

STATE OF TEXAS           §  
   §  
COUNTY OF DENTON   §

**DEVELOPMENT AGREEMENT FOR  
OAK GROVE PD**

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This Development Agreement for Oak Grove Planned Development (“**Agreement**”) is entered into between Ridge Realty Partners LLC (“**Developer**”), whose address for purposes of this Agreement is 15769 Pleat Leaf Road, Frisco TX 75034, and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. Developer and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

**Recitals:**

1. Developer is the owner of two properties totaling 5.172 acres, generally located at the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, in the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.
2. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.
3. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

**NOW, THEREFORE**, for and in consideration of the above and foregoing premises, the benefits to each of the Parties from this Agreement, and other good and valuable consideration, the sufficiency of which is hereby acknowledged and agreed, the Parties do hereby agree as follows:

**Section 1.     Incorporation of Premises.** The above and foregoing Recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.     Term.** This Agreement shall be effective as of the date of execution of this Agreement by the last of the Parties to do so (“**Effective Date**”). This Agreement shall remain in full force and effect from the Effective Date until terminated by the mutual agreement of all of the Parties in writing, or until all obligations in the Agreement have been fulfilled (“**Term**”).

**Section 3.     Agreements.** The Parties agree as follows:

- A. The negotiated and agreed upon zoning and development standards contained in the Oak Grove PD Ordinance, attached hereto as **Exhibit B**, which incorporate by reference the general zoning regulations of the Town’s zoning ordinance, are hereby adopted and incorporated into this agreement as contractually-binding obligations of the Developer.

#### **Section 4. Miscellaneous.**

**A. Applicability of Town Ordinances.** When the Property is developed, Developer shall construct all structures on the Property, in accordance with all applicable Town ordinances and building/construction codes, whether now existing or arising prior to such construction in the future.

**B. Default/Mediation.** No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than thirty (30) days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. If either Party is in default under this Agreement, the other Party shall have the right to enforce the Agreement in accordance with applicable law, provided, however, in no event shall any Party be liable for consequential or punitive damages. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to non-binding mediation.

**C. Venue.** This Agreement and any dispute arising out of or relating to this Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without reference to its conflict of law rules. In the event of any dispute or action under this Agreement, venue for any and all disputes or actions shall be instituted and maintained in Denton County, Texas.

**D. Relationship of Parties.** It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create a partnership, joint venture, joint enterprise, or other relationship between or among the Parties.

**E. Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the Parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

**F. Cumulative Rights and Remedies.** The rights and remedies provided by this Agreement are cumulative and the use of any one right or remedy by either Party shall not preclude or waive its right to use any or all other remedies. Said rights and remedies are given in addition to any other rights the Parties may have by law statute, ordinance, or otherwise. The failure by any Party to exercise any right, power, or option given to it by this Agreement, or to insist upon strict compliance with the terms of this Agreement, shall not constitute a waiver of the terms and



conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

**G. Exhibits.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

**H. Surviving Rights.** Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination or expiration of this Agreement shall survive termination or expiration.

**I. Applicable Laws.** This Agreement is made subject to the existing provisions of the Charter of the Town of Little Elm, its present rules, regulations, procedures and ordinances, and all applicable laws, rules, and regulations of the State of Texas and the United States.

**J. Authority to Execute.** The undersigned officers and/or agents of the Parties hereto are the properly authorized persons and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

**K. Amendments.** This Agreement may be only amended or altered by written instrument signed by the Parties.

**L. Headings.** The headings and captions used in this Agreement are for the convenience of the Parties only and shall not in any way define, limit or describe the scope or intent of any provisions of this Agreement.

**M. Entire Agreement.** This Agreement is the entire agreement between the Parties with respect to the subject matters covered in this Agreement. There are no other collateral oral or written agreements between the Parties that in any manner relates to the subject matter of this Agreement, except as provided or referenced in this Agreement.

**N. Filing in Deed Records.** This Agreement shall be recorded in the real property records of Denton County, Texas. This Agreement and all of its terms, conditions, and provisions is and shall constitute a restriction and condition upon the development of the Property and all portions thereof and a covenant running with the Property and all portions thereof, and is and shall be binding upon Developer and all of Developer's heirs, successors, and assigns and the future owners of the Property and any portion thereof; provided, however, this Agreement shall not constitute an obligation of or be deemed a restriction or encumbrance with respect to any final platted residential lot upon which a completed home has been constructed.

**O. Notification of Sale or Transfer; Assignment of Agreement.** Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property, within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an "**Assignee**") that is or will become an owner of any portion of the

Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Developer or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Developer or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor developer, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee's Notice information.

**P. Sovereign Immunity.** The Parties agree that the Town has not waived its sovereign immunity from suit by entering into and performing its obligations under this Agreement.

**Q. Exactions/Infrastructure Costs.** Developer has been represented by legal counsel, or has had an opportunity to do so, in the negotiation of this Agreement, and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town in this Agreement are roughly proportional or roughly proportionate to the proposed development's anticipated impact. Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code, as amended, regarding or related to the cost of those municipal infrastructure requirements imposed by this Agreement.

**R. Waiver of Texas Government Code § 3000.001 et seq.** With respect to the improvements constructed on the Property pursuant to this Agreement, Developer hereby waives any right, requirement or enforcement of Texas Government Code §§ 3000.001-3000.005.

**S. Rough Proportionality.** Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution with respect to infrastructure requirements imposed by this Agreement. Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement, with respect to infrastructure requirements imposed by this Agreement.

**T. Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the Town, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

**U. Undocumented Workers Provision.** The Developer certifies that Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of any public subsidy provided under this Agreement to Developer plus six percent (6.0%), not later than the 120<sup>th</sup> day after the date the Town notifies Developer of the violation.

**V. Non-Boycott of Israel Provision.** In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

**W. Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

**X. Report Agreement to Comptroller's Office.** Town covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021). [For Chapter 380 Agreements]

**Y. Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

**Z. Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

**EXECUTED** by the Parties on the dates set forth below, to be effective as of the date first written above.

**DEVELOPER**

**a \_\_\_\_\_ company**

By: \_\_\_\_\_

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

**TOWN OF LITTLE ELM, TEXAS**

By: \_\_\_\_\_

Matt Mueller  
Town Manager

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

**ATTEST:**

By: \_\_\_\_\_

Caitlan Biggs  
Town Secretary

**Z. Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87<sup>th</sup> Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least \$100,000 that is paid wholly or partly from public funds of the Town, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

**EXECUTED** by the Parties on the dates set forth below, to be effective as of the date first written above.

**DEVELOPER**  
a Ridge Realty Partners LLC company

By: K. Krishna  
KRISHNATEJA KATEPALLI

Date: 11/02/2023

**TOWN OF LITTLE ELM, TEXAS**

By: \_\_\_\_\_  
Matt Mueller  
Town Manager

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

ATTEST:

By: \_\_\_\_\_  
Caitlan Biggs  
Town Secretary

STATE OF TEXAS           §  
                                     §  
COUNTY OF DENTON   §

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS           §  
                                     §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of \_\_\_\_\_.

[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                     §  
COUNTY OF DENTON   §

Before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

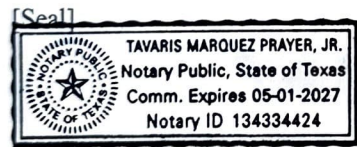
[Seal]

By: \_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

STATE OF TEXAS       §  
                                     §  
COUNTY OF Denton   §

Before me, the undersigned authority, on this 2nd day of November, 2023, personally appeared KRISHNATEJA KATEPALLI known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of Ridge Realty partners LLC.



By: [Signature]  
Notary Public, State of Texas

My Commission Expires: 05-01-2027

**EXHIBIT A**

Property Description



**PROPERTY DESCRIPTION 1.359 ACRES**

BEING A 1.359 ACRE TRACT OF LAND SITUATED IN THE DAVID M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KELSEY KIRK MARIN, AS RECORDED IN INSTRUMENT NO. 81949, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL AT THE COMMON EAST CORNER OF SAID MARIN TRACT AND LOT 4, BLOCK B, OAK GROVE, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-406, SAID OFFICIAL RECORDS, SAID NAIL BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI, AS RECORDED IN INSTRUMENT NO. 97-R0069147, SAID OFFICIAL RECORDS;

THENCE SOUTH  $01^{\circ} 41' 44''$  EAST (DEED = SOUTH  $00^{\circ} 04' 44''$  WEST), A DISTANCE OF 362.61 FEET ALONG THE COMMON LINE OF SAID MARIN AND MAROSKI TRACTS TO A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 720, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 458.93 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ} 29' 16''$  WEST - 448.18 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHWEST CORNER OF SAID MARIN TRACT;

THENCE NORTH  $89^{\circ} 31' 30''$  EAST ALONG THE NORTH LINE OF SAID MARIN TRACT, PASSING A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1X, AFORESAID BLOCK B, AT A DISTANCE OF 5.13 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 1X, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 1X AND LOT 2, SAID BLOCK, AT A DISTANCE OF 55.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 2, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 3, SAID BLOCK, AT A DISTANCE OF 114.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID BLOCK B A TOTAL DISTANCE OF 255.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,201 SQUARE FEET OR 1.359 ACRES OF LAND.

**PROPERTY DESCRIPTION - 3.813 ACRES**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. M. CULE SPEER SURVEY ABSTRACT NUMBER 226 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SUBURBAN PROPANE, L.P. TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI RECORDED UNDER CLERK'S FILE NUMBER 97-R0069147, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER IN THE NORTH LINE OF FARM TO MARKET HIGHWAY NUMBER 720 ALSO KNOWN AS OAK GROVE PARKWAY, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY SAID POINT BEING THE SOUTHEAST CORNER OF THE REMNANT OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM NORTH DALLAS BANK AND TRUST COMPANY TO KELSEY KIRK MARIN RECORDED UNDER DOCUMENT NUMBER 2021-81949, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00° 42' 37" W, 384.86 FEET WITH THE EAST LINE OF SAID MARIN TRACT TO A POINT IN A FENCE CORNER FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK B OF OAK GROVE, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2020-406, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 75° 08' 02" E, 417.50 FEET WITH THE SOUTH LINE OF SAID BLOCK B OF SAID OAK GROVE TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 19X IN SAID BLOCK B OF SAID OAK GROVE;

THENCE S 00° 37' 38" E, 417.50 FEET WITH THE WEST LINE OF SAID LOT 19X AND WITH THE WEST LINE OF SCARLETT FALLS DRIVE, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY TO A CAPPED IRON ROD MARKED KHA FOUND FOR CORNER IN SAID NORTH LINE OF SAID FARM TO MARKET HIGHWAY;

THENCE N 75° 14' 04" W, 257.30 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 09' 13", A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 171.98 FEET, WHOSE CHORD BEARS N 64° 21' 19" W, 171.41 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO THE PLACE OF BEGINNING AND CONTAINING 3.813 ACRES OF LAND.

**EXHIBIT B**  
Oak Grove PD Ordinance

**TOWN OF LITTLE ELM  
ORDINANCE NO. 1737**

**AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY ESTABLISHING A NEW PLANNED DEVELOPMENT - LIGHT COMMERCIAL (PD-LC) DISTRICT IN ORDER TO ALLOW A NEW COMMERCIAL DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS ON APPROXIMATELY 5.172 ACRES OF LAND, GENERALLY LOCATED ON THE NORTHWEST CORNER OF OAK GROVE PARKWAY AND SCARLET FALLS DRIVE; 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**, a request for Planned Development-Light Commercial (PD-LC) with modified development standards on approximately 5.172 acres of land, more specifically described in the exhibits, attached hereto; and

**WHEREAS**, this zoning change is accordance with the most current adopted Comprehensive Plan of the Town of Little Elm; 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 zoning change described herein; and

**WHEREAS**, at its regular meeting held on October 5, 2023 the Planning & Zoning Commission considered and made recommendations on Case No. PD-23-10136; 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 request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

**NOW, THEREFORE, 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 establishing a new Planned Development-Light Commercial (PD-LC) based on Light Commercial (LC) district requirements with modified uses and development standards in order to allow a new commercial development on approximately 5.172 acres of land generally located on the northwest corner of Oak Grove Parkway and Scarlet Falls Drive, within Little Elm Town limits, more particularly described as **Exhibit A**, and 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 AND REGULATIONS.** The permitted uses and standards shall be in accordance with the Light Commercial (LC) District and all applicable provisions of Chapter 106 – Zoning Ordinance in general, unless otherwise specified herein:

- a) The Zoning and Land Use Regulations, and all conditions set forth in **Exhibit B** attached hereto and made a part hereof for all purposes shall be adhered to in their entirety for the purposes of this Planned Development. In the event of conflict between the provisions of **Exhibit B** and provisions of any other exhibit, the provisions of **Exhibit B** control.

**SECTION 4. PLANNED DEVELOPMENT MASTER PLAN** The Concept Plan Exhibit and related plans, images, and documents approved and described as Exhibit C attached hereto and made a part hereof are approved. The subject property shall be improved in accordance with the plans set forth in Exhibit C.

- a) If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development

Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

- b) The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.
- c) If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

**SECTION 5. SAVINGS.** 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 in full 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. SEVERABILITY.** The sections, paragraphs, sentences , phrases, and words of this Ordinance are severable, and if 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 7<sup>th</sup> day of November, 2023.

Town of Little Elm, Texas

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Curtis Cornelious, Mayor

ATTEST:

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Caitlan Biggs, Town Secretary

**Exhibit A**  
Metes and Bounds



**PROPERTY DESCRIPTION 1.359 ACRES**

BEING A 1.359 ACRE TRACT OF LAND SITUATED IN THE DAVID M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO KELSEY KIRK MARIN, AS RECORDED IN INSTRUMENT NO. 81949, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG NAIL AT THE COMMON EAST CORNER OF SAID MARIN TRACT AND LOT 4, BLOCK B, OAK GROVE, AN ADDITION TO DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020-406, SAID OFFICIAL RECORDS, SAID NAIL BEING ON THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI, AS RECORDED IN INSTRUMENT NO. 97-R0069147, SAID OFFICIAL RECORDS;

THENCE SOUTH  $01^{\circ} 41' 44''$  EAST (DEED = SOUTH  $00^{\circ} 04' 44''$  WEST), A DISTANCE OF 362.61 FEET ALONG THE COMMON LINE OF SAID MARIN AND MAROSKI TRACTS TO A 1/2-INCH IRON ROD FOUND ON THE NORTHEAST LINE OF FARM TO MARKET ROAD NO. 720, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET;

THENCE ALONG SAID NORTHEAST LINE AND SAID CURVE AN ARC DISTANCE OF 458.93 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ} 29' 16''$  WEST - 448.18 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTHWEST CORNER OF SAID MARIN TRACT;

THENCE NORTH  $89^{\circ} 31' 30''$  EAST ALONG THE NORTH LINE OF SAID MARIN TRACT, PASSING A 5/8-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1X, AFORESAID BLOCK B, AT A DISTANCE OF 5.13 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 1X, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 1X AND LOT 2, SAID BLOCK, AT A DISTANCE OF 55.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID LOT 2, PASSING A 1/2-INCH IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID LOT 2 AND LOT 3, SAID BLOCK, AT A DISTANCE OF 114.85 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID MARIN TRACT AND SAID BLOCK B A TOTAL DISTANCE OF 255.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 59,201 SQUARE FEET OR 1.359 ACRES OF LAND.

**PROPERTY DESCRIPTION - 3.813 ACRES**

BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE D. M. CULE SPEER SURVEY ABSTRACT NUMBER 226 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM SUBURBAN PROPANE, L.P. TO WILLIAM P. MAROSKI AND BEVERLY MAROSKI RECORDED UNDER CLERK'S FILE NUMBER 97-R0069147, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER IN THE NORTH LINE OF FARM TO MARKET HIGHWAY NUMBER 720 ALSO KNOWN AS OAK GROVE PARKWAY, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY SAID POINT BEING THE SOUTHEAST CORNER OF THE REMNANT OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED FROM NORTH DALLAS BANK AND TRUST COMPANY TO KELSEY KIRK MARIN RECORDED UNDER DOCUMENT NUMBER 2021-81949, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE N 00° 42' 37" W, 384.86 FEET WITH THE EAST LINE OF SAID MARIN TRACT TO A POINT IN A FENCE CORNER FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK B OF OAK GROVE, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 2020-406, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE S 75° 08' 02" E, 417.50 FEET WITH THE SOUTH LINE OF SAID BLOCK B OF SAID OAK GROVE TO A CAPPED IRON ROD MARKED RPLS 4561 SET FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 19X IN SAID BLOCK B OF SAID OAK GROVE;

THENCE S 00° 37' 38" E, 417.50 FEET WITH THE WEST LINE OF SAID LOT 19X AND WITH THE WEST LINE OF SCARLETT FALLS DRIVE, A PUBLIC ROADWAY HAVING A VARIABLE WIDTH RIGHT-OF-WAY TO A CAPPED IRON ROD MARKED KHA FOUND FOR CORNER IN SAID NORTH LINE OF SAID FARM TO MARKET HIGHWAY;

THENCE N 75° 14' 04" W, 257.30 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO A CAPPED IRON ROD MARKED RPLS 4561 FOUND FOR CORNER;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 09' 13", A RADIUS OF 610.00 FEET, AN ARC LENGTH OF 171.98 FEET, WHOSE CHORD BEARS N 64° 21' 19" W, 171.41 FEET WITH SAID NORTH LINE OF SAID F. M. HIGHWAY TO THE PLACE OF BEGINNING AND CONTAINING 3.813 ACRES OF LAND.

**Exhibit B**  
PD Standards

## PLANNED DEVELOPMENT DISTRICT STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 5.172 total acres of land within the Town of Little Elm, more fully described on the legal description attached as Exhibit A (the "Property"). The planned development ("PD") will allow for a new commercial development, consisting of six buildings, featuring medical office, general office, retail, and restaurant uses, with one end-cap drive thru component. The elements within this PD will contribute to a high-quality multitenant commercial development that enhances the natural characteristics of the property, while still providing the highest and best use for the property based on its location and access, as well as help serve as the gateway into the Town. This PD will provide the zoning regulations, as depicted in Exhibit B, necessary to develop the site. The final layout must generally conform to Exhibit C.

It is the intent of this PD to primarily follow the Light Commercial (LC) zoning regulations as the base district, with modified development standards and uses as outlined within this PD ordinance, therefore amending the existing Town of Little Elm Zoning Map. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated, or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the "Effective Date") (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", unless the context provides to the contrary.

As used herein, "Director" means the Director of Development Services.

**Conceptual plan required.** The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 106.04.03, except the Director may approve minor revisions which do not alter the basic relationship of the proposed development.

## PLANNED DEVELOPMENT DISTRICT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Zoning Ordinance and the Subdivision Ordinance, as they exist, or may be amended, at the time of development.

### GENERAL CONDITIONS FOR THE PD

1. Purpose:

The purpose of this Planned Development is to allow for a mixture of commercial retail, restaurant, and office uses supported by complimentary development standards that allow for the development to also serve as a gateway for the Town. This PD will allow for alternative standards to off-street parking requirement to serve the overall development, modification of the parking island requirements, maximum lot coverage requirements, and an alternative to the foundation planting requirement. Anticipated construction start in 2nd quarter of 2024.

2. Base Zoning District:

The permitted uses and standards will be in accordance with the Light Commercial District (LC) zoning district as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations.

3. Uses:

All permitted uses in the Light Commercial (LC) district shall be allowed with the same provisions and restrictions, including uses permitted by a Specific Use Permit (SUP) and Conditional Use Permit (C), except as noted below:

Uses Permitted by Right

- Restaurant with Drive-Thru (as shown on Concept Site Plan)

4. Lot Regulations: Setbacks, side yards, rear yards, maximum building heights, maximum floor area, and landscape buffers shall be in accordance with the Zoning Ordinance, unless otherwise specified in the PD.

Maximum Lot Coverage: 80%

5. Architectural Standards: Architectural standards shall be in accordance with the Zoning Ordinance. Reference Sec. 106.06.05 for architectural standards for commercial structures, except as specified below.

Architectural standards as provided on Architectural façade plans.

6. Landscape. All provisions within Article VI. Division 4. Landscaping and Tree Preservation shall be met, as it exists or may be amended in accordance with the standards in effect at the time of development, or requested change, unless otherwise shown on the Landscape Plans attached hereto.

Foundation plantings or sidewalk tree gates are to be omitted, and instead, additional pedestrian features such as plazas, seating areas, fountains, and/or outdoor recreation facilities will occupy an area equal to or greater than ten percent of the total building area in accordance with Sec 106.06.18.b.d.

7. Parking Regulations: All provisions within Article VI. Division 4. Parking, Stacking, and Loading Standards shall be met except as specified below:

Off-Street Parking: Shared parking will be allowed between all tenants during different peak hour needs. Shared Parking Requirement: Provide one parking stall per 250 SF of building floor area.

Landscaped Parking Islands:

Provide one landscaped parking island for every 10 parking stalls unless double row parking is provided, internal to the site, as shown in site plan. Provide one landscaped parking island for every 14 stalls for double row parking as shown in site plan.

8. Screening: All provisions within Article VI. Division 3 Screening Walls and Fences shall be met.
9. Signs: All provisions within Chapter 86 – Sign Ordinance shall be met except as specified below:

Restaurant drive-thru menu sign and speaker: Drive-thru menu sign and speaker system location as shown on the Site Plan. Any drive-up or drive-thru speaker system shall emit no more than fifty (50) decibels of noise level, measured at the property boundary where subject tracts are adjacent to residential uses.

Waivers:

- Provide one parking stall per 250 SF of building floor area.
- Internal double row of parking shall provide landscape islands every 14 spaces, as shown in site plan.
- Maximum Lot Coverage to be 80%.
- Alternative foundation planting requirement provided through enhanced pedestrian amenities
- Drive-Thru by right, only as shown on the Concept Plan

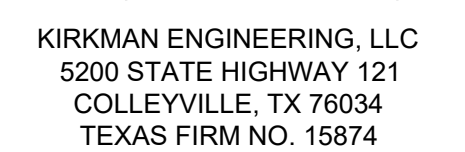
**Exhibit C**  
Development Plans





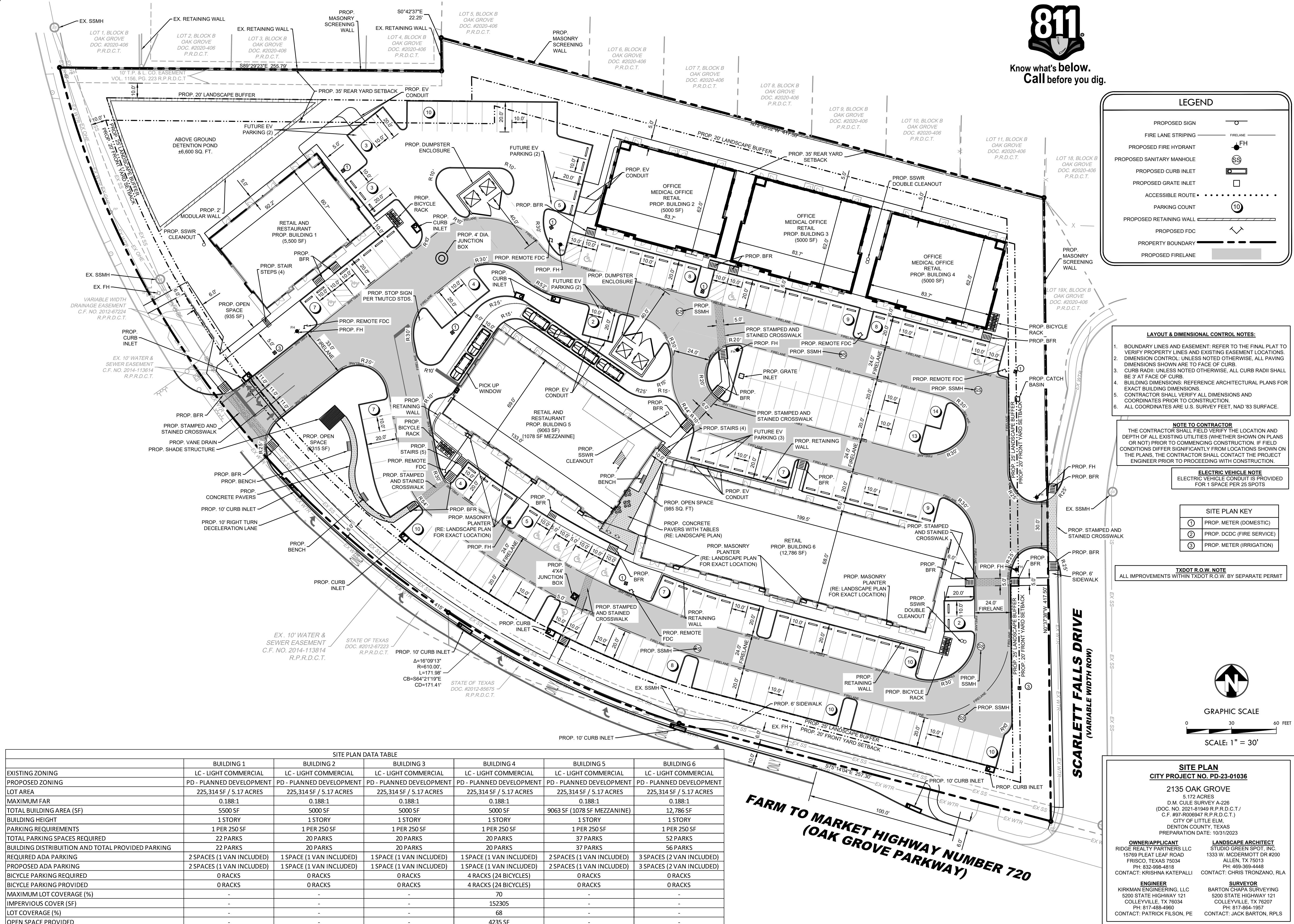
RIDGE REALTY  
PARTNERS LLC

2135 OAK GROVE  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS

[illegible]

## CONCEPT PLAN

SHEET:  
**1**



FILENAME: C3.0 SITE PLAN\_RRP22001.dwg  
FULL PATH: K:\Jobs\rrp22001\_little Elm\Drawings\01\_concept Plan\03 - Production\C3.0 SITE PLAN\_RRP22001







FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
15000 PLAT LEW ROAD  
FRIEDCO, TEXAS 75004  
TELEPHONE: (802) 986-8818  
CONTACT: KRISHNA KATTEPALU

**APPLICANT:** KIRKMAN ENGINEERING  
5000 STATE HIGHWAY 131  
COLLEEVILLE, TEXAS 75004  
TELEPHONE: (817) 688-9225  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkman.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (802) 742-4459  
TELEFAX: (802) 742-4459  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com

**BUILDING DIMENSIONS:** MAIN BUILDING - 131'-4" WIDE x 79'-2" DEEP  
MEZZANINE - 131'-4" WIDE x 79'-2" DEEP  
MAIN FLOOR - 131'-4" WIDE x 79'-2" DEEP

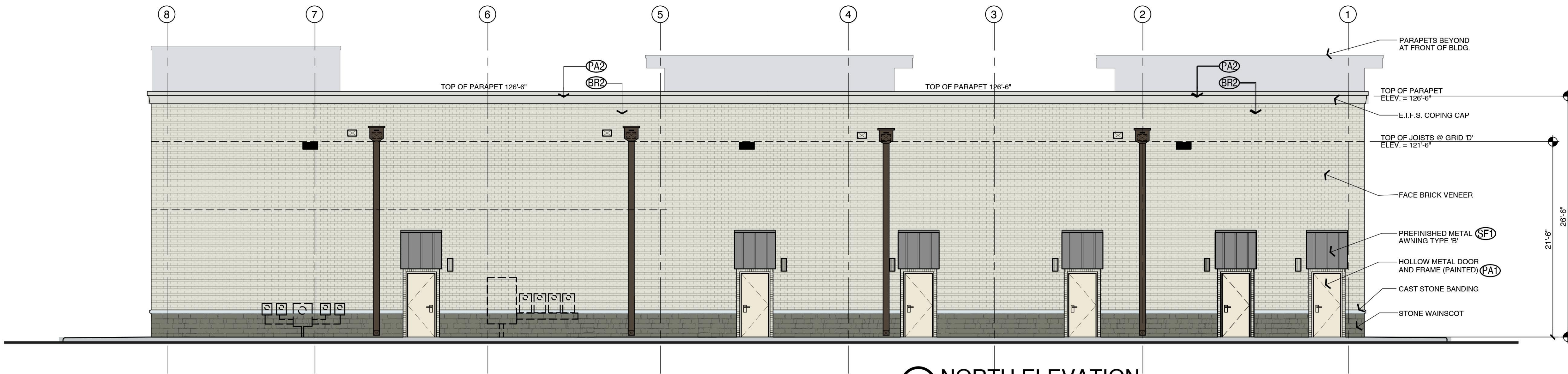
**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 32'-0"

**NOTES:**

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL STORAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

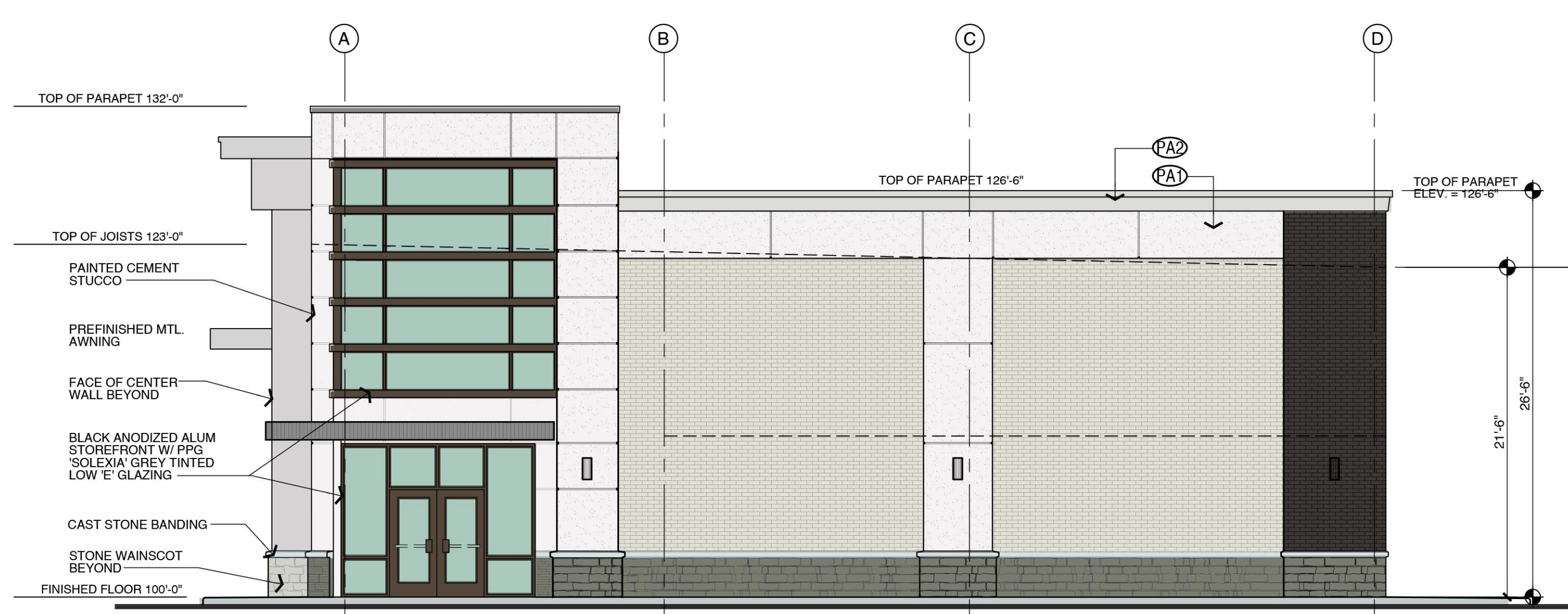
MATERIALS LEGEND

- BR1:** "ONYX" SMOOTH HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH
- BR2:** ENDICOTT CLAY PRODUCTS /  
NO. 5N1 "GLAZED WHITE"  
SMOOTH FINISH
- ST1:** STONE VENEER / STACKED STONE /  
ACME - M. STONE "HARAPPA GOLD"  
SLACKSTONE
- CFB:** CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT
- SF1:** STOREFRONT / AWNINGS / CANOPIES:  
BLACK ANODIZED ALUMINUM  
GLAZING: LOW-E - GREY TINTED
- PA1:** EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6005  
"CASCADIA CREAM" CORNICE
- PA2:** EXTERIOR PAINT - E.I.F.S. COPING CAPS  
SHERWIN WILLIAMS - SW 7006  
"EXTRA WHITE"



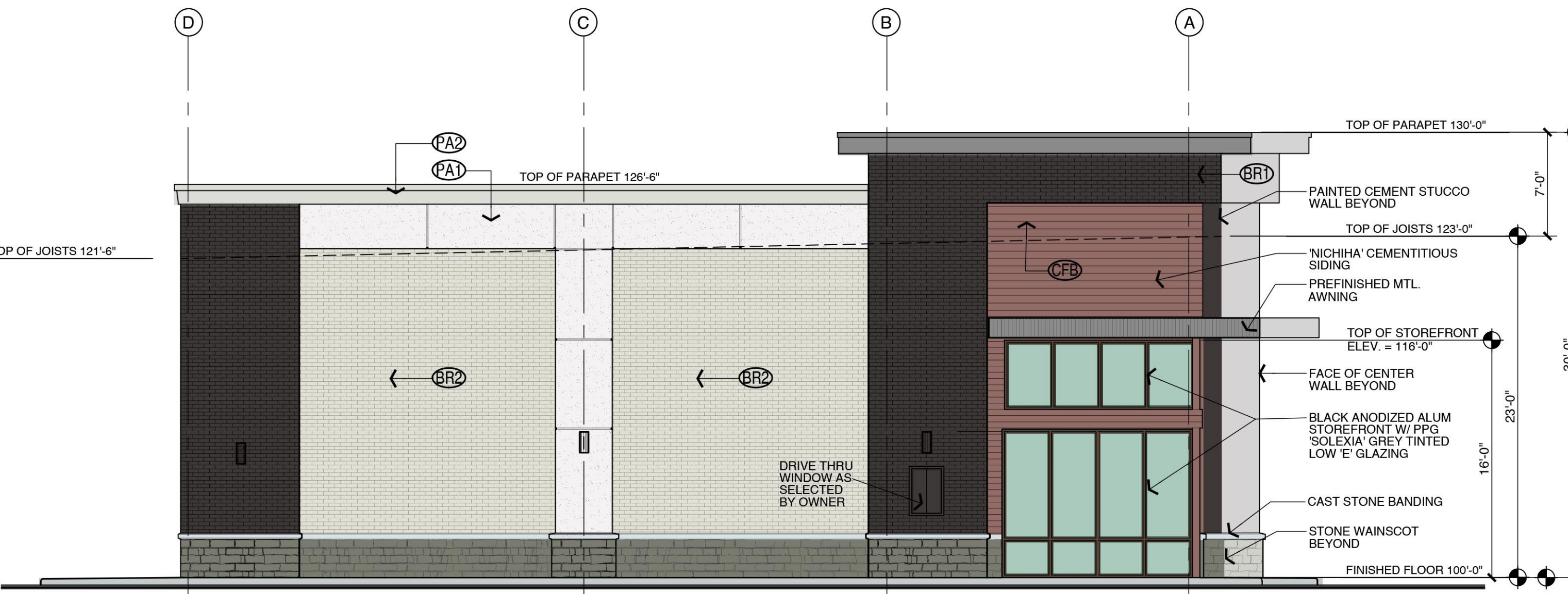
4 NORTH ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



3 EAST ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



2 WEST ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG



1 FRONT (SOUTH) ELEVATION

SCALE: 5/32" = 1'-0"  
1 FM720 RB1 ELEV R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION:	REAR / NORTH ELEVATION:
FACE BRICK / STONE VENEER: 1,428 SQFT 56%	FACE BRICK / STONE VENEER: 1,254 SQFT 72%	FACE BRICK / STONE VENEER: 1,071 SQFT 68%	FACE BRICK / STONE VENEER: 3,168 SQFT 90%
PAINTED CEMENT STUCCO: 530 SQFT 20%	PAINTED CEMENT STUCCO: 194 SQFT 11%	PAINTED CEMENT STUCCO: 390 SQFT 25%	PAINTED CEMENT STUCCO: 0 SQFT 0%
E.I.F.S. COPING CAP: 170 SQFT 7%	E.I.F.S. COPING CAP: 106 SQFT 6%	E.I.F.S. COPING CAP: 75 SQFT 5%	E.I.F.S. COPING CAP: 198 SQFT 6%
CAST STONE BANDING: 30 SQFT 1%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 28 SQFT 2%	CAST STONE BANDING: 118 SQFT 4%
NICHHA CEMENTITIOUS SIDING: 418 SQFT 16%	NICHHA CEMENTITIOUS SIDING: 156 SQFT 9%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%	NICHHA CEMENTITIOUS SIDING: 0 SQFT 0%
FACADE TOTAL W/O OPENINGS: 2,576 SQFT	FACADE TOTAL W/O OPENINGS: 1,738 SQFT	FACADE TOTAL W/O OPENINGS: 1,564 SQFT	FACADE TOTAL W/O OPENINGS: 3,484 SQFT
DOORS / WINDOWS: 1,328 SQFT 34%	DOORS / WINDOWS: 216 SQFT 11%	DOORS / WINDOWS: 390 SQFT 20%	DOORS / WINDOWS: 126 SQFT 4%
FACADE TOTAL: 3,904 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 1,954 SQFT	FACADE TOTAL: 3,610 SQFT

**Patrick Ahearne, Architect**

814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 2 for:  
**The FM720 Little Elm Development**  
2135 Oak Grove  
Little Elm, Texas



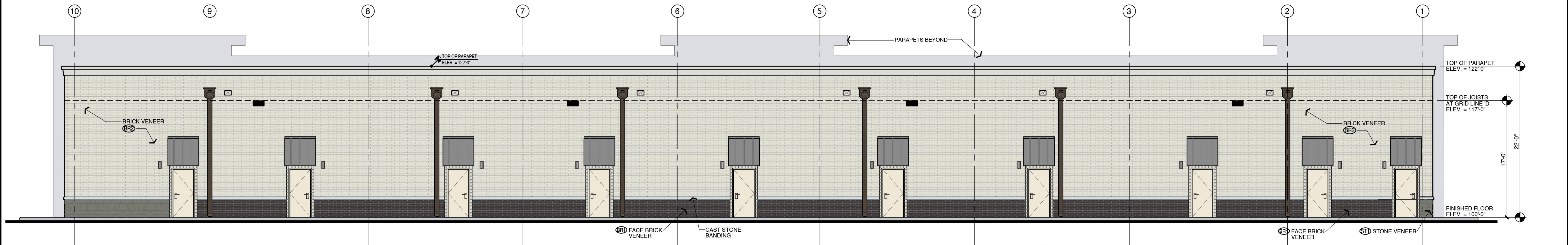
ISSUED FOR OWNER REVIEW ONLY

DATE: JULY 26, 2023  
JOB NO: 23-FM720 02 10  
DRAWN: PMA  
CHECKED: PMA

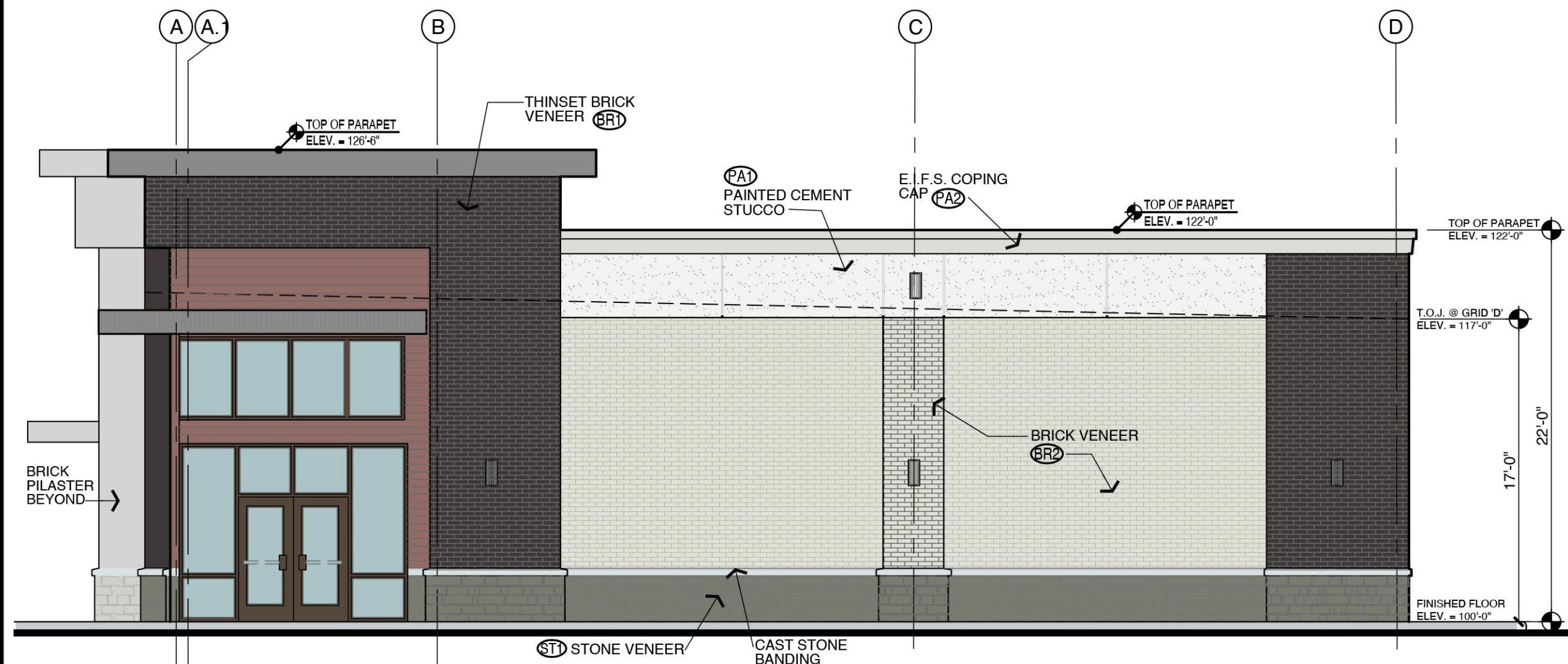
REVISIONS:


**A3.01**





**4 NORTH ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG



**3 EAST ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG

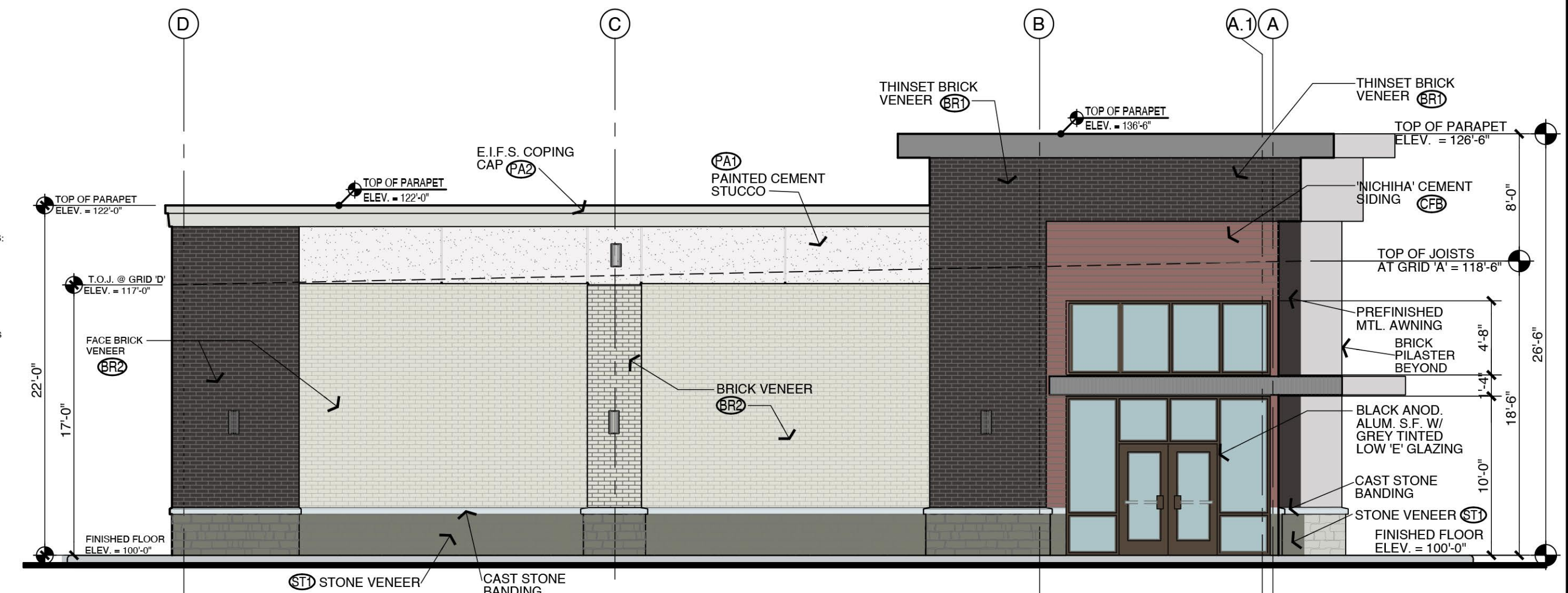
**FACADE INFORMATION**

**FACADE PLAN:**  
**THE FM720 PREMIERE OAKS DEVELOPMENT**  
**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
15708 PLEAT LEAF ROAD  
FRESNO, TEXAS 76844  
TELEPHONE: (852) 968-4818  
CONTACT: KRISHNA KATPALI  
**APPLICANT:** KIRKMAN ENGINEERING  
5200 STATE HIGHWAY 121  
COLEVILLE, TEXAS 76834  
TELEPHONE: (817) 488-0425  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@texasdps.com  
**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4459  
LICENSE NO. 14649  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com  
**BUILDING DESCRIPTION:** MAIN BUILDING - 199'-4" WIDE x 66'-0" DEEP  
12,786 SQ/FT  
**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 31'-0"

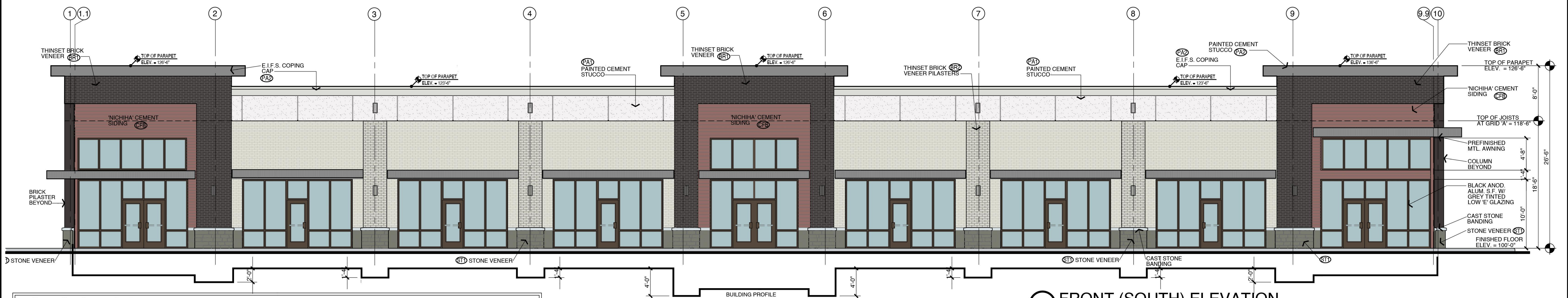
- NOTES:**
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
  2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
  3. WHEN PRINTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
  4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
  5. AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
  6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

**MATERIALS LEGEND**

- BR1: "ONYX" SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS / NO. 5N "OLIVED WHITE SMOOTH FINISH
- ST1: STONE VENEER / STACKED STONE / ACME "M STONE" "HARAPPA GOLD" SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (REDWOOD) ACCENT
- SF1: STOREFRONT / AWNINGS / CANOPIES: BLACK ANODIZED ALUMINUM GLAZING LOW 'E' GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6305 "CASCAD CREAM" PLASTER & CORNICE
- PAP: EXTERIOR PAINT - E.I.F.S. COPING CAPS SHERWIN WILLIAMS - SW 7006 "EXTRA WHITE"



**2 WEST ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG



**1 FRONT (SOUTH) ELEVATION**  
SCALE: 5/32" = 1'-0"  
1 FM720 RB1 BASE R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICK / STONE VENEER: 2,075 SQ/FT 65%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 1,172 SQ/FT 78%	FACE BRICK VENEER: 4,270 SQ/FT 95%
PAINTED CEMENT STUCCO: 484 SQ/FT 15%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: 134 SQ/FT 9%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA' CEMENTITIOUS SIDING: 339 SQ/FT 11%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: 150 SQ/FT 10%	NICHHA' CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 306 SQ/FT 9%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 72 SQ/FT 5%	E.I.F.S. COPING CAP: 266 SQ/FT 5%
FACADE TOTAL W/O OPENINGS: 3,204 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,528 SQ/FT	FACADE TOTAL W/O OPENINGS: 4,536 SQ/FT
DOORS / WINDOWS: 1,746 SQ/FT 35%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 338 SQ/FT 18%	DOORS / WINDOWS: 231 SQ/FT 5%
FACADE TOTAL: 4,950 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 1,866 SQ/FT	FACADE TOTAL: 4,767 SQ/FT

**Patrick Ahearne, Architect**  
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 1 for:  
**The FM720 Premiere Oaks Development**  
2135 Oak Grove  
Little Elm, Texas



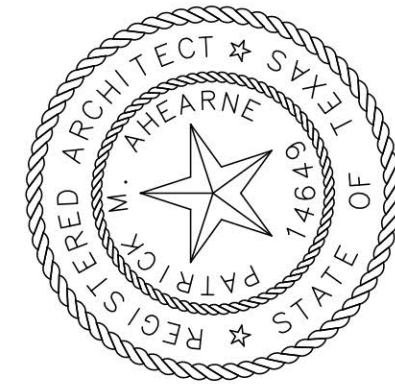
ISSUED FOR OWNER REVIEW ONLY

DATE: JULY 14, 2023  
JOB NO: 23-FM720 02 10  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:

**A3.01**





Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 3 for:  
The FM720 Little Elm Development  
2135 OAK GROVE  
Little Elm, Texas

DATE: JULY 26, 2023  
JOB NO: 23 720 LELM 0206  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

## FACADE INFORMATION

### FACADE PLAN:

#### THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** RIDGE REALTY PARTNERS, LLC  
10700 PLANT LEAF ROAD  
FRISCO, TEXAS 75034  
TELEPHONE: 800-888-8818  
CONTACT: KRISHNA KATTEPALI

**APPLICANT:** KIRKMAN ENGINEERING  
500 STATE HIGHWAY 191  
COLLEGEVILLE, TEXAS 75804  
TELEPHONE: 817-688-4455  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkman.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4459  
LICENSE NO. 14663  
CONTACT: PATRICK AHEARNE  
pahearne@gmail.com

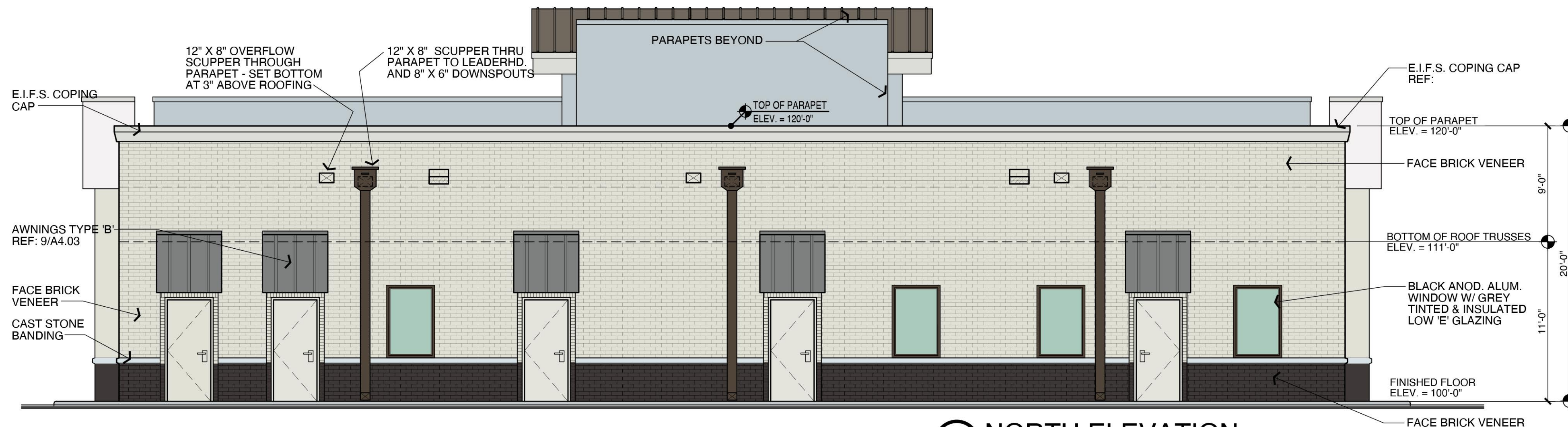
**BUILDING DIMENSIONS:** MAIN BUILDING - 85'-8" WIDE x 82'-0" DEEP  
4,385 SQFT

**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 26'-0"

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
- AN ON-SITE MOCKUP OF THE BUILDING MATERIALS TO BE USED ON THE STRUCTURE SHALL BE INSTALLED AND REVIEWED BY THE PLANNING DIVISION. MATERIALS SHALL NOT BE PLACED ON THE STRUCTURE UNTIL A GREEN TAG IS RECEIVED BY THE PLANNING DIVISION.
- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

## MATERIALS LEGEND

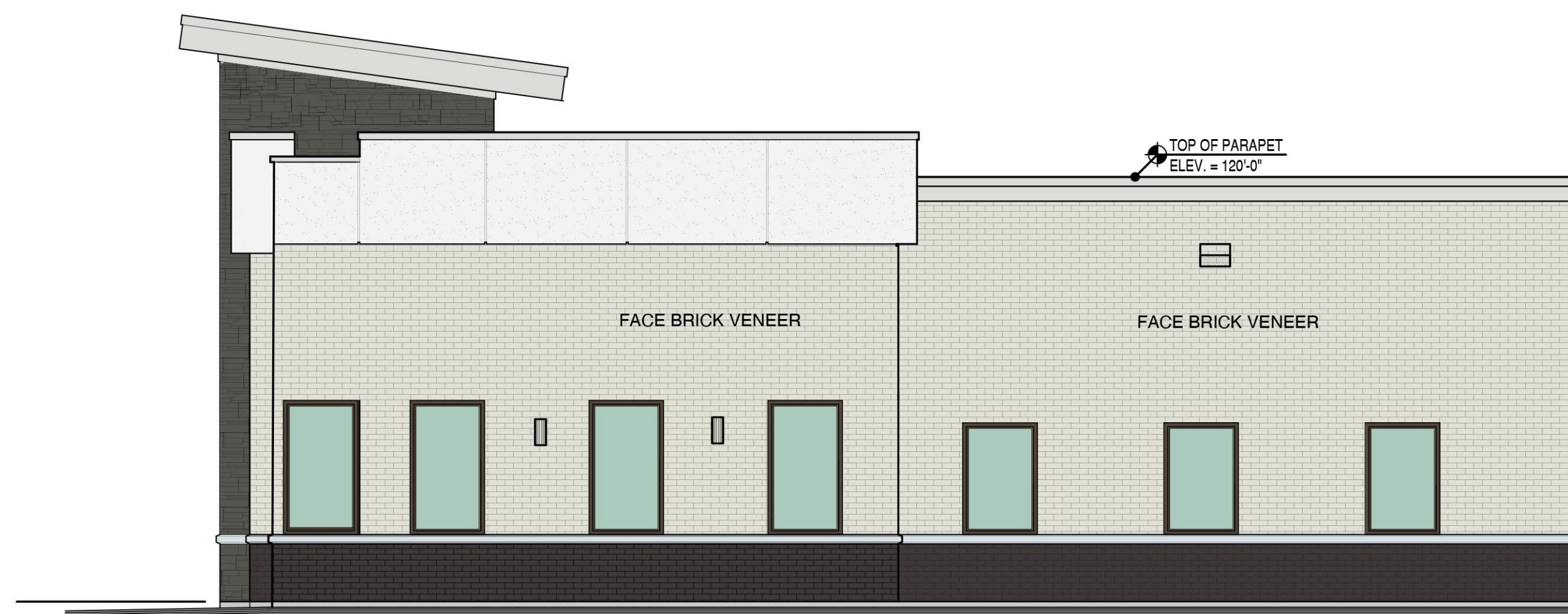
- BR1: "ONYX" SMOOTH HERBON BRICK  
MODULAR, DARK BRICK  
SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS /  
NO. SN1 "GLAZED WHITE"  
SMOOTH FINISH
- ST1: ACME - M STONE "HARAPPA GOLD"  
SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT
- BLACK ANODIZED ALUMINUM  
GLAZING: LOW-E GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO  
SHEWEN WILLIAMS - SW 6865  
"CACHET CREAM" CORNICE
- SHEWEN WILLIAMS - SW 7008  
"EXTRA WHITE"  
E.I.F.S. COPING CAPS



### 4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

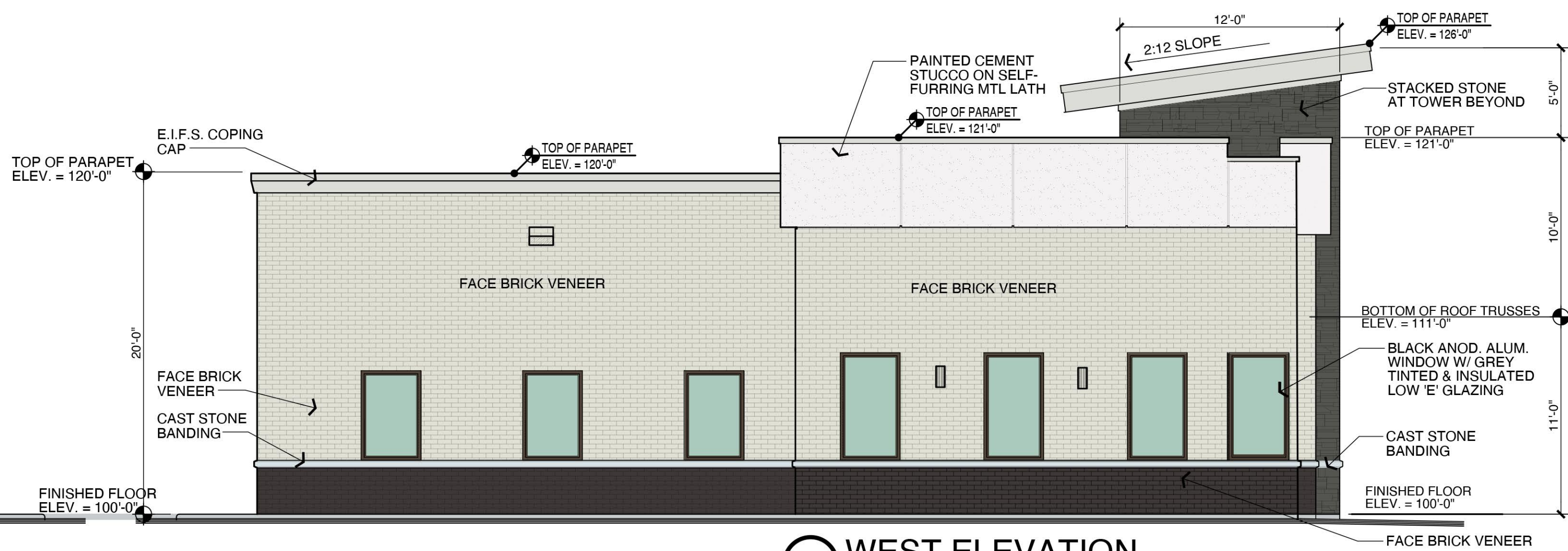
1 FM720 PO ELEV 1.DWG



### 3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

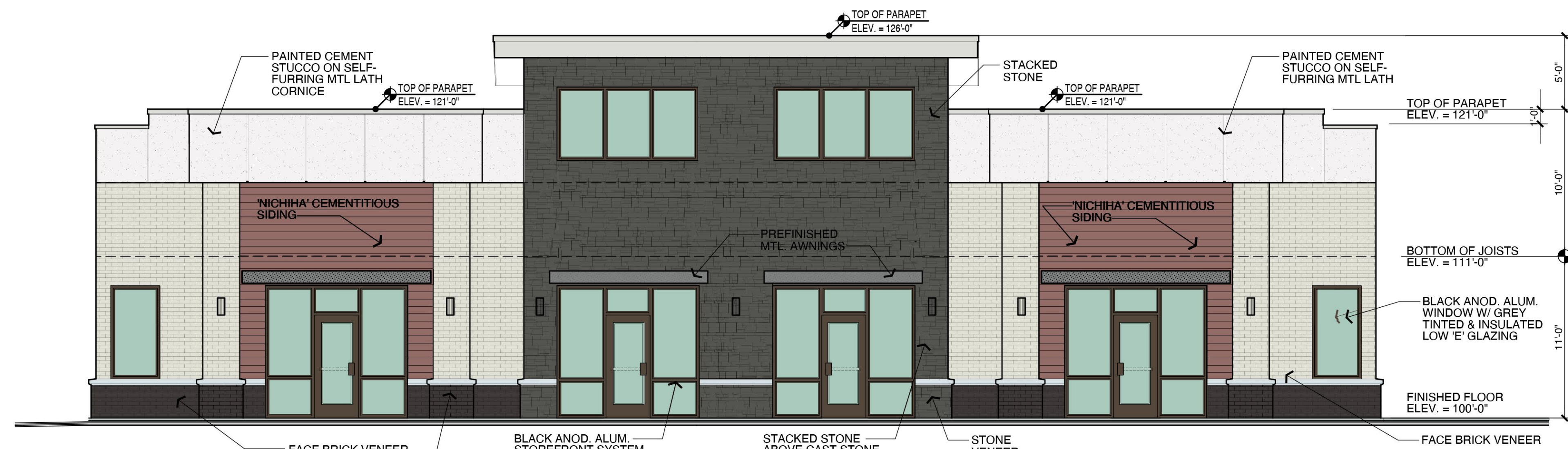
1 FM720 PO ELEV 1.DWG



### 2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



### 1 FRONT (SOUTH) ELEVATION

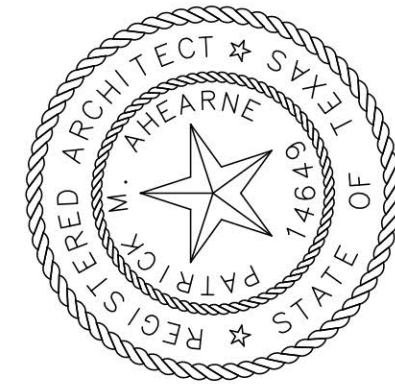
SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICKSTONE VENEER: 880 SQFT 63%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 834 SQFT 81%	FACE BRICKSTONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
NICHHA CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,920 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT

ISSUED FOR OWNER REVIEW & PRELIMINARY PRICING ONLY





Patrick Ahearne, Architect

814 Wind Elm Drive Allen, TX 75002

tel. (214) 673-0054

A New Office / Medical Building 2 for:  
The FM720 Little Elm Development  
2135 OAK GROVE  
Little Elm, Texas

DATE: JUNE 28, 2023  
JOB NO: 23 720 LELM 0206  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:	
DATE:	DESCRIPTION:

A3.01

## FACADE INFORMATION

### FACADE PLAN:

#### THE FM720 PREMIERE OAKS DEVELOPMENT

**BUILDING OWNER:** HOSE REALTY PARTNERS, LLC  
15709 PLEAT LEAF ROAD  
FRIEDLAND, TEXAS 75024  
TELEPHONE: (800) 998-4419  
CONTACT: KRISTINA KATTEPAU

**APPLICANT:** NORMAN ENGINEERING  
5300 STATE HIGHWAY 121  
COLLEGEVILLE, TEXAS 76034  
TELEPHONE: (817) 886-8555  
CONTACT: SHAWN WALDO, P.E.  
shawn@normaneng.com

**ARCHITECT:** PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4499  
LICENSE NO. 14549  
CONTACT: PATRICK AHEARNE  
patricka@patricka.com

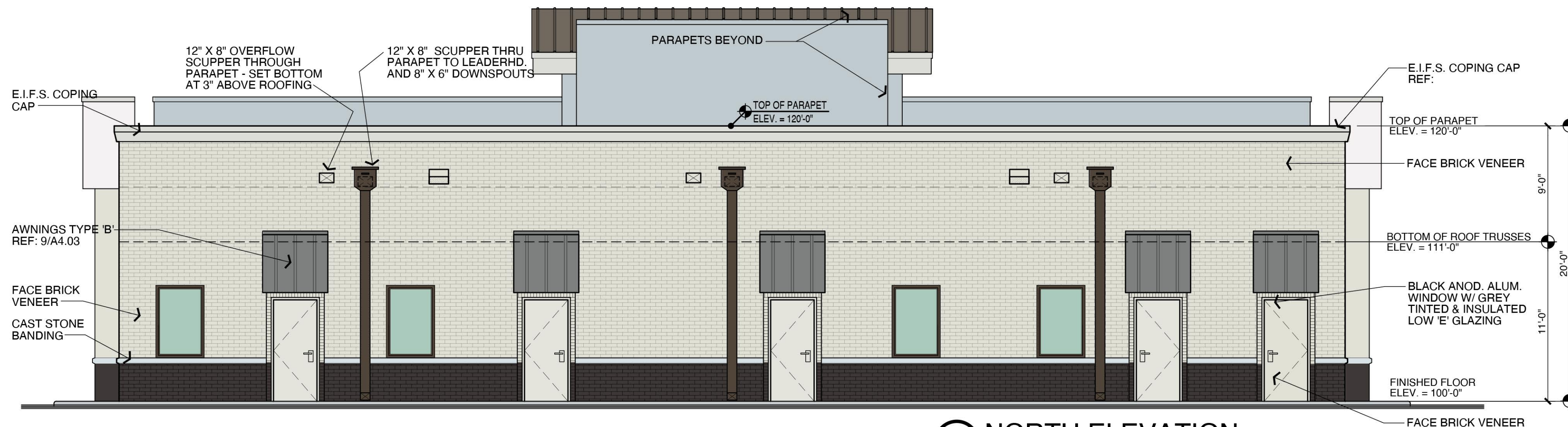
**BUILDING DIMENSIONS:** MAIN BUILDING - 82'-6" WIDE x 82'-0" DEEP  
4,989 SQFT

**MAXIMUM BUILDING HEIGHT:** MAIN BUILDING - 26'-0"

## MATERIALS LEGEND

- BR1: "ONYX" SMOOTH HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH
- BR2: ENDICOTT CLAY PRODUCTS /  
NO. 311 "GLAZED WHITE"  
SMOOTH FINISH
- ACME - M STONE "HARAPPA GOLD"  
SLACKSTONE
- CFB: CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT
- BLACK ANODIZED ALUMINUM  
GLAZING: LOW-E - GREY TINTED
- PA1: EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6500  
"CACHET CREAM" CORNICES
- PA2: SHERWIN WILLIAMS - SW 7006  
"EXTRA WHITE"  
E.I.F.S. COPING CAPS

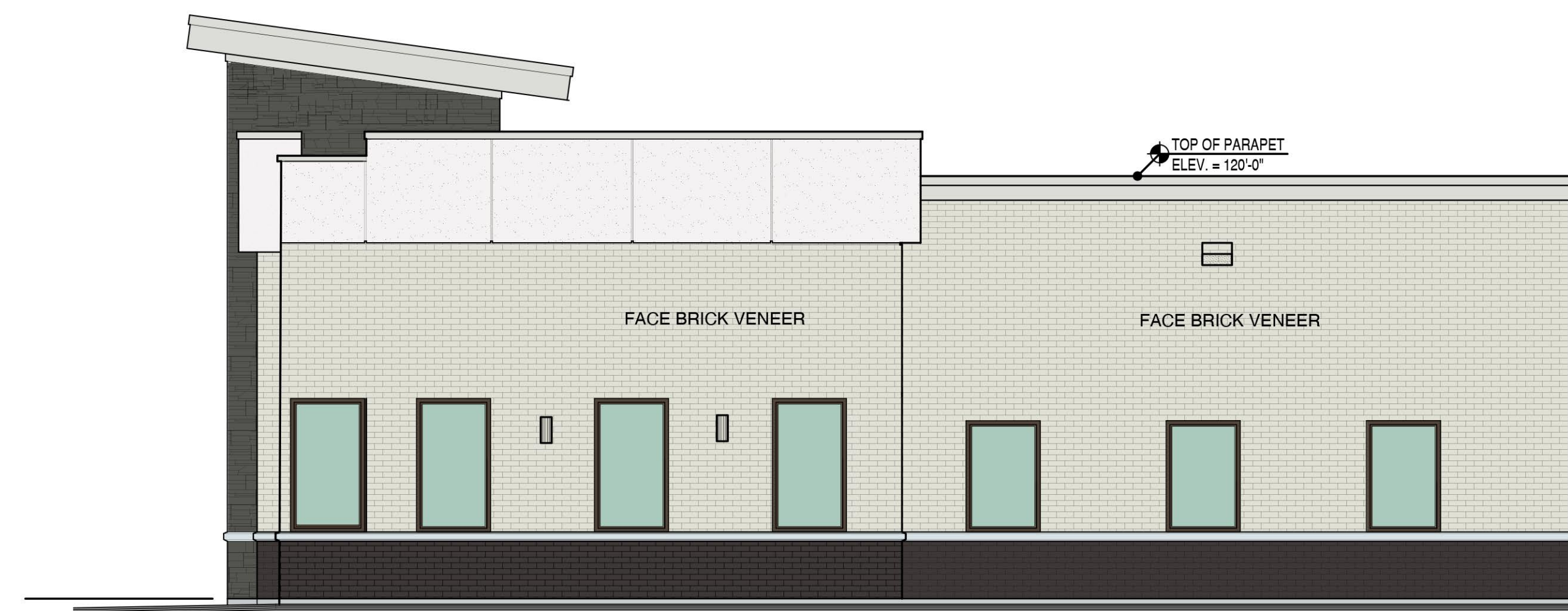
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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- AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.



### 4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

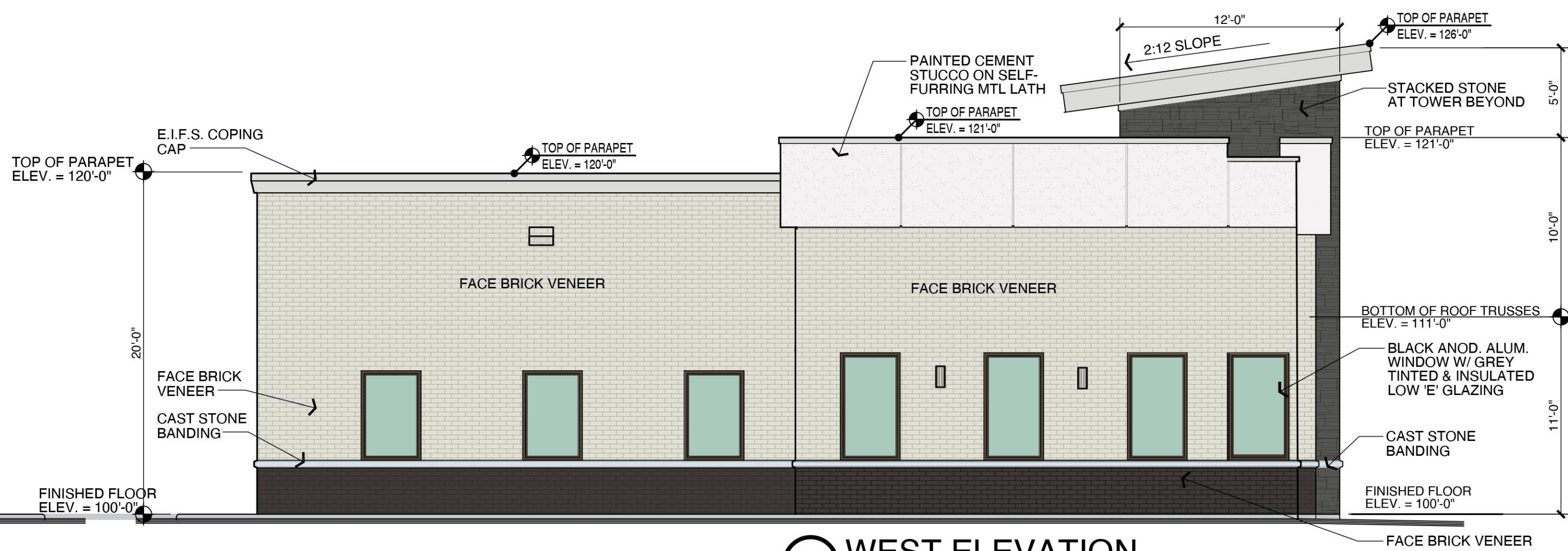
1 FM720 PO ELEV 1.DWG



### 3 EAST ELEVATION

SCALE: 3/16" = 1'-0"

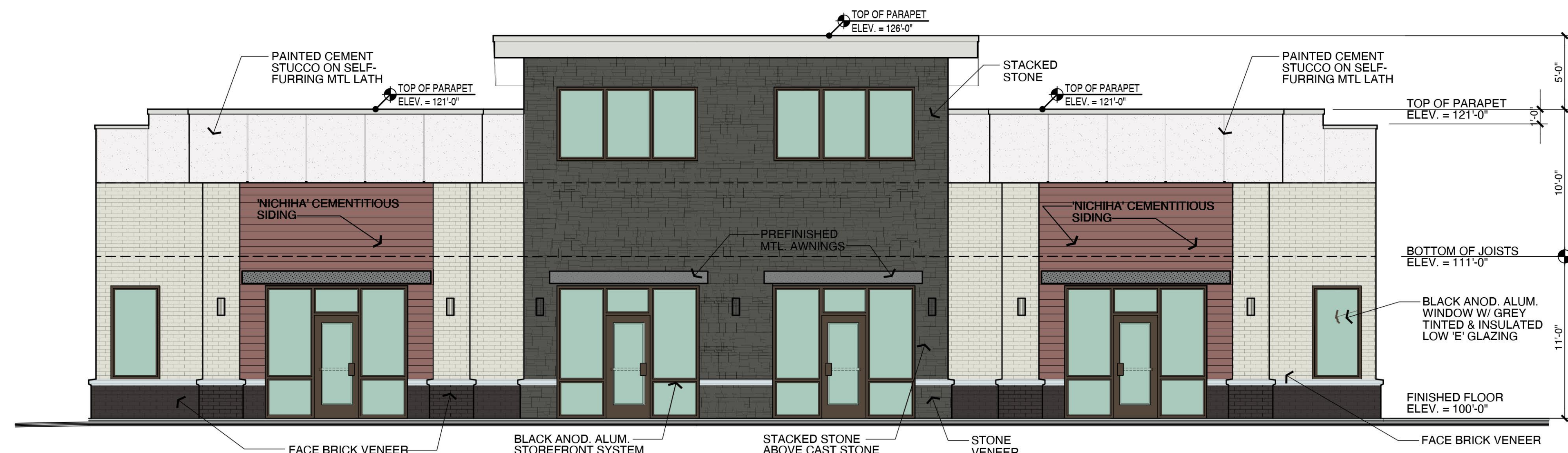
1 FM720 PO ELEV 1.DWG



### 2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG



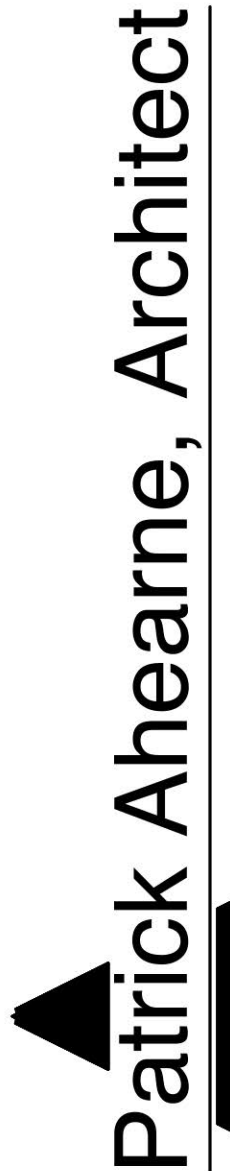
### 1 FRONT (SOUTH) ELEVATION

SCALE: 3/16" = 1'-0"

1 FM720 PO ELEV 1.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / SOUTH ELEVATION:	WEST ELEVATION:	EAST ELEVATION	NORTH ELEVATION
FACE BRICK/STONE VENEER: 880 SQFT 63%	FACE BRICK/STONE VENEER: 834 SQFT 81%	FACE BRICK/STONE VENEER: 834 SQFT 81%	FACE BRICK/STONE VENEER: 1,210 SQFT 91%
PAINTED CEMENT STUCCO: 290 SQFT 19%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 158 SQFT 13%	PAINTED CEMENT STUCCO: 0 SQFT 0%
CAST STONE BANDING: 40 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	CAST STONE BANDING: 30 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 85 SQFT 6%
'NICHHA' CEMENTITIOUS SIDING: 226 SQFT 15%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	E.I.F.S. COPING CAP & TRIM: 36 SQFT 3%	CAST STONE BANDING: 40 SQFT 3%
FACADE TOTAL TWO OPENINGS: 1,536 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,158 SQFT	FACADE TOTAL TWO OPENINGS: 1,435 SQFT
DOORS / WINDOWS: 384 SQFT 20%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 112 SQFT 9%	DOORS / WINDOWS: 105 SQFT 7%
FACADE TOTAL: 1,820 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,270 SQFT	FACADE TOTAL: 1,615 SQFT





814 Wind Elm Drive Allen, TX 75002

**LITTLE ELM, Texas**

A New Office / Medical Building 1 for:  
**The FM720 Little Elm Development**

[illegible]

## A3.01

<b>FACADE CALCULATIONS:</b>		NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS							
FRONT / SOUTH ELEVATION:		WEST ELEVATION:		EAST ELEVATION		NORTH ELEVATION			
PAGE BRICKSTONE VENEER:	900 SQFT    63%	PAGE BRICKSTONE VENEER:	804 SQFT    81 %	PAGE BRICKSTONE VENEER:	904 SQFT    81 %	PAGE BRICKSTONE VENEER:	1,310 SQFT    91 %		
PAINTED CEMENT STUCCO:	290 SQFT    19%	PAINTED CEMENT STUCCO:	158 SQFT    13%	PAINTED CEMENT STUCCO:	158 SQFT    13 %	PAINTED CEMENT STUCCO:	0 SQFT    0 %		
CAST STONE BANDING:	40 SQFT    3%	CAST STONE BANDING:	30 SQFT    3%	CAST STONE BANDING:	30 SQFT    3 %	E.I.F.S. COPING CAP & TRIM:	85 SQFT    6 %		
'NICHHA' CEMENTITIOUS SIDING:	226 SQFT    15%	E.I.F.S. COPING CAP & TRIM:	36 SQFT    3 %	E.I.F.S. COPING CAP & TRIM:	36 SQFT    3 %	C&ST STONE BANDING:	40 SQFT    3 %		
FACADE TOTAL W/O OPENINGS: 1,536 SQFT		FACADE TOTAL W/O OPENINGS: 1,158 SQFT		FACADE TOTAL W/O OPENINGS: 1,158 SQFT		FACADE TOTAL W/O OPENINGS: 1,435 SQFT			
DOORS / WINDOWS:	384 SQFT    20%	DOORS / WINDOWS:	112 SQFT    9 %	DOORS / WINDOWS:	112 SQFT    9 %	DOORS / WINDOWS :	105 SQFT    7 %		
FACADE TOTAL:	1,920 SQFT	FACADE TOTAL:	1,270 SQFT	FACADE TOTAL:	1,270 SQFT	FACADE TOTAL:	1,615 SQFT		



FACADE INFORMATION

FACADE PLAN:

THE FM720 PREMIERE OAKS DEVELOPMENT

BUILDING OWNER: RIDGE REALTY PARTNERS, L.L.C.  
15789 PLEAT LEAF ROAD  
FRISCO, TEXAS 75034  
TELEPHONE (855) 688-4818  
CONTACT: KRISHNA MATHEPALU

APPLICANT: KIRKMAN ENGINEERING  
5000 STATE HIGHWAY 121  
COLLEVILLE, TEXAS 76034  
TELEPHONE (817) 388-0655  
CONTACT: SHAWN WALDO, P.E.  
shawn.waldo@kirkseng.com

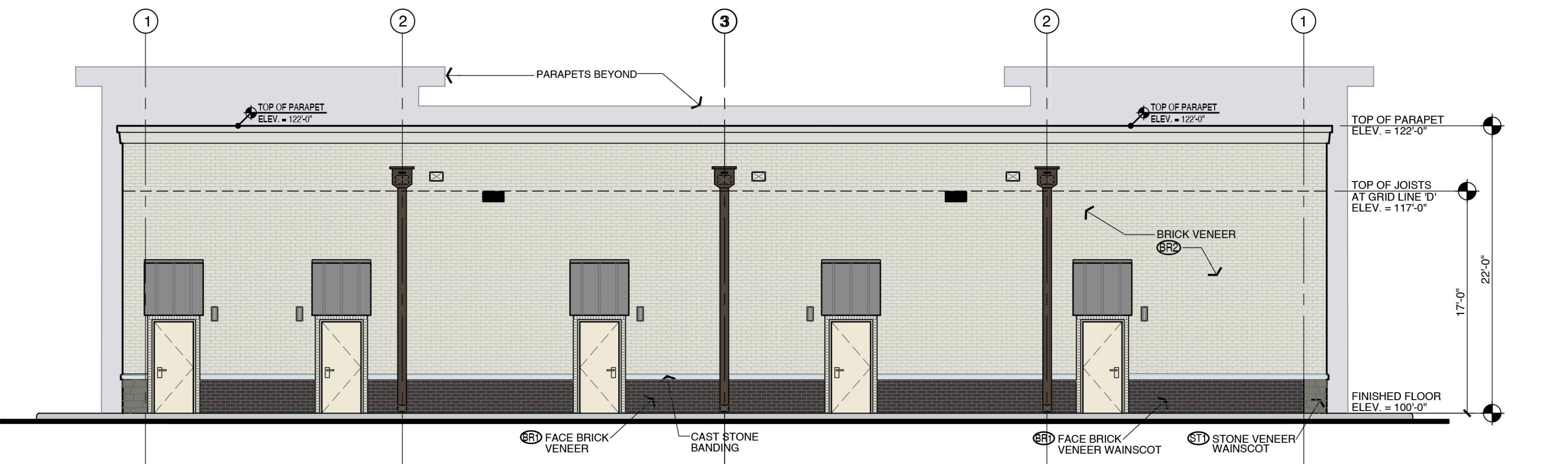
ARCHITECT: PATRICK AHEARNE, ARCHITECT  
814 WIND ELM DRIVE  
ALLEN, TX 75002  
TELEPHONE: (972) 742-4469  
LICENSE NO. 14649  
CONTACT: PATRICK AHEARNE  
pahearne2@gmail.com

BUILDING DIMENSIONS: MAIN BUILDING - 82'-2" WIDE X 62'-0" DEEP  
5,500 SQ/FT  
MAXIMUM BUILDING HEIGHT: MAIN BUILDING - 26'-6"

NOTES:  
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6. AN APPROVED FACADE PLAN SHALL BE POSTED ON-SITE AT ALL TIMES.

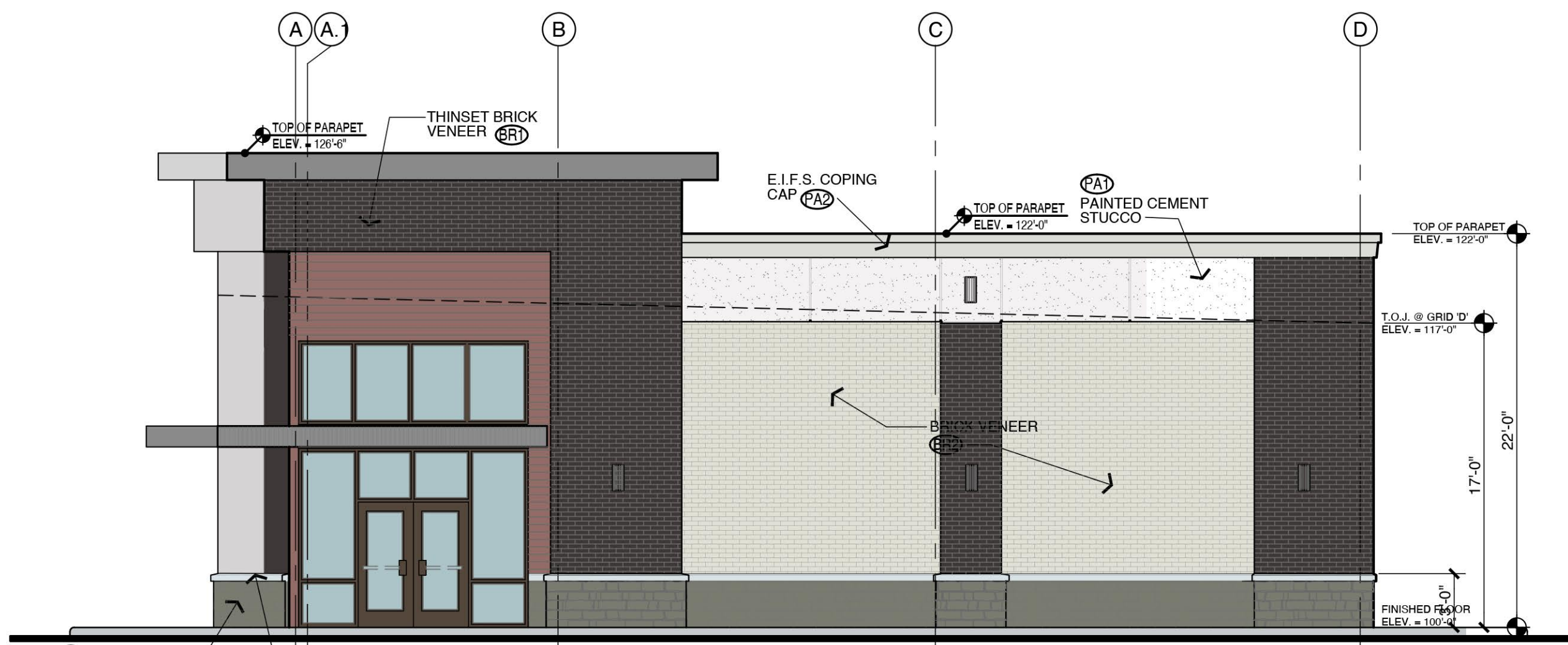
MATERIALS LEGEND

- BR1: "DMY" SMOOTH HERBON BRICK MODULAR - DARK BRICK SMOOTH FINISH  
BR2: ENDICOTT CLAY PRODUCTS / NO. 3N1 "GLAZED WHITE" SMOOTH FINISH  
ST1: STONE VENEER / STACKED STONE / SCME - M STONE "BARBARA GOLD" BLACKSTONE  
CFB: CEMENTITIOUS FIBER BOARD NICHHA VINTAGEWOOD (CEDAR) ACCENT  
SF1: STOREFRONT / AWNINGS / CANOPIES: BLACK ANODIZED ALUMINUM GLAZING LOW-E, GREY TINTED  
PA1: EXTERIOR PAINT - STUCCO SHERWIN WILLIAMS - SW 6350 "CACHET CREAM" CORNICE  
PA2: EXTERIOR PAINT - E.I.F.S. COPING CAPS EXTRA WHITE



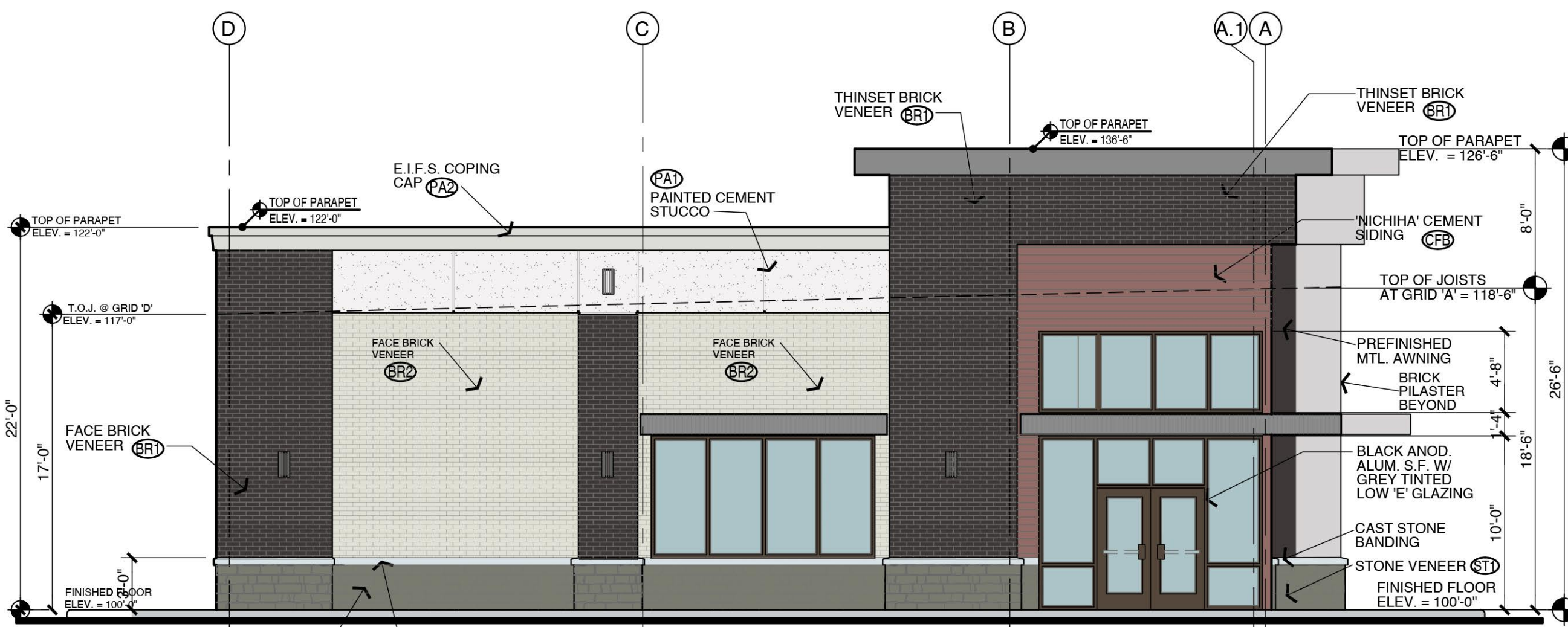
4 WEST ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



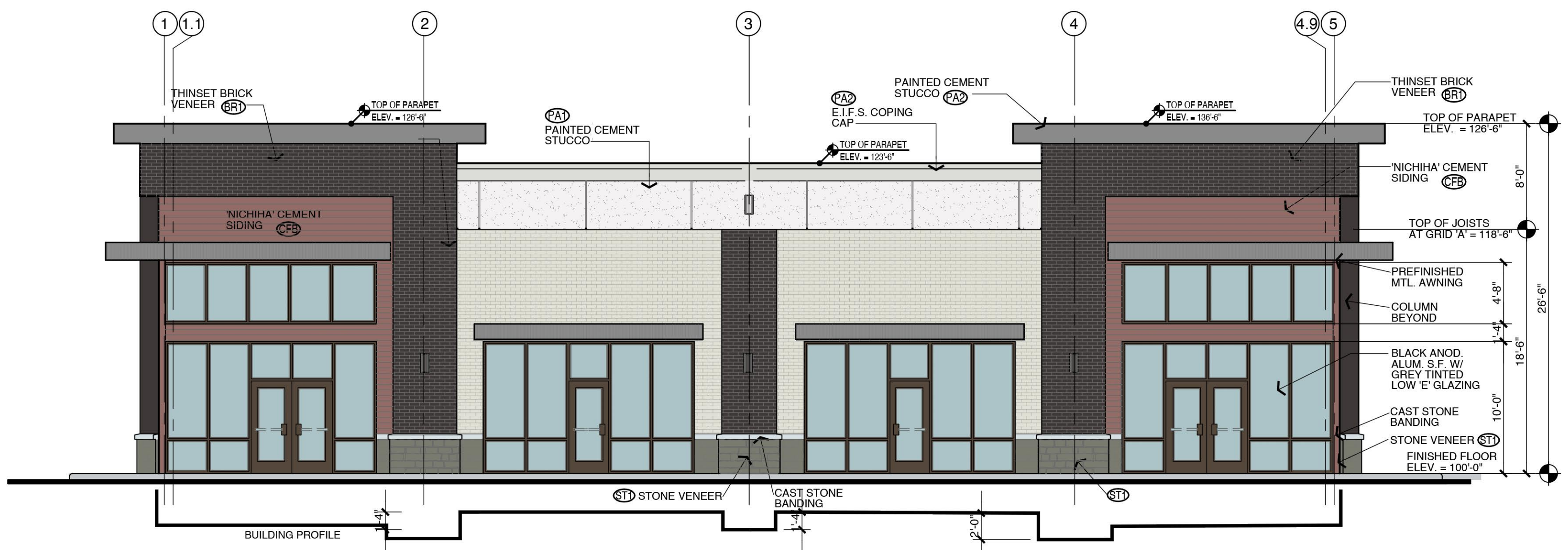
3 NORTH ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



2 SOUTH ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG



1 FRONT (EAST) ELEVATION

SCALE: 5/32" = 1'-0" 1 FM720 RB1 BASE R2.DWG

FACADE CALCULATIONS:			
NOTE: AWNINGS, WINDOWS AND DOORS ARE NOT INCLUDED IN FACADE CALCULATIONS			
FRONT / EAST ELEVATION:	SOUTH ELEVATION:	NORTH ELEVATION	WEST ELEVATION
FACE BRICK / STONE VENEER: 1,348 SQ/FT 71%	FACE BRICK VENEER: 776 SQ/FT 69%	FACE BRICK VENEER: 904 SQ/FT 73%	FACE BRICK VENEER: 1,801 SQ/FT 93%
PAINTED CEMENT STUCCO: 164 SQ/FT 9%	PAINTED CEMENT STUCCO: 118 SQ/FT 11%	PAINTED CEMENT STUCCO: 118 SQ/FT 10%	PAINTED CEMENT STUCCO: N/A 0%
NICHHA CEMENTITIOUS SIDING: 252 SQ/FT 13%	NICHHA CEMENTITIOUS SIDING: 128 SQ/FT 11%	NICHHA CEMENTITIOUS SIDING: 128 SQ/FT 10%	NICHHA CEMENTITIOUS SIDING: N/A 0%
E.I.F.S. COPING CAP: 145 SQ/FT 7%	E.I.F.S. COPING CAP: 96 SQ/FT 9%	E.I.F.S. COPING CAP: 96 SQ/FT 7%	E.I.F.S. COPING CAP: 140 SQ/FT 7%
FACADE TOTAL W/O OPENINGS: 1,908 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,116 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,244 SQ/FT	FACADE TOTAL W/O OPENINGS: 1,941 SQ/FT
DOORS / WINDOWS: 425 SQ/FT 19%	DOORS / WINDOWS: 310 SQ/FT 27%	DOORS / WINDOWS: 212 SQ/FT 15%	DOORS / WINDOWS: 105 SQ/FT 5%
FACADE TOTAL: 2,334 SQ/FT	FACADE TOTAL: 1,456 SQ/FT	FACADE TOTAL: 1,456 SQ/FT	FACADE TOTAL: 2,046 SQ/FT

Patrick Ahearne, Architect  
814 Wind Elm Drive Allen, TX 75002 - 214 673-0054 pahearne2@gmail.com

A New Shell Retail Building 3 for:  
The FM720 Little Elm Development  
2135 Oak Grove  
Little Elm, Texas



DATE: NOVEMBER 1, 2023  
JOB NO: 23-FM720 10 15  
DRAWN: PMA  
CHECKED: PMA

REVISIONS:  
A3.01



# MATERIALS LEGEND

BR1: "ONYX" HERBON BRICK  
MODULAR - DARK BRICK  
SMOOTH FINISH



BR2: 'ENDICOT' CLAY PRODUCTS  
NO. SN1 "GLAZED WHITE"  
SMOOTH FINISH



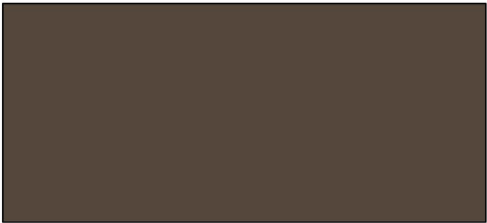
ST1: ACME M STONE - "HARAPPA GOLD"  
SLACKSTONE



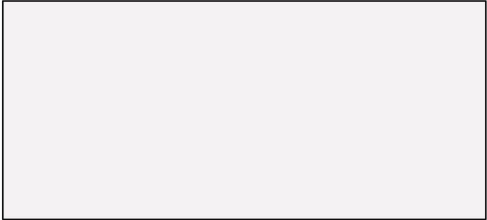
CFB: CEMENTITIOUS FIBER BOARD  
NICHHA VINTAGEWOOD (CEDAR)  
ACCENT



SF1: STOREFRONT / AWNINGS  
& CANOPIES: BLACK ANODIZED ALUM.  
  
GLAZING: LOW-E - GREY TINTED



PA1: EXTERIOR PAINT - STUCCO  
SHERWIN WILLIAMS - SW 6365  
"CACHET CREAM" CORNICES



PA2: EXTERIOR PAINT - E.I.F.S. COPING  
CAPS - SHERWIN WILLIAMS -  
SW 7006 - "PASSIVE GREY"



## FM270 PREMIERE OAKS PROJECT

### OFFICE BUILDINGS 1 - 3 & RETAIL BUILDINGS 1 - 3: