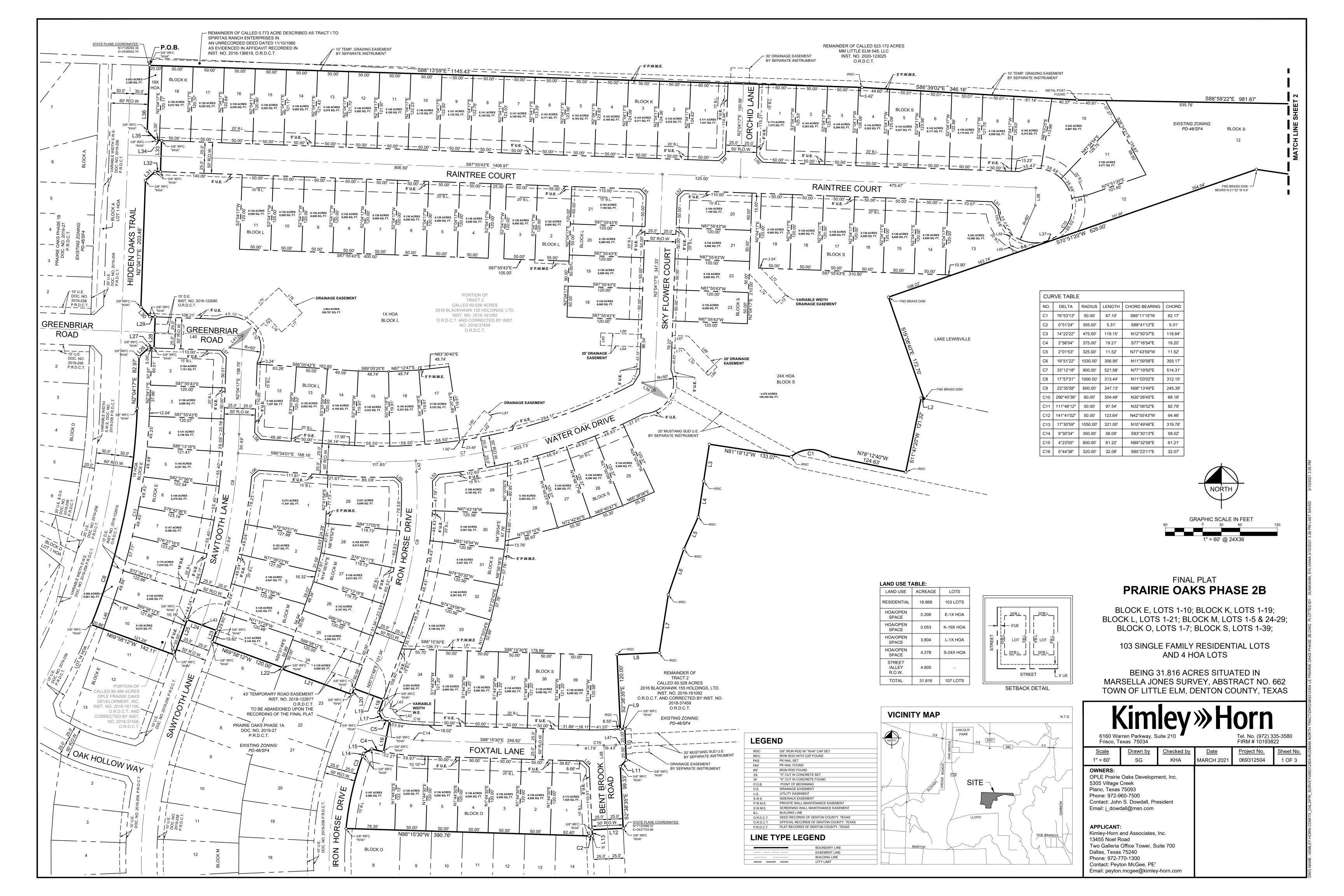


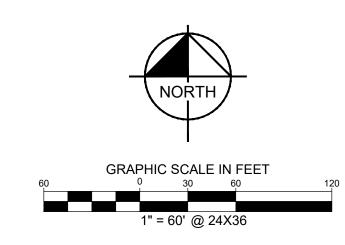


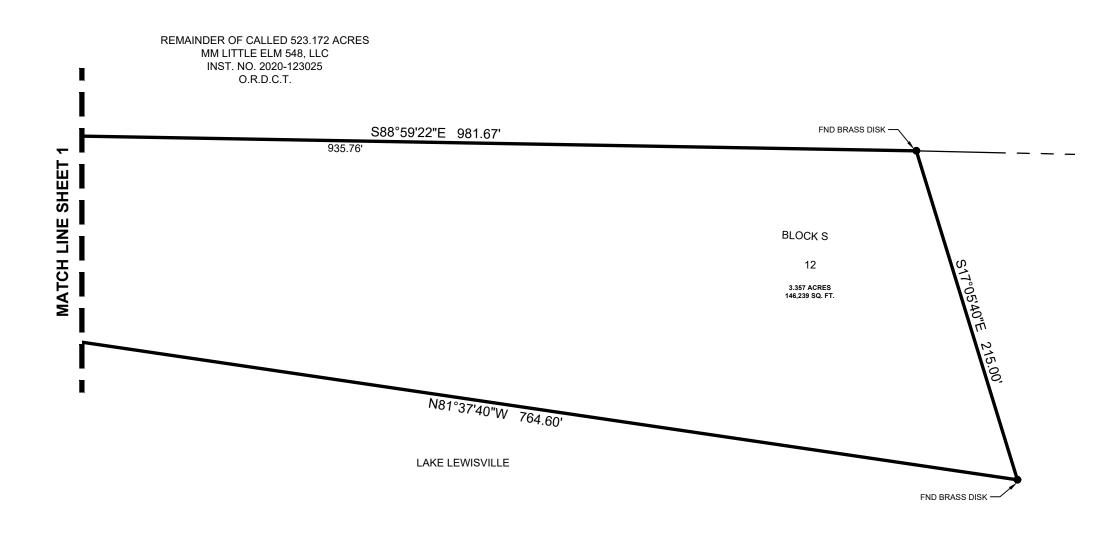
This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

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

Document Path: H:\GISForTownEmployees\Planning\LocationMap.mxd







NOTES:

- 1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998515011.
- 2. Notice selling a portion of this property by metes and bounds is a violation of Town ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- 3. This plat does not alter or remove existing deed restrictions, if any, on the property.
- 4. All lots comply with the minimum size requirements of the zoning district.
- 5. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
- 6. All common areas will be owned and maintained by the HOA/POA.
- 7. According to Community Panel No. 48121C0405G, dated 04-18-11 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 8. Lots: 103 (PD-46) Acreage: 28.627 Density: 3.60 D.U./AC
- 9. Screening wall maintenance easements shown hereon are for the private use and benefit of the Homeowners Association (H.O.A.) for the purpose of maintaining screening walls.
- 10. Private wall maintenance easements shown hereon are for the private use and benefit of the respective owners of the lots adjacent to said easements for the purpose of maintaining retaining walls.
- 11. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

LOT TABLE			LOT TABLE			LOT TABLE	
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES
BLOCK E LOT 1X HOA	0.208	9,061	BLOCK L LOT 12	0.168	7,307	BLOCK S LOT 13	0.243
BLOCK E LOT 2	0.164	7,151	BLOCK L LOT 13	0.138	6,002	BLOCK S LOT 14	0.138
BLOCK E LOT 3	0.138	6,000	BLOCK L LOT 14	0.140	6,100	BLOCK S LOT 15	0.138
BLOCK E LOT 4	0.141	6,158	BLOCK L LOT 15	0.145	6,323	BLOCK S LOT 16	0.138
BLOCK E LOT 5	0.145	6,337	BLOCK L LOT 16	0.145	6,323	BLOCK S LOT 17	0.138
BLOCK E LOT 6	0.146	6,379	BLOCK L LOT 17	0.145	6,323	BLOCK S LOT 18	0.138
BLOCK E LOT 7	0.147	6,396	BLOCK L LOT 18	0.138	6,000	BLOCK S LOT 19	0.138
BLOCK E LOT 8	0.175	7,619	BLOCK L LOT 19	0.138	6,000	BLOCK S LOT 20	0.164
BLOCK E LOT 9	0.145	6,308	BLOCK L LOT 20	0.138	6,000	BLOCK S LOT 21	0.138
BLOCK E LOT 10	0.139	6,072	BLOCK L LOT 21	0.164	7,150	BLOCK S LOT 22	0.138
BLOCK K LOT 1	0.171	7,437	BLOCK M LOT 1	0.272	11,841	BLOCK S LOT 23	0.138
BLOCK K LOT 2	0.143	6,225	BLOCK M LOT 2	0.153	6,677	BLOCK S LOT 24X HOA	4.278
BLOCK K LOT 3	0.143	6,211	BLOCK M LOT 3	0.150	6,541	BLOCK S LOT 25	0.144
BLOCK K LOT 4	0.142	6,198	BLOCK M LOT 4	0.145	6,322	BLOCK S LOT 26	0.144
BLOCK K LOT 5	0.142	6,185	BLOCK M LOT 5	0.141	6,143	BLOCK S LOT 27	0.144
BLOCK K LOT 6	0.142	6,171	BLOCK M LOT 24	0.138	6,000	BLOCK S LOT 28	0.185
BLOCK K LOT 7	0.141	6,158	BLOCK M LOT 25	0.138	6,000	BLOCK S LOT 29	0.186
BLOCK K LOT 8	0.141	6,145	BLOCK M LOT 26	0.142	6,187	BLOCK S LOT 30	0.146
BLOCK K LOT 9	0.141	6,132	BLOCK M LOT 27	0.150	6,513	BLOCK S LOT 31	0.146
BLOCK K LOT 10	0.140	6,118	BLOCK M LOT 28	0.150	6,513	BLOCK S LOT 32	0.146
BLOCK K LOT 11	0.140	6,105	BLOCK M LOT 29	0.221	9,645	BLOCK S LOT 33	0.188
BLOCK K LOT 12	0.140	6,092	BLOCK O LOT 1	0.173	7,525	BLOCK S LOT 34	0.204
BLOCK K LOT 13	0.140	6,078	BLOCK O LOT 2	0.138	6,000	BLOCK S LOT 35	0.139
BLOCK K LOT 14	0.139	6,065	BLOCK O LOT 3	0.138	6,000	BLOCK S LOT 36	0.139
BLOCK K LOT 15	0.139	6,052	BLOCK O LOT 4	0.138	6,000	BLOCK S LOT 37	0.139
BLOCK K LOT 16	0.139	6,039	BLOCK O LOT 5	0.138	6,000	BLOCK S LOT 38	0.139
BLOCK K LOT 17	0.138	6,025	BLOCK O LOT 6	0.138	6,028	BLOCK S LOT 39	0.139
BLOCK K LOT 18	0.138	6,012	BLOCK O LOT 7	0.197	8,560		
BLOCK K LOT 19X HOA	0.053	2,289	BLOCK S LOT 1	0.172	7,472		
BLOCK L LOT 1X HOA	3.804	165,707	BLOCK S LOT 2	0.144	6,283		
BLOCK L LOT 2	0.152	6,600	BLOCK S LOT 3	0.145	6,296		
BLOCK L LOT 3	0.138	6,000	BLOCK S LOT 4	0.144	6,282		
BLOCK L LOT 4	0.138	6,000	BLOCK S LOT 5	0.143	6,227		
BLOCK L LOT 5	0.138	6,000	BLOCK S LOT 6	0.142	6,171		
BLOCK L LOT 6	0.138	6,000	BLOCK S LOT 7	0.140	6,115		
BLOCK L LOT 7	0.138	6,000	BLOCK S LOT 8	0.139	6,059		

BLOCK S LOT 9 0.145 6,318

BLOCK S LOT 10 0.222 9,667

BLOCK S LOT 11 0.192 8,371

BLOCK S LOT 12 | 3.357 | 146,239 |

0.138 | 6,000

0.138 6,000

0.138 6,000

0.138 6,000

BLOCK L LOT 8

BLOCK L LOT 9

BLOCK L LOT 10

BLOCK L LOT 11

LIN	E TABLE		LINI	LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENG	
L1	N31°57'00"E	20.07'	L42	N03°34'11"W	18.0	
L2	N78°12'40"W	4.13'	L43	N20°01'48"E	0.1	
L3	S08°40'48"W	60.00'	L44	N78°56'24"E	23.6	
L4	S08°40'48"W	58.33'	L45	N42°55'43"W	14.1	
L5	S24°02'24"W	56.31'	L46	S19°35'16"W	42.2	
L6	S18°51'44"W	77.44'	L47	N87°21'25"E	15.	
L7	S08°54'59"W	94.38'	L48	N02°38'35"W	134.	
L8	S87°21'25"W	67.87'	L49	S47°04'17"W	14.	
L9	N87°21'25"E	7.02'	L50	N42°55'43"W	14.1	
L10	S02°38'35"E	50.00'	L51	S43°41'47"E	14.3	
L11	S42°21'25"W	14.14'	L52	N47°04'17"E	14.	
L12	S87°21'25"W	50.00'	L53	N41°01'50"E	14.5	
L13	S02°38'35"E	10.00'	L54	S45°56'07"E	14.5	
L14	N20°01'48"E	5.23'	L55	N47°04'03"W	14.2	
L15	N62°31'19"E	14.80'	L56	S49°42'45"W	14.3	
L16	N11°15'04"E	50.00'	L57	S42°55'43"E	14.	
L17	N27°56'36"W	13.46'	L58	S41°59'52"E	14.3	
L18	N20°01'48"E	22.17'	L59	S24°41'36"W	10.0	
L19	N69°58'12"W	50.00'	L60	S19°08'40"E	23.4	
L20	S20°01'48"W	10.00'	L61	S88°15'30"E	126.	
L21	N69°58'12"W	120.00'	L62	N47°28'12"W	19.7	
L22	N20°01'48"E	2.49'	L63	N24°58'12"W	25.6	
L23	N20°01'48"E	19.66'	L64	S87°55'43"E	65.0	
L24	N69°58'12"W	50.00'	L65	S02°04'17"W	20.0	
L25	S20°01'48"W	60.00'	L66	N87°55'43"W	65.0	
L26	N47°04'17"E	21.21'	L67	S87°55'43"E	26.	
L27	S87°55'43"E	8.50'	L68	S42°55'43"E	67.	
L28	N02°04'17"E	50.00'	L69	S47°04'17"W	20.0	
L29	N87°55'43"W	8.50'	L70	N42°55'43"W	59.4	
L30	N42°55'43"W	21.21'	L71	N87°55'43"W	17.8	
L31	N47°04'17"E	21.21'	L72	S42°55'43"E	58.6	
L32	S87°55'43"E	8.50'	L73	S47°04'17"W	20.0	
L33	N02°04'17"E	50.00'	L74	N42°55'43"W	64.8	
L34	N87°55'43"W	8.50'	L75	N47°04'17"E	75.9	
L35	N42°55'43"W	21.21'	L76	S42°55'43"E	55.0	
L36	N02°04'17"E	105.00'	L77	S47°04'17"W	45.0	
L37	S19°52'05"E	1.76'	L78	N42°55'43"W	30.0	
L38	S02°04'17"W	28.46'	L79	S47°04'17"W	28.9	
L39	N58°25'09"W	22.98'	L80	N37°50'27"E	60.4	
L40	S87°55'43"E	141.50'	L81	S52°09'33"E	16.0	
L41	S47°04'17"W	28.28'	L82	S37°50'27"W	43.2	

6,000

6,000 6,000

6,000

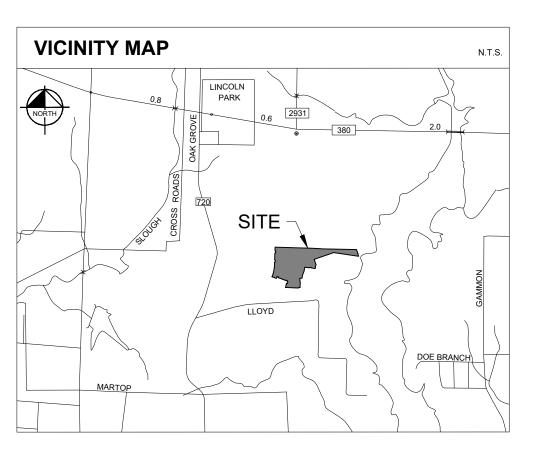
6,260

6,060

6,060

6,060

6,058



FINAL PLAT PRAIRIE OAKS PHASE 2B

BLOCK E, LOTS 1-10; BLOCK K, LOTS 1-19; BLOCK L, LOTS 1-21; BLOCK M, LOTS 1-5 & 24-29; BLOCK O, LOTS 1-7; BLOCK S, LOTS 1-39;

> 103 SINGLE FAMILY RESIDENTIAL LOTS AND 4 HOA LOTS

BEING 31.816 ACRES SITUATED IN MARSELLA JONES SURVEY, ABSTRACT NO. 662 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Tel. No. (972) 335-3580 FIRM # 10193822 Frisco, Texas 75034 <u>Scale</u> Checked by <u>Date</u> Project No. 1" = 60' SG KHA MARCH 2021 069312504 2 OF 3 OWNERS: OPLE Prairie Oaks Development, Inc. 5305 Village Creek Plano, Texas 75093 Phone: 972-960-7500 Contact: John S. Dowdall, President Email: j_dowdall@msn.com APPLICANT: Kimley-Horn and Associates, Inc. 13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Phone: 972-770-1300 Contact: Peyton McGee, PE' Email: peyton.mcgee@kimley-horn.com

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS OPLE PRAIRIE OAKS DEVELOPMENT, INC. AND 2016 BLACKHAWK 155 HOLDINGS, LTD., are the owners of a tract of land situated in the Marsella Jones Survey, Abstract No. 662, Denton County, Texas, and being a portion of a called 60.528 acre tract of land described as Tract 2 in a Special Warranty Deed to 2016 Blackhawk 155 Holdings, Ltd., as recorded in Instrument No. 2016-161092 of the Official Records of Denton County, Texas, and corrected by Instrument No. 2018-37459 of the Official Records of Denton County, Texas, and being a portion of a called 86.486 acre tract of land described in a Special Warranty Deed to 2016 Blackhawk 155 Holdings, Ltd., as recorded in Instrument No. 2016-161100 of the Official Records of Denton County, Texas, and corrected by Instrument No. 2018-37458 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of Prairie Oaks Phase 1B, according to the Final Plat thereof recorded in Document No. 2019-258 of the Plat Records of Denton County, Texas, common to the east end of the northerly terminus of Hidden Oaks Trail, a 60 foot right of way as dedicated in said Final Plat, same being on the southerly line of a called 0.773 acre tract of land described as Tract I in a unrecorded deed to Spiritas Ranch Enterprises dated 11/10/1980 as evidenced in an affidavit recorded in Instrument No. 2016-136619, of the Official Records of Denton County, Texas;

THENCE South 88°13'59" East, along the northerly line of said Tract 2 and the southerly line of said Tract I, a distance of 1145.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract I, and being on the southerly line of a called 523.172 acre tract of land described in a deed to MM Little Elm 548, LLC, as recorded in Instrument No. 2020-123025, of the Official Records of Denton County, Texas;

THENCE South 86°39'02" East, continuing along the northerly line of said Tract 2 and the southerly line of said 523.172 acre tract, a distance of 346.16 feet to a metal post found for corner;

THENCE South 88°59'22" East, continuing along the northerly line of said Tract 2 and the southerly line of said 523.172 acre tract, a distance of 45.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°59'22" East, continuing along the northerly line of said Tract 2 and the southerly line of said 523.172 acre tract, a distance of 95.766 feet to a brass disk found on the monumented west line of Lake Lewisville and the east line of said Tract 2, same being on the southerly line of said 523.172 acre tract;

THENCE South 17°05'40" East, departing the northerly line of said Tract 2 and the southerly line of said 523.172 acre tract, and along the monumented west line of said Lake Lewisville and the east line of said Tract 2, a distance of 215.00 feet to a brass disk found for

THENCE North 81°37'40" West, continuing along the monumented west line of said Lake Lewisville and the east line of said Tract 2, a distance of 764.60 feet to a point for a corner from which a brass disk found bears North 21°32'West, a distance of 0.6 feet;

THENCE South 70°51'20" West, continuing along the monumented west line of said Lake Lewisville and the east line of said Tract 2, a distance of 626.00 feet to a brass disk found for corner;

THENCE South 19°08'40" East, continuing along the monumented west line of said Lake Lewisville and the east line of said Tract 2, a distance of 172.70 feet to a brass disk found for corner;

THENCE departing the monumented west line of said Lake Lewisville and the east line of said Tract 2, and crossing said Tract 2, the following:

North 78°12'40" West, a distance of 4.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°47'20" West, a distance of 121.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°12'40" West, a distance of 124.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 76°53'13", a radius of 50.00 feet, a chord bearing and distance of South 89°11'15" West, 62.17 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 67.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°19'12" West, a distance of 133.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 8°40'48" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 8°40'48" West, a distance of 58.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 24°02'24" West, a distance of 56.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°51'44" West, a distance of 77.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 8°54'59" West, a distance of 94.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°21'25" West, a distance of 67.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°38'35" East, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°21'25" East, a distance of 7.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 2°38'35" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner; South 42°21'25" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 2°38'35" East, a distance of 99.33 feet to 5/8 inch iron rod with plastic cap stamped "KHA" found for the east end of the

northerly terminus of Bent Rock Road, 50 foot wide right of way, as dedicated in said Final Plat of Prairie Oaks Phase 1B;

THENCE along the northerly and easterly lines of said Prairie Oaks Phase 1B, the following:

South 87°21'25" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 2°38'35" East, a distance of 10.00 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the right having a central angle of 00°51'24", a radius of 355.00 feet, a chord bearing and distance of North 88°41'12" West, 5.31 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 5.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 88°15'30" West, a distance of 390.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 14°22'22", a radius of 475.00 feet, a chord bearing and distance of North 12°50'37" East, 118.84 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 119.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°01'48" East, a distance of 5.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 62°31'19" East, a distance of 14.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 02°56'04", a radius of 375.00 feet, a chord bearing and distance of South 77°16'54" East, 19.20 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 19.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 11°15'04" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 02°01'53", a radius of 325.00 feet, a chord bearing and distance of North 77°43'59" West, 11.52 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 11.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 27°56'36" West, a distance of 13.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°01'48" East, a distance of 22.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 69°58'12" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°01'48" West, a distance of 10.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 69°58'12" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°01'48" East, a distance of 2.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 69°58'12" West, a distance of 120.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°01'48" East, a distance of 19.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 69°58'12" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°01'48" West, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 69°58'12" West, a distance of 142.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the left having a central angle of 19°51'22", a radius of 1030.00 feet, a chord bearing and distance of North

In a northeasterly direction, with said curve to the left, an arc distance of 356.95 feet to a 5/8 inch iron rod with plastic cap

North 02°04'17" East, a distance of 82.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

stamped "KHA" found for corner;

North 47°04'17" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 87°55'43" East, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 02°04'17" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 87°55'43" West, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 42°55'43" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 02°04'17" East, a distance of 203.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner:

North 47°04'17" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 87°55'43" East, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 02°04'17" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 87°55'43" West, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner; North 42°55'43" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 02°04'17" East, a distance of 105.00 feet to the **POINT OF BEGINNING** and containing 31.816 acres (1,385,909 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

That OPLE PRAIRIE OAKS DEVELOPMENT, INC. AND 2016 BLACKHAWK 155 HOLDINGS, LTD., ("Owner") do hereby adopt this plat designating the hereinabove property as PRAIRIE OAKS PHASE 2B, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate to the public use forever, their streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the Town of Little Elm and all public utilities desiring to use or using same. The Town of Little Elm and any public utility company shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or

other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the Town of Little Elm and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

WITNESS, my hand, this ______, 20__.

OPLE PRAIRIE OAKS DEVELOPMENT, INC., a Texas corporation

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

John S. Dowdall, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared John S. Dowdall, 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____DAY OF ______, 20__.

NOTARY PUBLIC in and for the STATE OF TEXAS

WITNESS, my hand, this ______, 20__.

2016 BLACKHAWK 155 HOLDINGS, LTD., a Texas corporation

John S. Dowdall, President

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared John S. Dowdall, 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 consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF_

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

Registered Professional Land Surveyor No. 6461

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

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

STATE OF TEXAS COUNTY OF COLLIN §

Sylviana Gunawan

Frisco, Texas 75034

Ph. 972-335-3580

Kimley-Horn and Associates, Inc.

6160 Warren Parkway, Suite 210

sylviana.gunawan@kimley-horn.com

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

TOWN OF LITTLE ELM APPROVAL APPROVED this the _____ day of ____ by the Town Council of the Town of Little Elm, Texas. Town Official

Town Secretary

FINAL PLAT PRAIRIE OAKS PHASE 2B

BLOCK E, LOTS 1-10; BLOCK K, LOTS 1-19; BLOCK L, LOTS 1-21; BLOCK M, LOTS 1-5 & 24-29; BLOCK O, LOTS 1-7; BLOCK S, LOTS 1-39;

103 SINGLE FAMILY RESIDENTIAL LOTS AND 4 HOA LOTS

BEING 31.816 ACRES SITUATED IN MARSELLA JONES SURVEY, ABSTRACT NO. 662 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

<u>Date</u>

Sheet No.

3 OF 3

Project No.



Checked by

MARCH 2021 069312504 SG KHA **OWNERS:** OPLE Prairie Oaks Development, Inc. 5305 Village Creek Plano, Texas 75093 Phone: 972-960-7500 Contact: John S. Dowdall, President Email: j dowdall@msn.com APPLICANT: Kimley-Horn and Associates, Inc.

<u>Scale</u>

13455 Noel Road Two Galleria Office Tower, Suite 700 Dallas, Texas 75240 Phone: 972-770-1300 Contact: Peyton McGee, PE' Email: peyton.mcgee@kimley-horn.com

<u>Drawn by</u>



Project	Union Park Phase 5A Revised Final Plat (FP-21-00586)						
P&Z Hearing	/01/2021						
Council Hearing	N/A						
Request	Revised Final Plat						
Size	pproximately 33.354 acres						
Current Zoning	Planned Development-Single Family 4 (PD-SF4)						
Proposed Use	Residential						
Existing Use	Undeveloped Property						
Future Land Use Plan Designation	Low Density Residential						
Applicant	Andrea Saavedra – Kimley-Horn and Associates, Inc.						
Owner	Elaine Ford – H4 Little Elm, LP						
Strategic Goal	Promote and expand Little Elm's identity						

Location

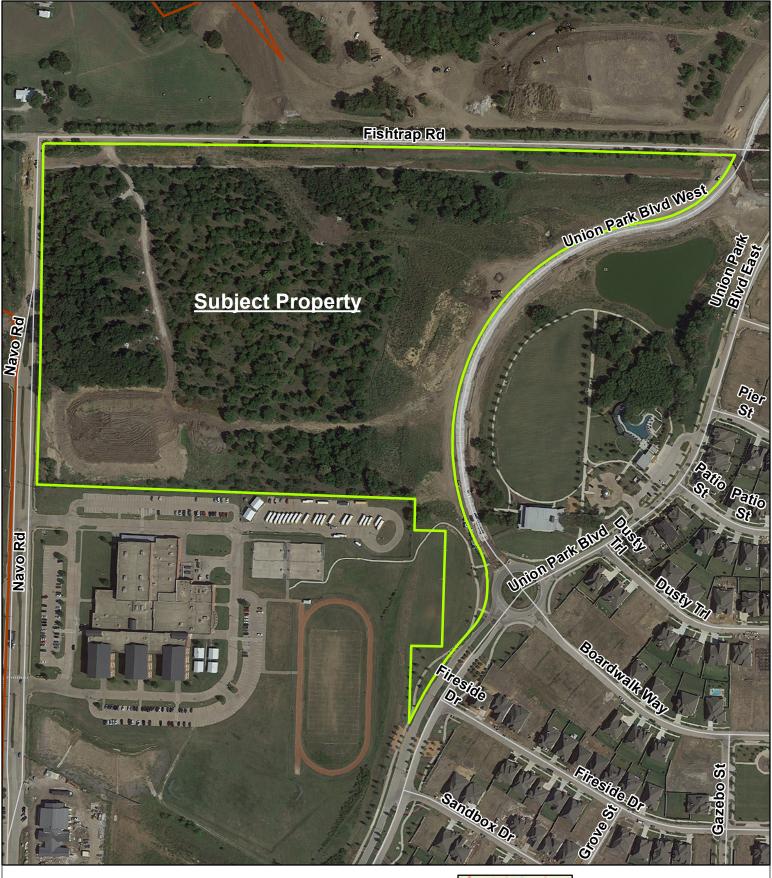
The subject property is generally located at the southeast corner of Navo Road and Fishtrap Road, within Little Elm's town limits.

Planning Analysis

The purpose of the Revised Final Plat is to create lots of record and dedicate rights-of-way and easements necessary for development. The applicant has addressed all of the Planning Department's comments and concerns regarding the Revised Final Plat. However, the applicant is still working through some minor comments with our Engineering Department.

Recommended Action

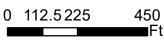
Staff recommends approval of the Revised Final Plat subject to the Engineering Department's review and approval.





Union Park, Phase 5A



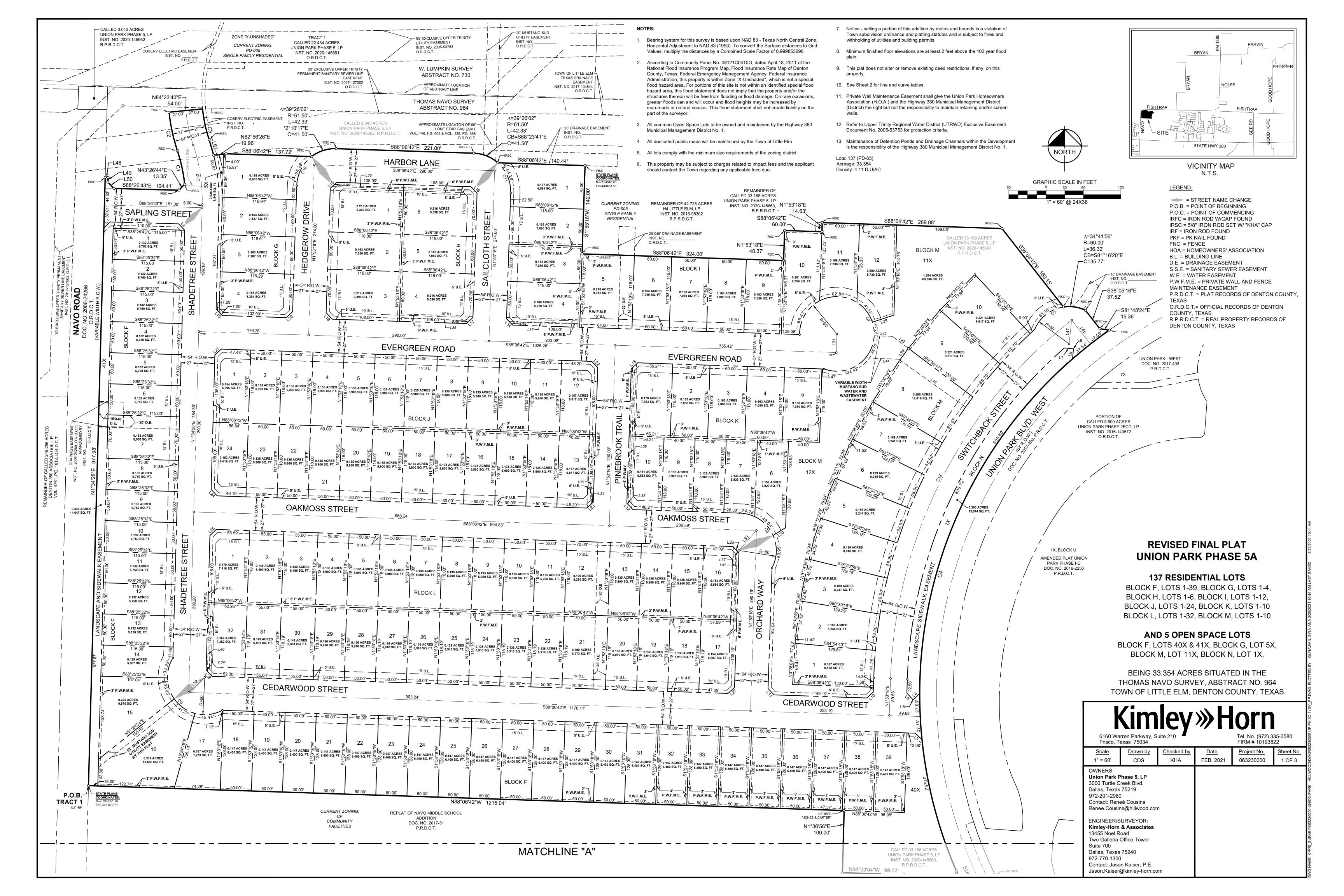


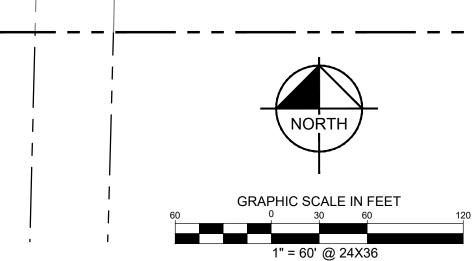


Town of Little Elm Denton County, Tx Date: 10/25/2018

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





P.O.B. TRACT 1

LIN	E TABLE		LIN	E TABLE		LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S46°32'42"W	14.15'	L21	N46°43'53"E	14.10'	L41	N01°53'18"E	108.09'
L2	N43°26'08"W	14.14'	L22	N43°06'42"W	14.14'	L42	N88°06'42"W	29.38'
L3	S46°47'16"E	15.03'	L23	S46°53'18"W	14.14'	L43	N52°58'17"W	32.02'
L4	N45°31'57"E	13.82'	L24	N43°16'07"W	14.18'	L44	S87°26'33"E	53.44'
L5	N88°06'42"W	1.02'	L25	N46°43'53"E	14.10'	L45	S54°25'00"E	131.99'
L6	S43°06'42"E	14.14'	L26	S43°06'42"E	14.14'	L46	S38°16'31"E	49.00'
L7	S84°25'17"E	13.81'	L27	S46°53'18"W	14.14'	L47	N06°10'47"E	38.52'
L8	S38°05'16"E	1.37'	L28	N43°16'07"W	14.18'	L48	S88°25'32"E	4.61'
L9	S05°37'51"W	15.17'	L29	S71°43'13"W	36.41'	L49	S01°33'40"W	7.53'
L10	N46°53'18"E	14.14'	L30	S58°12'31"W	23.51'	L50	S43°26'32"E	14.14'
L11	N43°06'42"W	14.14'	L31	N01°53'18"E	30.00'			
L12	S43°06'42"E	14.14'	L32	N46°41'48"E	35.25'			
L13	N46°53'18"E	14.14'	L33	S41°10'40"W	42.64'			
L14	N43°06'42"W	14.14'	L34	N36°18'22"E	23.28'			
L15	N46°53'18"E	14.14'	L35	N88°06'42"W	230.00'			
L16	S43°06'42"E	14.14'	L36	N88°06'42"W	111.00'			
L17	S46°53'18"W	14.14'	L37	N88°06'42"W	111.00'			

CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
C1	12°50'07"	248.00'	55.56'	N12°14'27"W	55.44'		
C2	13°03'10"	277.00'	63.10'	N12°07'55"W	62.97'		
С3	13°03'10"	223.00'	50.80'	S12°07'55"E	50.69'		
C4	78°26'16"	714.00'	977.47'	S15°49'09"W	902.91'		
C5	73°33'48"	250.00'	320.98'	N05°40'41"E	299.38'		
C6	17°56'14"	1100.00'	344.37'	S33°29'28"W	342.97'		
C7	93°16'32"	60.00'	97.68'	S69°25'57"W	87.24'		
C7	291°03'39"	60.00'	304.80'	N35°26'50"W	67.92'		
C8	115°50'31"	60.00'	121.31'	N30°11'27"W	101.68'		
C9	149°32'20"	59.99'	156.58'	S43°14'23"E	115.77'		
C10	90°00'00"	61.50'	96.60'	S46°53'18"W	86.97'		
C11	90°00'00"	61.50'	96.60'	N43°06'42"W	86.97'		
C12	49°50'12"	765.90'	666.19'	S26°48'23"W	645.39'		
C13	20°13'58"	275.00'	97.11'	N08°32'31"W	96.61'		

CURRENT ZONING:

CF

COMMUNITY

FACILITIES

3' — P.W.F.M.E.

MATCHLINE "A"

N88°06'42"W 1215.04'

REPLAT OF NAVO MIDDLE SCHOOL

ADDITION

DOC. NO. 2017-31

P.R.D.C.T.

3' — P.W.F.M.E.

3' P.W.F.M.E. P.W.F.M.E. P.W.F.M.E. P.W.F.M.E. P.W.F.M.E. P.W.F.M.E. P.W.F.M.E.

N1°36'56"E-

100.00'

NOTES:

1. Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.

L18 S43°06'42"E 14.14' L38 N01°53'18"E 108.00' L19 N43°16'07"W 7.09' L39 N01°53'18"E 220.00' L20 S46°53'18"W 14.14' L40 N01°34'28"E 107.19'

- According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. For portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 3. All common Open Space Lots to be owned and maintained by the Highway 380 Municipal Management District No. 1.
- 4. All dedicated public roads will be maintained by the Town of Little Elm.
- 5. All lots comply with the minimum size requirements of the zoning district.
- 6. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.

- 7. Notice selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
- 8. Minimum finished floor elevations are at least 2 feet above the 100 year flood
- 9. This plat does not alter or remove existing deed restrictions, if any, on this
- 10. Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen
- 11. Refer to Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document No. 2005-53753 for protection criteria.
- 12. Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Highway 380 Municipal Management District No. 1.

Lots: 137 (PD-65) Acreage: 33.354 Density: 4.11 D.U/AC

LAND USE	ACREAGE	LOTS
RESIDENTIAL	21.416	137 LOTS
HOA/OPEN SPACE	1.857	F-40X
HOA/OPEN SPACE	0.336	F-41X
HOA/OPEN SPACE	0.036	G-5X
HOA/OPEN SPACE	1.584	M-11X
HOA/OPEN SPACE	0.300	N-1X
STREET /ALLEY R.O.W.	7.825	-
TOTAL	33.354	142 LOTS

	CALLED 33.18 UNION PARK PH INST. NO. 2020 R.P.R.D.0 N88°23'04"W 99.52' 60D NL FND IRSC	JASE 5, LP \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1X, BLOCK U AMENDED PLAT UNION PARK PHASE I-C DOC. NO. 2016-2250 P.R.D.C.T.	F F F F F F F F F F F F F F F F F F F	FNC. = FK NAIL FOUND FNC. = FENCE HOA = HOMEOWNERS' ASSOCIATION B.L. = BUILDING LINE D.E. = DRAINAGE EASEMENT B.S.E. = SANITARY SEWER EASEMENT W.E. = WATER EASEMENT P.W.F.M.E. = PRIVATE WALL AND FENCE MAINTENANCE EASEMENT P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS D.R.D.C.T. = OFFICIAL RECORDS OF
REPLAT OF NAVO MIDDLE SCHOOL ADDITION DOC. NO. 2017-31 P.R.D.C.T.	CALLED 0.845 ACRE DENTON INDEPENDENT SCHOOL DISTRICT INST. NO. 2015-74130 O.R.D.C.T.	40X	UNION PARK BLV DOC. NO. 2016-2250		DENTON COUNTY, TEXAS R.P.R.D.C.T. = REAL PROPERTY RECORDS DF DENTON COUNTY, TEXAS
	N1°36'56"E	SIDEWALK EASEMENT INST. NO. 2015-49262 O.R.D.C.T. MUSTANG SPECIAL UTILITY DISTRICT EASEMENT INST. NO. 2015-33336 O.R.D.C.T.		21	
IRSC—	S88°23'04"E 99.52'	1X	OC. No. SO, R. O. N. O.	ALTANA PLOCA	
N1°36'56"E 251.22"	So Minds	UNION PARK PHASE DOC. NO. 2015-304 P.R.D.C.T. 22 21	2 -B	3	
, /	RSC		19 /		

REVISED FINAL PLAT UNION PARK PHASE 5A

LEGEND:

5X HOA

= STREET NAME CHANGE P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCING

IRFC = IRON ROD W/CAP FOUND

IRF = IRON ROD FOUND PKF = PK NAIL FOUND

IRSC = 5/8" IRON ROD SET W/ "KHA" CAP

137 RESIDENTIAL LOTS

BLOCK F, LOTS 1-39, BLOCK G, LOTS 1-4, BLOCK H, LOTS 1-6, BLOCK I, LOTS 1-12, BLOCK J, LOTS 1-24, BLOCK K, LOTS 1-10 BLOCK L, LOTS 1-32, BLOCK M, LOTS 1-10

AND 5 OPEN SPACE LOTS

BLOCK F, LOTS 40X & 41X, BLOCK G, LOT 5X, BLOCK M, LOT 11X, BLOCK N, LOT 1X,

BEING 33.354 ACRES SITUATED IN THE THOMAS NAVO SURVEY, ABSTRACT NO. 964 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley» Horn						
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			Tel. No. (972) 335-3580 FIRM # 10193822			
<u>Scale</u>	<u>Drawn by</u>	Checked by	<u>Date</u>	Project No.	Sheet No.	
1" = 60'	CDS	KHA	FEB. 2021	063230000	2 OF 3	
3000 Turtle Creek Blvd. Dallas, Texas 75219 972-201-2980 Contact: Reneé Cousins Renee.Cousins@hillwood.com ENGINEER/SURVEYOR: Kimley-Horn & Associates 13455 Noel Road Two Galleria Office Tower Suite 700 Dallas, Texas 75240 972-770-1300 Contact: Jason Kaiser, P.E. Jason.Kaiser@kimley-horn.com						

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS UNION PARK PHASE 5, LP, is the owner of a tract of land situated in the Thomas Navo Survey, Abstract No. 964 and the Thomas Navo Survey, Abstract No. 964, Denton County Texas, and being portions of a called 33.188 acre tract of land and a called 2.043 acre tract of land described in a Limited Warranty Deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145663 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of Lot 1R, Block A of Replat of Navo Middle School Addition, according to the Replat thereof recorded in Document Number 2017-31 of the Plat Records of Denton County, Texas, common to the southwest corner of said 33.188 acre tract, same being on the easterly right-of-way line of Navo Road, a variable width right-of-way;

THENCE North 01°34'28" East, along the westerly line of said 33.188 acre tract, the westerly line of said 2.043 acre tract, and the easterly right-of-way line of said Navo Road, a distance of 977.98 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly right-of-way line of said Navo Road and the westerly line of said 2.043 acre tract, and crossing said 2.043 acre tract, the following courses:

South 88°25'32" East, a distance of 4.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°33'40" West, a distance of 7.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°26'32" East, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 2.043 acre tract, and the northerly line of said 33.188 acre tract;

THENCE South 88°26'43" East, along the southerly line of said 2.043 acre tract and the northerly line of said 33.188 acre tract, passing en route an ell corner of said 2.043 acre tract and said 33.188 acre tract, and continuing along the same course and crossing said 33.188 acre tract, for a total distance of 104.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 43°26'44" East, continuing across said 33.188 acre tract, passing en route the northerly line of said 33.188 acre tract and the southerly line of said 2.043 acre tract, and continuing along the same course and crossing said 2.043 acre tract, for a total distance of 13.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 12°50'07", a radius of 248.00 feet, a chord bearing and distance of North 12°14'27" West, 55.44 feet;

THENCE continuing across said 2.043 acre tract, the following courses:

In a northwesterly direction, with said curve to the left, an arc distance of 55.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 13°03'10", a radius of 277.00 feet, a chord bearing and distance of North 12°07'55" West, 62.97 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 63.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 84°23'40" East, a distance of 54.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 13°03'10", a radius of 223.00 feet, a chord bearing and distance of South 12°07'55" East, 50.69 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 50.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°11'18" East, a distance of 26.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 82°56'26" East, passing en route the southerly line of said 2.043 acre tract and the northerly line of said 33.188 acre tract, and continuing along the same course and crossing said 33.188 acre tract, a distance of 19.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 33.188 acre tract and the southerly line of said 2.043 acre tract;

THENCE along the northerly line of said 33.188 acre tract and the southerly line of said 2.043 acre tract, the following courses:

South 88°06'42" East, a distance of 137.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 39°26'02", a radius of 61.50 feet, a chord bearing and distance of North 72°10'17" East, 41.50 feet:

In a northeasterly direction, with said curve to the right, an arc distance of 42.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°06'42" East, a distance of 221.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 39°26'02", a radius of 61.50 feet, a chord bearing and distance of South 68°23'41" East, 41.50

In a southeasterly direction, with said curve to the right, an arc distance of 42.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°06'42" East, a distance of 140.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 1°53'18" West, a distance of 142.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°06'42" East, a distance of 324.00 feet to a 5/8 inch iron rod with plastic cap

stamped "KHA" set for corner;

North 1°53'18" East, a distance of 48.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°06'42" East, passing en route an ell corner of said 33.188 acre tract, and continuing along the same course and crossing said 33.188 acre tract, for a total distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 1°53'18" East, continuing across said 33.188 acre tract, a distance of 8.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly line of said 33.188 acre tract:

THENCE along the northerly line of said 33.188 acre tract, the following courses:

South 88°06'42" East, a distance of 289.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°04'42" East, a distance of 160.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 34°41'06", a radius of 60.00 feet, a chord bearing and distance of South 81°16'20" East, 35.77 feet:

In a southeasterly direction, with said curve to the right, an arc distance of 36.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°05'16" East, a distance of 37.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 81°48'24" East, a distance of 15.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 33.188 acre tract, same being at the beginning of a non-tangent curve to the left having a central angle of 78°26'16", a radius of 714.00 feet, a chord bearing and distance of South 15°49'09" West, 902.91 feet, same being on the westerly right-of-way Union Park Boulevard West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park-West, as recorded in Document Number 2017-493, of the Plat Records of Denton County, Texas and the easterly line of said 42.728 acre tract;

THENCE along the westerly right-of-way line of said Union Park Boulevard West, the easterly line of said 33.188 acre tract, and the westerly right-of-way line of Union Park Boulevard, a 54 foot wide right-of-way, as created in the Amended Plat Union Park Phase I-C, as recorded in Document Number 2016-2250, of the Plat Records of Denton County, Texas, the following courses:

In a southwesterly direction with said curve to the left, an arc distance of 977.47 feet to a 5/8 inch iron rod with plastic cap stamped "Jones & Carter" found for corner;

South 24°33'34" East, a distance of 44.43 feet to a 5/8 inch iron rod with plastic cap stamped "Jones & Carter" found at the beginning of a non-tangent curve to the right having a central angle of 73°33'48", a radius of 250.00 feet, a chord bearing and distance of South 05°40'41" West, 299.38 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 320.98 feet to an "X" cut in concrete found at the beginning of a reverse curve to the left having a central angle of 17°56'14", a radius of 1100.00 feet, a chord bearing and distance of South 33°29'28" West, 342.97 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 344.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost corner of said 33.188 acre tract on the easterly line of aforesaid Replat of Navo Middle School Addition;

THENCE North 1°36'56" East, departing the westerly right-of-way line of said Union Park Blvd., along the westerly line of said 33.188 acre tract and the easterly line of said Replat of Navo Middle School Addition, a distance of 251.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of a called 0.845 acre tract of land described in a deed to Denton Independent School District, as recorded in Instrument No. 2015-74130 of the Official Records of Denton County, Texas, common to an exterior ell corner of said 31.88 acre tract;

THENCE South 88°23'04" East, departing the easterly line of said Replat of Navo Middle School Addition and continuing along the westerly line of said 31.88 acre tract, and along the southerly line of said 0.845 acre tract, a distance of 99.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 0.845 acre tract, common to an ell corner of said 31.88 acre tract;

THENCE North 1°36'56" East, continuing along the westerly line of said 31.88 acre tract and along the easterly line of said 0.845 acre tract, a distance of 370.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 0.845 acre tract, common to an ell corner of said 31.88 acre tract;

THENCE North 88°23'04" West, continuing along the westerly line of said 31.88 acre tract and along the northerly line of said 0.845 acre tract, a distance of 99.52 feet to a 60D nail found for the northwest corner of said 0.845 acre tract, common to an exterior ell corner of said 31.88 acre tract, same being on the easterly line of said Replat of Navo Middle School Addition;

THENCE North 1°36'56" East, continuing along the westerly line of said 31.88 acre tract and along the easterly line of said Replat of Navo Middle School Addition, a distance of 100.00 feet to a 1/2 inch iron rod with plastic cap stamped "Cotton Surveying" found for the northeast corner of said Replat of Navo Middle School Addition, common to an ell corner of said 31.88 acre tract;

THENCE North 88°06'42" West, along the southerly line of said 31.88 acre tract and the northerly line of said Replat of Navo Middle School Addition, a distance of 1215.04 feet to the **POINT OF BEGINNING** and containing 33.354 acres (1,452,884 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UNION PARK PHASE 5, LP ("Owner") does hereby adopt this plat designating the hereinabove property as UNION PARK PHASE 5A, an addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the ______ day of ______, 20__.

UNION PARK PHASE 5, LP, a Texas limited partnership

BY: BOH Investment GP, LLC, a Delaware limited liability company, its general partner

STATE OF ______ §
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of ______, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20__.

Notary Public, State of _

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

PRELIMINAR'

Sylviana Gunawan
Registered Professional Land Surveyor #6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

TOWN OF LITTLE ELM APPROVAL

APPROVED this the _____ day of _____, 20_ by the Town Council of the Town of Little Elm, Texas.

Town Official

Town Secretary

REVISED FINAL PLAT UNION PARK PHASE 5A

137 RESIDENTIAL LOTS

BLOCK F, LOTS 1-39, BLOCK G, LOTS 1-4, BLOCK H, LOTS 1-6, BLOCK I, LOTS 1-12, BLOCK J, LOTS 1-24, BLOCK K, LOTS 1-10 BLOCK L, LOTS 1-32, BLOCK M, LOTS 1-10

AND 5 OPEN SPACE LOTS

BLOCK F, LOTS 40X & 41X, BLOCK G, LOT 5X, BLOCK M, LOT 11X, BLOCK N, LOT 1X,

BEING 33.354 ACRES SITUATED IN THE THOMAS NAVO SURVEY, ABSTRACT NO. 964 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

 Kimley
 Horn

 6160 Warren Parkway, Suite 210
 Tel. No. (972) 335-3580

 Frisco, Texas 75034
 FIRM # 10193822

 Scale N/A
 Drawn by Checked by KHA
 Date FEB. 2021
 Project No. 063230000
 Sheet No. 3 OF 3

<u>Scale</u> N/A **OWNERS** Union Park Phase 5. LP 3000 Turtle Creek Blvd. Dallas, Texas 75219 972-201-2980 Contact: Reneé Cousins Renee.Cousins@hillwood.com **ENGINEER/SURVEYOR:** Kimley-Horn & Associates 13455 Noel Road Two Galleria Office Tower Suite 700 Dallas, Texas 75240 972-770-1300 Contact: Jason Kaiser, P.E. Jason.Kaiser@kimley-horn.com



Project	Union Park Phase 5B Revised Final Plat (FP-21-00588)		
P&Z Hearing	04/01/2021		
Council Hearing	N/A		
Request	Revised Final Plat		
Size	Approximately 24.348 acres		
Current Zoning	Planned Development-Single Family 4 (PD-SF4)		
Proposed Use	Residential		
Existing Use	Undeveloped Property		
Future Land Use Plan Designation	Low Density Residential		
Applicant	Andrea Saavedra – Kimley-Horn and Associates, Inc.		
Owner	Elaine Ford – H4 Little Elm, LP		
Strategic Goal	Promote and expand Little Elm's identity		

Location

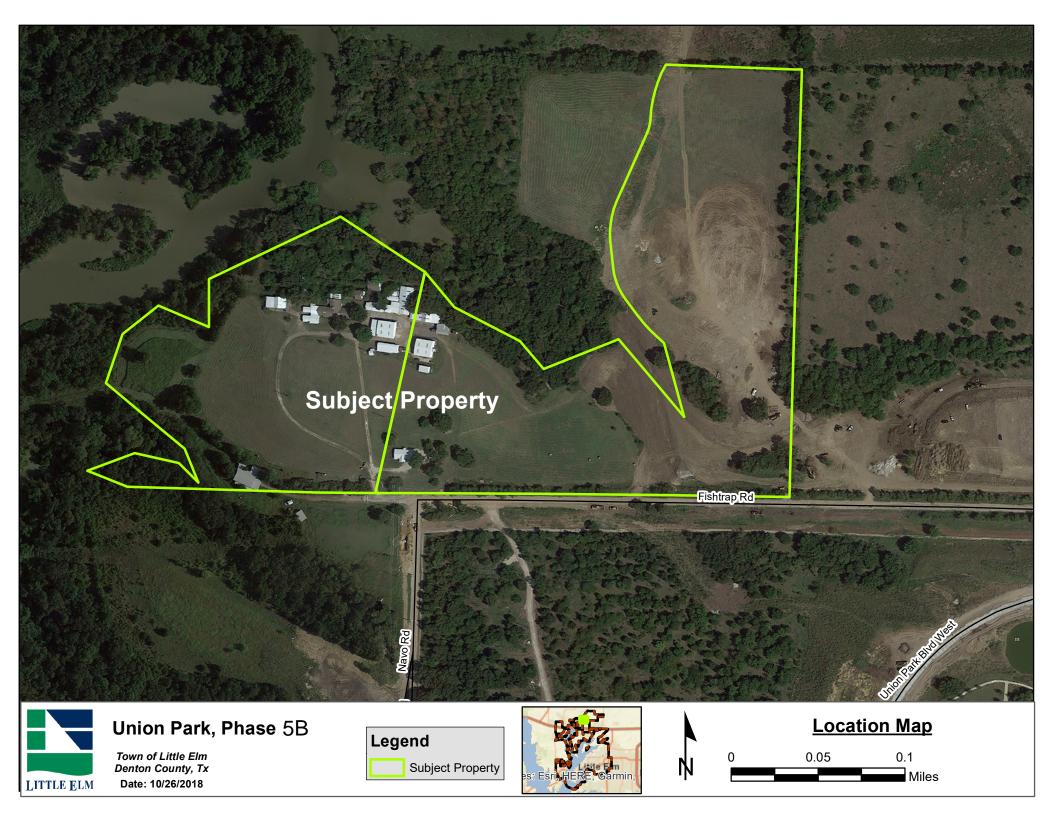
The subject property is generally located at the northwest corner of Navo Road and Fishtrap Road, within Little Elm's town limits.

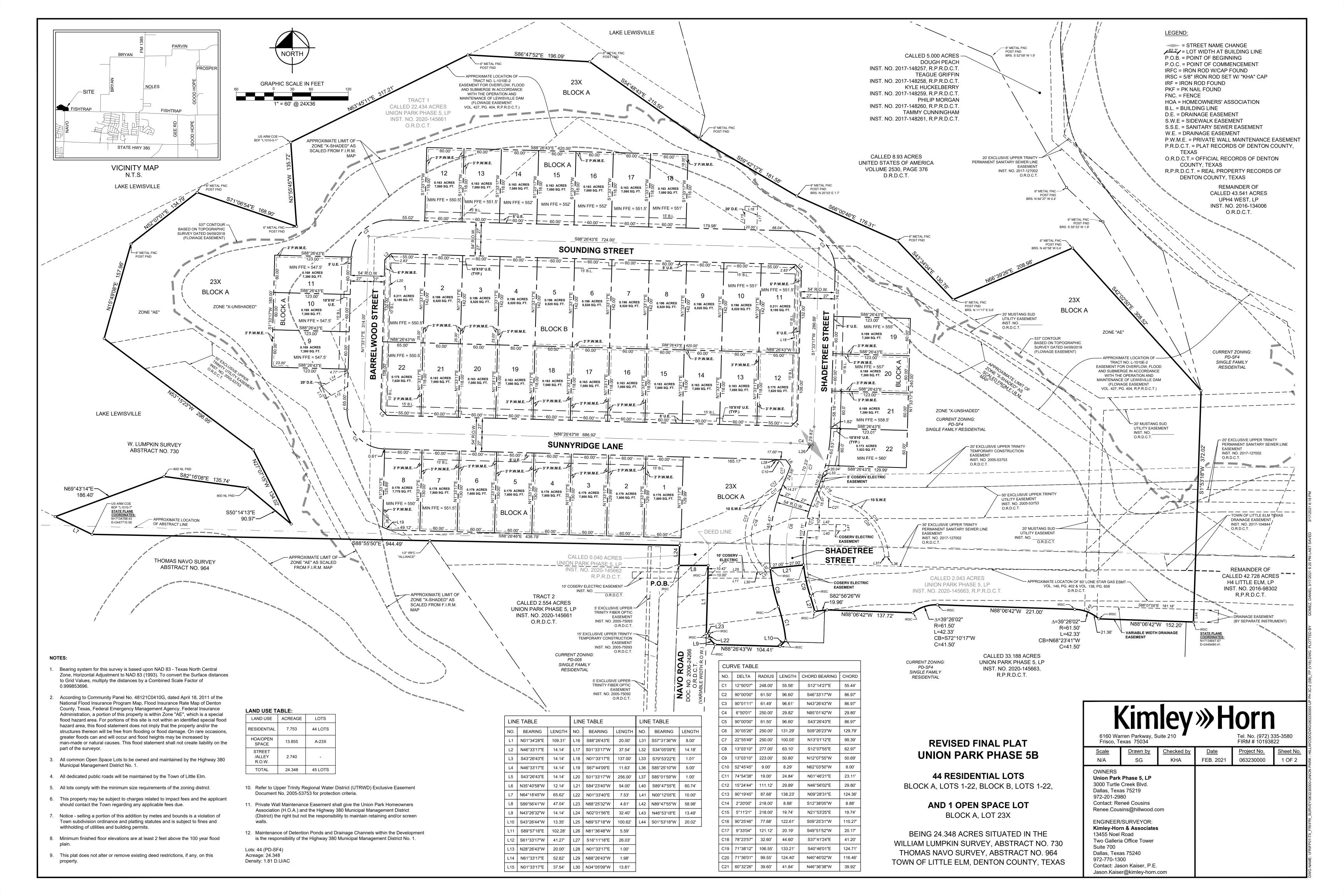
Planning Analysis

The purpose of the Revised Final Plat is to create lots of record and dedicate rights-of-way and easements necessary for development. The applicant has addressed all of the Planning Department's comments and concerns regarding the Revised Final Plat. However, the applicant is still working through some minor comments with our Engineering Department.

Recommended Action

Staff recommends approval of the Revised Final Plat subject to the Engineering Department's review and approval.





OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS UNION PARK PHASE 5, LP is the owner of a tract of land situated in the William Lumpkin Survey, Abstract No. 730 and the Thomas Navo Survey, Abstract No. 964, Denton County Texas, and being all of a called 22.434 acre tract of land described as Tract 1 in a Limited Warranty Deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145661 of the Official Records of Denton County, Texas, and being portions of a called 33.188 acre tract of land and a called 2.043 acre tract of land described in a Limited Warranty Deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145663 of the Real Property Records of Denton County, Texas, and all of a called 0.040 acre tract of land described in a Limited Warranty Deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145662 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of a called 1.168 acre tract of land described in the Donation Deed to Denton County, Texas, as recorded in Document No. 2006-24266 of the Official Records of Denton County, Texas, common to the southwest corner of said 0.040 acre tract, and the westerly end of the northerly terminus of Navo Road, a variable width right-of-way, same being on the easterly line of a called 2.554 acre tract of land described as Tract 2 in said deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145661 of the Real Property Records of Denton County,

THENCE North 2°01'56" East, departing the northerly terminus of said Navo Road, along the westerly line of said 0.040 acre tract and the easterly line of said Tract 2, a distance of 32.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Tract 2;

THENCE North 88°55'50" West, departing the westerly line of said 0.040 acre tract, and along the southerly line of said Tract 1 and the northerly line of said Tract 2, passing at a distance of 401.55 feet a 1/2 inch iron rod with plastic cap stamped "Alliance" found for the northwest corner of said Tract 2, being on the easterly line of Lake Lewisville, and continuing along the same course and along the easterly line of said Lake Lewisville, for a total distance of 944.49 feet to a U.S. Army Corps of Engineers Brass Disk stamped "L1010-7" found for the southwest corner of said Tract 1;

THENCE along the westerly and northerly lines of said Tract 1 and the easterly line of said Lake Lewisville, the following:

North 64°18'45" West, a distance of 65.62 feet to a point for corner;

North 69°43'14" East, a distance of 186.40 feet to a 80D nail found for corner:

South 82°16'08" East, a distance of 135.74 feet to a 80D nail found for corner;

South 50°14'13" East, a distance of 90.97 feet to a point for corner:

North 27°07'15" West, a distance of 134.02 feet to a point for corner;

North 53°15'23" West, a distance of 298.95 feet to a point for corner;

North 15°49'08" East, a distance of 157.96 feet to a 6 inch metal fence post found for corner;

North 52°07'01" East, a distance of 134.79 feet to a 6 inch metal fence post found for corner;

South 71°06'54" East, a distance of 168.90 feet to a 6 inch metal fence post found for corner;

North 3°55'45" West, a distance of 135.72 feet to a U.S. Army Corps of Engineers brass disk stamped "L1010-5-1" found for corner;

North 63°45'11" East, a distance of 317.21 feet to a 6 inch metal fence post found for corner;

South 86°47'52" East, a distance of 196.09 feet to a 6 inch metal fence post found for corner;

South 54°48'43" East, a distance of 215.50 feet to a 6 inch metal fence post found for the southwest corner of a called 8.93 acre tract of land described in a deed to United States of America, as recorded in Volume 2530, Page 376 of the Deed Records of Denton County, Texas;

THENCE departing the easterly line of said Lake Lewisville, continuing along the northerly line of said Tract 1 and along the southerly line of said 8.93 acre tract, the

South 59°42'12" East, a distance of 181.58 feet to a point for corner, from which, a 6 inch metal fence post found for witness bears North 20°03' East, 1.7 feet;

South 66°00'46" East, a distance of 176.31 feet to a 6 inch metal fence post found for corner;

South 43°34'04" East, a distance of 130.76 feet to a point for corner, form which, a 6 inch metal fence post found for witness bears North 11°17' East, 0.6 foot;

North 66°39'26" East, a distance of 208.98 feet to a point for corner, from which, a 6 inch metal fence post found for witness bears North 40°58' West, 0.4 foot;

South 42°02'50" East, a distance of 308.52 feet to the southeast corner of said 8.93 acre tract, common to the northeast corner of said Tract 1, and the southerly corner of a called 5.000 acre tract of land described In a deed to Dough Peace, as recorded in Instrument No. 2017-148257 of the Real Property

THENCE South 1°53'18" West, departing the easterly line of said Lake Lewisville and along the easterly line of said Tract 1 and along the easterly line of aforesaid 2.043 acre tract, a distance of 372.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 2.043 acre tract;

THENCE along the southerly line of said 2.043 acre tract and along the northerly line of aforesaid 33.188 acre tract, the following:

North 88°06'42" West, a distance of 152.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 39°26'02", a radius of 61.50 feet, a chord bearing and distance of North 68°23'41" West, 41.50 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 42.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°06'42" West, a distance of 221.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 39°26'02", a radius of 61.50 feet, a chord bearing and distance of South 72°10'17" West, 41.50 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 42.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°06'42" West, a distance of 137.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 82°56'26" West, departing the southerly line of said 2.043 acre tract and the northerly line of said 33.188 acre tract, crossing said 33.188 acre tract and passing en route the southerly line of said 2.043 acre tract and the northerly line of said 33.188 acre tract, and continuing along the same course and crossing said 2.043 acre tract, for a total distance of 19.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 2.043 acre tract and crossing said 33.188 acre tract, the following:

North 16°11'18" West, a distance of 26.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 13°03'10", a radius of 223.00 feet, a chord bearing and distance of North 12°07'55" West, 50.69 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 50.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 84°23'40" West, a distance of 54.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left

In a southeasterly direction, with said curve to the left, an arc distance of 63.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right having a central angle of 12°50'07", a radius of 248.00 feet, a chord bearing and distance of South 12°14'27" East, 55.44 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 55.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°26'44" West, a distance of 13.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

having a central angle of 13°03'10", a radius of 277.00 feet, a chord bearing and distance of South 12°07'55" East, 62.97 feet;

North 88°26'43" West, passing en route an ell corner along the common line of said 2.043 acre tract and said 33.188 acre tract, and continuing along the same course and along said common line, for a total distance of 104.41 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said common line and crossing said 2.043 acre tract, the following:

North 43°26'32" West, a distance of 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 1°33'40" East, a distance of 7.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

Road, common to the northeast corner of said 1.168 acre tract, and the southeast corner of aforesaid 0.040 acre tract;

North 88°25'32" West, a distance of 4.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 2.043 acre tract, the easterly right-of-way line of aforesaid Navo Road, and the easterly line of aforesaid 1.168 acre tract;

THENCE North 1°34'28" East, along the westerly line of said 2.043 acre tract, the easterly right-of-way line of said Navo Road, and the easterly line of said 1.168 acre tract, a distance of 109.31 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the easterly end of the northerly terminus of said Navo

THENCE South 89°56'41" West, departing the westerly line of said 2.043 acre tract, along a southerly line of said 0.040 acre tract, the northerly terminus of said Navo Road, and the northerly line of said 1.168 acre tract, a distance of 47.04 feet to the **POINT OF BEGINNING** and containing 24.348 acres (1,060,605 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That UNION PARK PHASE 5, LP ("Owner") does hereby adopt this plat designating the hereinabove property as UNION PARK PHASE 5B, an addition to the Town of Little Elm. Denton County. Texas, and does hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. We do hereby bind ourselves, our successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the ______ day of ______, 20___.

UNION PARK PHASE 5, LP, a Texas limited partnership

BY: BOH Investment GP, LLC, a Delaware limited liability company,

its general partner

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared , known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 20___.

Notary Public, State of Texas

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

Sylviana Gunawan Registered Professional Land Surveyor #6461 Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 972-335-3580 sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC in and for the STATE OF TEXAS

TOWN OF LITTLE ELM APPROVAL

APPROVED this the _____ day of ___ by the Town Council of the Town of Little Elm, Texas.

Town Official

Town Secretary

REVISED FINAL PLAT **UNION PARK PHASE 5B**

44 RESIDENTIAL LOTS

BLOCK A, LOTS 1-22, BLOCK B, LOTS 1-22,

AND 1 OPEN SPACE LOT

BLOCK A, LOT 23X

BEING 24.348 ACRES SITUATED IN THE WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730 THOMAS NAVO SURVEY, ABSTRACT NO. 964 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

<u>Date</u>

FEB. 2021

Checked by

KHA

Frisco, Texas 75034

FIRM # 10193822

2 OF 2

063230000

OWNERS Union Park Phase 5, LP 3000 Turtle Creek Blvd. Dallas, Texas 75219

972-201-2980 Contact: Reneé Cousins Renee.Cousins@hillwood.com

<u>Drawn by</u>

SG

ENGINEER/SURVEYOR: Kimley-Horn & Associates 13455 Noel Road Two Galleria Office Tower

Suite 700 Dallas, Texas 75240 972-770-1300 Contact: Jason Kaiser, P.E. Jason.Kaiser@kimley-horn.com

<u>Scale</u>

N/A



Project	Palladium Planned Development Amendment (21-PD-008)		
P&Z Hearing	04/01/2021		
Council Hearing	April 6, 2021		
Request	A request to amend the Palladium Planned Development (Planned Development Ordinance No. 1489)		
Size	Approximately 28.31 acres		
Current Zoning	Planned Development-Lakefront (PD-LF)		
Proposed Use	Commercial		
Existing Use	Partially Developed		
Future Land Use Plan Designation	Lakefront District		
Applicant	Jennette Killingsworth-Espinosa – Little Elm EDC		
Owner	Little Elm EDC		
Strategic Goal	Promote and expand Little Elm's identity		

Location

The subject property is generally located on the north side of Eldorado Parkway, east and west of the Main Street and Eldorado Parkway intersection, within Little Elm's town limits.

Planning Analysis

The Palladium Mixed Use project dates back to 2013 when the Little Elm Economic Development Corporation initially entered into a 380 Economic Development Program Agreement (accompanied with a Ground Lease Purchase Agreement) with Palladium USA International, Inc. This agreement imposed certain requirements on both the developer and on the Town and is tied to the development of Phase 1 of the overall project.

Phase 1 of the development began construction in 2015 which included the 242 multifamily residential units and the 6,000 square foot commercial/retail structure located at the northwest corner of Main Street and Eldorado Parkway.

An amended Development Agreement for Phase 2 of the project was approved by Town Council in November 2018 which broke that phase of the project up into several areas with relative requirements and timing-mechanisms assigned to both the Town and the Developer that reflects the Little Elm Economic Development Corporation's current intent regarding the overall development of the Palladium Mixed-Use project. In the initial stages of drafting the amended agreement for Phase 2, the Little Elm Economic

Development Corporation asked Planning Staff to assist in the review of the amended agreement to assure the associated language, once adopted, will be compatible with the Town's Zoning Ordinance and Comprehensive Plan. This was assured with the execution of Planned Development (PD) Ordinance No.1489.

From the time PD Ordinance 1489 was created, certain changes have been requested which will require an amendment to the PD along with another amendment to the associated Development Agreement for Phase 2. Changes include updated site plans showing a more detailed design layout associated with the entertainment venue as well as the hotel, elevations showing new design elements and colors associated with the entertainment venue as well as the hotel, updated landscape exhibiting a cohesive design promoted by and in conformance with the Lakefront District, and changes to the parking stipulations with the ability to use 9x19 parking stall sizes at both the entertainment venue and the hotel as well as twelve (12) 9x18 compact parking stall sizes at the entertainment venue only. Changes to the parking standards are outlined in the recommended action below.

Additionally, the project would have a variety of unique vintage signs as part of the public park section of the proposed park area. The proposed signage will add an artistic vibe, a warm and inviting feel, and help in clearly defining the public space. A perfect example of this would be the Greenway Park in Boston. Signage exhibits show examples of what the Town is wanting to achieve conceptually. Lastly, in an effort to preserve trees in the park, we want to build in some flexibility to allow Town staff to alter the parking adjacent to the site.

Recommended Action

Staff recommends that the Planning & Zoning Commission recommend approval of the proposed Planned Development Amendment with the adoption of the attached exhibits.

Additionally, the parking design standards shall be in accordance with the town's Zoning Ordinance, unless otherwise specified herein:

106.06.41......Parking Standards.

- (c) Parking Design.
 - (1) Dimensions. The minimum dimensions for off-street parking shall be as follows:
 - i. Standard parking space: 10 feet x 20 feet x 19 feet.
 - ii. Parallel parking space: 8 feet x 22 feet.
 - iii. Stacking space: 10 feet x 20 feet
 - iv. Compact parking space: 9 feet x 18 feet.

Allow staff to have flexibility to adjust parking to preserve trees for the new proposed park area and have sign flexibility as well in that park area.

Attachments

Palladium PD Amend Location Map Palladium PD Amendment Attachments Palladium PD Amend Ord. No. 1489





Palladium



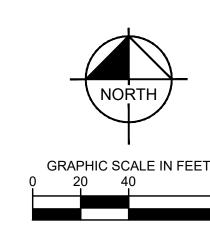




Town of Little Elm Denton County, Tx Date: 1/24/2019

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



<u>LEGEND</u>

SITE BOUNDARY FIRE LANE FIRE HYDRANT WATER METER VAULT SANITARY SEWER MANHOLE GRATE INLET

TRANSFORMER

NOIN PLA DIMENSI

TLE ELM LAKEFRONT

NWC MAIN STREET &

ELDORADO PKWY

PREPARED FOR

TOWN OF LITTLE ELM EDC

SHEET NUMBER

C4.1

BM #1 - SQUARE CUT IN SOUTHEAST CORNER OF CURB INLET LOCATED ON EAST SIDE OF LAKEFRONT DRIVE

BM #2 - "X" CUT IN CONCRETE BACK OF CURB OF MEDIAN ISLAND ON THE NORTH SIDE OF MAIN STREET, APPROXIMATELY 400' EAST OF THE INTERSECTION OF LAKEFRONT DRIVE AND



BENCH MARK LIST

EXISTING UNDERGROUND

UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION

PRIOR TO ANY TRENCHING OR EXCAVATION.

Know what's **below**.

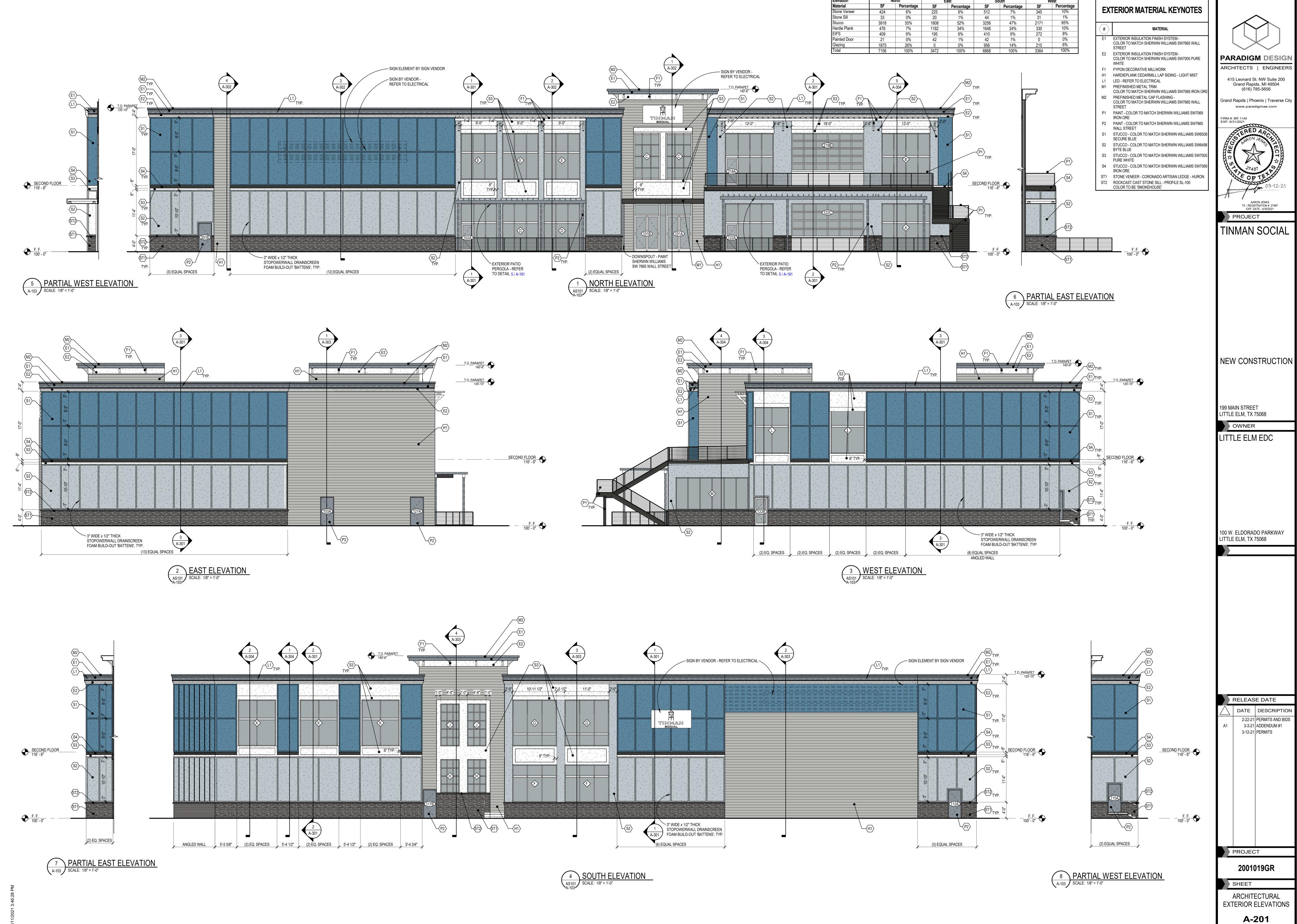
Call before you dig.

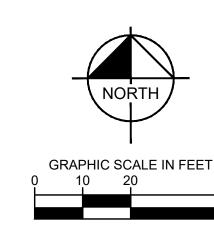
APPROXIMATELY 40' NORTH OF THE SUBJECT TRACT.

ELEV. = 544.92'

MAIN STREET

ELEV. = 544.84'





PLANT LEGEND

TREES	CODE	COMMON NAME
	AG	BIGTOOTH MAPLE
	QM	CHINQUAPIN OAK
	QS	SHUMARD RED OAK
	QV	SOUTHERN LIVE OAK
	UC	CEDAR ELM
	UL	LACEBARK ELM
SHRUBS	CODE	COMMON NAME
\odot	LF	TEXAS SAGE
	MP	DWARF SOUTHERN WAX MYRTLE
GROUND COVERS	CODE	COMMON NAME
	CD	BERMUDA GRASS
	TA	ASIAN JASMINE

REFER TO SHEET L1.1 FOR FULL PLANT SCHEDULE.

ANDSC

Call before you dig.

CAUTION

EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION

DRIOD TO ANY TRACKING

PRIOR TO ANY TRENCHING OR EXCAVATION.

SHEET NUMBER L1.0

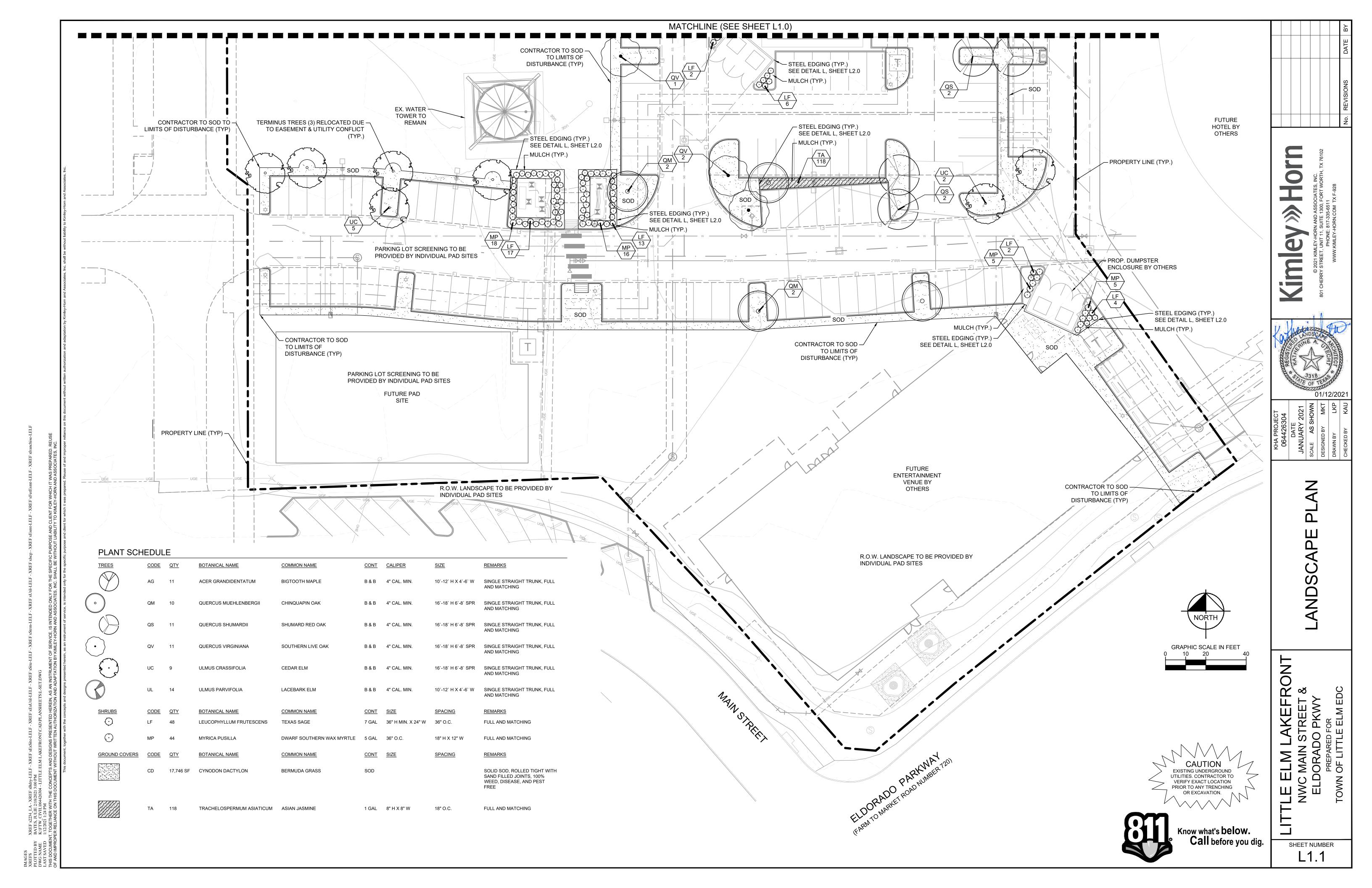
MATCHLINE (SEE SHEET L1.1)									
CITY OF LITTLE ELM - LAKE FRONT DISTRICT ZONING ORDINANCE	REQUIRED	<u>PROVIDED</u>	CITY OF LITTLE ELM - LAKE FRONT DISTRICT ZONING ORDINANCE	REQUIRED	PROVIDED *				
STREETSCAPE AND LANDSCAPE- SHADE TREES ARE REQUIRED ALONG ALL PUBLIC STREET RIGHTS-OF-WAY, EITHER WITHIN THE ROW OR IMMEDIATELY ADJACENT AT AN AVERAGE OF 20' ON CENTER. WHERE BUILDINGS ARE NOT ADJACENT TO THE SIDEWALK, A SECOND ROW OF TREES	YES	YES**	MINIMUM LANDSCAPE AREA- 10% OF GROSS VEHICULAR USE AREA SHALL BE DEVOTED TO LANDSCAPE. $96,436$ SF x 10% = $9,644$ SF	9,644 SF	19,895 SF				
SHALL BE PROVIDED IN PLACE OF BUILDING WALL UNLESS ADJACENT TO A PLAZA OR POCKET PARK OR APPROVED BY MINOR WAIVER AS A TEMPORARY CONDITION.			MINIMUM TREES PROVIDED OVERALL - THERE SHALL BE ONE TREE PER 400 SF OF REQUIRED LANDSCAPE AREA. $12,643$ SF $/$ 400 = 24 TREES	24 TREES	66 TREES				
SITE MATERIALS SHALL INCLUDE DROUGHT TOLERANT GRASSES AND SHRUBS AS LISTED IN THE TOWN'S LIST OF APPROVED PLANT MATERIALS.	YES	YES	LANDSCAPE POINTS BETWEEN 3-15 ACRES = 30 POINTS HARDSCAPING SIGNAGE, OR ARCHITECTURAL FEATURES THAT INCLUDE REFERENCE TO LITTLE						
PARKING LOT LANDSCAPE			ELM'S LAKEFRONT CHARACTER, SUCH AS USE OF SAILBOATS OR LIGHTHOUSES IN AMENITIES. = 10 POINTS. **						
SURFACE LOTS SHALL BE SCREENED TO A MINIMUM HEIGHT OF 30 INCHES FROM ALL ADJACENT PUBLIC STREETS AND OPEN SPACE.	YES	NO*	ENHANCED ENTRYWAY PAVING = 5 POINTS** ENHANCED LANDSCAPING WITHIN DEVELOPMENT AND AT ENTRANCEWAYS = 5 POINTS**						
PLANTING ISLANDS AND TERMINUS ROW ISLANDS SHALL CONTAIN AT LEAST ONE LARGE CANOPY			ENHANCED SITE CANOPY = 5 POINTS**	30 POINTS	0 POINTS**				
TREE AND SHALL BE LOCATED AT THE TERMINUS OF ALL PARKING ROWS	52 TREES	52 TREES	MINIMUM LANDSCAPE BUFFER REQUIREMENTS AT LEAST ONE LARGE CANOPY TREE EVERY 20 LINEAR FEET WHEN ADJACENT TO RESIDENTIAL	14 TREES	14 TREES				
IOLANDO OLIALI, DE DIANITED MITUA MINIMUM OF A OLIADE TREE FOR EVERY ORADIVINO ORAGEO	20 TDEEC	EO TOUCO	HOTO OF TONING						

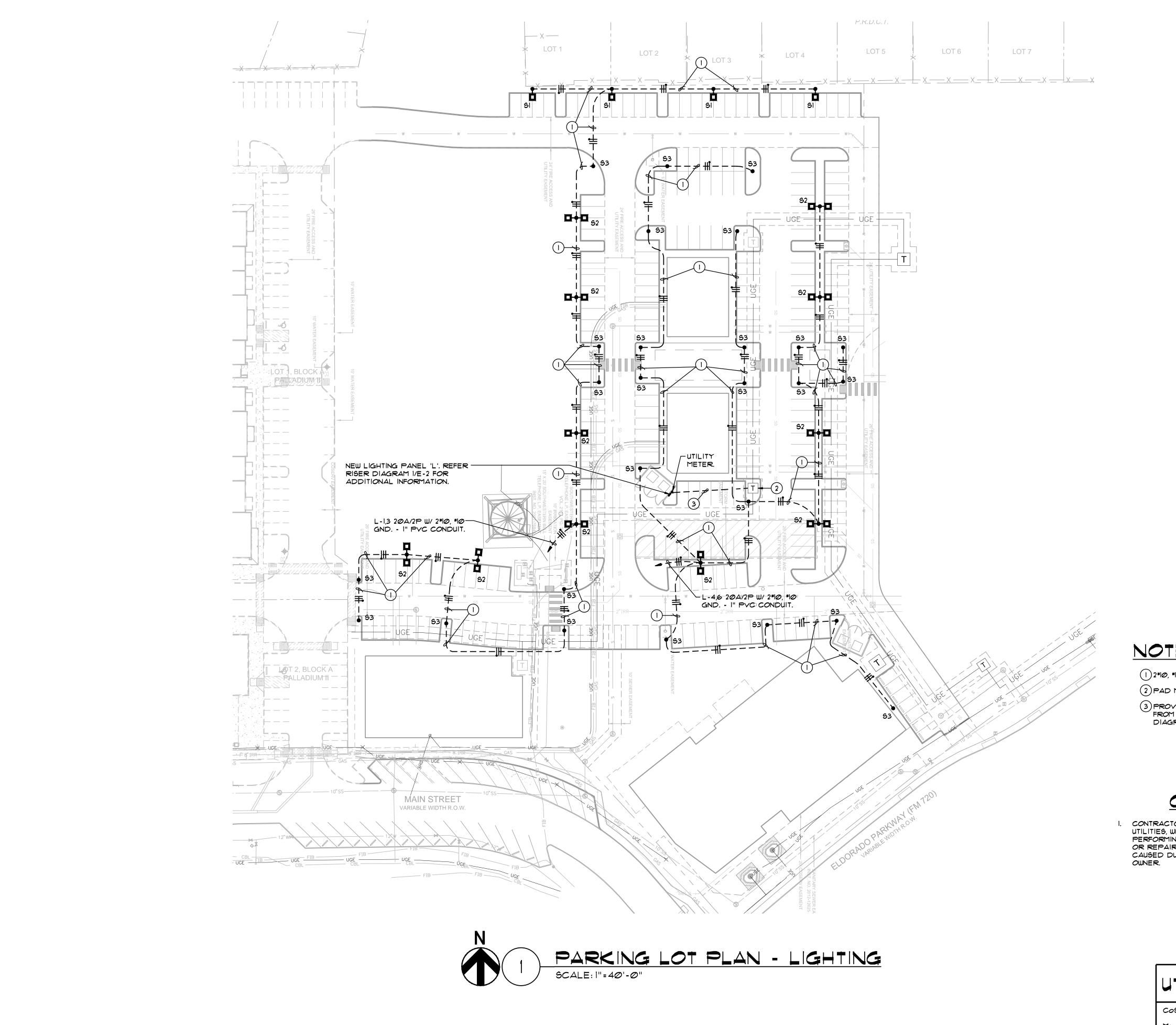
USES OR ZONING

52 TREES

ISLANDS SHALL BE PLANTED WITH A MINIMUM OF 1 SHADE TREE FOR EVERY 8 PARKING SPACES. 30 TREES

239 / 8 = 30 TREES





<u>LIGHTING PLAN</u> NOTES BY SYMBOL

- (1) 2*10, *10 GND. 1" PVC CONDUIT.
- 2 PAD MOUNTED UTILITY COMPANY TRANSFORMER.
- 3) PROVIDE AND INSTALL SECONDARY ELECTRIC SERVICE FROM UTILITY TRANSFORMER TO METER, REFER RISER DIAGRAM I/E-2 FOR ADDITIONAL INFORMATION.

LIGHTING PLAN GENERAL NOTES

I. CONTRACTOR IS TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES, WHETHER SHOWN ON THIS DRAWING OR NOT, PRIOR TO PERFORMING ANY TRENCHING. CONTRACTOR IS TO REPLACE AND OR REPAIR, TO THE SATISFACTION OF OWNER, ANY DAMAGED CAUSED DURING CONSTRUCTION AT NO ADDITIONAL EXPENSE TO

UTILITY CONTACTS

CoServ Electric

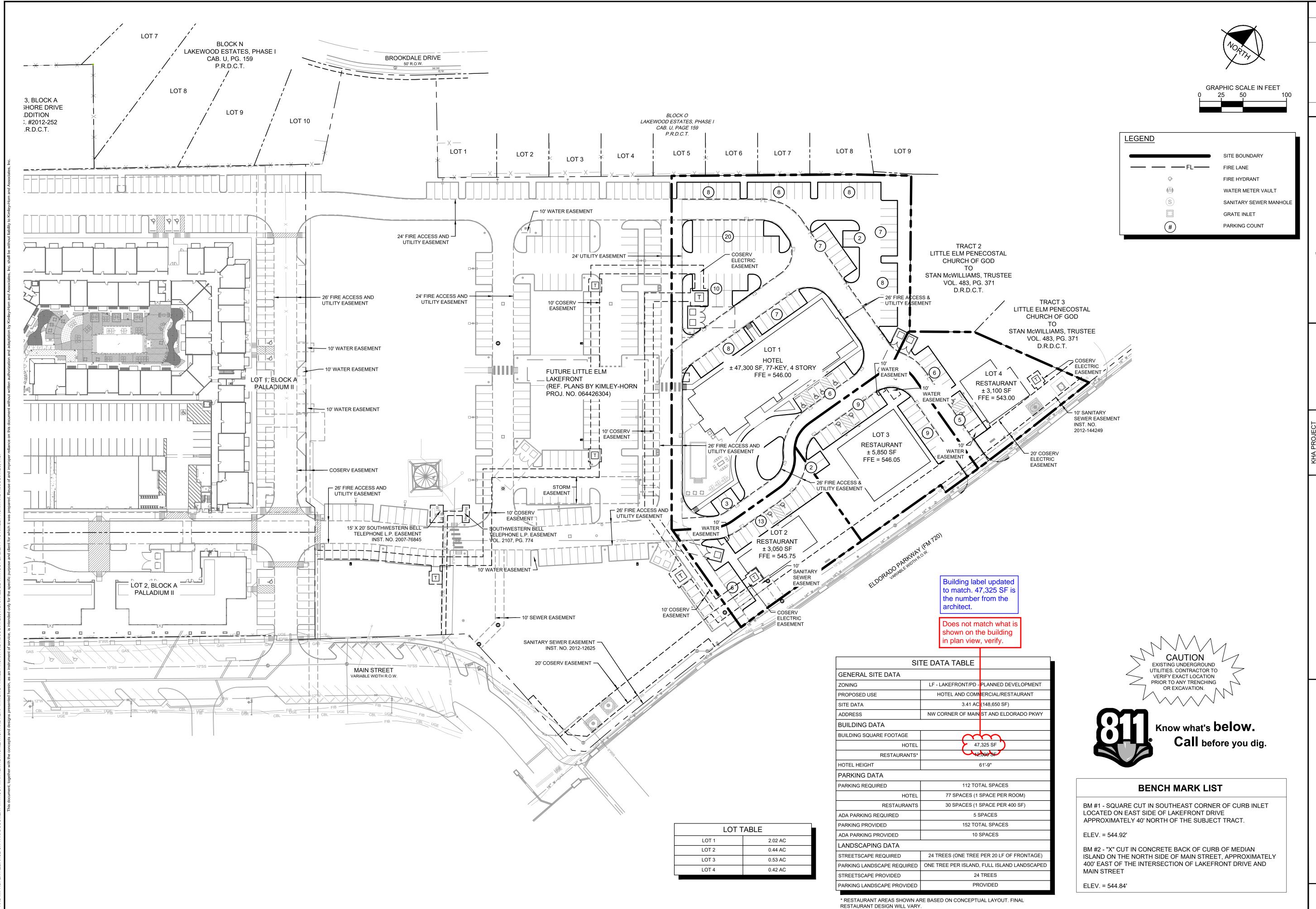
Mr. Steve Johnson (940) 270-6863



SHEET NUMBER E-1

LIGHTING

TLE ELM LAKEFRONT
NWC MAIN STREET &
ELDORADO PKWY



S

HOTE

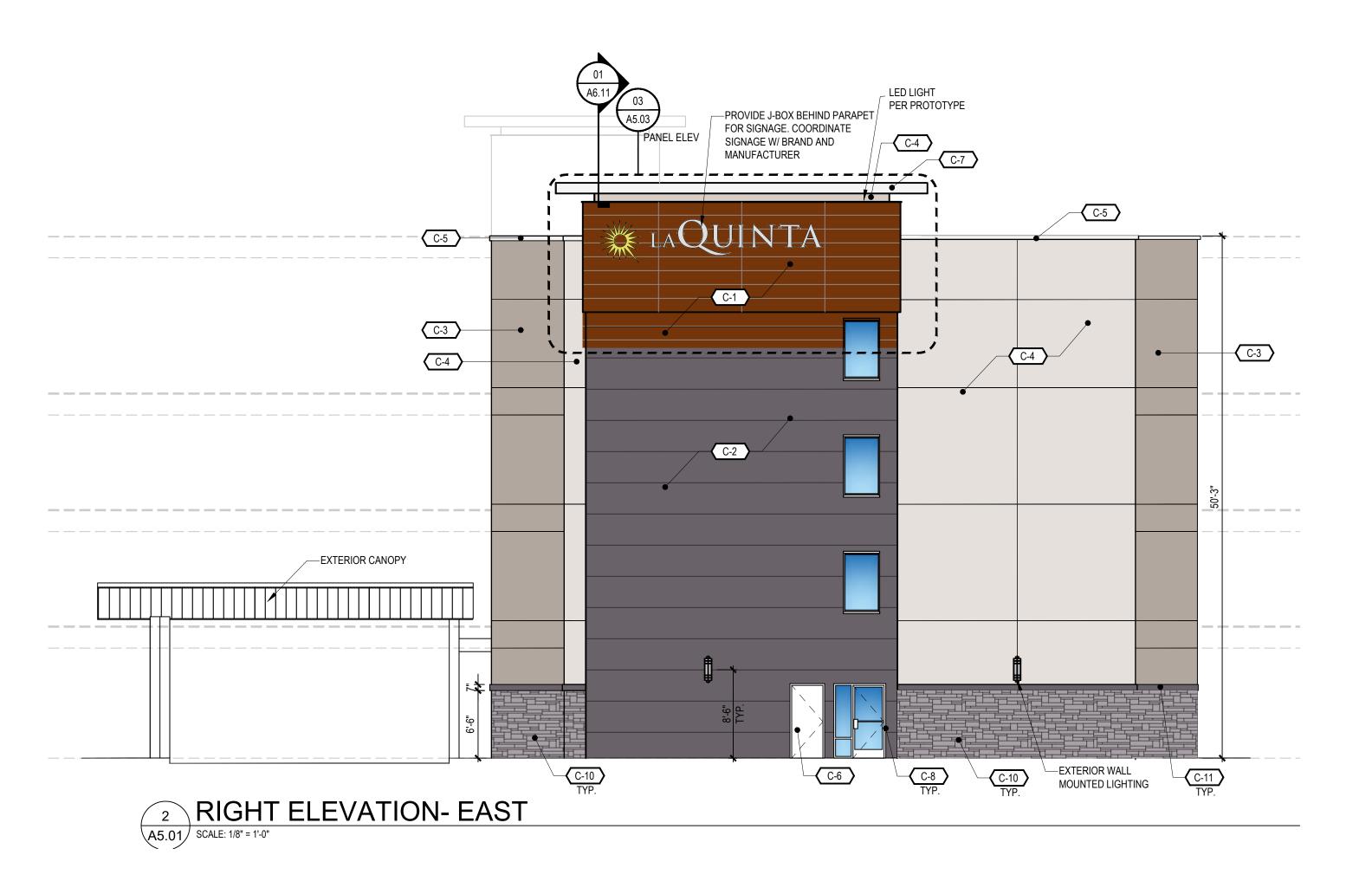
FRONT

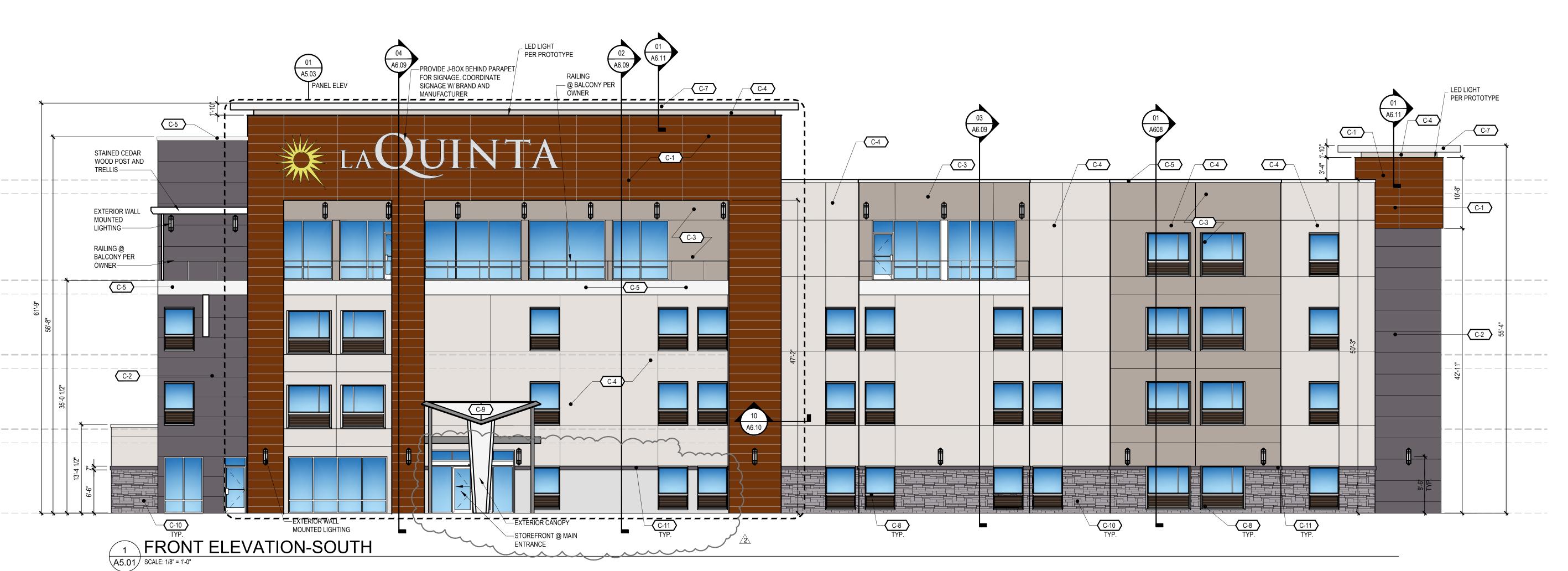
NWC MAIN STREI

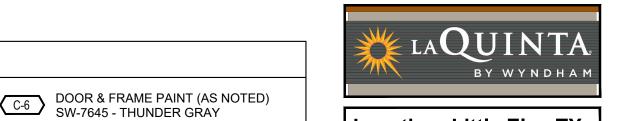
ELDORADO PKV

PREPARED FOR

SHEET NUMBER C4.0







MATERIAL/ COLOR LEGEND:

C-1 LARGE FORMAT MASONRY PANELS COLOR: IRON CORTEN (REF. PANEL ELEVATIONS)

C-2 EIFS (COARSE SAND TEXTURE)
PAINTED SW-7645 - THUNDER GRAY

C-3 EIFS (FINE SAND TEXTURE)
PAINTED SW-7031 - MEGA GREIGE

C-5 EIFS (FINE SAND TEXTURE)
SW-7757 - HIGH REFLECTIVE WHITE

C-4 EIFS (FINE SAND TEXTURE) SW-7010 - DUCK WHITE

Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

C-7 ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD -SILVER

C-9 ALUMINUM FLUSH PANELS (PORTE-COCHERE)
PAC-CLAD-STONE WHITE FINISH

C-8 ALUMINUM (WINDOWS, STOREFRONT, & P-TAC GRILLS) CLEAR ANODIZED

C-10 STONE VENEER CORONADO, ARTISAN LEDGE - HURON

C-11 EIFS WATER TABLE (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY

PROJECT ARCHITECT Benjamin Cortez, AIA

PROJECT COORDINATOR: RK PATEL Design Planning LLC

OWNER &
DEVELOPER:
Little Elm Hospitality, L
4001 McEwen Rd
Dallas, Texas 75244

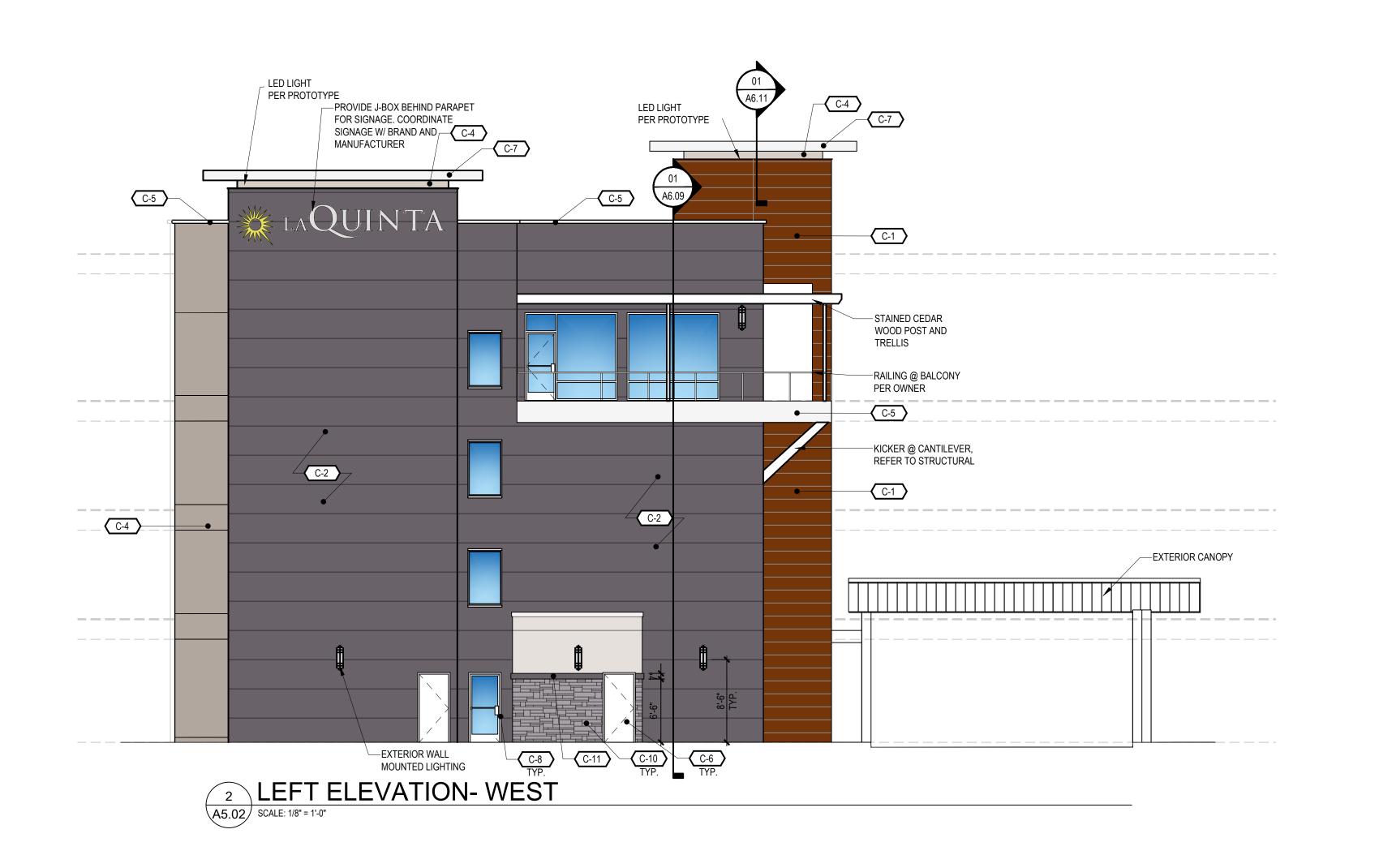
La Quinta Hotel &
Retail Development
by KREA
by KREA
PHASE 2,

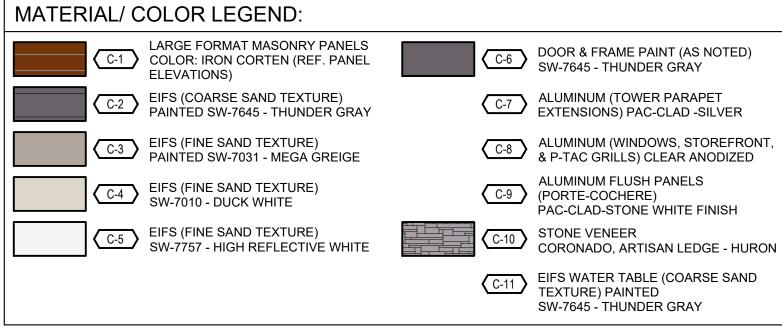


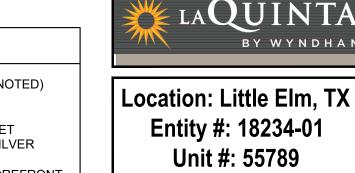
Revisions: 1 City Comments-02/22/2021 2 City Comments-03/23/2021 Drawn By: Checked By: <u>Issue Date:</u> Project No:

SHEET INFORMATION **EXTERIOR ELEVATIONS**

Sheet No:







PROJECT ARCHITECT Benjamin Cortez, AIA PROJECT COORDINATOR: RK PATEL Design Planning LLC

OWNER &
DEVELOPER:
Little Elm Hospitality, Ll
4001 McEwen Rd
Dallas, Texas 75244

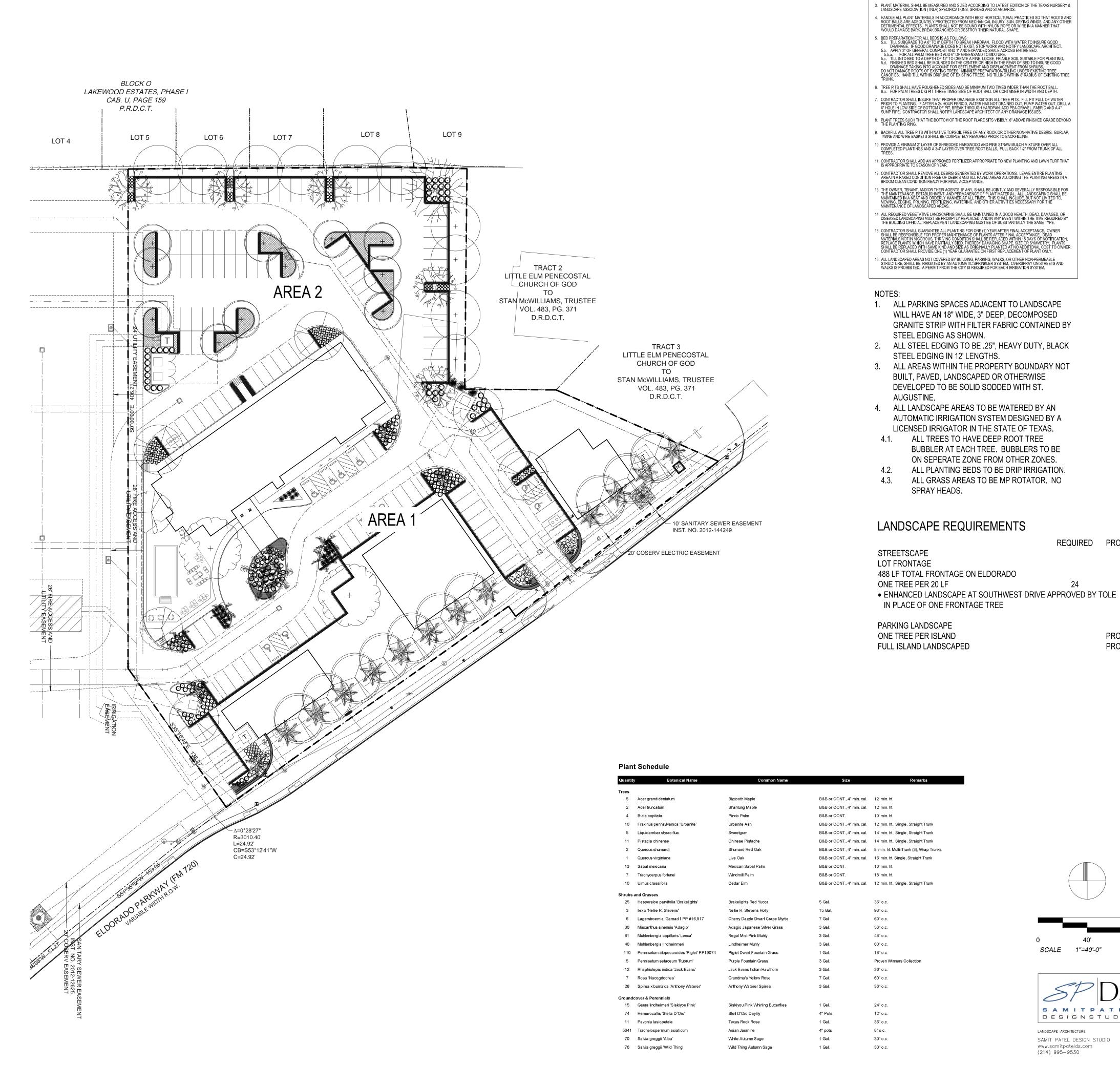
La Quinta Hotel &
Retail Development
by KREA
by KREA
PHASE 2,

Revisions: 1 City Comments-02/22/2021

Drawn By: Checked By: <u>Issue Date:</u> Project No:

SHEET INFORMATION **EXTERIOR ELEVATIONS**







GENERAL PLANTING NOTES

. CONTRACTOR SHALL EXAMINE ALL AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. NOTIFY LANDSCAPE ARCHITECT OF ANY CONDITIONS DETRIMENTAL TO PROPER AND TIMELY COMPLETION OF WORK.

Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

BY WYNDHAM

∞

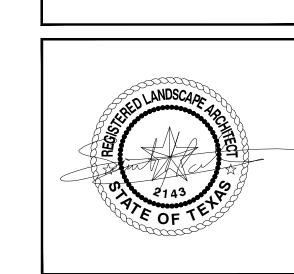
PROJECT COORDINATOR: RK PATEL Design Planning LLC



DEVELOPER:
Little Elm Hospitality, L
4001 McEwen Rd
Dallas, Texas 75244

OWNER

Quinta Retail Dev



Revisions:	
Drawn By:	Sc
Checked By:	Sc
<u>Issue Date:</u>	3/23/20
Project No:	S20-03



SAMIT PATEL DESIGN STUDIO

www.samitpatelds.com (214) 995-9530

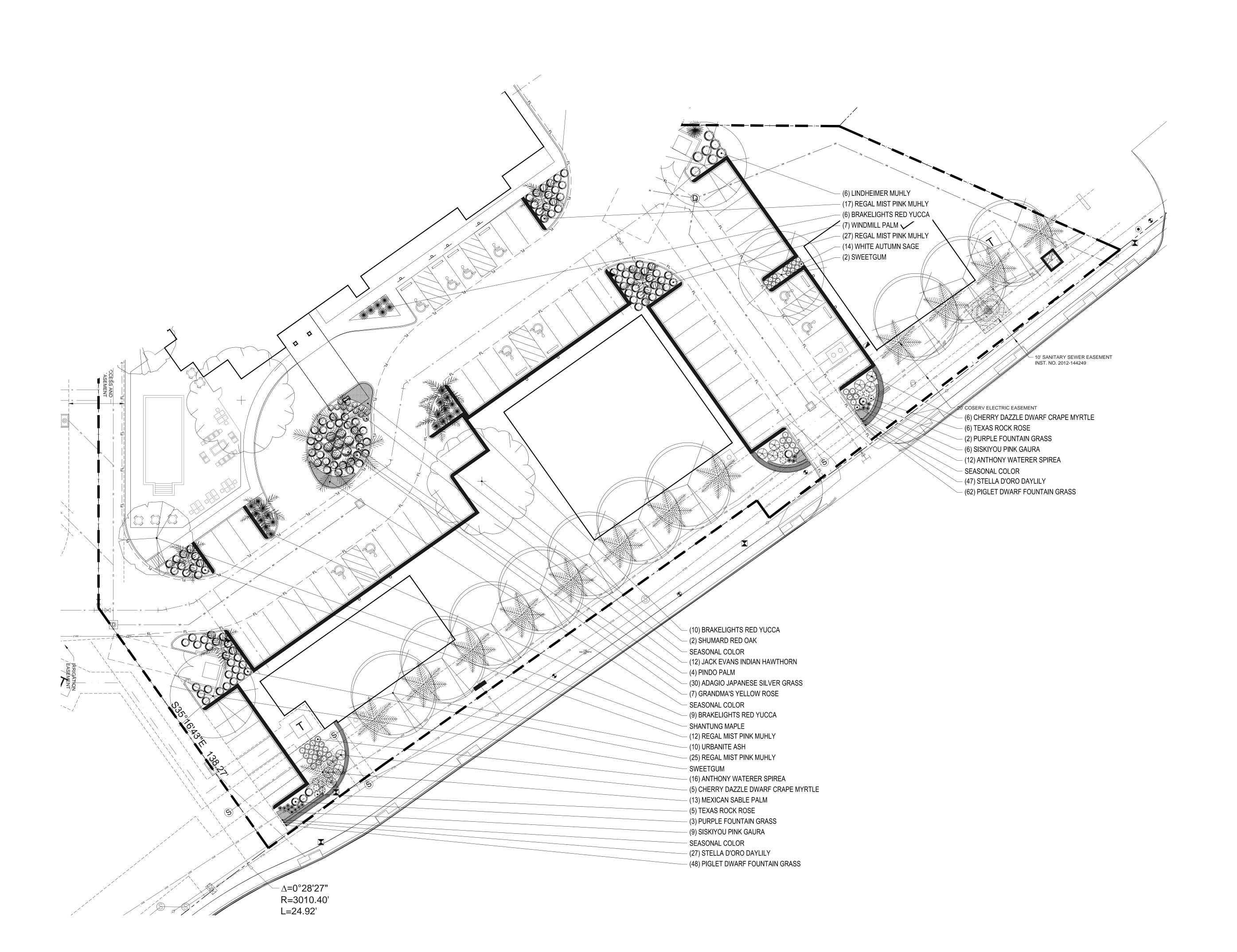
SCALE 1"=40'-0"

REQUIRED PROVIDED

PROVIDED PROVIDED

LANDSCAPE PLAN LANDSCAPE ARCHITECTURE

Sheet No:





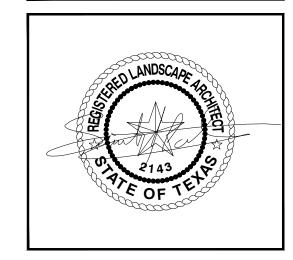
Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

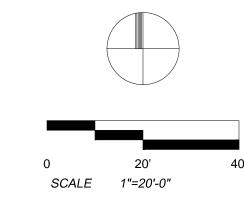
PROJECT COORDINATOR: RK PATEL Design {



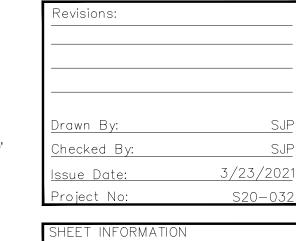
OWNER &
DEVELOPER:
Little Elm Hospitality, LLC
4001 McEwen Rd
Dallas, Texas 75244

La Quinta Hotel &
Retail Development
by KREA
LAKEFRONT AT LITTL
PHASE 2,



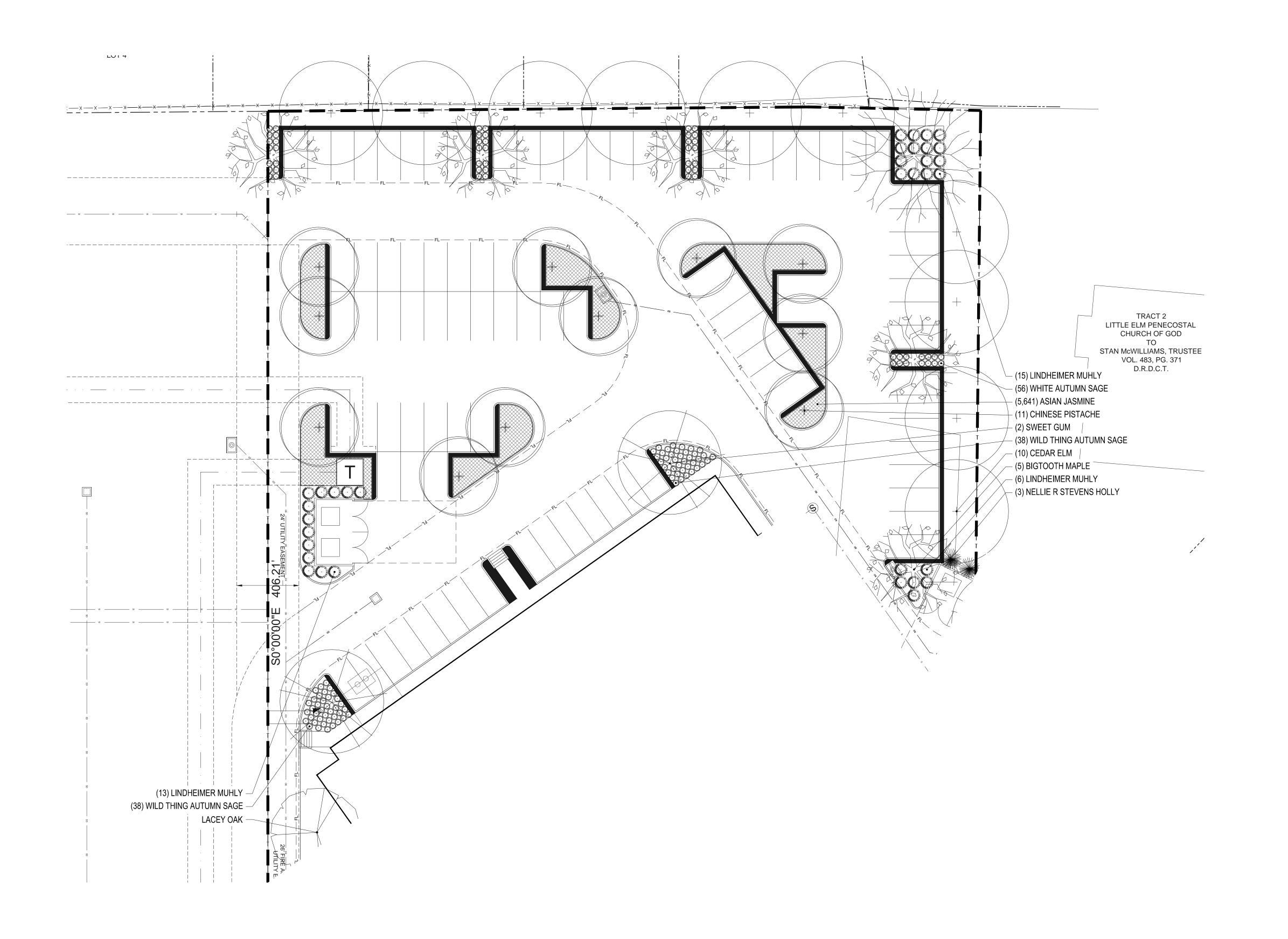








L-1.2





Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

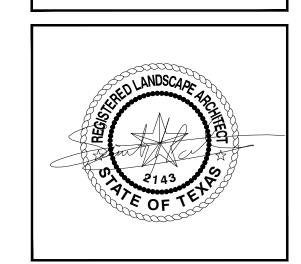
T ARCHITECT:
Cortez, AIA
T

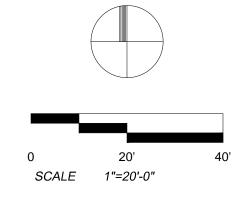
PROJECT COORDINATOR: RK PATEL Design { Planning LLC



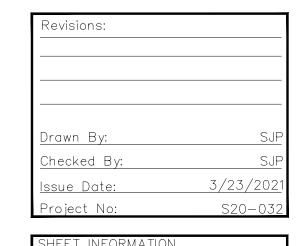
OWNER &
DEVELOPER:
Little Elm Hospitality, LLC
4001 McEwen Rd
Dallas, Texas 75244

La Quinta Hotel &
Retail Development
by KREA
LAKEFRONT AT LITTLE ELN
PHASE 2,



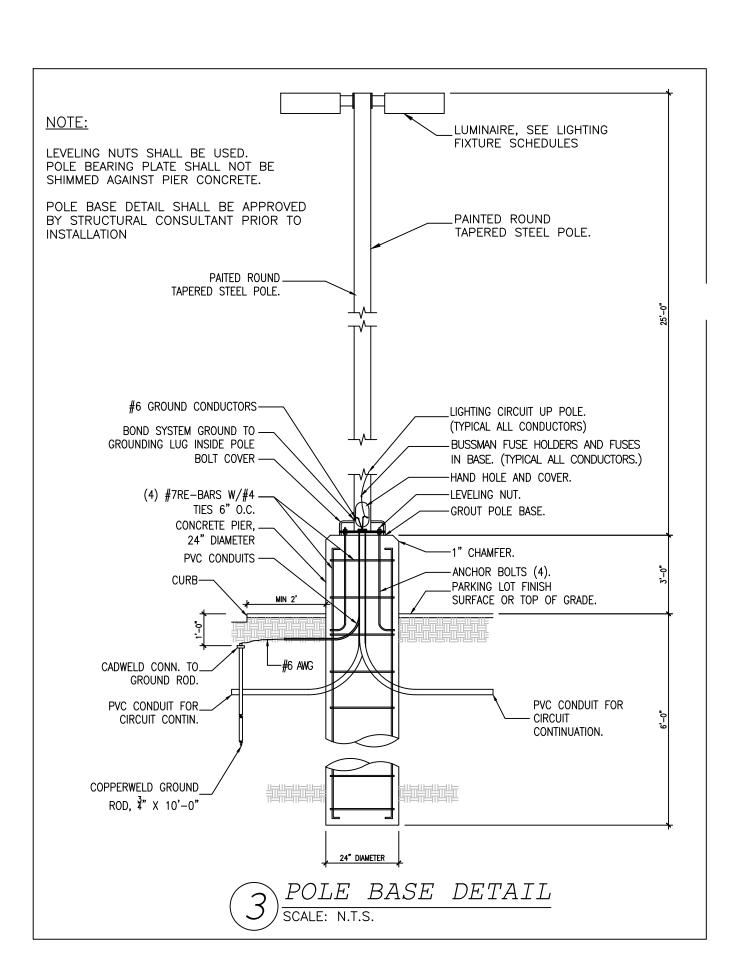


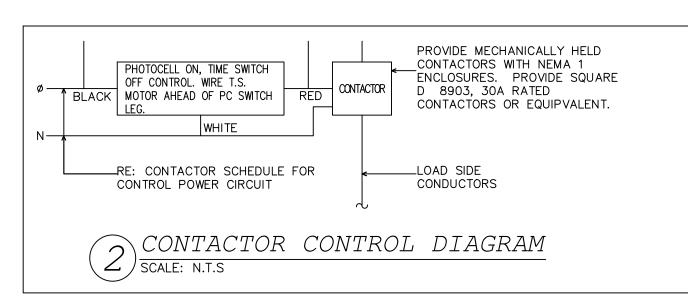






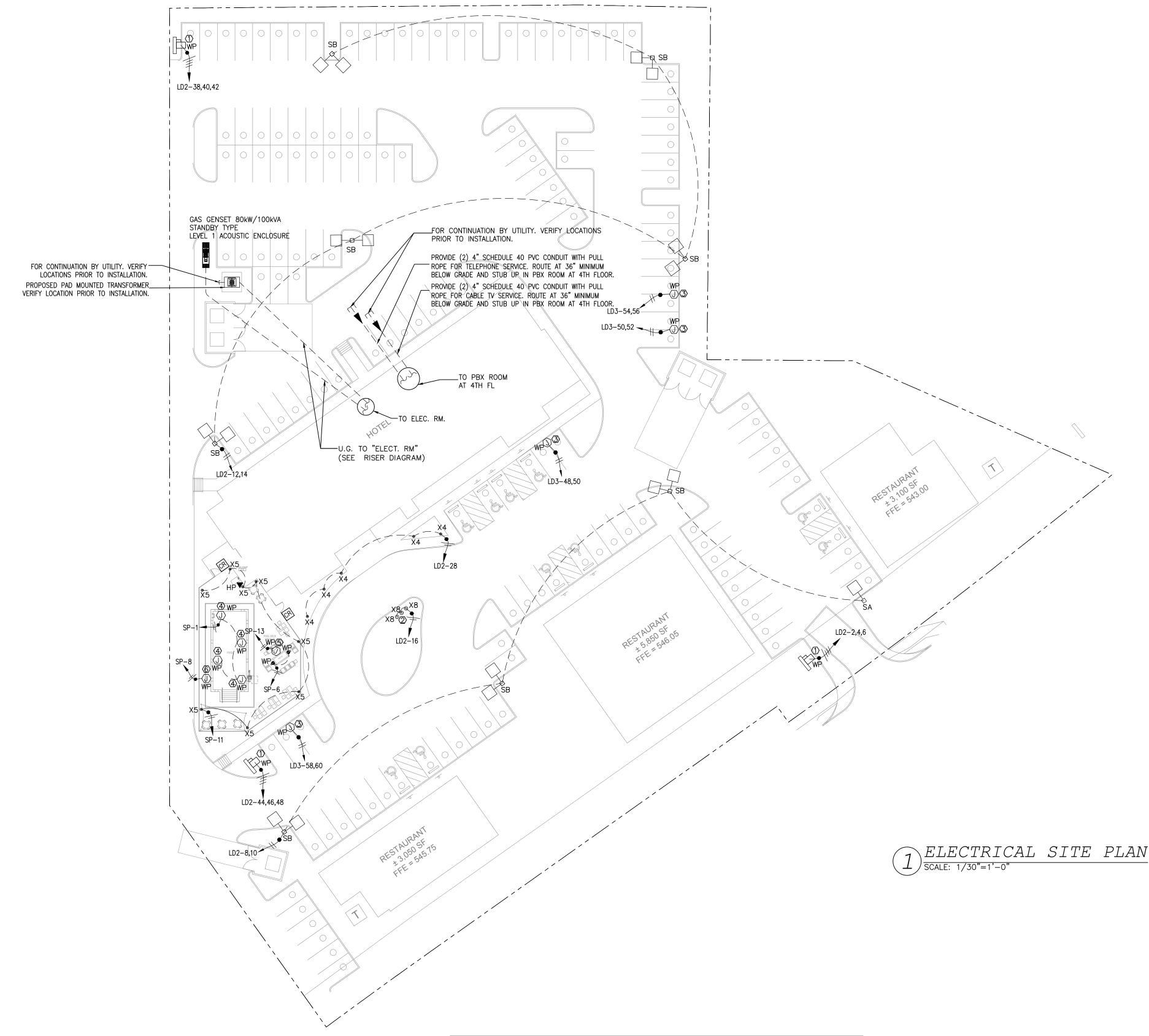
L-1.3





GENERAL SITE NOTES:

- 1. FOR PARKING LOT LIGHTING CONTROL DIAGRAM SEE #2, E5.0
- 2. PROVIDE METER AND CT'S PER UTILITY CO. SPECIFICATIONS.
- 3. INSTALL PAD MOUNTED TRANSFORMER PER UTILITY CO. SPECIFICATIONS. COORDINATE ALL OTHER REQUIREMENTS WITH LOCAL UTILITY CO.
- 4. CONTRACTOR SHALL PROVIDE 5" SCHEDULE 80 PVC CONDUITS WITH PULL ROPE AT A MINIMUM OF 30" BELOW GRADE. TERMINATE CONDUIT AT A LOCATION SPECIFIED BY UTILITY CO. COORDINATE ALL REQUIREMENTS.
- 5. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL UTILITY SERVICES TO THE BUILDING WITH THEIR RESPECTIVE PROVIDERS. FAILURE TO DO SO WILL NOT RESULT IN ANY EXTRA FINANCIAL COMPENSATION FROM THE OWNER. CONTRACTOR SHALL HAVE ALL UTILITY SERVICE REQUIREMENTS IN THE BASE BID.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING, TRENCHING AND SITE RESTORATION, THE SELECT BACKFILL MATERIAL MUST NOT CONTAIN ANY SHARP OR FOREIGN OBJECTS.
- 7. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AS NECESSARY ALL UNDERGROUND LOCATIONS WITH OTHER TRADES PRIOR TO DIGGING BEING DONE.
- 8. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL ELECTRIC UTILITY FEES TO PROVIDE ELECTRICAL SERVICE TO THE PROJECT.
- 9. CONTRACTOR SHALL PROVIDE ONE CONDUIT LOCATED IN BETWEEN TWO SPACES SHALL SERVE TWO SPACES. SHOW A MINIMUM OF (1) ONE, 1 INCH CONDUIT IN BETWEEN TWO TYPICAL PARKING SPACES. THE CONDUIT AND RELATED SPACES MAY BE INCLUDED IN THE IDENTIFIED CLEAN AIR/VANPOOL/EV SPACES COUNT.



NOTES FOR POOL:

- 1. POOL TO BE PERMITTED SEPARATELY.
- 2. SWIMMING POOL CONTRACTOR SHALL INSTALL ALL ELECTRICAL DEVICES/EQUIPMENTS AND ASSOCIATED WIRING IN ACCORDANCE WITH ARTICLE 250.32 (NEC 2017)
- 3. THE GROUNDING ELECTRODE SYSTEM @ THE POOL BUILDING SHALL COMPLY W/2017 NEC 250.32. NO SIGN APPROVAL UNDER THIS PERMIT. PLEASE SEE INFORMATION BULLETIN (IB) 191. NO EQUIPMENT GROUNDING CONDUCTORS ARE PERMITTED IN SERVICE LATERALS PER CPS ENERGY STANDARDS SECTION 1708.
- 4. ELECTRICAL EQUIPMENT INSTALLED IN POOL EQUIPMENT ROOMS TO BE RATED FOR USE IN CORROSIVE ENVIRONMENTS.



- 1. DISCONNECT FOR MAIN SIGN. VERIFY LOCATION WITH ARCHITECTURAL/CIVIL PLAN PRIOR TO
- 2. FLAG POLE UPLIGHT. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
- 3. J.BOX FOR ELECTRIC VEHICLE CHARGERS. CONTRACTOR SHALL VERIFY LOCATION WITH THE CIVIL ENGINEERING/ OWNER PRIOR INSTALL 1-1/2" CONDUIT FOR THE FUTURE ELECTRIC VEHICLE CHARGERS. THOSE CONDUITS HAVE TO FINISH INTO AN ENCLOSURE, JUNCTION BOX ETC. VERIFY BRAND NAME OF EVCS WITH OWNER/ FRANCHISE PRIOR TO INSTALLATION.
- 4. J. BOX FOR POOL LIGHT. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.
- 5. J.BOX FOR FIRE PIT. VERIFY THE LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION. FIRE PIT MUST HAVE A NATURAL GAS LINE RUN TO THE FIRE PIT WITH AN EMERGENCY SHUT OFF SWITCH. REFER TO PROJECT MANUAL MASTER FOR FIRE PIT SPECIFICATIONS.
- 6. J. BOX FOR POOL LIFT. LOCATION & QUANTITY SHALL BE DETERMINED BY POOL CONTRACTOR.

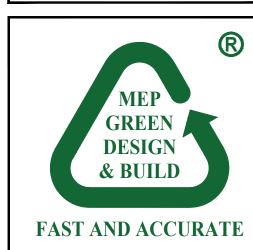


Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

Senjamin Cortez, AIA
PROJECT
COORDINATOR:
RK PATEL Design &

OWNER &
DEVELOPER:
Little Elm Hospitality, LLC
4001 McEwen Rd
Dallas, Texas 75244

La Quinta Hotel &
Retail Development
by KREA
LAKEFRONT AT LITTLE EL
PHASE 2,
EDC LITTLE ELM



Prawn By: PL
Checked By: DV

Project No:

SHEET INFORMATION

Issue Date: NOV. 26, 2020

ELECTRICAL SITE PLAN

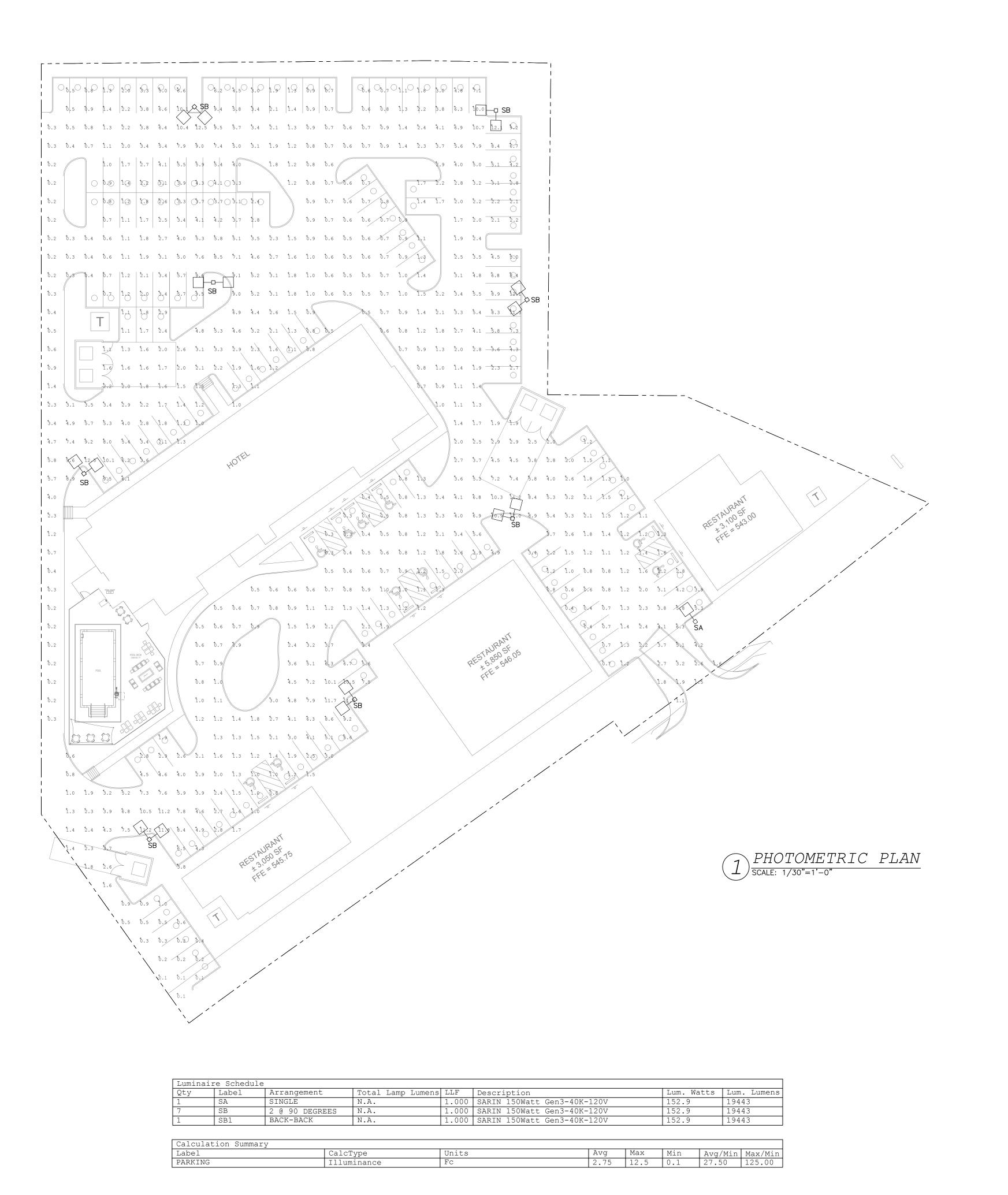
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101311

WEP GREEN DESIGNS & BUILD, PLLC.
REGISTRATION #: F-10982
17047 El Camino Real, #211
Houston, TX 77058
Tel: (281)-786-1195
Fax: (281)-282-9144
www.mepgreendesigns.com

DEC. 16, 2020





Location: Little Elm, TX Entity #: 18234-01 Unit #: 55789

Senjamin Cortez, AIA
PROJECT
COORDINATOR:
RK PATEL Design &

X X E X

DEVELOPER:
Little Elm Hospitality, LLC
4001 McEwen Rd

La Quinta Hotel &
Retail Development
by KREA
LAKEFRONT AT LITTLE EL
PHASE 2,
EDC LITTLE ELM



,	
	Revisions:
	Drawn By: PL
	Checked By: DV
	<u>Issue Date:</u> NOV. 26, 2020
	Project No:



www.mepgreendesigns.com

PHOTOMETRIC PLAN

Sheet No:

E5.1







TOWN OF LITTLE ELM

ORDINANCE NO. 1489

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, HEREFORE AMENDED. BY ISSUING A PLANNED DEVELOPMENT - LAKEFRONT (PD-LF) TO ALLOW FOR THE CONSTRUCTION OF A MIXED-USE DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS TO INCLUDE MULTIFAMILY, RESTAURANT, AND COMMERCIAL USES ON APPROXIMATELY 29.7 ACRES OF LAND CURRENTLY ZONED LAKEFRONT DISTRICT (LF). GENERALLY LOCATED ON THE NORTH SIDE ELDORADO PARKWAY (FM 720), EAST AND WEST OF THE MAIN STREET AND ELDORADO PARKWAY (FM 720) INTERSECTION, PROVIDING THAT THIS PLANNED DEVELOPMENT IS ESTABLISHED **SUBJECT** TO CONDITIONS AS SET FORTH HEREIN; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP: PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, Chapter 106 (Zoning) of the Little Elm Code of Ordinances requires a Planned Development be granted by Town Council inorder to legally operate and occupy the subject property with a mixed-use development with modified development standards to include multifamily, restaurant, and commercial uses while it is zoned Planned Development-Lakefront district (PD-LF); and

WHEREAS, a request for a Planned Development-Lakefront District (PD-LF) with a mixeduse development with modified development standards to include multifamily, restaurant, and commercial uses has been submitted by the Little Elm Economic Development Corporation on approximately 29.7 acres of land currently zoned Lakefront (LF), more specifically described on the Location Map, attached hereto; and

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings

and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested specific use permit described herein; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the requested Planned Development-Lakefront District (PD-LF) with a mixed-use development with modified development standards to include multifamily, restaurant, and commercial uses would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

NOW, THERFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ZONING AMENDMENT. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by issuing a Planned Development-Lakefront District (PD-LF) with a mixed-use development with modified development standards to include multifamily, restaurant, and commercial uses to the property generally located on the north side of Eldorado Parkway (FM 720), east and west of the Main Street and Eldorado Parkway (FM 720) intersection, Little Elm, Denton County, Texas, an approximately 29.7 acre tract of land more particularly described on the Location Map, attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS. The permitted uses and standards shall be in accordance with the Lakefront (LF) zoning district, unless otherwise specified herein:

- 1. Permitted Uses:
 - a. Dwelling, Multi-Family is a permitted use.
- 2. Required for Hotel Uses:
 - b. Hotel Conference Space and Full Service Bar
 - i. Definition: A building or group of buildings designed for and occupied as a temporary abiding place of individuals with access to the rooms from an indoor corridor and providing six or more room units where customary services such as linen, maid service, telephone, and upkeep of furniture are provided for a daily fee. Additionally, this use shall have a minimum 600 square foot conference space with a full service rooftop bar/patio serving beer, wine, and liquor.
- 3. Prohibited Uses
 - a. Uses not permitted by right, or by Conditional Use as outlined in the Zoning Ordinance's Schedule of Uses (Sec. 106.05.01) are prohibited. Major waivers for such uses shall not be granted.

- 4. Lakefront District Waivers of Design Standards developments within this Planned Development, unless noted otherwise, are exempt from having to obtain approval via major waiver for the following items:
 - a. Required retail construction development to the west of Lakefront Drive within this Planned Development is exempt from this requirement.
 - b. Block Face developments within this Planned Development are exempt from this requirement.
 - c. Exceeding the maximum leasable area Development within this Planned Development is exempt from this requirement.
 - d. Residential at-grade design standards Development within this Planned Development is exempt from this requirement.
- 5. Phasing The phasing of the overall development within this Planned Development shall adhere to the associated Development Agreement, as amended, for the property.
- 6. Density for multi-family (including mixed-use residential) units A maximum total of 650 units may be constructed within this Planned Development.
- 7. Architectural Design The intent of the Lakefront District is to create an attractive and active Lakefront Town style district; and the size, disposition, function and design of buildings play an important role in achieving that goal.
 - a. Permitted Exterior Materials:
 - i. Masonry Brick and Stone
 - Non-masonry 3-Step stucco, cementitious fiberboard, tile, metal, and glass.
 - iii. Accent Architectural concrete block with integrated color, metal, EIFS, and wood. These materials are limited (individually or combined) to 20 percent of any façade.
 - b. Prohibited Exterior Materials:
 - i. Vinyl, cinderblock, other aggregate finished surfaces.
 - c. Exterior Façade Colors and Materials proposed exterior colors and percentage-use of materials for structures within this Planned Development shall be subject to review and approval by the Development Services Director.
 - d. Structures associated with the Park the design and building materials for structures associated with the park portion of the property within the Planned Development shall be subject to review and approval by the Development Services Director.
- 8. Landscaping proposed landscaping must be in conformance with both the Lakefront zoning district standards and the general Landscape and Tree Preservation (Sec. 106.06) of the Zoning Ordinance with the following exception:

- a. Perimeter Landscaping and Palm Trees Required "large canopy" trees within Right-of-Way landscape buffers, or adjacent to a street, shall consist of Palm trees suitable for the North Texas climate.
- b. One palm tree shall be planted for each 30 linear feet or fraction thereof of street frontage, inclusive of driveways.
- c. Encourage additional palm trees to be planted on the existing Phase 1 property of the development along the south side of Main Street to be compatible with the required planting of palm trees associated with Phase 2 of the development along the north side of Main Street.
- 9. Screening Construction of the required 8 foot masonry screening wall along the entire northern property boundary between the subject property and the Lakewood Estates residential subdivision shall be required with each Phase of the development. Phase 1 shall include construction of the 8 foot masonry screening wall from Lakefront Drive along the entire northern boundary to the western property line of the park. Phase 2 shall include construction of the 8 foot masonry screening wall from the eastern property line of the park along the entire northern boundary to the edge of the subject tract outlined in the developer's agreement.
- 10. Signs All proposed signage within this Planned Development District are subject to the review and approval of the Development Services Director.
 - a. Super graphics super graphics are large-scale painted or applied decorative art used over walls and facades to create an illusion of expanded or altered space.
 - i. Permitted only to be attached to the exposed facades of parking garages.
 - b. Off-Premise Signage proposed off-premise signage is subject to the review and approval of the Development Services Director.
 - c. Additional Signage Considerations At the discretion of the Development Services Director or its designee, may approve additional signage types that incorporates the unique character and innovated design elements related to the development.

SECTION 4. <u>SAVINGS.</u> This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue infull force and effect.

SECTION 5. ZONING MAP The official zoning map of the Town shall be amended to reflect the changes in zoning made by this ordinance.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision

of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. <u>SEVERABILITY.</u> The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and **I** any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 9. EFFECTIVE DATE. That this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

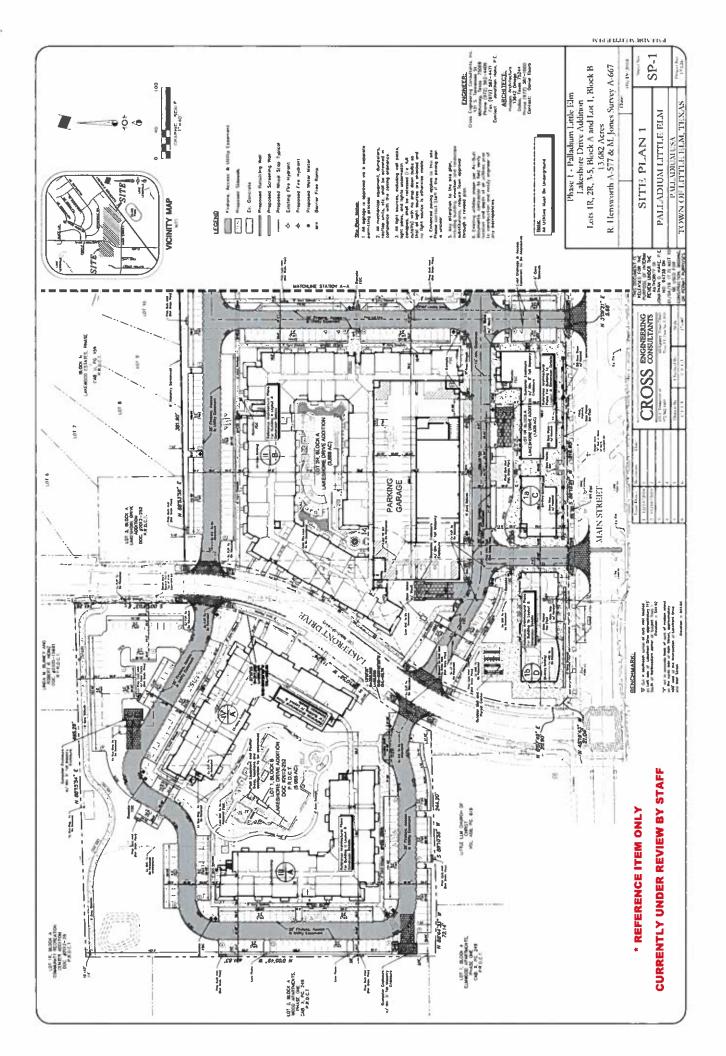
PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 5th day of March, 2019,

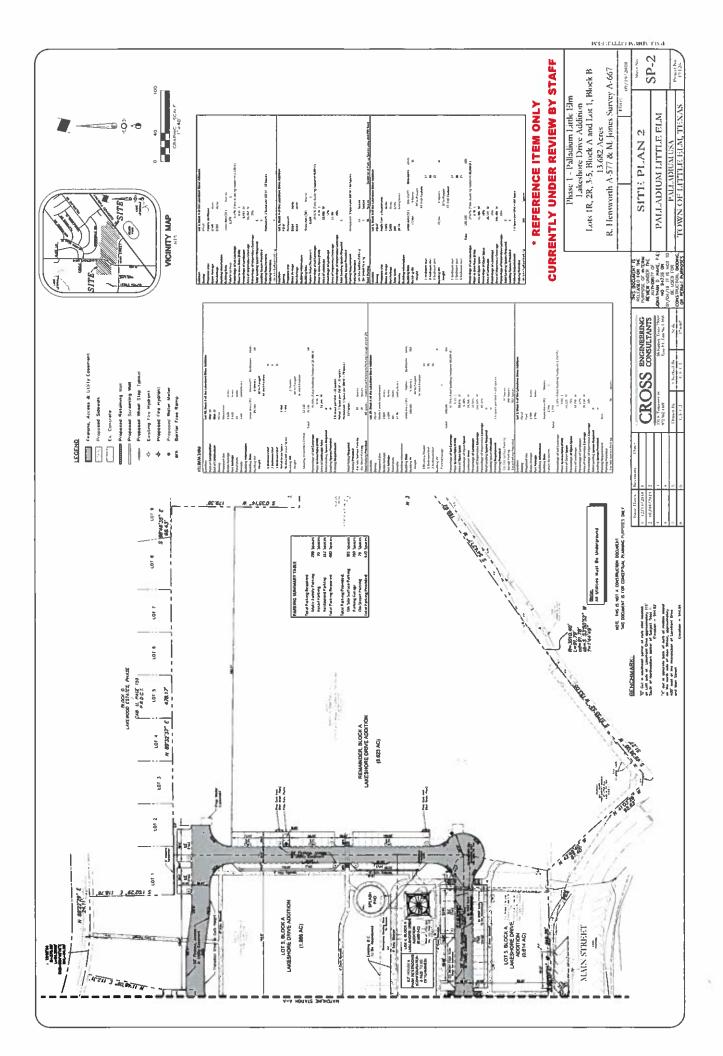
The Town of Little Elm, Texas

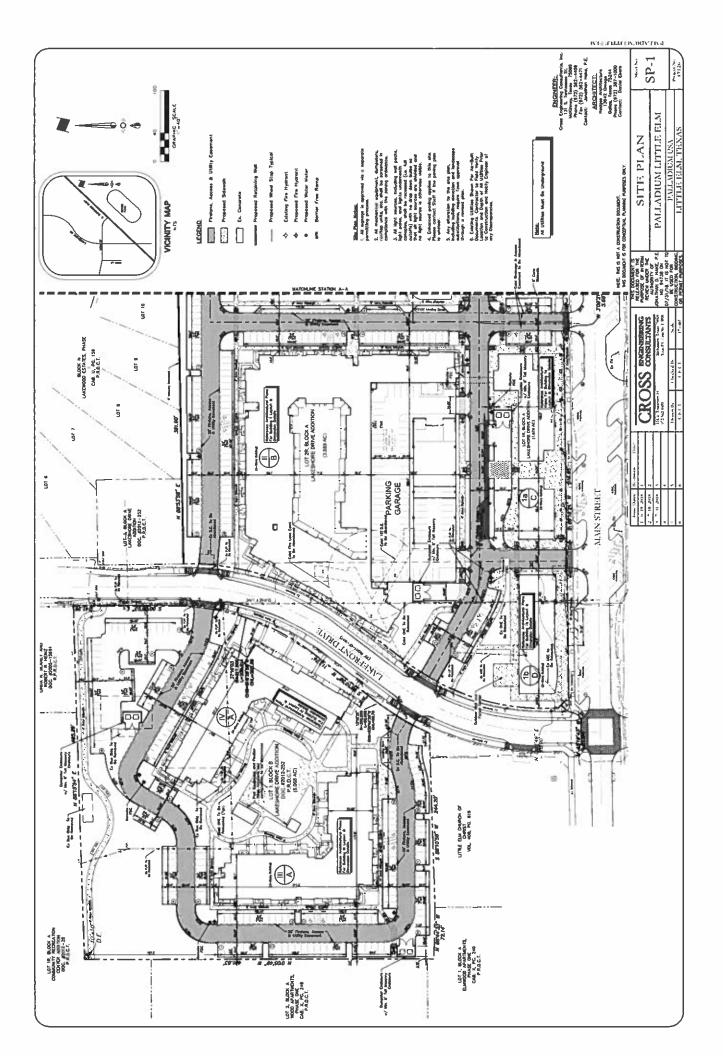
David Hillock Mayor

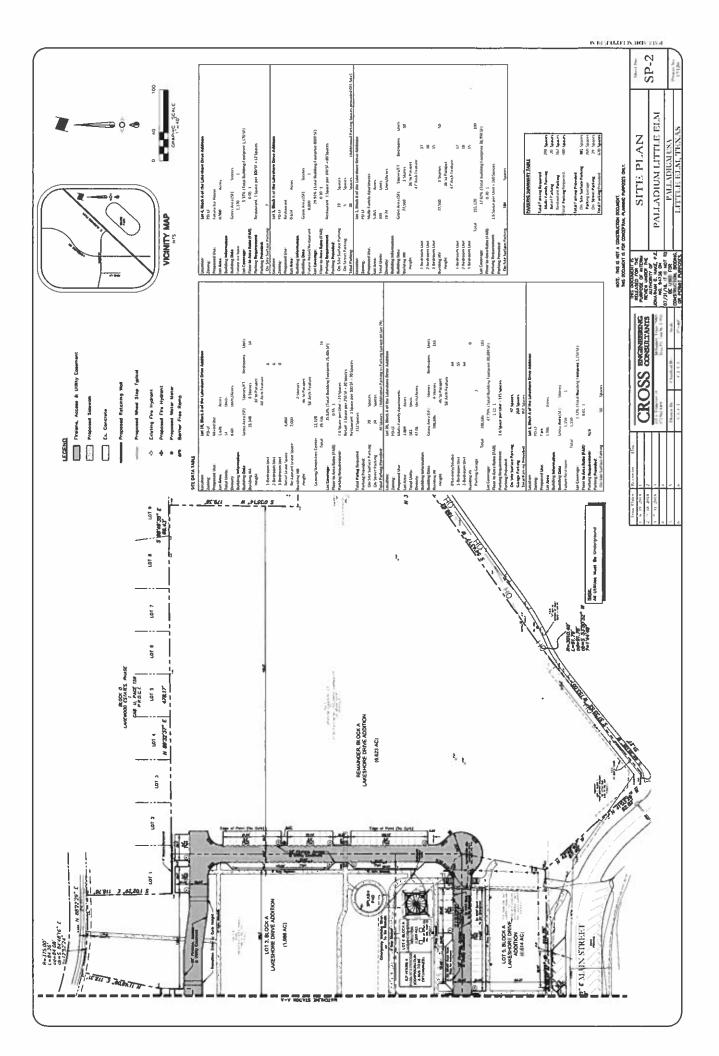
Kathy Phillips, Town Secretary

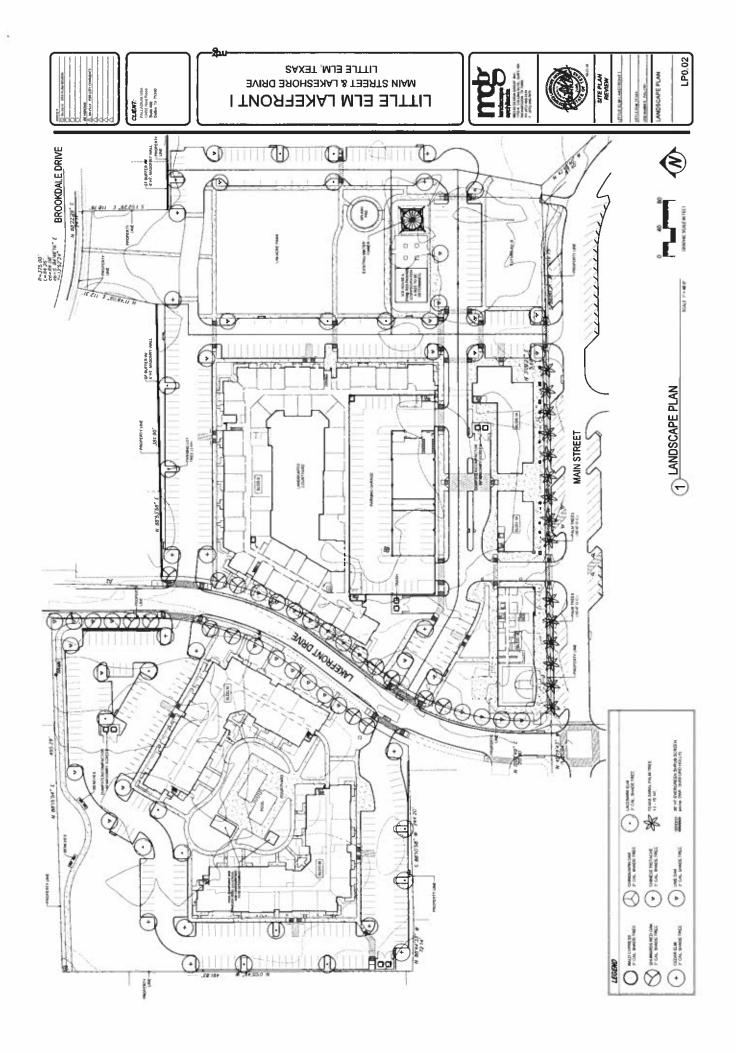
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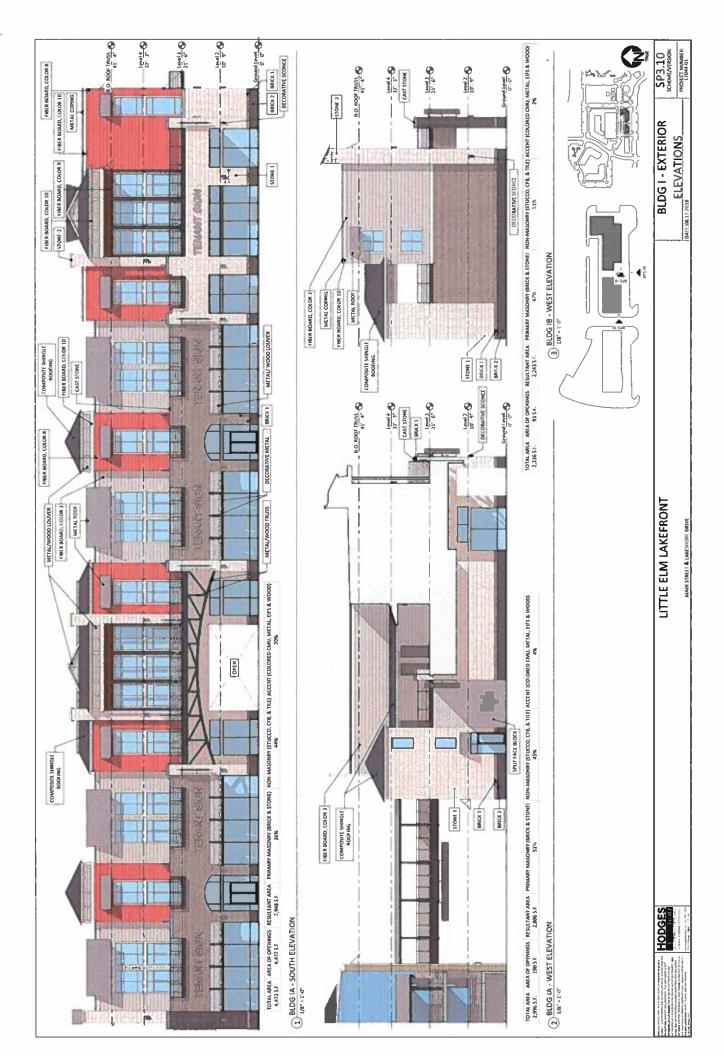


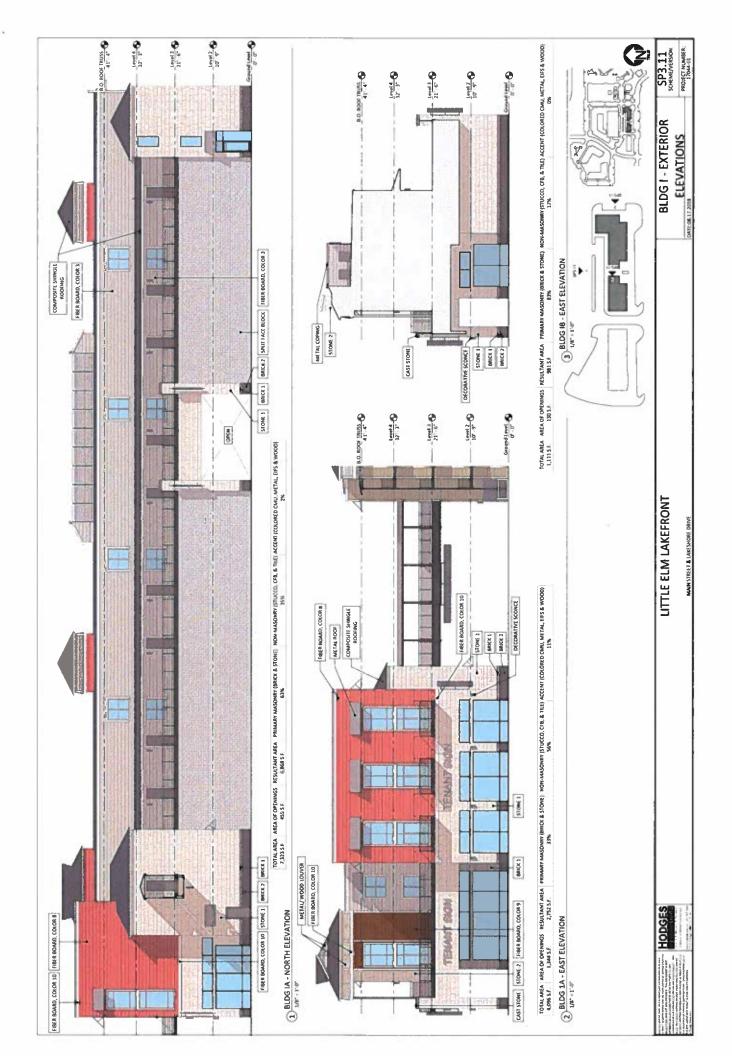


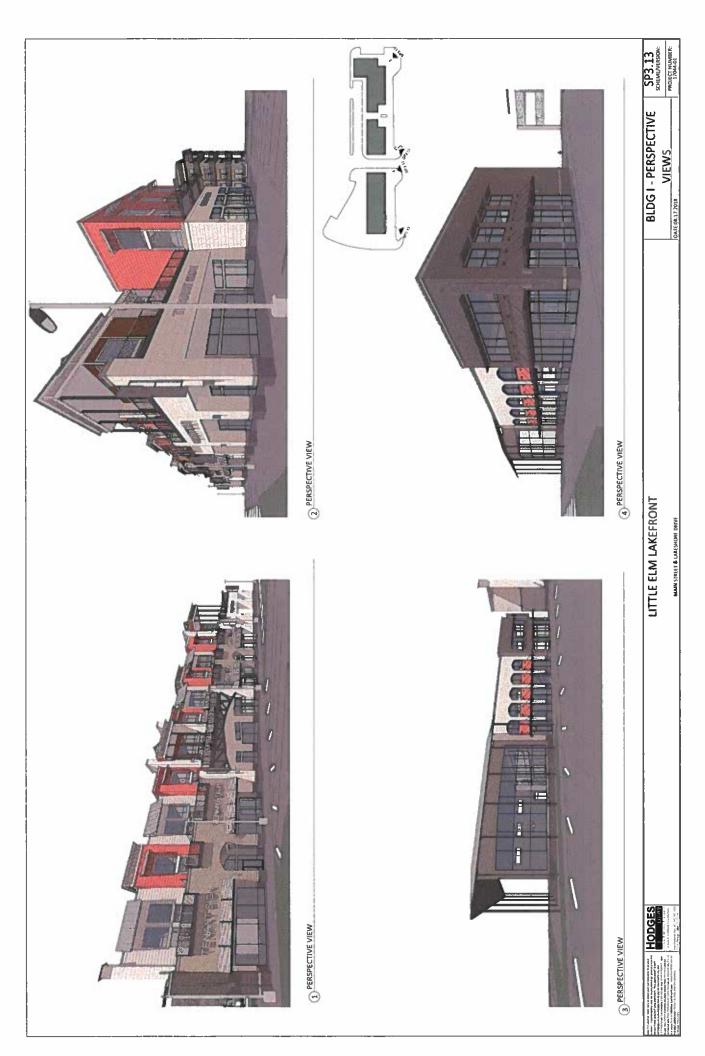




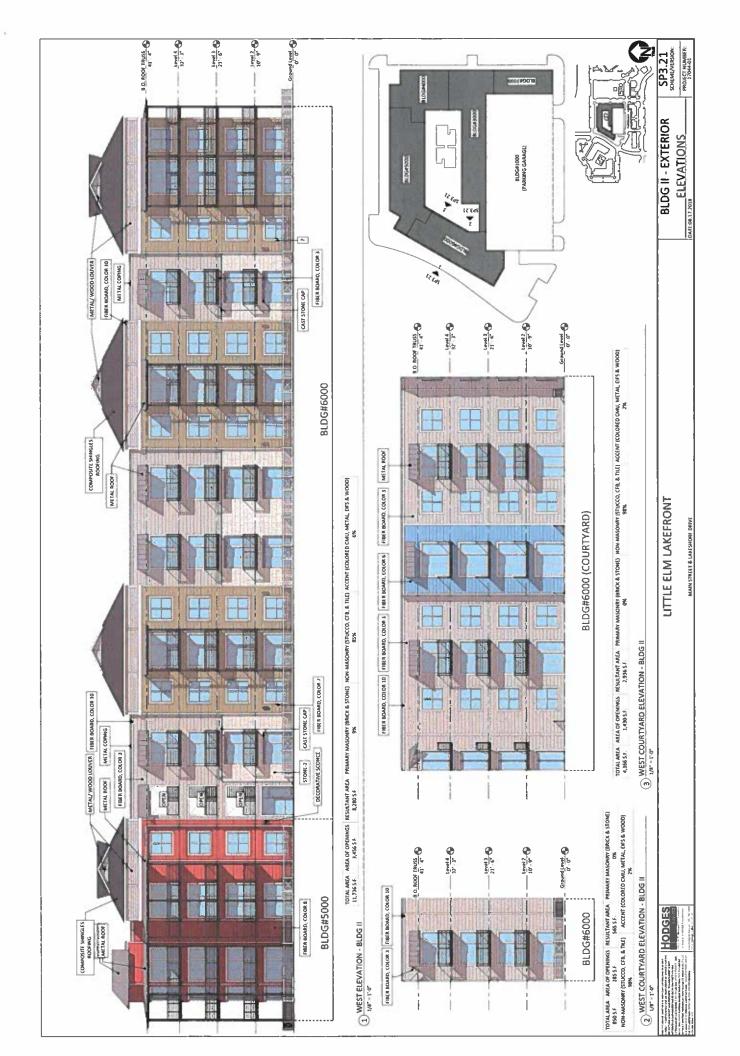


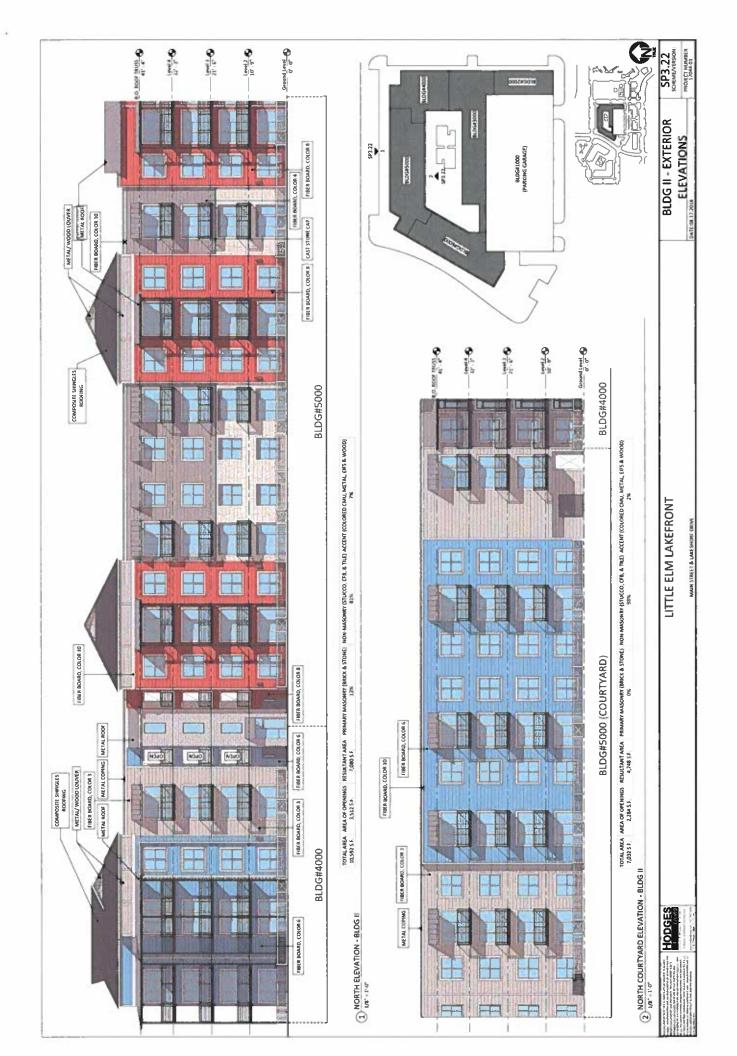


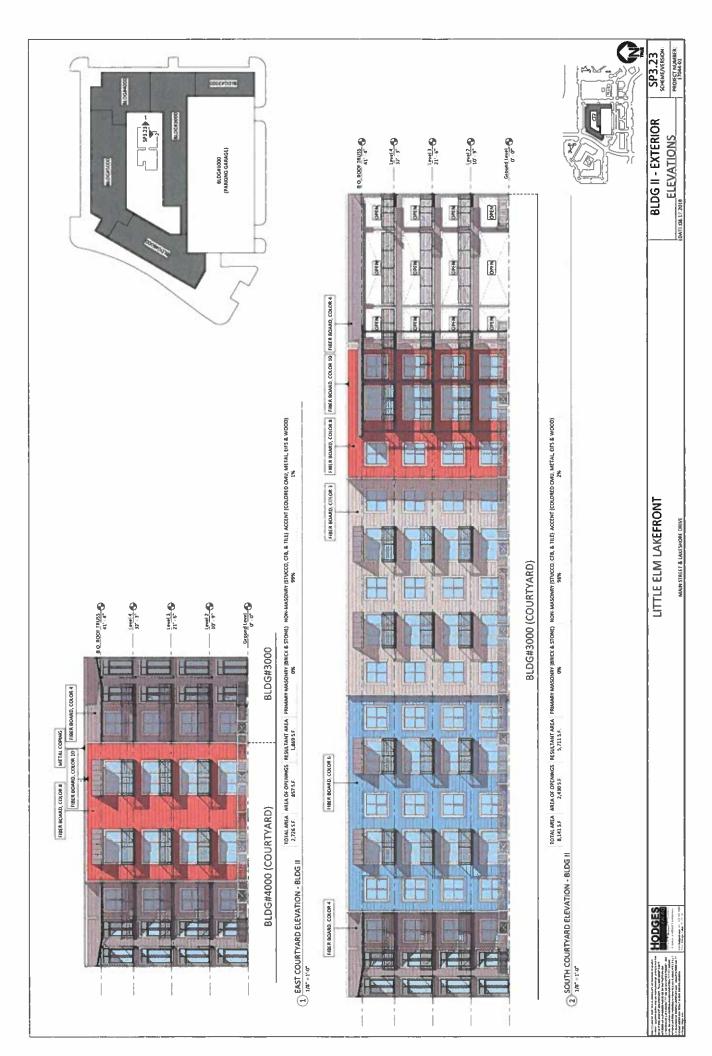


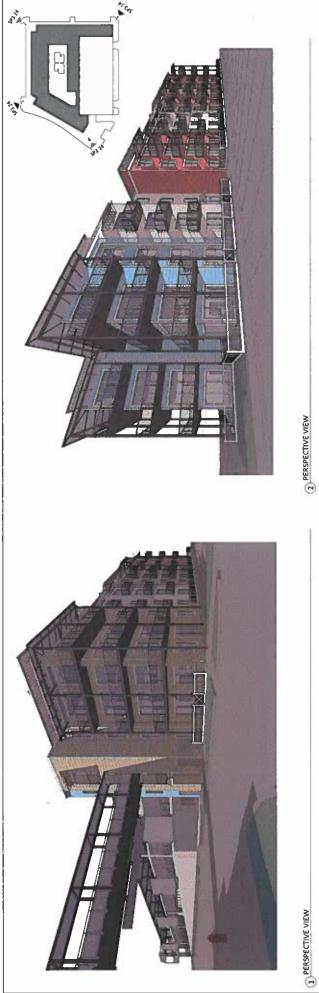




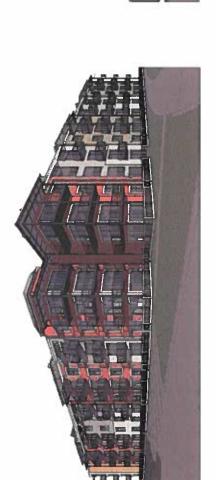










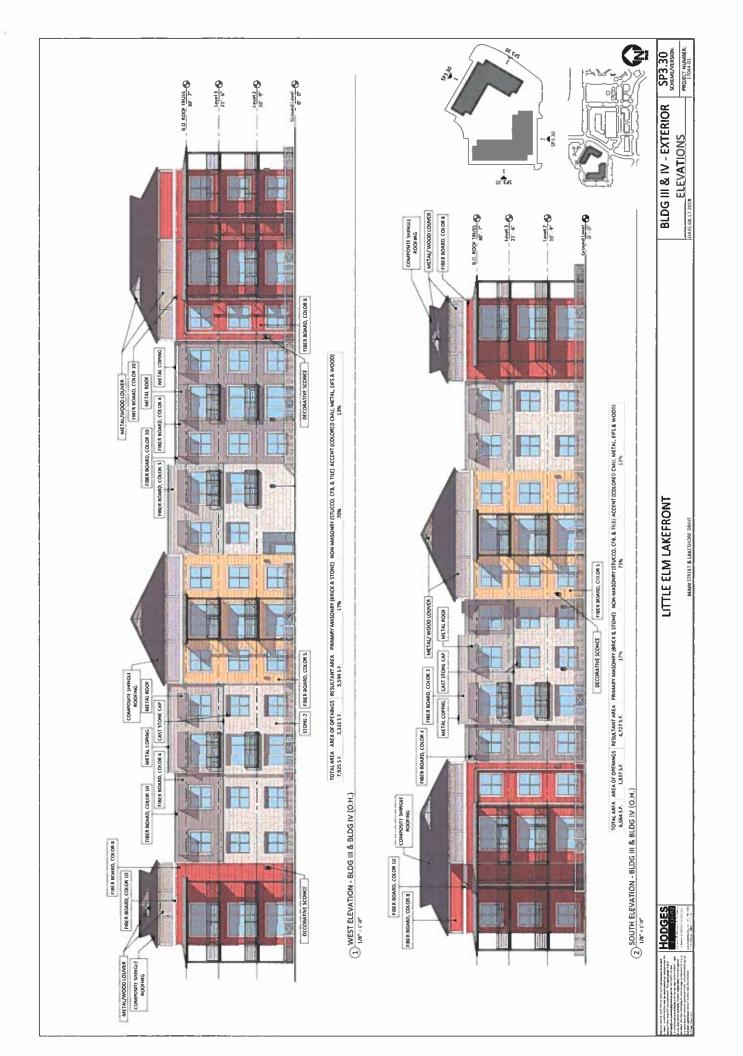


4 PERSPECTIVE VIEW

LITTLE ELM LAKEFRONT HODGES

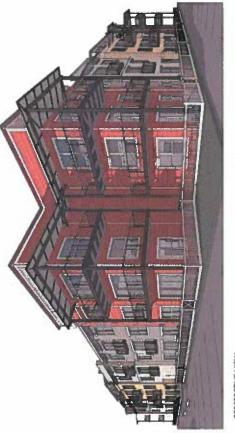
3 PERSPECTIVE VIEW

BLDG II - PERSPECTIVE VIEWS

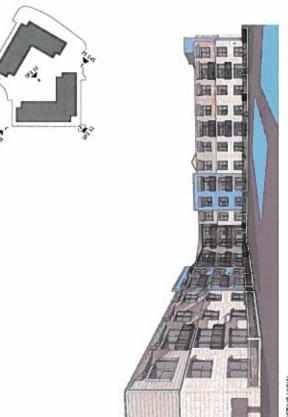












4 PERSPECTIVE VIEW



LITTLE ELM LAKEFRONT

BLDG III & IV - PERSPECTIVE SP3.32

VIEWS PROJECTIVE SPACE

VIEWS

HODGES

B PERSPECTIVE VIEW

