



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

March 2, 2023

*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. **5:50 PM Work Session**

2. **6:00 PM Regular Meeting**

1. **Roll Call**

2. **Consent Agenda**

1. Discuss and take action regarding the approval of the February 16, 2023 Regular Planning and Zoning Commission Meeting Minutes.
2. **REPLAT/ Lot 7R, Block A, Alta 380 Addition.** Presentation, discussion, and consideration on a request for withdrawal of a replat consisting of 1.808 acres, being a replat of lots 7 & 8, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 663, within Little Elm's Town limits.
  - Presentation
  - Discussion
  - Recommendation
3. **PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402).** Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.
  - Presentation
  - Discussion
  - Consideration

4. **PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary fo development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.
5. **PRELIMINARY PLAT/Providence Commons (PP-22-13129).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Providence Village, establishing lot lines and easements necessary fo development, on approximately 9.813 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
  - Presentation
  - Discussion
  - Recommendation
6. **CONVEYANCE PLAT/ Little Elm Landscape Center Lot 2R1 and 2R2, Block 1 (CP-23-00408).** Presentation, discussion, and consideration on a request for approval of a Conveyance Plat for Little Elm Landscape Center, establishing the necessary easements and lot lines for conveyance, on approximately 4.665 acres situated in the William McFadden Survey, Abstract No. 893, within Little Elm's Town limits.
  - Presentation
  - Discussion
  - Consideration
3. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
4. **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 February 27, 2023 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.

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Olga Chernomorets - Managing Director of Planning



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	Adoption of the February 16, 2023 Planning & Zoning Commission Meeting Minutes
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	N/A
<b>Current Zoning</b>	N/A
<b>Proposed Use</b>	N/A
<b>Existing Use</b>	N/A
<b>Future Land Use Plan Designation</b>	N/A
<b>Applicant</b>	N/A
<b>Owner</b>	N/A
<b>Strategic Goal</b>	

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### Agenda Item

Discuss and take action regarding the approval of the February 16, 2023 Regular Planning and Zoning Commission Meeting Minutes.

### Location

N/A

### Planning Analysis

N/A

### Recommended Action

N/A

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### Attachments

P&Z Minutes February 16, 2023

# DRAFT



## Minutes

### Town of Little Elm

### PLANNING & ZONING COMMISSION

### Regular Meeting

Thursday, FEBRUARY 16, 2023 - 7:00 pm

Present: Michael Bell, Chairperson; Ron Trees, Vice-Chair; Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Robert Martin, Commissioner; Debra Cadet, Alternate Commissioner

Absent: Brent Thibeaux, Commissioner; Chip Norman, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning  
Rachel Mendoza, Development Manager  
Brian Salvesen, Planner

1. **5:30 PM Work Session**

2. **6:00 PM Regular Meeting**

1. **Roll Call**

2. **Consent Agenda**

Item 2.3 "Union Place Phase 1, Block B, Lot 2" pulled from the consent agenda.

Motion: Approve consent agenda, minus item 2.3, as presented.

Motion by Commissioner Robert Martin, seconded by Commissioner Jack Skinner

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner Debra Cadet

**7 - 0 Passed - Unanimously**

1. Discuss and take action regarding the approval of the February 2, 2023 Regular Planning and Zoning Commission Meeting Minutes.

Minutes approved in consent agenda motion.

2. **FINAL PLAT/ PJMCP LLC Addition (FP-23-00025).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.1913 acres, situated in the H. Kendall Survey, Abstract No. 713, and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
  - Presentation
  - Discussion
  - Recommendation

Item approved in consent agenda motion.

3. **FINAL PLAT/ Union Place Phase 1, Block B, Lot 2 (FP-23-00150).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.103 acres, situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
  - Presentation
  - Discussion
  - Recommendation

Item was pulled from consent agenda.

Motion: Approve updated plat presented to Staff.

Motion by Commissioner Tom Ocelli, seconded by Vice-Chair Ron Trees

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli,  
Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Robert  
Martin, Alternate Commissioner Debra Cadet

**7 - 0 Passed - Unanimously**

4. **FINAL PLAT/ Spiritas Ranch Phase 1A (FP-23-00025).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 5.659 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits, in order to establish residential and open space lots, Right of way, and associated easements necessary, for development in accordance to the existing Development Agreement.
  - Presentation
  - Discussion
  - Recommendation

Agenda item approved in consent agenda motion.

5. **PRELIMINARY PLAT/Providence Commons (PP-22-13129).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Providence Village, establishing lot lines and easements necessary for development, on approximately 9.813 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
  - Presentation
  - Discussion
  - Recommendation

Agenda item extension request approved in consent agenda motion.

3. **Regular Agenda**

1. **PUBLIC HEARING/North Texas Collegiate Academy (PD-22-12898).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.21 acres of land, currently zoned as Office (O), generally located along Crestwood Place, within Little Elm's town limits, in order to establish a new Planned Development (PD) district based on Light Commercial (LC) with modified development standards, to capture existing campus conditions and allow the school to expand.
  - Staff Report/Applicant Presentation
  - Open Public Hearing
  - Receive Public Comment
  - Close Public Hearing
  - Discussion and Recommendation

Staff presented the agenda item to the commission.

The applicant, Dr. Lisa Stanley, spoke to the commission giving a brief explanation of the school and was available for questions from the commission.

Public Hearing opened at 6:32pm.

With no one in the audience indicating they wished to speak, the public hearing was closed at 6:32pm.

The commission was concerned with the building facade not meeting the Town's typical facade requirement of 30% minimum of windows per facade. However, with the proposed right-of-way abandonment, and school safety concerns, staff believes that the facades still meet enough of the intent of the ordinance.

The commission was also concerned about the wording of one of the conditions to have "one cohesive fence material" and opted to remove that part of the requirement from item "F".

Motion: Approve agenda item with change of removing "one cohesive fence material" from item "F".

Motion by Commissioner Jack Skinner, seconded by Commissioner Tom Ocelli

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Tom Ocelli,  
Commissioner Jack Skinner, Commissioner Robert Martin

NAY: Commissioner Stephen Horn, Alternate Commissioner Debra Cadet

**5 - 2 Passed**

4. **Discussion of future agenda items, update on Council action, and requests for new business considerations**

5. **Adjourn**

Meeting adjourned at 7:02pm.



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	REPLAT/ Lot 7R, Block A, Alta 380 Addition
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 1.808 acres
<b>Current Zoning</b>	Planned Development (Light Commercial Base)
<b>Proposed Use</b>	Retail/Commercial
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Retail and Commercial Use
<b>Applicant</b>	Christina Wharton
<b>Owner</b>	Sudhakara Peravali
<b>Strategic Goal</b>	

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### Agenda Item

**REPLAT/ Lot 7R, Block A, Alta 380 Addition.** Presentation, discussion, and consideration on a request for withdrawal of a replat consisting of 1.808 acres, being a replat of lots 7 & 8, Block A, Alta 380 Addition, situated in the M. Jones Survey, Abstract No. 663, within Little Elm's Town limits.

- Presentation
- Discussion
- Recommendation

### Location

Generally located 750 feet west of the intersection of FM 2931 and US Highway 380, within Little Elm's town limits.

### Planning Analysis

Applicant has requested withdrawal of the replat.

### Recommended Action

Staff recommends approval of the withdrawal request.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402)
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 13.166 acres
<b>Current Zoning</b>	Planned Development (Residential Base)
<b>Proposed Use</b>	Community Facility (CF)
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Low Density Residential
<b>Applicant</b>	Seth Kelly, RLK Engineering, Inc.
<b>Owner</b>	Brandon Boyter, Denton ISD
<b>Strategic Goal</b>	

## Agenda Item

**PRELIMINARY PLAT/ Elementary School No. 27 (PP-23-00402).** Presentation, discussion, and consideration for an extension request of a Preliminary Plat for Denton ISD Elementary School No. 27, establishing lot lines and easements necessary for development, on approximately 13.166 acres situated in the M. Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Consideration

## Location

Generally located on the southeast corner of Ryan Spiritas Parkway and Baxley Street, within Little Elm's town limits.

## Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

This property was designated for a school in the Spiritas Ranch Planned Development through Ordinance #1641. The applicant is still working on preliminary site data that is required for a preliminary plat to be

approved, such as drainage, utility, and traffic plans.

**Recommended Action**

The applicant has requested an extension to the March 16th, 2023 Regular Planning and Zoning Commission Meeting.

Staff requests approval of this extension request.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403)
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 16.054 acres
<b>Current Zoning</b>	ETJ
<b>Proposed Use</b>	Community Facility (CF)
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	ETJ
<b>Applicant</b>	Seth Kelly, RLK Engineering, Inc.
<b>Owner</b>	Brandon Boyter, Denton ISD
<b>Strategic Goal</b>	

## Agenda Item

PRELIMINARY PLAT/ Elementary School No. 28 (PP-23-00403). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Denton ISD Elementary School No. 28, establishing lot lines and easements necessary for development, on approximately 16.054 acres situated in the J. Gonzalez Survey, Abstract No. 447, within Little Elm's Extraterritorial Jurisdiction.

## Location

Located west of Havana Avenue and Vattier Street, within Little Elm's Extraterritorial Jurisdiction.

## Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

This property was not originally designated for a school in the Linden Hills Development Agreement through Ordinance #1641. The applicant and the Town are still working on the necessary changes to the Development Agreement to include a school.

## Recommended Action

The applicant has requested an extension to the March 16, 2023, Regular Planning Zoning Commission meeting.

Staff requests approval of the extension request.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	PRELIMINARY PLAT / Providence Commons (PP-22-13129)
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 9.813 acres
<b>Current Zoning</b>	Planned Development (Residential Base)
<b>Proposed Use</b>	Residential
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Low Density Residential
<b>Applicant</b>	Cody Risinger, Cole Engineering
<b>Owner</b>	R&M Materials
<b>Strategic Goal</b>	

## Agenda Item

**PRELIMINARY PLAT/Providence Commons (PP-22-13129).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Providence Village, establishing lot lines and easements necessary for development, on approximately 9.813 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Recommendation

## Location

Generally located 750 feet northwest of the intersection of FM 2931 and Topazolite Rd, within Little Elm's town limits.

## Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

Providence Commons is a multi-phase project located within the geographic limits of both Little Elm and Providence Village. While the whole project is a mixed-use development consisting of both

residential, commercial, and industrial uses, the section within Little Elm's town boundaries is limited to residential uses specified in the Plan Development.

**Recommended Action**

The applicant has requested an extension to the March 16, 2023, Regular Planning and Zoning Commission meeting.

Staff recommends approval of this extension.

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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/02/2023

## OVERVIEW

<b>Project</b>	CONVEYANCE PLAT/ Little Elm Landscape Center Lot 2R1 and 2R2, Block 1 (CP-23-00408)
<b>P&amp;Z Hearing</b>	03/02/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 4.665 acres
<b>Current Zoning</b>	Planned Development (Light Commercial Base)
<b>Proposed Use</b>	Retail/Commercial
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Retail/Commercial
<b>Applicant</b>	Mary Salmonsens
<b>Owner</b>	Venkat Papudippu
<b>Strategic Goal</b>	

## Agenda Item

**CONVEYANCE PLAT/ Little Elm Landscape Center Lot 2R1 and 2R2, Block 1 (CP-23-00408).** Presentation, discussion, and consideration on a request for approval of a Conveyance Plat for Little Elm Landscape Center, establishing the necessary easements and lot lines for conveyance, on approximately 4.665 acres situated in the William McFadden Survey, Abstract No. 893, within Little Elm's Town limits.

- Presentation
- Discussion
- Consideration

## Location

Generally located east of the FM 423 and Little Elm Parkway intersection.

## Planning Analysis

This is a Conveyance Plat for Little Elm Landscape Center Lot 2R1 and 2R2, Block 1, currently zoned Light Commercial under Planned Development district through Ordinance 1695. The Conveyance Plat identifies the lot lines and existing easements necessary for conveying the lot and is intended for the purpose of selling the lot, no development can take place until the property obtains Final Plat approval.

## Recommended Action

Staff recommends approval of the agenda item subject to the following condition:

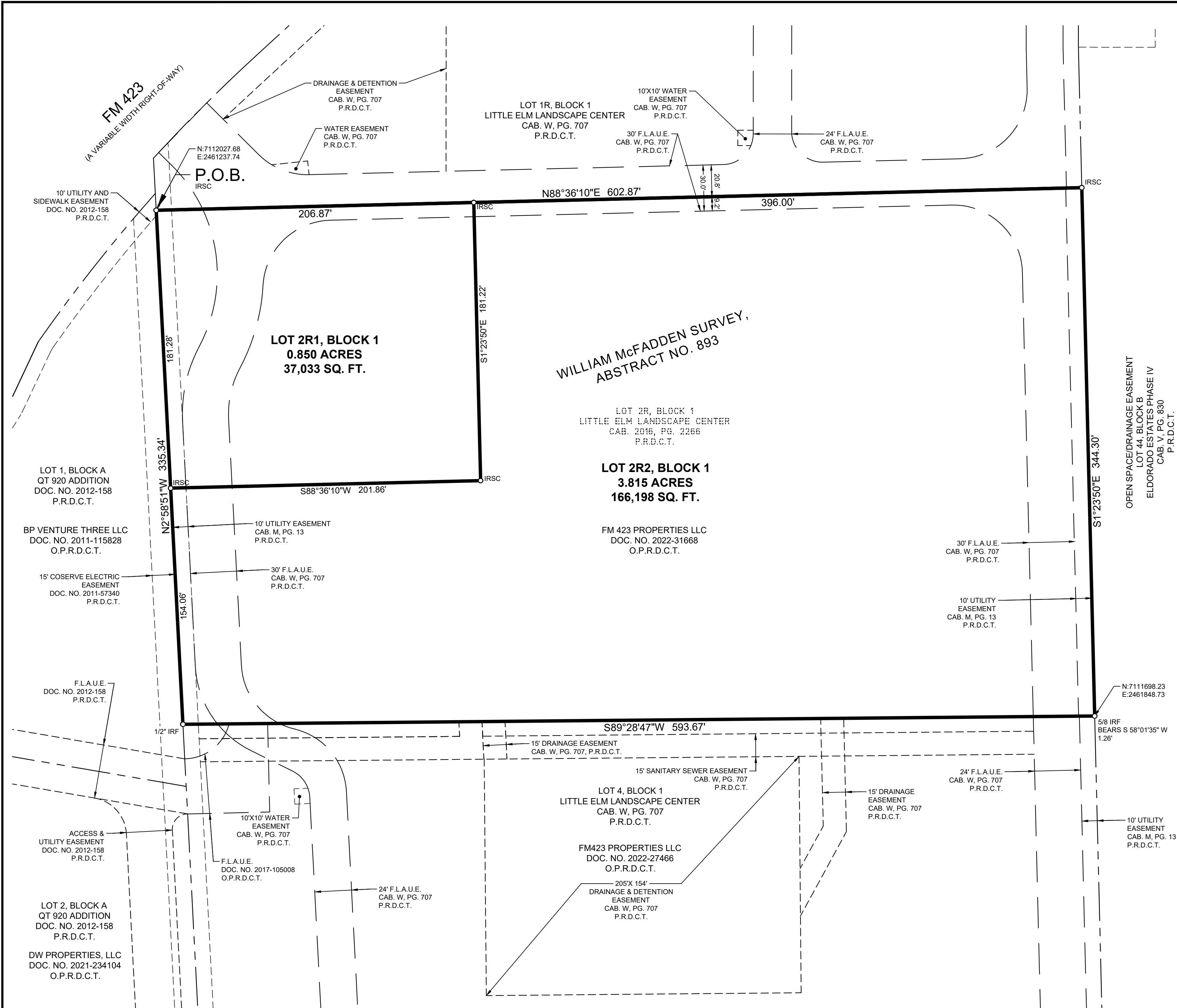
1. Prior to recording of the plat document, applicant will correct typo on FLAUE easement measurement from 24' to 30'.

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#### **Attachments**

Plat Document





NOTES:

- All lots comply with the minimum size requirements of the zoning district
- This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
- All common areas will be owned and maintained by the HOA/POA.
- NOTICE - selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- The purpose of this plat is to provide for its legal conveyance without developing the subject property and for land recordation functions.
- Approval and the subsequent filing of this plat do not constitute approval of any type of development on the subject property, as no building or development permits shall be issued nor permanent utility service provided for land that has only received approval as a Conveyance Plat.
- All bearings shown are relative to grid north of the State Plane Coordinate System of Texas based on the Town of Little Elm control monument system (North Central Zone 4202). All dimensions shown are ground distances. All coordinates shown are grid coordinates based on monuments 2,3 and 5.
- Unless otherwise noted, all corners are 5/8-inch iron rods with red plastic cap stamped "KHA" set.

FLOOD STATEMENT:

According to Community Panel No. 48121C0420G, 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 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.

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS FM 423 PROPERTIES, LLC, is the owner of a tract of land situated in the William McFadden Survey, Abstract No. 893, Town of Little Elm, Denton County, Texas and being all of Lot 2R, Block 1, of Little Elm Landscape Center, Lot 2R, Block 1, an addition to the Town of Little Elm, Texas, according to the plat thereof recorded in Cabinet 2016, Page 2266, Plat Records, Denton County, Texas, and being all of that certain tract of land described in Special Warranty Deed to FM 423 Properties, LLC, recorded in Document Number 2022-31668, Official Public Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the northwest corner of said Lot 2R, and the southwest corner of Lot 1R, Block 1, of Little Elm Landscape Center, Lots 1R, 2, 3 & 4, Block 1, an addition to the Town of Little Elm, Texas, according to the plat thereof recorded in Cab. W, Pg. 707, Plat Records, Denton County, Texas, and being in the east line of Lot 1, Block A, of QT 920 Addition, an addition to the Town of Little Elm, Texas, according to the plat thereof recorded in Document Number 2012-158, Plat Records, Denton County, Texas;

**THENCE** North 88°36'10" East, along the south line of said Lot 1R, a distance of 602.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the southeast corner of said Lot 1R and the northeast corner of said Lot 2R and being in the west line of Lot 44, Block B, of Eldorado Estates Phase IV, an addition to the Town of Little Elm, Texas according to the plat thereof recorded in Cabinet V, Page 830, Plat Records, Denton County, Texas;

**THENCE** South 1°23'50" East, along the west line of said Lot 44, a distance of 344.30 feet to the northeast corner of Lot 4, Block 1 of said Little Elm Landscape Center (Cabinet W, Pg. 707), and the southeast corner of said Lot 2R, from which a 5/8-inch iron rod found bears South 58°01'35" West a distance of 1.26 feet;

**THENCE** departing said west line and with the north line of said Lot 4, South 89°28'47" West, a distance of 593.67 feet to a 1/2-inch iron rod found at the northwest corner of said Lot 4 and the southwest corner of said Lot 2R, Block 1, and being in the east line of the aforementioned Lot 1, Block A of QT 920 Addition;

**THENCE** North 02°58'51" West, along said east line of Lot 1, Block A, a distance of 335.34 feet to the **POINT OF BEGINNING** and containing a computed area of 4.665 acres or 203,231 square feet of land.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **FM 423 PROPERTIES, LLC**, do hereby adopt this plat designating the herein above property as **Little Elm Landscape Center, Lot 2R1 & 2R2, Block 1**, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**FM 423 PROPERTIES, LLC**, a Texas limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

I, \_\_\_\_\_, A Notary Public in and for the State aforesaid, do hereby certify that the owners/representatives whose names are signed hereon have acknowledged the same before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ REGISTRATION NO. \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Craig D. Bartosh, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT 2/20/2023  
Date

CRAIG D. BARTOSH  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6459  
KIMLEY-HORN AND ASSOC., INC.  
13455 NOEL ROAD  
TWO GALLERIA OFFICE TOWER  
SUITE 700  
DALLAS, TEXAS 75240  
972-770-1300  
craig.bartosh@kimley-horn.com

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said State, on this day personally appeared Craig D. Bartosh 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

TOWN OF LITTLE ELM APPROVAL

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023 by the Planning and Zoning Commision of the Town of Little Elm, Texas.

Town Official

Town Secretary

CONVEYANCE PLAT  
**LITTLE ELM LANDSCAPE CENTER**  
**LOT 2R1 & 2R2, BLOCK 1**  
BEING A REPLAT OF  
LOT 2R, BLOCK 1  
LITTLE ELM LANDSCAPE CENTER  
BEING 4.665 ACRES  
WILLIAM McFADDEN, ABSTRACT NO. 893  
TOWN OF LITTLE ELM,  
DENTON COUNTY, TEXAS

**Kimley»Horn**

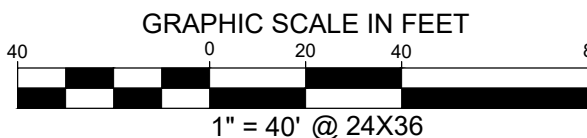
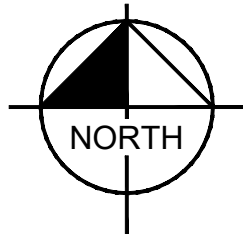
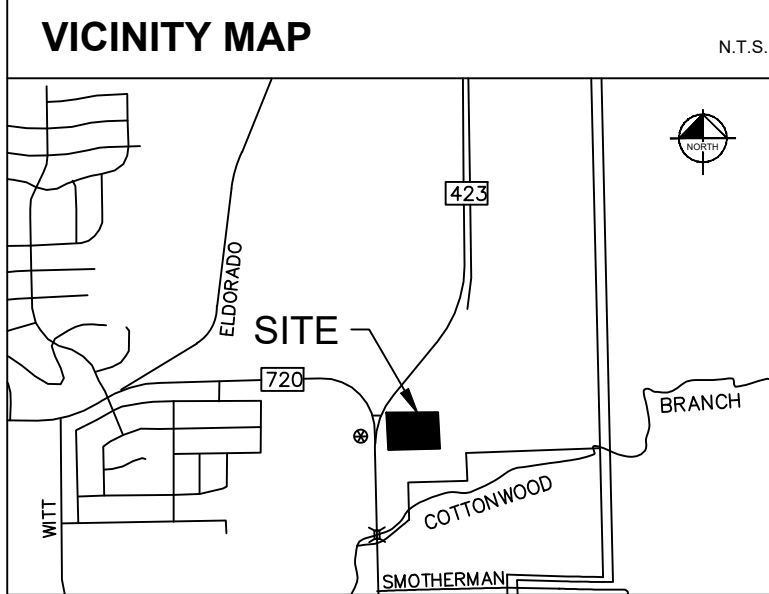
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3620

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	GDW	CDB	JAN. 2023	064597500	1 OF 1

CAB. \_\_\_\_\_, SLIDE \_\_\_\_\_, PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER  
FM 423 PROPERTIES, LLC  
8479 KARA CREEK ROAD  
FRISCO, TEXAS 75034  
PHONE: 925-895-1765  
CONTACT: VENKAT PAPUDIPPU

ENGINEER/APPLICANT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL ROAD,  
TWO GALLERIA OFFICE TOWER, SUITE 700  
DALLAS, TEXAS 75240  
972-770-1300  
CONTACT : JEFFREY DOLIAN, P.E.



LEGEND

P.O.B.	= POINT OF BEGINNING
IRFC	= 5/8" IRON ROD W/ "KHA" CAP FOUND
IRF	= IRON ROD FOUND
IRSC	= IRON ROD W/ "KHA" CAP SET
F.L.A.U.E.	= FIRELANE MUTUAL ACCESS & UTILITY EASEMENT
D.R.D.C.T.	= DEED RECORDS OF DENTON COUNTY, TEXAS
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS
VOL.	= VOLUME
PG.	= PAGE
CAB.	= CABINET
DOC. NO.	= DOCUMENT NUMBER