



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

July 6, 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. **5:45 PM Work Session**

- Clarification on action items for staff from the discussion on Smoking Establishments from the June 1, 2023 Regular Planning and Zoning Commission Meeting.

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

## 3. **Roll Call**

## 4. **Consent Agenda**

1. Discuss and take action regarding the approval of the June 15, 2023, Regular Planning and Zoning Commission Meeting Minutes.
2. **FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.581 acres, situated in the David M. Cule Survey, Abstract No. 713, within Little Elm's Town Limits, in order to establish one lot with easements and Right-of-way necessary for development.
  - Presentation
  - Discussion
  - Recommendation
3. **FINAL PLAT/ Ace Hardware (FP-23-02468).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.
  - Presentation
  - Discussion
  - Recommendation

4. **FINAL PLAT/ ARI Holdings Addition (FP-23-01528).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.
  - Presentation
  - Discussion
  - Recommendation
5. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-02323).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.296 acres, situated in J. Gonzales Survey, Abstract 447, within Little Elm's Town Limits, in order to establish one commercial lot with easements necessary for development.
  - Presentation
  - Discussion
  - Recommendation
6. **FINAL PLAT / Palladium II (FP-23-02667).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 10.890 acres, situated in R. Hensworth Survey, Abstract No. 577, and the M. Jones Survey Abstract No. 667, within Little Elm's Town Limits, in order to establish new lots, easements, and Right-of-way necessary for development.
  - Presentation
  - Discussion
  - Recommendation
5. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
  - Continuation of presentation on Current Development Projects by Development Manager Rachel Mendoza
6. **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 July 3rd, 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 Services



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	Adoption of the June 15, 2023 Planning & Zoning Commission Meeting Minutes
<b>P&amp;Z Hearing</b>	07/06/2023
<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 June 15, 2023, Regular Planning and Zoning Commission Meeting Minutes.

### Location

N/A

### Planning Analysis

N/A

### Recommended Action

Staff recommends approval of the agenda item.

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### Attachments

Meeting Minutes 06 15 23

# DRAFT



## Minutes

**Town of Little Elm**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**Thursday, JUNE 15, 2023 - 7:00 pm**

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

**Absent:** Brent Thibeaux, Commissioner; Robert Martin, Commissioner; Chip Norman, Alternate Commissioner

**Staff Present:** Olga Chernomorets, Managing Director of Planning  
Rachel Mendoza, Development Manager

1. **5:50 PM Work Session**

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

Chairperson Bell opened the meeting at 6:00pm.

3. **Roll Call**

4. **Consent Agenda**

Motion: Approve consent agenda as presented.

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

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

**6 - 0 Passed - Unanimously**

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

Minutes approved in consent agenda motion.

0. **FINAL PLAT/ ARI Holdings Addition (FP-23-01528)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.
- Presentation
  - Discussion
  - Recommendation

Extension request approved in consent agenda motion.

0. **FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.581 acres, situated in the David M. Cule Survey, Abstract No. 713, within Little Elm's Town Limits, in order to establish one lot with easements and Right-of-way necessary for development.
- Presentation
  - Discussion
  - Recommendation

Applicant's extension request approved in consent agenda motion.

5. **Regular Agenda**

1. **PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551)**. Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.
- Staff Report/ Applicant Presentation
  - Open Public Hearing
  - Receive Public Hearing
  - Close Public Hearing
  - Discussion and Recommendation

Staff briefed the Commission on the agenda item.

Questions for Staff:

Commissioner Skinner: Is it a current residential unit?

Staff: Yes

Chairperson Bell: Will there be cooking?

Staff: Yes, there will be a kitchen in the unit.

Commissioner Cadet: What will be happening during school hours?

Staff: It will be open during the day for programs for adults.

Dorothy Park, with Project Access, gave presentation on Project Access.

Chairperson Bell asked about who would be responsible for policing nuisances and about signage.

Applicant: Alta 380 would police nuisances and there would be no exterior signage.

Chairperson Bell on behalf of Commissioner Martin asked if there is any additional sound proofing?

Applicant: There is not, and there has not been any issue at other locations.

Commissioner Cadet asked what happens if Project Access leaves a community?

Applicant: It will revert to residential.

Chairperson Bell read Commissioner Martin's comments in his absence. To summarize, Commissioner Martin was supportive of the project but had concerns of noise levels in adjacent units and wanted to ensure proper noise abatement measures will be taken.

Commissioners Horn and Skinner, along with Vice-Chair Trees voiced their support for the project.

Commissioner Cadet voiced her support but also noted concern for nuisance.

Chairperson Bell wanted it on the record that "Resident Enrichment and Resource Center" was a great name.

Motion: Approve the agenda item.

Motion by Commissioner Jack Skinner, seconded by Vice-Chair Ron Trees

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

**6 - 0 Passed - Unanimously**

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

- Presentation on Current Development Projects by Development Manager Rachel Mendoza

Development Manager Rachel Mendoza gave an update on development around Town.

Chairperson Bell requested that staff provide the commission with a legislative update since the Texas Legislature recently completed their Legislative Session.

7. **Adjourn**

Chairperson Bell adjourned the meeting at 6:48pm.





# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796)
<b>P&amp;Z Hearing</b>	07/06/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 16.581 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>	Cara King, McAdams Engineering
<b>Owner</b>	Integrity Group
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.581 acres, situated in the David M. Cule Survey, Abstract No. 713, within Little Elm's Town Limits, in order to establish one lot with easements and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

## Location

Located approximately 700 feet south of the intersection of Hill Lane and Oak Grove Parkway, within Little Elm's town limits.

## Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

## Recommended Action



Staff recommends approval of the agenda item conditional on the following being done before recording:

- Update legend to show all abbreviations.
- Clearly indicate utility and street maintenance responsibilities.
- Ensure all easements for improvements constructed at same time as phase 1.

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#### **Attachments**

FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796)











# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ Ace Oaks (FP-23-02468)
<b>P&amp;Z Hearing</b>	07/06/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 7.645 acres
<b>Current Zoning</b>	Planned Development (Light Commercial Base)
<b>Proposed Use</b>	Planned Development (Light Commercial Base)
<b>Existing Use</b>	Vacant
<b>Future Land Use Plan Designation</b>	Commercial/Retail
<b>Applicant</b>	Roger Yale
<b>Owner</b>	Roger Yale
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT/ Ace Hardware (FP-23-02468).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.

- Presentation
- Discussion
- Recommendation

## Location

Generally located 400 feet east of the intersection of Hill Lane and Oak Grove Parkway, within Little Elm's town limits.

## Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

## Recommended Action

Staff recommends approval with the following conditions:

- Clarify purpose of Line 52
- Show fire lane radii
- Provide easement around public Sanitary Sewer Line and manhole on Oak Grove.

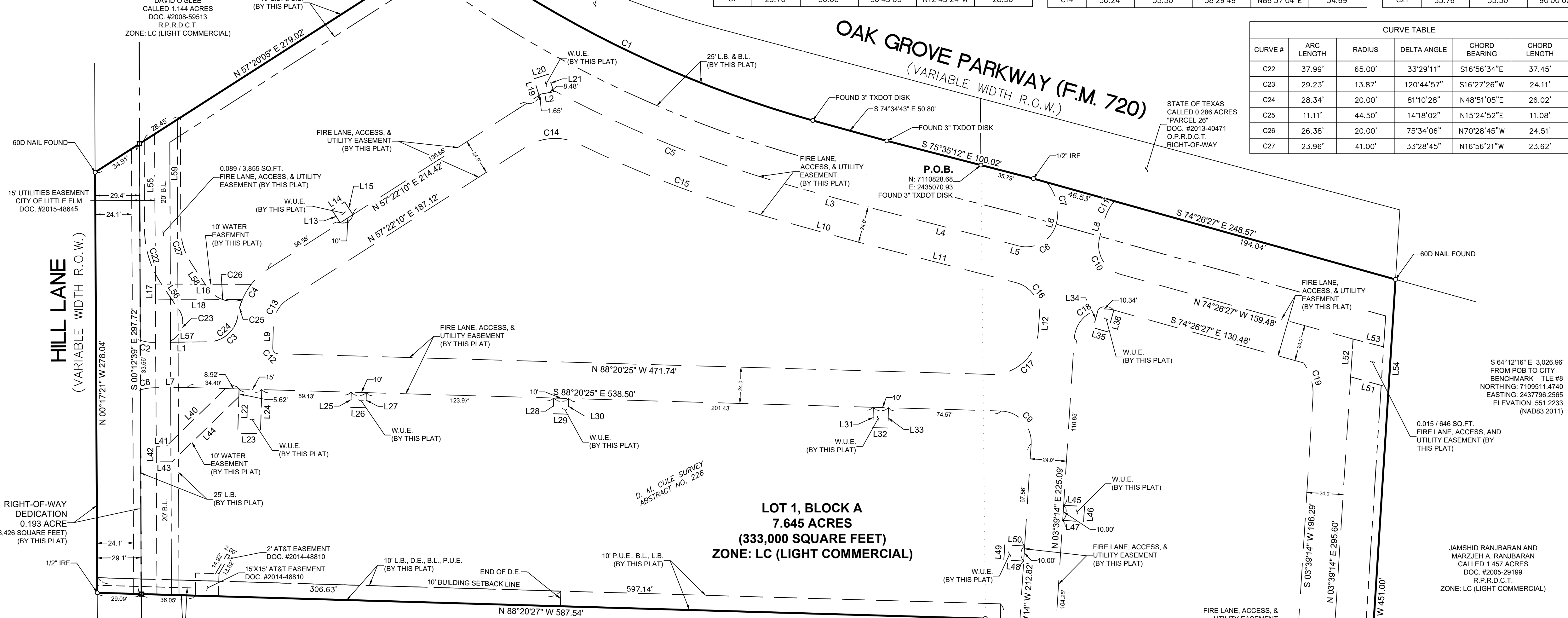
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#### **Attachments**

FINAL PLAT/ Ace Oaks (FP-23-02468)



LEGEND	
O	= MONUMENT FOUND (AS NOTED)
D	= MONUMENT SET (AS NOTED)
●	= MONUMENT NOT FOUND OR SET
IRF	= IRON REBAR FOUND
CRF	= CAPPED IRON REBAR FOUND
R.O.W.	= RIGHT OF WAY
P.U.E.	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING SETBACK LINE
D.E.	= DRAINAGE EASEMENT
L.B.	= LANDSCAPE BUFFER
W.U.E.	= WATER UTILITY EASEMENT
-----	= ADJOINING PROPERTY LINE
-----	= PROPERTY LINE
-----	= BUILDING SETBACK LINE
-----	= EASEMENT LINE



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°26'19\"E	35.80'
L2	N80°03'39\"E	9.66'
L3	S74°34'42\"E	51.29'
L4	S75°35'12\"E	99.97'
L5	S74°26'27\"E	1.67'
L6	S15°36'08\"W	0.07'
L7	N89°26'19\"E	22.12'
L8	N15°36'08\"E	12.43'
L9	N01°39'32\"E	15.60'
L10	S74°34'42\"E	51.53'
L11	S75°35'12\"E	106.77'
L12	S03°39'14\"W	10.93'
L13	N32°37'50\"W	10.00'
L14	N57°22'10\"E	10.00'
L15	S32°37'50\"E	10.00'
L16	N89°51'25\"W	63.45'
L17	S00°04'31\"E	10.00'
L18	S89°51'25\"E	57.57'
L19	N17°43'23\"W	11.47'
L20	N72°16'37\"E	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	S17°43'23\"E	12.19'
L22	S01°42'05\"W	29.21'
L23	S88°33'08\"E	15.00'
L24	N01°42'05\"E	29.15'
L25	S01°39'35\"W	10.00'
L26	S88°20'25\"E	10.00'
L27	N01°39'35\"E	10.00'
L28	S01°42'05\"W	10.38'
L29	S88°17'55\"E	10.00'
L30	N01°42'05\"E	10.39'
L31	S01°17'45\"W	13.47'
L32	S88°42'15\"E	10.00'
L33	N01°17'45\"E	13.40'
L34	S15°09'33\"W	12.35'
L35	S74°26'27\"E	10.00'
L36	N15°33'33\"E	14.90'
L37	N03°05'03\"E	11.58'
L38	N85°57'46\"E	10.00'
L39	S02°28'43\"W	10.00'
L40	S45°48'32\"W	55.20'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N90°00'00\"W	6.31'
L42	S00°17'38\"E	10.00'
L43	N90°00'00\"E	10.32'
L44	N45°48'32\"E	61.77'
L45	N86°31'26\"W	13.87'
L46	N03°28'34\"E	10.00'
L47	S86°31'26\"E	13.90'
L48	N86°32'42\"W	13.14'
L49	N03°27'18\"E	10.00'
L50	S86°32'42\"E	13.18'
L51	N74°26'27\"W	26.06'
L52	N03°39'14\"E	25.04'
L53	S75°46'55\"E	25.94'
L54	S03°39'14\"W	25.66'
L55	S00°11'58\"E	58.37'
L56	S33°41'09\"E	19.06'
L57	N89°26'19\"E	27.47'
L58	N33°40'43\"W	19.27'
L59	N00°11'58\"W	73.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L60	N90°00'00\"W	6.31'
L61	S00°17'38\"E	10.00'
L62	N90°00'00\"E	10.32'
L63	N45°48'32\"E	61.77'
L64	N86°31'26\"W	13.87'
L65	N03°28'34\"E	10.00'
L66	S86°31'26\"E	13.90'
L67	N86°32'42\"W	13.14'
L68	N03°27'18\"E	10.00'
L69	S86°32'42\"E	13.18'
L70	N74°26'27\"W	26.06'
L71	N03°39'14\"E	25.04'
L72	S75°46'55\"E	25.94'
L73	S03°39'14\"W	25.66'
L74	S00°11'58\"E	58.37'
L75	S33°41'09\"E	19.06'
L76	N89°26'19\"E	27.47'
L77	N33°40'43\"W	19.27'
L78	N00°11'58\"W	73.64'

LINE TABLE		
LINE #	BEARING	DISTANCE
L79	N90°00'00\"W	6.31'
L80	S00°17'38\"E	10.00'
L81	N90°00'00\"E	10.32'
L82	N45°48'32\"E	61.77'
L83	N86°31'26\"W	13.87'
L84	N03°28'34\"E	10.00'
L85	S86°31'26\"E	13.90'
L86	N86°32'42\"W	13.14'
L87	N03°27'18\"E	10.00'
L88	S86°32'42\"E	13.18'
L89	N74°26'27\"W	26.06'
L90	N03°39'14\"E	25.04'
L91	S75°46'55\"E	25.94'
L92	S03°39'14\"W	25.66'
L93	S00°11'58\"E	58.37'
L94	S33°41'09\"E	19.06'
L95	N89°26'19\"E	27.47'
L96	N33°40'43\"W	19.27'
L97	N00°11'58\"W	73.64'

**GENERAL NOTES**

1. Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Grid Coordinates, Texas North Central Zone (4202). For surface coordinates conversion factor apply 1.00015063 from a base point of 0.0.
2. The subject property does not lie within a 100 year floodplain according to Community Panel No. 48121C0415G, dated 04/18/2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
3. This plat does not alter or remove existing deed restrictions, if any, on this property.
4. 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 withholdings of utilities and building permits.
5. Minimum finished floor elevations are at least 2 feet above the 100-year floodplain. (when floodplain is present)
6. All common areas will be owned and maintained by the HOA / POA.
7. All lots comply with the minimum size requirements of the zoning district.
8. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
9. The subject property is in Zone LLC (Light Commercial).
10. The subject property has 8,426 square feet, 0.193 acres of dedicated right-of-way.
11. The purpose of this plat is to create 1 lot.

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Anthony Crowley, known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC  
\_\_\_\_\_  
County, Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

That I, Anthony Ray Crowley, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Anthony Ray Crowley Date  
Registered Professional Land Surveyor No. 6484

COUNTY RECORDING SEAL

STATE OF TEXAS §  
COUNTY OF DENTON §

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

ALL that certain 7.645 acre tract of land in the D.M. Cule Survey, Abstract No. 226, Denton County, Texas, and being all of a 3.0868 acre tract of land described in a Deed to J-MED LTD., recorded in Document Number 2008-38748, Real Public Records of said county, and being all of a 5.103 (6.217 acres, less & except 1.114 acres) acre tract of land described in a deed to Slater Yale, LLC., recorded in Document Number 2009-58734, Real Public Records of said county, and said 7.645 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 3 inch TXDOT disk for the northwest corner of said 3.0868 acre tract, the northeast corner of said 5.103 acre tract, and being in the south right-of-way line of Oak Grove Parkway (F.M. 720), a variable width public right-of-way;

**THENCE** South 75°35'12\" East, with said south right-of-way line, a distance of 35.79 feet to a 1/2 inch iron rebar found;

**THENCE** South 74°26'27\" East, continuing with said south right-of-way line, a distance of 248.57 feet to a 60D Nail found for the northwest corner of a tract of land described in a deed to Jamshid Ranjbaran and Marzjeh A. Ranjbaran, recorded in Document Number 2005-29199, deed records of said county and being the northeast corner of the tract of land described herein;

**THENCE** South 03°39'14\" West, with the common line of said Ranjbarab tract and the tract described herein, passing a 5/8 inch iron rebar found at 371.45 feet for the northwest corner of a tract of land described in a deed to Sergio Luna, recorded in Document Number 2012-75629, Real Public Records of said county, in all, a total distance of 451.00 feet to a 1/2 inch iron rebar found with cap stamped \"RPLS 3946\" for the southwest corner of said Luna tract and the southeast corner of the tract of land described herein and being on the north line of a tract of land described in a deed to Navigators Carson's Crossing, LLC, recorded in Document Number 2006-62784, Deed records of said county;

**THENCE** North 88°20'27\" West, with the common lines of said Navigators Carson's Crossing, LLC, tract and a south line of this subject tract, a distance of 240.02 feet to a 1/2 inch iron rebar found with cap stamped \"RPLS 3935\" in the east line of a tract of land described in a deed to BKDK, LP., recorded in Document Number 2010-88393, Real Public Records of said county, for a southwestern corner of the tract of land described herein;

**THENCE** North 00°39'30\" West, with the east line of said BKDK, LP., tract and a western line of this subject tract, a distance of 218.97 feet to a 1/2 inch iron rebar found for the northeast corner of said BKDK, LP. tract and the southeast corner of said 5.103 acre Slater Yale, LLC. tract and being a southern interior corner of the tract of land described herein;

**THENCE** North 88°20'27\" West with the north line of said BKDK, LP. tract and the south line of said 5.103 acre Slater Yale, LLC. tract, a distance of 587.54 feet to a 1/2 inch iron rebar found in the middle of Hill Lane, a variable width public right-of-way, for the southwest corner of said 5.103 acre Slater Yale, LLC. tract;

**THENCE** North 00°17'21\" West, with said Hill Lane, a distance of 278.04 feet to a 60D Nail found at the most western northwest corner of the tract described herein;

**THENCE** North 57°20'05\" East, with the northwest line of said 5.103 acre Slater Yale, LLC. tract and the southeast line of a tract of land described in a deed to David O'Glee, recorded in Document Number 2008-59513, a distance of 279.02 feet to a 1/2 inch iron rebar found with cap stamped \"RPLS 4567\" in the south right-of-way line of Oak Grove Parkway (F.M. 720), said point being the point of tangency of a curve to the right, having a central angle of 20°41'10\" and a radius of 742.00 feet;

**THENCE** along said curve to the right, having a chord bearing of South 64°05'53\" East and a chord distance of 266.44 feet, an arc length of 267.89 feet to a found 3 inch TXDOT disk;

**THENCE** South 74°34'43\" East, with said south right-of-way line, a distance of 50.80 feet to a found 3 inch TXDOT disk;

**THENCE** South 75°35'12\" East, continuing along said south right-of-way line, a distance of 64.23 feet to the POINT OF BEGINNING and containing 7.645 acres (333,000 square feet) of land.

and designated herein as Ace Hardware Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, fee and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

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

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

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_, known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is \_\_\_\_\_, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC in and for the State of Texas Print Notary's Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ County, Texas

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

BEFORE ME, the undersigned authority in and for \_\_\_\_\_ County, Texas, on this day personally appeared \_\_\_\_\_, known to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is \_\_\_\_\_, and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC in and for the State of Texas Print Notary's Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ County, Texas

FINAL PLAT

ACE HARDWARE

LOT 1, BLOCK A

7.645 ACRES

D.M. CULE SURVEY, ABSTRACT NO. 226

IN THE TOWN OF LITTLE ELM

DENTON COUNTY, TEXAS

Owner: Ace Oak LLC (Roger Yale)

Engineer: Kevin Ware

ANTHONY RAY CROWLEY

1417 E. McKinney Street

500 Mosley Road

R.P.L.S. No. 6484

Suite 220

Crossroads, TX 776227

CROWLEY SURVEYING

Denton, TX 76209

940-387-0805

FRN: 10046500

roger@yalelawgroup.com

kware@kje-us.com

4251 FM 2181, #230-484

(469) 850-CPLS(2757)

CORINTH, TX 76210

acrowley@crowleysurveying.com

Date: May 17, 2023

Drawn: CDM

Checked: ARC

Scale: 1" = 40'

Sheet: 1 of 1





# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ ARI Holdings Addition (FP-23-01528)
<b>P&amp;Z Hearing</b>	07/06/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 1.626 acres
<b>Current Zoning</b>	Light Commercial
<b>Proposed Use</b>	Commercial
<b>Existing Use</b>	Commercial
<b>Future Land Use Plan Designation</b>	Residential
<b>Applicant</b>	Jasmine Smoot-Leyva, Blue Sky Surveying & Mapping
<b>Owner</b>	Todd Rohwer, ARI Holdings
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT/ ARI Holdings Addition (FP-23-01528).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

## Location

Located on the northeast corner of the intersection of Old Witt Road and Witt Road, within Little Elm's town limits.

## Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

## Recommended Action

Staff recommends approval with the following conditions:

- Clarify Sanitary Sewer easement ownership
- Confirm ROW on corner
- Clearly show and label other parcels
- Verify State Plane coordinate system

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#### **Attachments**

FINAL PLAT/ ARI Holdings Addition (FP-23-01528)

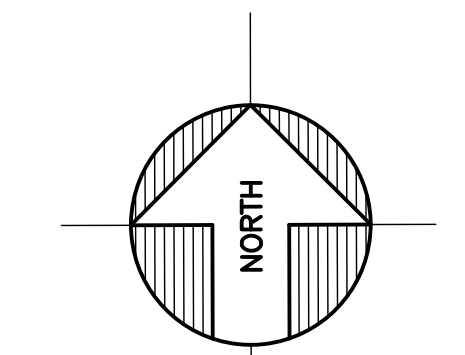


## FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) -- NATIONAL FLOOD INSURANCE PROGRAM (NFIP) -- FLOOD INSURANCE RATE MAP (FIRM) -- FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS -- MAP NO. 48121C04206, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

ZONE "X"(OTHER AREAS) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

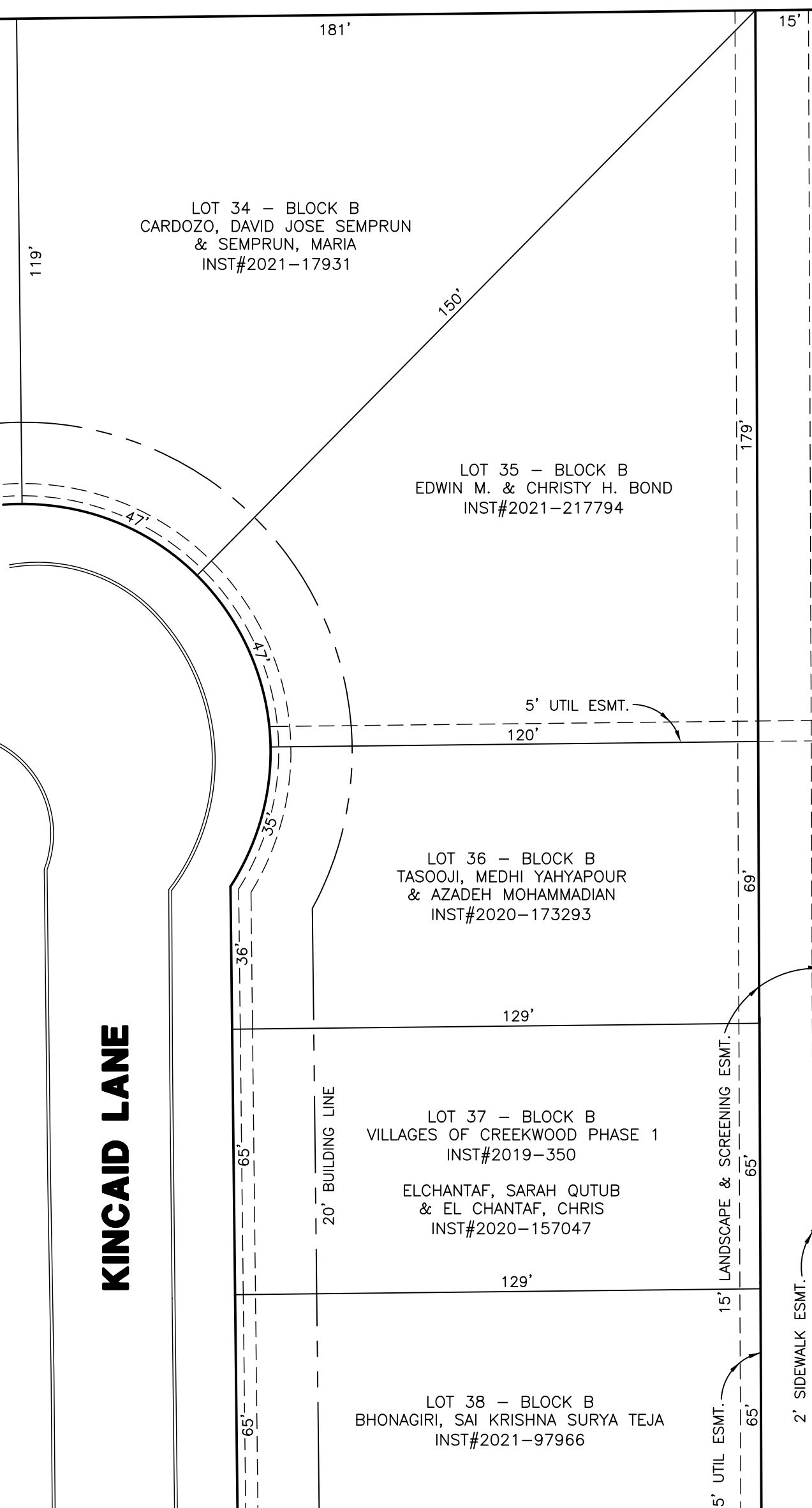
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



0 15' 30' 60'

GRAPHIC SCALE: 1"=30'

MAJOR SANDERS SURVEY - ABSTRACT NO. 1183



WITT ROAD

(VARIABLE WIDTH RIGHT-OF-WAY)

RIGHT-OF-WAY DEDICATION (INST#2017-48821)

MAJOR SANDERS SURVEY - ABSTRACT NO. 1183  
MEP & PRR SURVEY - ABSTRACT NO. 919

MAJOR SANDERS SURVEY - ABSTRACT NO. 1183  
H. KENDALL SURVEY - ABSTRACT NO. 713

~ CURVE TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
FC1	35.71'	30°34'46"	19.06'	N76°04'29"W	18.83'
FC2	84.00'	50°16'48"	73.71'	N66°13'28"W	71.37'
FC3	20.00'	72°26'06"	25.28'	S37°09'02"E	23.63'
FC4	120.00'	14°57'36"	31.33'	S08°23'23"W	31.24'
FC5	60.00'	107°14'03"	112.30'	S37°44'50"E	96.61'
FC6	20.00'	83°28'27"	29.14'	S49°37'39"E	26.63'
FC7	15.00'	36°36'55"	9.59'	S26°11'53"E	9.42'

~ LINE TABLE ~		
NO.	BEARING	DISTANCE
F1	S89°44'59"W	37.23'
F2	S88°38'08"W	142.00'
F3	N01°27'20"W	234.26'
F4	S00°55'59"E	112.84'
F5	N88°38'08"E	173.56'
F6	S01°27'11"E	3.41'

## NOTES

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
4. 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.
5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
6. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
7. THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.

## OWNER'S CERTIFICATE

WHEREAS, ARI HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, IS THE OWNER OF ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE H. KENDALL SURVEY, ABSTRACT 713, AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 919, DENTON COUNTY, TEXAS AND BEING THAT PROPERTY DESCRIBED IN DEED TO ARI HOLDINGS, LLC, AS RECORDED UNDER INSTRUMENT NUMBER 2009-122154 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OLD WITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF WITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 01° 27' 20" WEST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF WITT ROAD FOR A DISTANCE OF 270.54 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN DEED TO KING WITT PARADISE, LLC, AS RECORDED UNDER INSTRUMENT NUMBER 2022-61936 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 01° 27' 11" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID LOT 1 FOR A DISTANCE OF 270.10 FEET TO A PK NAIL STAMPED "RPLS 5230" FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF AFORESAID OLD WITT ROAD;

THENCE SOUTH 89° 44' 59" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID OLD WITT ROAD FOR A DISTANCE OF 262.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.626 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF FINAL PLAT APPROVAL  
(FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED AFTER APPROVAL)

APPROVED

TOWN OFFICIAL  
TOWN OF LITTLE ELM, TEXAS

DATE

THE UNDERSIGNED, THE TOWN SECRETARY OF THE TOWN OF LITTLE ELM, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE ARI HOLDINGS ADDITION TO THE TOWN OF LITTLE ELM WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, AND THE COMMISSION, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE FINAL PLAT AND HEREBY AUTHORIZES THE DEVELOPER TO PROCEED WITH THE CONSTRUCTION OF PUBLIC WORKS IMPROVEMENTS AND INFRASTRUCTURE AS INDICATED ON THE ACCOMPANYING CONSTRUCTION PLANS, AND SAID COMMISSION FURTHER AUTHORIZES THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS/HER NAME AS HEREINAFORE SUBSCRIBED.

WITNESS BY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

TOWN SECRETARY  
TOWN OF LITTLE ELM, TEXAS

## ARI HOLDINGS ADDITION BLOCK A, LOT 1 1.626 ACRES 70,810 SF

ARI HOLDINGS, LLC.  
INST#2009-122154  
D.R.D.C.T.

H. KENDALL SURVEY - ABSTRACT NO. 713

ZONING: LIGHT COMMERCIAL

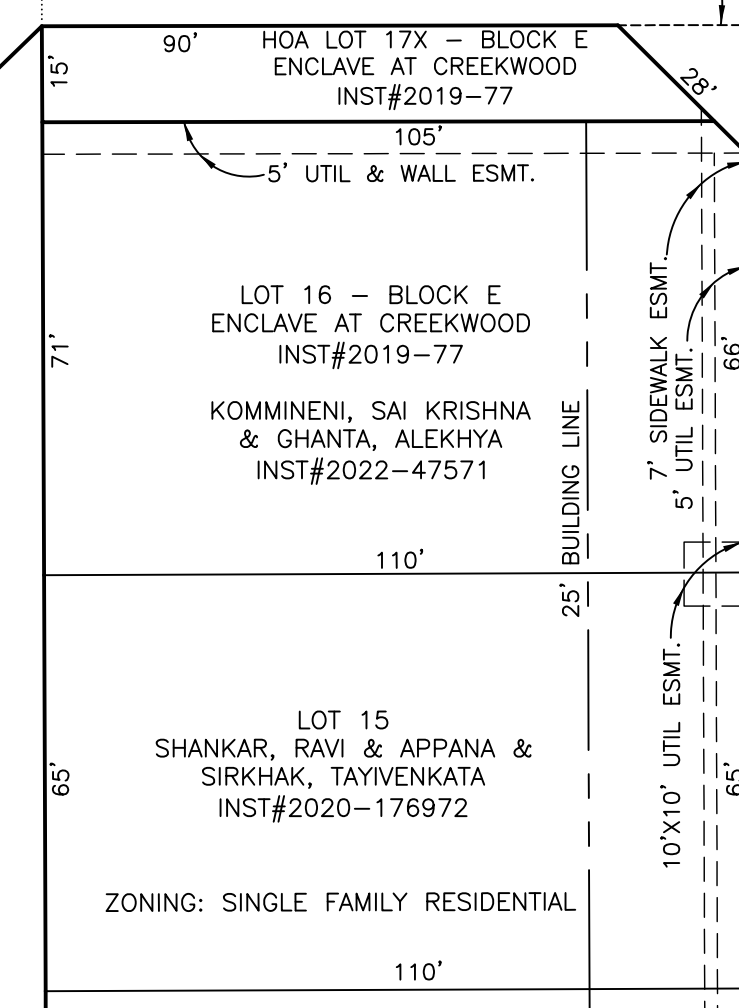
LOT 1 - BLOCK 1  
CEC WITT ADDITION  
INST#2022-320  
WITT PROPERTIES, LLP.  
INST#2021-77007

ZONING: LIGHT COMMERCIAL

H. KENDALL SURVEY - ABSTRACT NO. 713  
MEP & PRR SURVEY - ABSTRACT NO. 919

## OLD WITT ROAD (VARIABLE WIDTH RIGHT-OF-WAY)

## OLD WITT ROAD







# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ Magnolia Stampede Addition (FP-23-02323)
<b>P&amp;Z Hearing</b>	07/06/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 2.296 acres
<b>Current Zoning</b>	Light Commercial (LC)
<b>Proposed Use</b>	Commercial
<b>Existing Use</b>	Commercial
<b>Future Land Use Plan Designation</b>	Retail/Commercial
<b>Applicant</b>	Cole Krauss
<b>Owner</b>	Magnolia Stampede Ltd.
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT/ Magnolia Stampede Addition (FP-23-02323).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.296 acres, situated in J. Gonzales Survey, Abstract 447, within Little Elm's Town Limits, in order to establish one commercial lot with easements necessary for development.

- Presentation
- Discussion
- Recommendation

## Location

Generally located on the northwest corner of the intersection of US Highway 380 and S. Elmridge Road, within Little Elm's town limits.

## Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

**Recommended Action**

Staff recommends approval of the Final Plat.

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**Attachments**

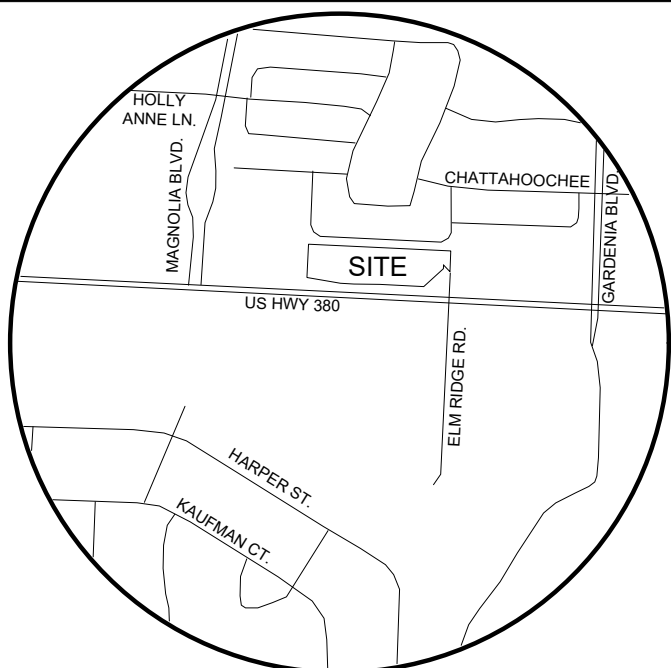
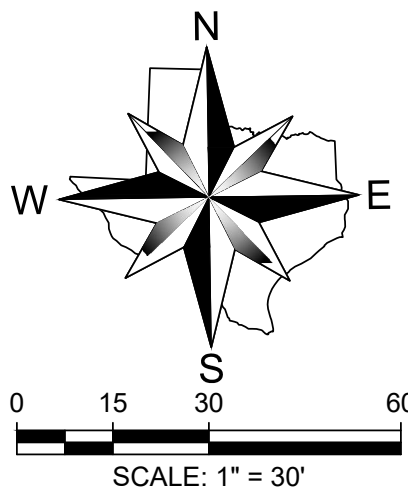
Magnolia Addition Plat

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	89°53'56"	17.50'	27.46'	24.73'	N46°56'31"E
C2	89°56'24"	30.00'	47.09'	42.40'	S46°57'45"W
C3	19°58'28"	20.00'	6.97'	6.94'	N81°56'43"E
C4	109°08'09"	36.00'	68.57'	58.67'	N53°28'27"W
C5	90°52'05"	43.50'	68.99'	61.98'	N46°31'41"E
C6	90°52'05"	20.00'	31.72'	28.50'	N46°31'41"E
C7	90°00'00"	20.00'	31.42'	28.28'	S46°57'43"W
C8	90°00'00"	20.00'	31.42'	28.28'	N43°02'17"W
C9	73°47'56"	20.00'	25.76'	24.02'	S55°03'45"W
C10	90°01'50"	18.50'	29.07'	26.17'	S43°01'22"E
C11	89°56'24"	18.50'	29.04'	26.15'	S46°57'45"W
C12	89°09'41"	20.00'	31.12'	28.08'	N43°29'12"W

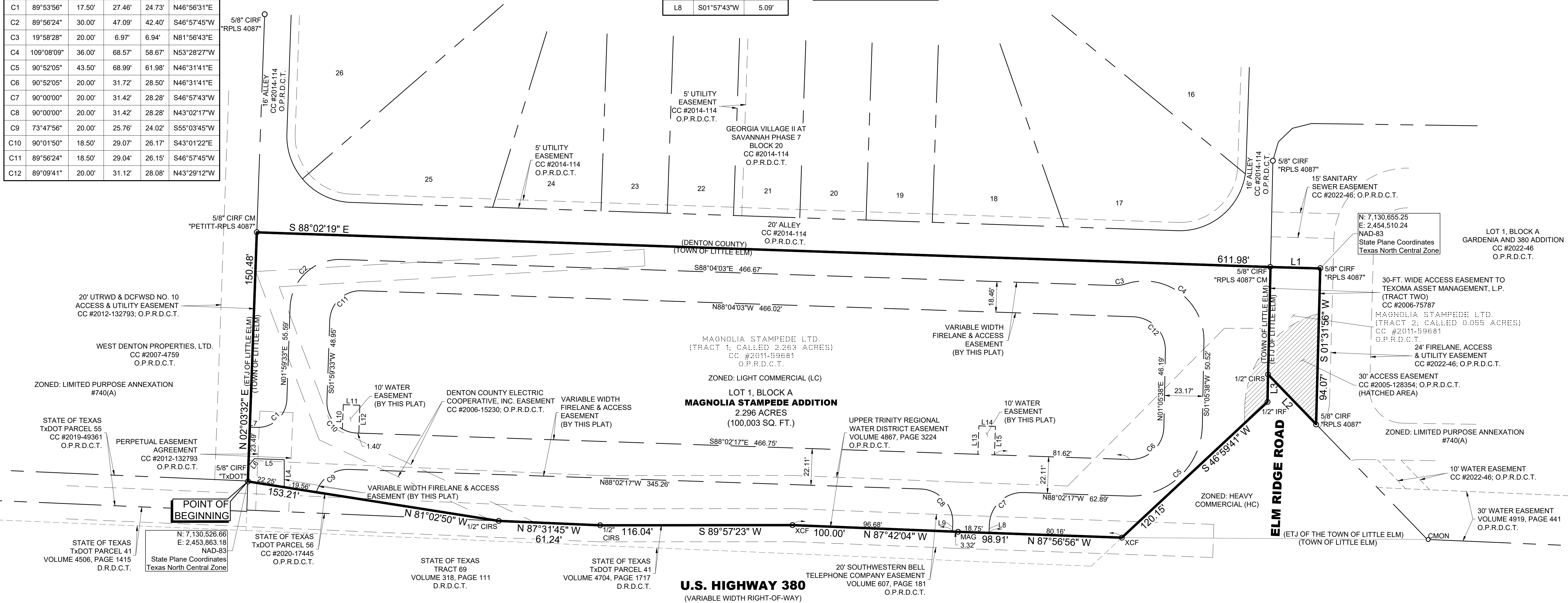
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S88°23'29"E	30.03'
L2	N43°58'35"W	41.71'
L3	S01°16'59"W	16.57'
L4	S00°12'16"E	16.60'
L5	S88°11'48"E	18.02'
L6	N38°55'00"E	5.68'
L7	S88°06'31"E	4.30'
L8	S01°57'43"W	5.09'

LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N01°57'43"E	5.05'
L10	N02°03'04"E	14.72'
L11	S87°56'56"E	10.00'
L12	S02°03'04"W	16.77'
L13	N02°03'04"E	17.19'
L14	S87°56'56"E	10.00'
L15	S02°03'04"W	17.17'

ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plasticcap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
CC#	County Clerk's Instrument No.
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set



VICINITY MAP  
NOT TO SCALE



- NOTES:
- All lots comply with the minimum size requirements of the zoning district.
  - The property may be subject to the 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.
  - Minimum finished floor elevations are at least 2 feet above the 100 year flood plain, (when floodplain is present)
  - The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0410G, dated April 18, 2011, of the National Flood Insurance rate Maps for Denton County, TX
  - The purpose of this plat is to create a single lot for development.
  - It is the intent of the "10"x10" Water Easement"s to provide an easement around existing fire hydrants.
  - The "Firelane & Access Easement"s were created from an on-the-ground survey and are based existing markings.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48121C0410G, dated April 18, 2011, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

**SURVEYOR:**  
Winkelmänn & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
Phone: (972) 490-7090  
Fax: (972) 490-7099  
Leonard J. Lueker  
l.lueker@winkelmänn.com

**OWNER:**  
Magnolia Stamped, Ltd.  
15640 Quorum Drive  
Addison, Texas 75001  
Contact: Stacy Standridge  
sos.standridge-co.com  
(214) 363-1998x1

FINAL PLAT  
**MAGNOLIA STAMPEDE ADDITION**  
LOT 1, BLOCK A  
BEING 2.296 ACRES (100,003 SQ. FT.) OUT OF THE J. GONZALES SURVEY, ABSTRACT NO. 447 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS  
PREPARED: April, 2023  
REVISED: Wednesday, June 21, 2023 12:41:58 PM

Date : 12.20.22  
Scale : 1" = 30'  
File : 32556.0A-FPLAT  
Project No. : 32556.0A

**SHEET**  
**1**  
**OF**  
**2**

J. GONZALES SURVEY, ABSTRACT NO. 447  
TOWN OF LITTLE ELM,  
DENTON COUNTY, TEXAS

FINAL PLAT  
**MAGNOLIA STAMPEDE ADDITION**  
LOT 1, BLOCK A  
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

**Winkelmänn & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
Phone: (972) 490-7090  
Fax: (972) 490-7099  
Texas Surveyor No. 1008600 Expires 12/31/2025  
COP-0000017-2025 Winkelmänn & Associates, Inc.

OWNERS CERTIFICATE

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, We, Magnolia Stampede, Ltd., are the sole owners of a tract of land situated in the JOSE GONZALES SURVEY, ABSTRACT NO. 447, in the Town of Little Elm, Denton County, Texas, being all that certain tract of land (Tracts 1 and 2) described in deed to Magnolia Stampede Ltd. as recorded in County Clerk's Instrument No. 2011-59681, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "TXDOT" found for Southwest corner of said Magnolia Stampede Ltd. Tract and the Northeast corner of a tract of land described in deed to the State of Texas (TXDOT parcel 55) as recorded in County Clerk's Instrument No. 2019-49361, Official Public Records, Denton County, Texas, and the Northwest corner of a tract of land described in deed to the State of Texas (TXDOT parcel 56) as recorded in County Clerk's Instrument No. 2020-17445, Official Public Records, Denton County, Texas, on the East line of a tract of land described in deed to as recorded in County Clerk's Instrument No. 2007-4759, Official Public Records, Denton County, Texas, on the North right-of-way of U.S. Highway 380 (variable width right-of-way);

THENCE North 02 degrees 03 minutes 32 seconds East, departing the North right-of-way of said U.S. Highway 380, along the East line of said West Denton Properties, Ltd. tract, a distance of 150.48 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the most Southerly Southwest corner of Block 20, of Georgia Village II at Savannah Phase 7, an addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2014-114, Official Public Records, Denton County, Texas, said point being the Southwest corner of a 20-foot alley per the Plat of said Georgia Village II at Savannah Phase 7;

THENCE South 88 degrees 02 minutes 19 seconds East, departing the East line of said West Denton Properties, Ltd. Tract, along North line of said Magnolia Stampede Ltd. tract (Tract 1) and the South line of said 20-foot alley, a distance of 611.98 feet to a 5/8-inch iron rod with plastic cap stamped "RPLS 4087" found for the Southeast corner of said 20-foot alley and the Northeast corner of said Tract 1 and the Northwest corner of said Tract 2, said point being also being the most Westerly Southwest corner of Lot 1, Block A, of Gardenia and 380 Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. 2022-46, Official Public Records, Denton County, Texas;

THENCE South 88 degrees 23 minutes 29 seconds East, along the North line of said Magnolia Stampeded Ltd. tract (Tract 2) and the most Southerly South line of said Lot 1, Block A, a distance of 30.03 feet to a 5/8-inch iron rod with a plastic cap stamped "RPLS 4087" found for the Northeast corner of said Magnolia Stampeded tract (Tract 2) and an interior ell corner on the West line of said Lot 1, Block A;

THENCE South 01 degrees 16 minutes 59 seconds West, along the East line of said Magnolia Stampede Ltd. tract (Tract 2) and the Southerly West line of said Lot 1, Block A, a distance of 94.07 feet to a 1/2-inch iron rod found for the Southeast corner of said Magnolia Stampede Ltd. tract and the Northerly Southwest corner of said Lot 1, Block A;

THENCE North 43 degrees 58 minutes 35 seconds West, along the Southwest line of said Magnolia Stampede Ltd. tract, a distance of 41.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Southwest corner of said Magnolia Stampede Ltd. tract on the East line of said Magnolia Stampede tract (Tract 1);

THENCE South 01 degrees 16 minutes 59 seconds West, along the East line of said Magnolia Stampeded tract (Tract 1), a distance of 16.57 feet to a 1/2-iron rod found for the Northerly Southeast corner of said Magnolia Stampede tract (Tract 2);

THENCE South 46 degrees 59 minutes 41 seconds West, along the Southeast line of said Magnolia Stampede tract (Tract 1), a distance of 120.15 feet to an "X" cut in concrete found for the Southerly Southeast corner of said Magnolia Stampede tract (Tract 1) on the North right-of-way of said U.S. Highway 380;

THENCE along the South lines of said Magnolia Stampede tract (Tract 1) and the North right-of-way of said U.S. Highway 380, the following courses and distances:

North 87 degrees 56 minutes 56 seconds West, a distance of 98.91 feet to a mag-nail with metal disk stamped "W.A.I. 5714" set for corner;

North 87 degrees 42 minutes 04 seconds West, a distance of 100.00 feet to an "X" cut in concrete found for corner;

South 89 degrees 57 minutes 23 seconds West, a distance of 116.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 87 degrees 31 minutes 45 seconds West, a distance of 61.24 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the East corner of said State of Texas tract (TXDOT Parcel No. 56);

THENCE North 81 degrees 02 minutes 50 seconds West, continuing along the North right-of-way of said U.S. Highway 380 and along the North line of said State of Texas tract (TXDOT Parcel No. 56), a distance of 153.21 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 2.296 acres or 100,003 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 27th day of June, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

1. NOTES:

- All lots comply with the minimum size requirements of the zoning district.
- The property may be subject to the 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 fins and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain." (when floodplain is present)
- The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0410G, dated April 18, 2011, of the National Flood Insurance rate Maps for Denton County, TX.
- The purpose of this plat is to create a single lot for development.

OWNER'S DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

THAT, we, Magnolia Stampede, Ltd., acting herein by and through their duly authorized officers, do hereby adopt this Final Plat designating the heretofore described property as **MAGNOLIA STAMPEDE ADDITION**, an addition to the Town of Little Elm, Denton County, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for the sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Magnolia Stampede, Ltd.

By: \_\_\_\_\_  
Signatory for owner

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

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and \_\_\_\_\_ acknowledged to me that he executed the same in the capacity herein stated.

GIVEN under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for \_\_\_\_\_ County, Texas

My Commission expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the Town of Little Elm, Denton County, Texas.

"PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
(214) 490-7090

APPROVED

Town Official \_\_\_\_\_ Date \_\_\_\_\_  
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Lot 1, Block A, Magnolia Stampede Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Town Secretary  
Town of Little Elm, Texas

**SURVEYOR:**  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 215  
Dallas, Texas 75230  
Phone: (972) 490-7090  
Fax: (972) 490-7099  
Leonard J. Lueker  
l.lueker@winkelmann.com

**OWNER:**  
Magnolia Stampede, Ltd.  
15640 Quorum Drive  
Addison, Texas 75001  
Contact: Stacy Standridge  
sos.standridge-co.com  
(214) 363-1998x1

FINAL PLAT  
**MAGNOLIA STAMPEDE ADDITION**  
LOT 1, BLOCK A  
BEING 2.296 ACRES (100,003 SQ. FT.) OUT OF THE J. GONZALES SURVEY, ABSTRACT NO. 447 IN THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS  
PREPARED: April, 2023  
REVISED: Wednesday, June 21, 2023 12:41:58 PM

Date : 12.20.22  
Scale : N/A  
File : 32556-0A-FPLAT  
Project No. : 32556-0A

**SHEET**  
**2**  
**OF**  
**2**

J. GONZALES SURVEY, ABSTRACT NO. 447  
TOWN OF LITTLE ELM,  
DENTON COUNTY, TEXAS

FINAL PLAT  
**MAGNOLIA STAMPEDE ADDITION**  
LOT 1, BLOCK A  
TOWN OF MCKINNEY, COLLIN COUNTY, TEXAS

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
PHONE: (972) 490-7090  
FAX: (972) 490-7099  
Texas Surveyor No. 1008600 Expires: 03/31/2015  
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# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/06/2023

## OVERVIEW

<b>Project</b>	FINAL PLAT/ Palladium II (FP-23-02667)
<b>P&amp;Z Hearing</b>	07/06/2023
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 10.890 acres
<b>Current Zoning</b>	Planned Development with Lakefront District (LF) Base
<b>Proposed Use</b>	Mixed Use Planned Development
<b>Existing Use</b>	Mixed Use Planned Development
<b>Future Land Use Plan Designation</b>	Lakefront District (LF)
<b>Applicant</b>	Jerald Yensan
<b>Owner</b>	Scott Johnson
<b>Strategic Goal</b>	

## Agenda Item

**FINAL PLAT / Palladium II (FP-23-02667).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 10.890 acres, situated in R. Hensworth Survey, Abstract No. 577, and the M. Jones Survey Abstract No. 667, within Little Elm's Town Limits, in order to establish new lots, easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

## Location

Generally located north of the intersection of Lakefront Drive and Main Street.

## Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

## Recommended Action

Staff recommends approval of the final plat subject to the following conditions:

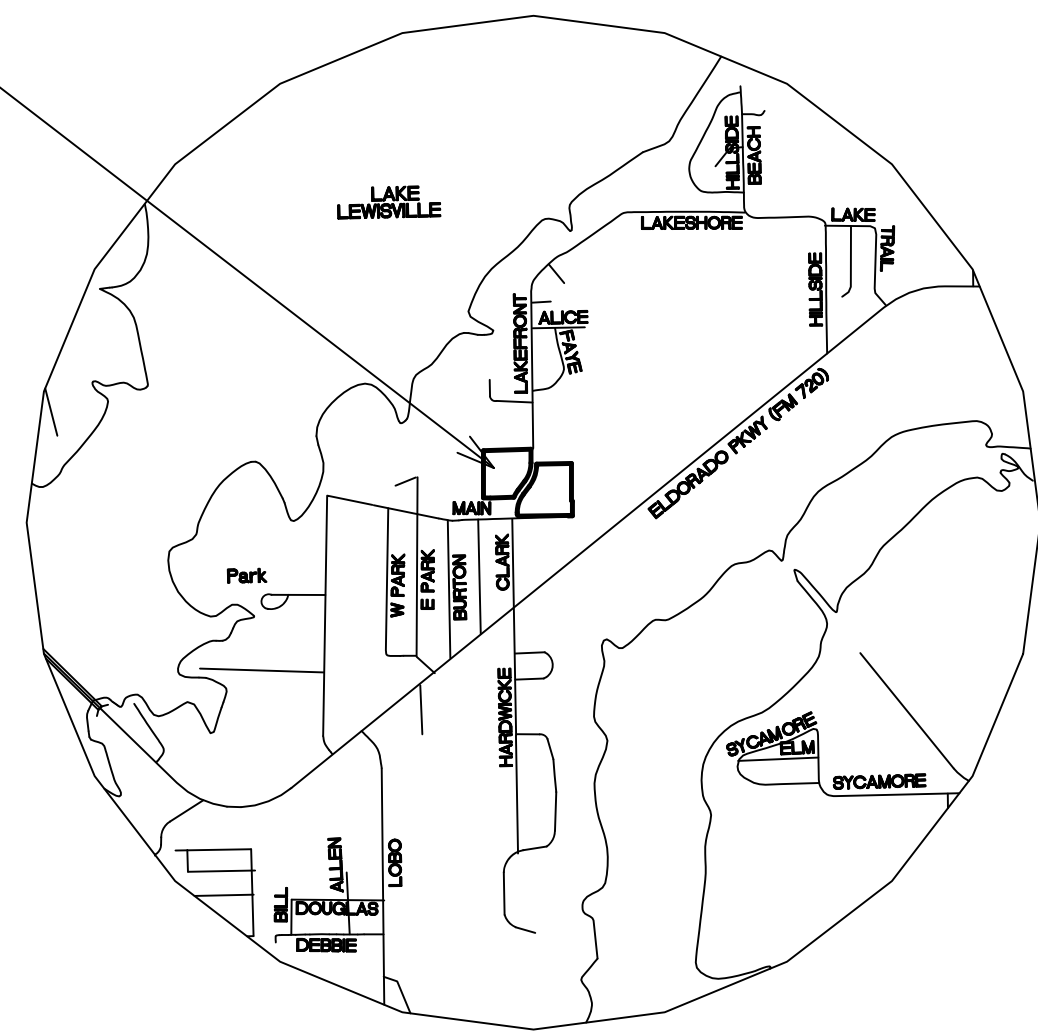
- Clarify easements to be abandoned.
- Pay Application fee.

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#### **Attachments**

FINAL PLAT/ Palladium II (FP-23-02667)





**VICINITY MAP**  
SCALE 1" = 2000'

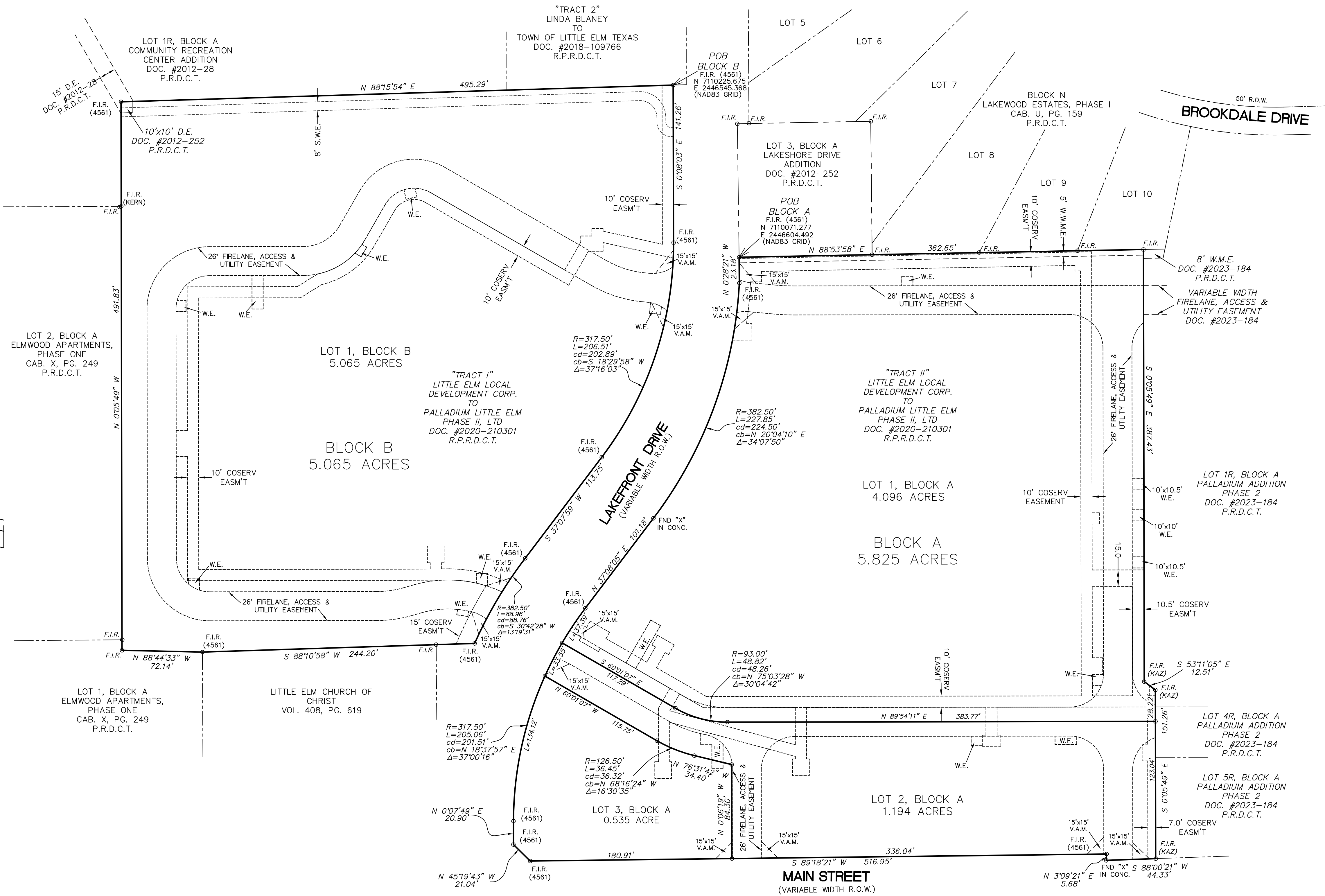
## NOTES:

1. The purpose of this Plat is to replate three platted lots into four lots for multifamily residential building purposes.
2. All lots comply with the minimum size requirements of the zoning district.
3. This plat does not alter or remove any existing deed restrictions, if any, on this property.
4. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
5. 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.
6. All common areas will be owned and maintained by the HOA/POA.
7. The subject property does not lie within a 100-year flood plain according to Community Panel No. 48121CO420G, dated 4/18/2011, of the National Flood Insurance rate Maps for Denton County, TX.
8. Minimum finished floor elevations are at least two feet above the 100-year flood plain.
9. Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

OWNER/DEVELOPER  
PALLADIUM USA INTERNATIONAL  
13455 NOEL ROAD STE. 400  
DALLAS, TX 75240  
972-774-4400

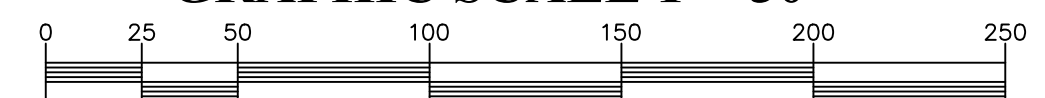
OWNER/DEVELOPER  
LITTLE ELM EDC  
100 W. ELDERADO PKWY  
LITTLE ELM, TX 75068  
214-975-0406

SURVEYOR  
LANDMARK SURVEYORS, LLC.  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016



LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
S.W.E. = SIDEWALK EASEMENT  
U.E. = UTILITY EASEMENT  
W.E. = WATER EASEMENT  
W.W.M.E. = WALL TO WALL MAINTENANCE EASEMENT  
V.A.M. = VISIBILITY ACCESS & MAINTENANCE EASEMENT  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
POB = PLACE OF BEGINNING  
R.O.W. = RIGHT OF WAY  
C.F. = CLERK'S FILE

## GRAPHIC SCALE 1"=50'

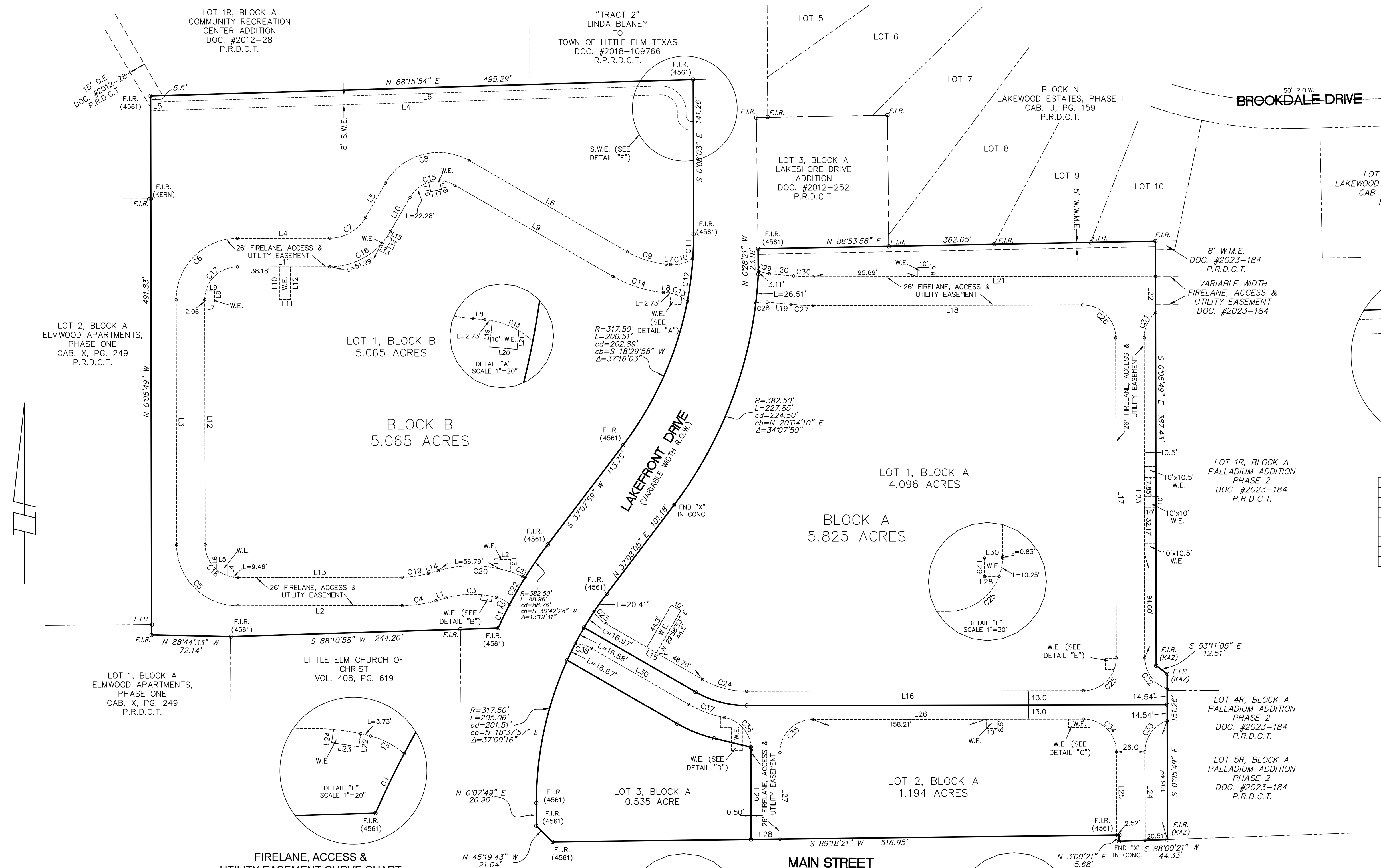


**FINAL PLAT**  
**LOT 1, BLOCK B AND**  
**LOTS 1-3, BLOCK A OF PALLADIUM II**  
**BEING 10.890 ACRES IN THE**  
**R. HENSWORTH SURVEY A-577**  
**AND THE M. JONES SURVEY A-667**  
**TOWN OF LITTLE ELM**  
**DENTON COUNTY, TEXAS**

**LANDMARK**  
**SURVEYORS, LLC.**  
TX FIRM REGISTRATION NO. 10098600  
4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
REVISED: 28 JUNE, 2023

DRAWN BY: BTH SCALE: 1"=50' DATE: 24 JANUARY, 2019 JOB NO: 174065

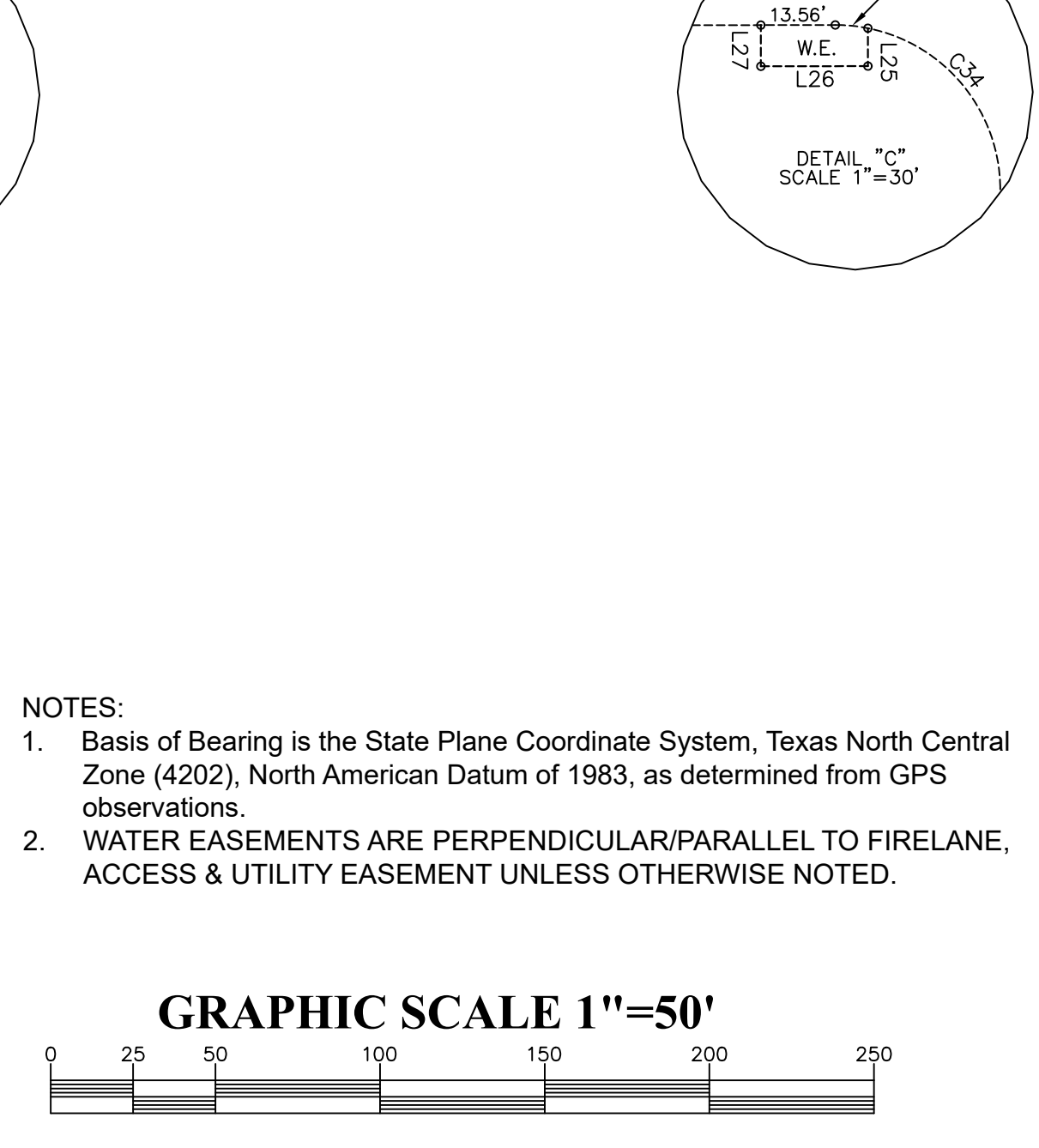




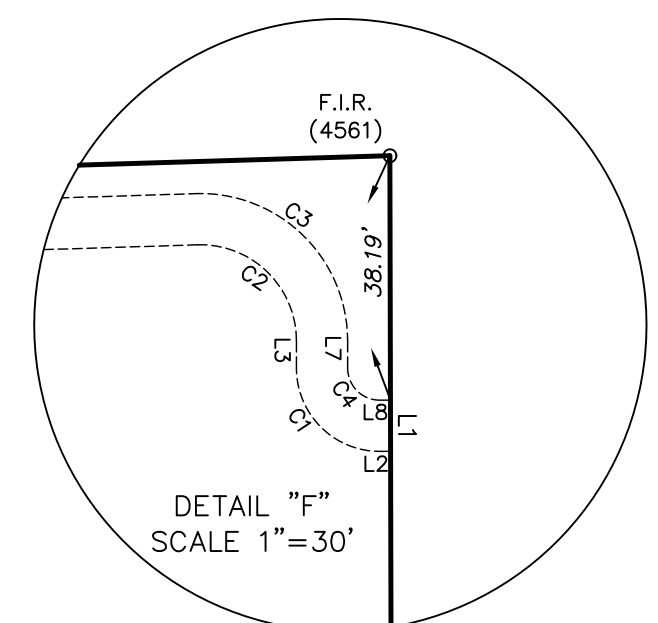
WATER EASEMENT LINE CHART		
NUM	BEARING	DISTANCE
L1	N 0°05'49" W	8.82'
L2	N 89°54'11" E	10.00'
L3	S 0°05'49" E	11.61'
L4	N 0°03'52" W	10.83'
L5	S 89°56'08" W	10.00'
L6	S 0°03'52" E	5.28'
L7	EAST	9.00'
L8	NORTH	10.00'
L9	WEST	7.95'
L10	SOUTH	30.04'
L11	EAST	10.00'
L12	NORTH	30.05'
L13	S 59°27'25" E	6.39'
L14	N 30°32'35" E	10.00'
L15	N 59°27'25" W	4.93'
L16	S 12°32'45" E	8.73'
L17	N 77°27'15" E	10.00'
L18	N 12°32'45" W	7.89'
L19	S 5°20'47" W	9.58'
L20	S 84°39'13" E	10.00'
L21	N 5°20'47" E	6.87'
L22	S 8°44'45" W	4.86'
L23	N 81°15'15" W	10.00'
L24	N 8°44'45" E	4.86'
L25	S 0°05'49" E	6.91'
L26	S 89°54'11" W	19.50'
L27	N 0°05'49" W	7.50'
L28	S 89°54'11" W	7.98'
L29	N 0°05'49" W	10.00'
L30	N 89°54'11" E	9.99'
L31	SOUTH	21.49'
L32	WEST	10.00'
L33	NORTH	21.00'
L34	WEST	10.00'
L35	NORTH	10.02'

FIRELANE, ACCESS & UTILITY EASEMENT CURVE CHART					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	3°36'18"	24.07'	382.50'	N 25°50'52" E	24.06'
C2	26°41'17"	13.97'	30.00'	N 62°09'38" W	13.85'
C3	30°27'49"	46.26'	87.00'	S 89°15'50" W	45.71'
C4	15°52'15"	31.30'	113.00'	S 81°58'03" W	31.20'
C5	89°59'54"	87.96'	56.00'	N 45°05'46" W	79.19'
C6	90°00'00"	87.96'	56.00'	N 44°54'11" E	79.20'
C7	59°55'18"	39.74'	38.00'	N 59°56'32" E	37.95'
C8	90°00'00"	87.96'	56.00'	N 74°58'53" E	79.20'
C9	24°38'06"	37.41'	87.00'	S 72°20'10" E	37.12'
C10	41°39'21"	21.81'	30.00'	N 74°31'07" E	21.33'
C11	3°56'35"	21.85'	317.50'	N 1°50'15" E	21.85'
C12	7°10'34"	39.76'	317.49'	S 72°34'49" W	39.74'
C13	37°16'28"	19.52'	30.00'	N 66°01'00" W	19.17'
C14	24°38'06"	48.59'	113.00'	N 72°20'10" W	48.21'
C15	90°00'00"	47.12'	30.00'	S 74°58'53" W	42.43'
C16	59°55'18"	66.93'	64.00'	S 59°56'32" W	63.92'
C17	90°00'00"	47.12'	30.00'	N 44°54'11" W	42.43'
C18	90°00'00"	47.12'	30.00'	N 45°05'49" E	42.43'
C19	15°52'15"	24.10'	87.00'	N 81°58'03" E	24.02'
C20	39°53'50"	78.69'	113.00'	S 86°01'10" E	77.11'
C21	4°40'31"	2.45'	30.00'	S 68°24'30" E	2.45'
C22	4°15'01"	28.37'	382.50'	S 29°46'32" W	28.37'
C23	29°46'53"	15.59'	30.00'	S 45°07'40" E	15.42'
C24	30°04'42"	42.00'	80.00'	S 75°03'28" E	41.52'
C25	90°00'00"	47.12'	30.00'	N 44°54'11" E	42.43'
C26	90°00'00"	47.12'	30.00'	N 45°05'49" W	42.43'
C27	5°26'36"	20.24'	213.00'	N 87°22'31" W	20.23'
C28	19°51'33"	10.40'	30.00'	S 85°25'01" W	10.35'
C29	20°03'58"	10.51'	30.00'	S 74°37'14" E	10.45'
C30	5°26'36"	17.77'	187.00'	S 87°22'31" E	17.76'
C31	49°27'30"	25.90'	30.00'	S 24°37'56" W	25.10'
C32	71°32'19"	37.46'	30.00'	S 35°51'59" E	35.07'
C33	71°32'19"	37.46'	30.00'	S 35°40'20" W	35.07'
C34	90°00'00"	47.12'	30.00'	N 45°05'49" W	42.43'
C35	90°00'00"	47.13'	30.00'	S 44°53'56" W	42.43'
C36	79°04'53"	41.41'	30.00'	N 39°38'48" W	38.20'
C37	19°10'06"	35.46'	106.00'	N 69°36'10" W	35.30'
C38	29°26'12"	15.41'	30.00'	N 74°44'13" W	15.24'

FIRELANE, ACCESS & UTILITY EASEMENT LINE CHART		
NUM	BEARING	DISTANCE
L1	S 74°01'56" W	9.51'
L2	S 89°54'11" W	149.78'
L3	N 0°05'49" W	223.48'
L4	N 89°54'11" E	84.11'
L5	N 29°58'53" E	36.07'
L6	S 60°01'07" E	166.48'
L7	S 84°39'13" E	3.93'
L8	N 84°39'13" W	4.27'
L9	N 60°01'07" W	166.48'
L10	S 29°58'53" W	36.07'
L11	S 89°54'11" W	84.11'
L12	S 0°05'49" E	223.48'
L13	N 89°54'11" E	149.78'
L14	N 74°01'56" E	9.51'
L15	S 60°01'07" E	101.81'
L16	N 89°54'11" E	307.27'
L17	N 0°05'49" W	292.00'
L18	S 89°54'11" W	245.98'
L19	N 84°39'13" W	21.89'
L20	S 84°39'13" E	22.27'
L21	N 89°54'11" E	312.48'
L22	S 0°05'49" E	33.20'
L23	S 0°05'49" E	292.00'
L24	S 0°05'49" E	80.72'
L25	N 0°05'49" W	75.87'
L26	S 89°54'11" W	247.01'
L27	S 0°06'19" E	79.06'
L28	S 89°18'21" W	26.00'
L29	N 0°06'19" W	81.80'
L30	N 60°01'07" W	102.21'



SIDEWALK EASEMENT CURVE CHART					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°08'03"	20.45'	13.00'	N 45°09'51" W	18.41'
C2	91°41'54"	24.01'	15.00'	N 45°56'46" W	21.53'
C3	91°41'54"	36.81'	23.00'	S 45°56'46" E	33.01'
C4	90°08'03"	7.87'	5.00'	S 45°09'51" E	7.08'



SIDEWALK EASEMENT LINE CHART		
NUM	BEARING	DISTANCE
L1	S 0°08'03" E	8.00'
L2	S 89°46'08" W	1.67'
L3	N 0°05'49" W	4.33'
L4	S 88°12'16" W	465.18'
L5	N 0°05'49" W	8.00'
L6	N 88°12'16" E	464.94'
L7	S 0°05'49" E	4.33'
L8	N 89°46'08" E	1.68'

- NOTES:
- Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.
  - WATER EASEMENTS ARE PERPENDICULAR/PARALLEL TO FIRELANE, ACCESS & UTILITY EASEMENT UNLESS OTHERWISE NOTED.

LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
S.W.E. = SIDEWALK EASEMENT  
U.E. = UTILITY EASEMENT  
W.E. = WATER EASEMENT  
W.W.M.E. = WALL TO WALL MAINTENANCE EASEMENT  
V.A.M. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
POB = PLACE OF BEGINNING  
R.O.W. = RIGHT OF WAY  
C.F. = CLERK'S FILE

FIRELANE, ACCESS, UTILITY  
WATER EASEMENT  
& SIDEWALK EASEMENT DETAIL  
**FINAL PLAT**  
**LOT 1, BLOCK B AND**  
**LOTS 1-3, BLOCK A OF PALLADIUM II**  
**BEING 10.890 ACRES IN THE**  
**R. HENSWORTH SURVEY A-577**  
**AND THE M. JONES SURVEY A-667**  
**TOWN OF LITTLE ELM**  
**DENTON COUNTY, TEXAS**

**LANDMARK**  
SURVEYORS, L.L.C.  
TX FIRM REGISTRATION NO. 10098600

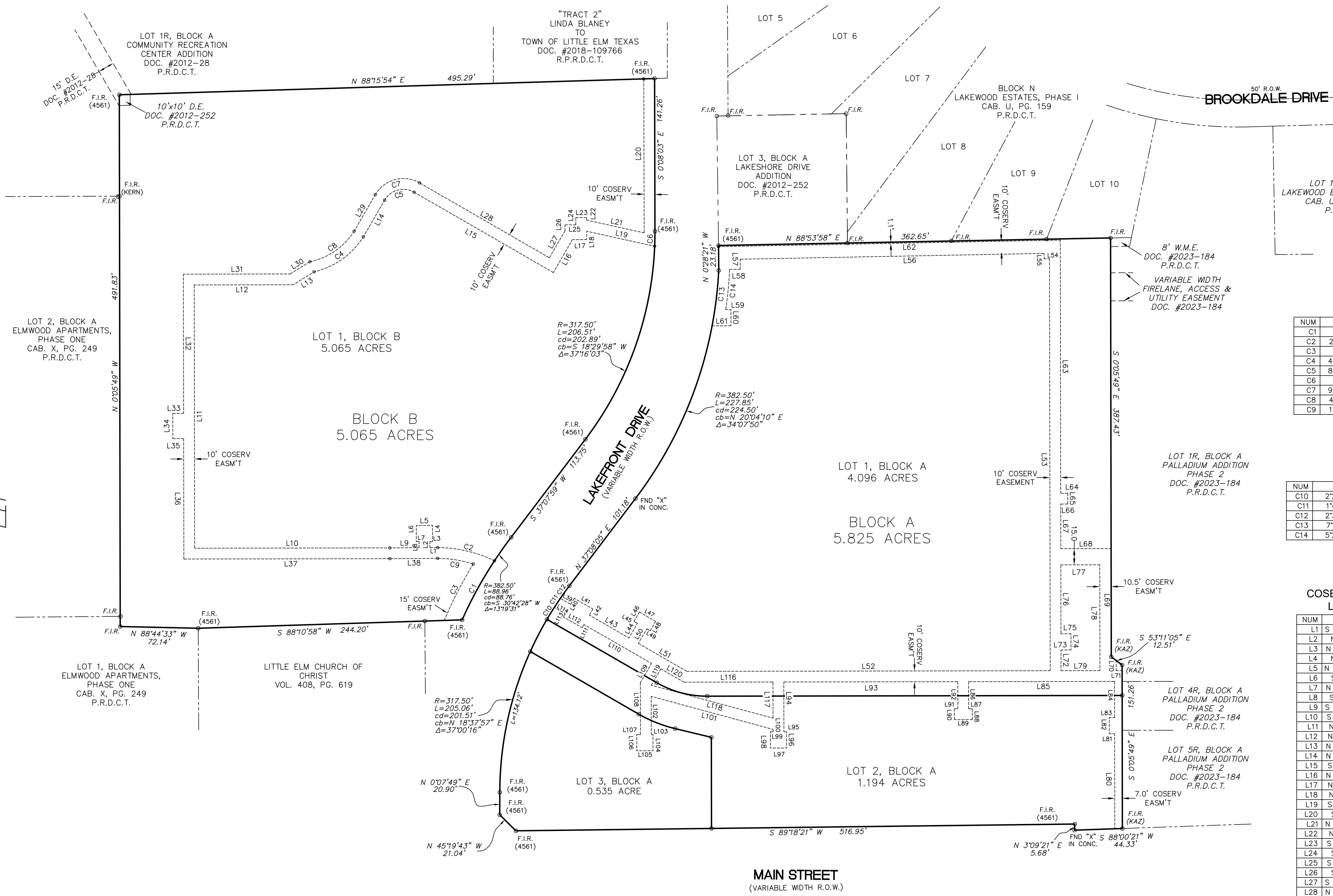
4238 T-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
REVISED: 28 JUNE 2023

DRAWN BY: BTH SCALE: 1"=50' DATE: 24 JANUARY, 2019 JOB NO: 174065

OWNER/DEVELOPER  
PALLADIUM USA INTERNATIONAL  
13455 NOEL ROAD STE. 400  
DALLAS, TX 75240  
972-774-4400

OWNER/DEVELOPER  
LITTLE ELM EDC  
100 W. ELDORADO PKWY  
LITTLE ELM, TX 75068  
214-975-0406

SURVEYOR  
LANDMARK SURVEYORS, L.L.C.  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016



**BLOCK A  
COSERV EASEMENT  
LINE CHART**

NUM	BEARING	DISTANCE
L39	S 60°01'07" E	11.08'
L40	N 29°58'53" E	6.50'
L41	S 60°01'07" E	20.00'
L42	S 29°58'53" W	6.50'
L43	S 60°01'07" E	42.27'
L44	N 29°54'28" E	15.64'
L45	S 60°01'07" W	3.66'
L46	N 29°53'44" E	10.00'
L47	S 60°01'07" E	17.34'
L48	S 29°58'53" W	10.00'
L49	S 60°01'07" W	3.66'
L50	S 29°54'28" W	15.71'
L51	S 60°05'46" E	51.74'
L52	N 89°54'11" E	336.08'
L53	N 0°05'49" W	381.07'
L54	S 88°53'58" W	5.00'
L55	N 0°05'49" W	5.00'
L56	S 88°53'58" W	281.13'
L57	S 0°05'49" E	9.35'
L58	S 89°54'11" W	9.78'
L59	N 89°54'11" E	4.78'
L60	S 0°08'24" E	15.00'
L61	S 89°54'11" W	17.46'
L62	N 88°53'58" E	316.13'
L63	S 0°05'49" E	234.08'
L64	N 89°54'11" E	6.51'
L65	S 0°05'49" E	10.00'
L66	S 89°54'11" W	6.51'
L67	S 0°05'49" E	41.29'
L68	N 89°54'11" E	46.50'
L69	S 0°05'49" E	100.14'
L70	S 0°05'49" E	9.36'
L71	N 89°54'11" E	5.50'
L72	N 0°05'49" W	19.17'
L73	N 89°54'11" E	9.26'
L74	N 0°05'49" W	15.00'
L75	S 89°54'11" W	9.26'
L76	N 0°05'49" W	63.71'
L77	N 89°54'11" E	36.00'
L78	S 0°05'49" E	97.87'
L79	S 89°54'11" W	36.00'
L80	N 0°05'49" W	87.88'
L81	S 89°54'11" W	5.00'
L82	N 0°05'49" W	15.00'
L83	N 89°54'11" E	5.00'
L84	N 0°05'49" W	33.39'
L85	S 89°54'11" W	134.97'
L86	S 0°05'49" E	25.05'
L87	N 89°54'11" E	3.33'
L88	S 0°05'49" E	10.00'
L89	S 89°54'11" W	16.66'
L90	N 0°05'49" W	10.00'
L91	N 89°54'11" E	3.33'
L92	N 0°05'49" W	25.05'
L93	S 89°54'11" W	160.94'
L94	S 0°05'49" E	46.08'
L95	N 89°54'11" E	2.50'
L96	S 0°05'49" E	15.00'
L97	S 89°54'11" W	15.00'
L98	N 0°05'49" W	15.00'
L99	N 89°54'11" E	2.50'
L100	N 0°05'49" W	2.26'
L101	N 74°50'52" W	116.77'
L102	S 0°05'49" E	35.27'
L103	N 89°54'11" E	1.59'
L104	S 0°08'24" E	15.00'
L105	S 89°54'11" W	15.00'
L106	N 0°08'24" W	15.00'
L107	N 89°54'11" E	3.41'
L108	N 0°05'49" W	47.97'
L109	N 29°58'53" E	20.55'
L110	S 60°01'07" W	72.02'
L111	S 29°58'53" W	3.50'
L112	S 60°01'07" W	20.00'
L113	S 29°58'53" E	3.50'
L114	S 60°01'07" W	11.72'
L116	N 89°54'11" E	82.35'
L117	S 0°05'49" E	33.45'
L118	N 74°50'52" W	116.59'
L119	S 29°58'53" E	17.51'
L120	S 60°01'07" E	24.68'

**BLOCK B  
COSERV EASEMENT  
CURVE CHART**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	9°20'46"	62.39'	382.50'	N 28°43'06" E	62.32'
C2	25°18'35"	54.33'	123.00'	N 76°52'57" W	53.89'
C3	8°28'33"	58.80'	397.50'	S 27°14'23" W	58.75'
C4	44°20'49"	57.28'	74.00'	S 54°39'43" E	55.86'
C5	89°53'48"	31.38'	20.00'	N 75°01'59" E	28.26'
C6	2°30'04"	13.86'	317.50'	N 1°06'59" E	13.86'
C7	90°00'59"	47.13'	30.00'	S 74°59'23" W	42.43'
C8	45°46'01"	51.12'	64.00'	S 55°22'19" W	49.77'
C9	16°57'33"	33.45'	113.00'	S 81°03'27" E	33.33'

**BLOCK A  
COSERV EASEMENT  
CURVE CHART**

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	2°20'49"	13.01'	317.50'	N 31°33'42" E	13.00'
C11	1°48'30"	10.02'	317.50'	N 33°38'21" E	10.02'
C12	2°35'29"	14.36'	317.50'	S 35°50'21" W	14.36'
C13	7°43'18"	51.55'	382.50'	N 6°51'54" E	51.51'
C14	5°27'36"	37.40'	392.50'	N 5°29'50" E	37.39'

**BLOCK B  
COSERV EASEMENT  
LINE CHART**

NUM	BEARING	DISTANCE
L1	S 89°37'07" W	7.28'
L2	N 0°00'00" E	5.49'
L3	N 0°00'00" E	2.45'
L4	N 0°00'00" E	15.00'
L5	N 90°00'00" W	15.00'
L6	S 0°00'00" E	15.00'
L7	N 90°00'00" E	2.55'
L8	S 0°00'00" W	5.56'
L9	S 89°37'07" W	27.00'
L10	S 89°54'11" W	180.54'
L11	N 0°05'49" W	243.48'
L12	N 89°54'11" E	91.58'
L13	N 58°09'43" E	22.65'
L14	N 30°05'05" E	39.34'
L15	S 60°01'07" E	148.70'
L16	S 29°58'53" E	35.15'
L17	N 89°54'11" E	13.18'
L18	N 0°05'49" W	7.79'
L19	S 77°31'36" E	64.45'
L20	S 0°08'03" E	142.42'
L21	N 77°31'36" W	54.50'
L22	N 0°05'04" W	2.30'
L23	S 89°54'11" W	10.00'
L24	S 0°05'49" E	6.67'
L25	S 89°54'11" W	10.00'
L26	S 0°05'49" E	5.49'
L27	S 29°58'53" W	28.81'
L28	S 60°01'07" W	138.69'
L29	S 30°04'18" W	38.87'
L30	S 58°09'43" W	21.51'
L31	S 89°54'11" W	98.74'
L32	S 0°05'49" E	128.81'
L33	S 89°54'11" W	10.00'
L34	S 0°05'49" E	23.32'
L35	N 89°54'11" E	10.00'
L36	S 0°05'49" E	111.35'
L37	N 89°54'11" E	190.54'
L38	N 89°37'03" E	44.18'

**LEGEND**  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
F.I.R. = FOUND IRON ROD  
S.L.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD  
P.U.E. = PUBLIC UTILITY EASEMENT  
S.W.E. = SIDEWALK EASEMENT  
U.E. = UTILITY EASEMENT  
W.E. = WATER EASEMENT  
W.W.M.E. = WALL TO WALL MAINTENANCE EASEMENT  
V.A.M. = VISIBILITY, ACCESS & MAINTENANCE EASEMENT  
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS  
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS  
POB = PLACE OF BEGINNING  
R.O.W. = RIGHT OF WAY  
C.F. = CLERK'S FILE



COSERV  
EASEMENT DETAIL

**FINAL PLAT**  
LOT 1, BLOCK B AND  
LOTS 1-3, BLOCK A OF PALLADIUM II  
BEING 10.890 ACRES IN THE  
R. HENSWORTH SURVEY A-577  
AND THE M. JONES SURVEY A-667  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS

4238 T-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784  
REVISED: 28 JUNE 2023

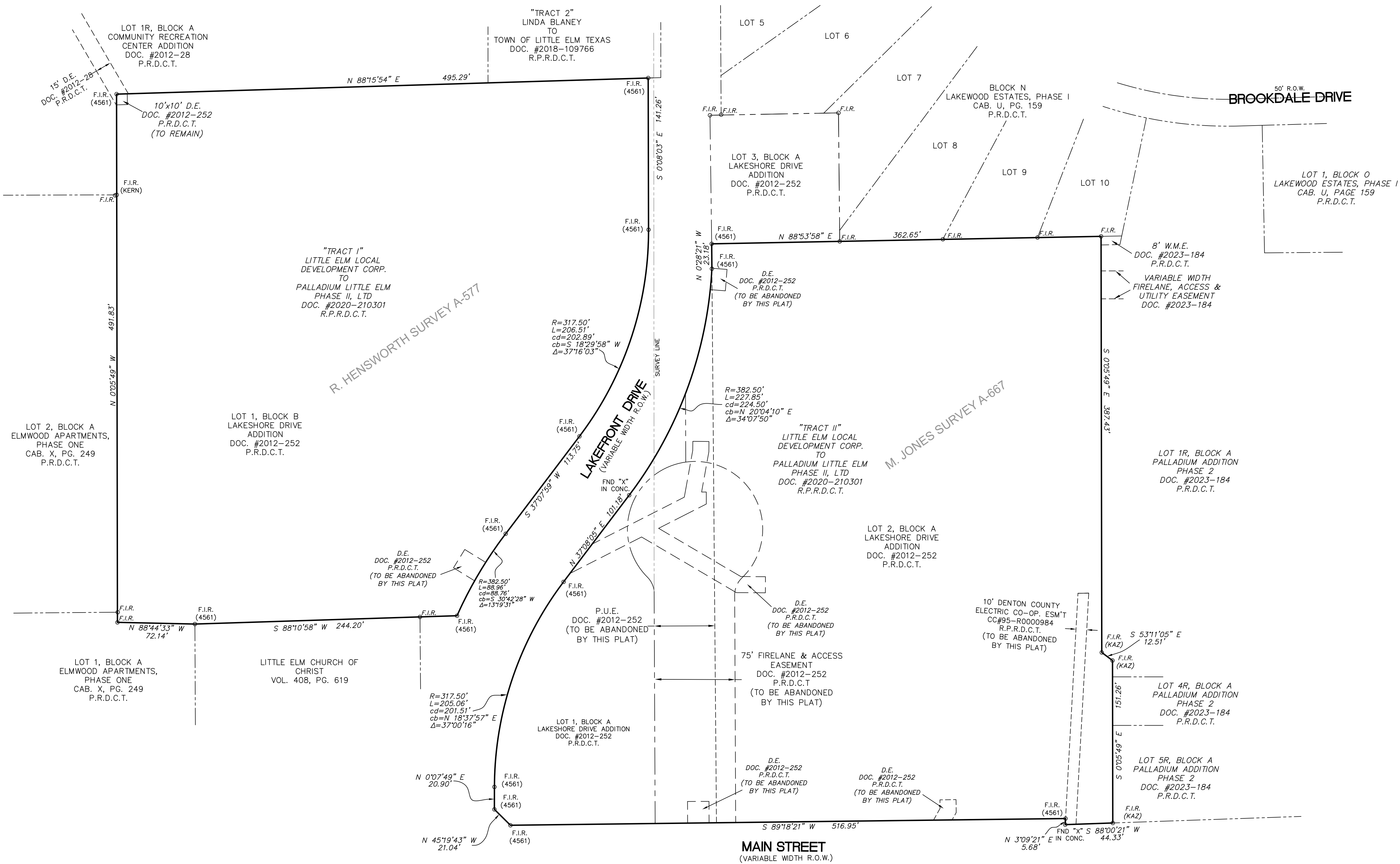
**LANDMARK  
SURVEYORS, L.L.C.**  
TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=50' DATE: 24 JANUARY, 2019 JOB NO: 174065

OWNER/DEVELOPER  
PALLADIUM USA INTERNATIONAL  
13455 NOEL ROAD STE. 400  
DALLAS, TX 75240  
972-774-4400

OWNER/DEVELOPER  
LITTLE ELM EDC  
100 W. ELDORADO PKWY  
LITTLE ELM, TX 75068  
214-975-0406

SURVEYOR  
LANDMARK SURVEYORS, L.L.C.  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016



LEGEND  
B.L. = BUILDING LINE  
D.E. = DRAINAGE EASEMENT  
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R.O.W. = RIGHT OF WAY  
C.F. = CLERK'S FILE

EXISTING TRACTS  
AND EASEMENTS DETAIL  
**FINAL PLAT**  
LOT 1, BLOCK B AND  
LOTS 1-3, BLOCK A OF PALLADIUM II  
BEING 10.890 ACRES IN THE  
R. HENSWORTH SURVEY A-577  
AND THE M. JONES SURVEY A-667  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS

	4238 T-35 NORTH
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214-975-0406  
SURVEYOR  
LANDMARK SURVEYORS, LLC.  
4238 T-35 N  
DENTON, TEXAS 76207  
(940) 382-4016



OWNER'S CERTIFICATE AND DEDICATION  
STATE OF TEXAS  
COUNTY OF DENTON; WHEREAS WE, Palladium Little Elm Phase II, Ltd. and the Town of Little Elm, Texas, are the owners of that certain lot, tract, or parcel of land situated in the R. Hensworth Survey Abstract Number 577 and in the M. Jones Survey Abstract Number 667 in the Town of Little Elm, Denton County, Texas, being all that certain "Tract I" and "Tract II" of land conveyed by deed from Little Elm Local Development Corporation to Palladium Little Elm Phase II, Ltd., recorded under Document Number 2020-210301, Real Property Records, Denton County, Texas, and being all of Lot 1 and part of Lot 2, Block A and Lot 1, Block B of Lakeshore Drive Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded under Document Number 2012-252, Plat Records, Denton County, Texas, and being more particularly described in two tracts as follows;

BLOCK A  
5.825 ACRES

BEING all that certain lot, tract, or parcel of land situated in the M. Jones Survey Abstract Number 667 and in the R. Hensworth Survey Abstract Number 577 in the Town of Little Elm, Denton County, Texas, being all that certain "Tract II" of land conveyed by deed from Little Elm Local Development Corporation to Palladium Little Elm Phase II, Ltd. recorded under Document Number 2020-210301, Real Property Records, Denton County, Texas, and being all of Lot 1 and part of Lot 2, Block A of Lakeshore Drive Addition, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded under Document Number 2012-252, Plat 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 east line of Lakefront Drive, a public roadway, said point being the southwest corner of Lot 3, Block A of Lakefront Drive Addition, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded under Document Number 2012-252, Plat Records, Denton County, Texas;

THENCE N 88° 53' 58" E, 362.65 feet with the south line of said Lot 3 and with the south line of Block N of Lakewood Estates, Phase I, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded in Cabinet U, Page 159, Plat Records, Denton County, Texas, to a capped ½" iron rod found for corner, said point being the most westerly northwest corner of Lot 1R, Block A of Palladium Addition, Phase 2, an addition to the Town of Little Elm, Denton County, Texas according to the plat thereof recorded under Document Number 2023-184, Plat Records, Denton County, Texas;

THENCE S 00° 05' 49" E, 387.43 feet with the west line of said Lot 1R, Block A of said Palladium Addition Phase 2 to a capped ½" iron rod marked KAZ found for corner;

THENCE S 53° 11' 05" E, 12.51 feet with said west line of said Lot 1R, Block A of said Palladium Addition Phase 2 to a capped ½" iron rod marked KAZ found for corner;

THENCE S 00° 05' 49" E, 151.26 feet with said west line of said Lot 1R, Block A of said Palladium Addition Phase 2 and with the west line of Lots 4R and 5R, Block A of said Palladium Addition, Phase 2 to a capped ½" iron rod marked KAZ found for corner in the north line of Main Street, a public roadway having a variable width right-of-way;

THENCE S 88° 00' 21" W, 44.33 feet with said north line of said Main Street to a "X" in concrete for corner;

THENCE N 03° 09' 21" E, 5.68 feet with said north line of said Main Street to a capped iron rod marked RPLS 4561 found for corner for corner;

THENCE S 89° 18' 21" W, 516.95 feet with said north line of said Main Street to a capped iron rod marked RPLS 4561 found for corner at the beginning of a right-of-way flare;

THENCE N 45° 19' 43" W, 21.04 feet with said right-of-way flare to a capped iron rod marked RPLS 4561 found for corner in said east line of said Lakefront Drive;

THENCE N 00° 07' 49" E, 20.90 feet with said east line of said Lakefront Drive 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 37° 00' 16", a radius of 317.50 feet, an arc length of 205.06 feet, whose chord bears N 18° 37' 57" E, 201.51 feet with said east line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 37° 08' 05" E, 101.18 feet with said east line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the left having a central angle of 34° 07' 50", a radius of 382.50 feet, an arc length of 227.85 feet, whose chord bears N 20° 04' 10" E, 224.50 feet with said east line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE N 00° 28' 21" W, 23.18 feet with said east line of said Lakefront Drive to the PLACE OF BEGINNING and containing 5.825 acres of land.

BLOCK B  
5.065 ACRES

BEING all that certain lot, tract, or parcel of land situated in the R. Hensworth Survey Abstract Number 577 in the Town of Little Elm, Denton County, Texas, being all that certain "Tract I" of land conveyed by deed from Little Elm Local Development Corporation to Palladium Little Elm Phase II, Ltd. recorded under Document Number 2020-210301, Real Property Records, Denton County, Texas and being all of Lot 1, Block B of Lakeshore Drive Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded under Document Number 2012-252, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a capped iron rod marked "4561" found for corner in the west line of Lakefront Drive, a public roadway and in the south line of that certain "Tract 2" of land conveyed by deed from Linda Blaney to the Town of Little Elm, Texas recorded under Document Number 2018-109766, Real Property Records, Denton County, Texas;

THENCE S 00° 08' 03" E, 141.26 feet with said west line of said west line of said Lakefront Drive 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 37° 16' 03", a radius of 317.50 feet, an arc length of 206.51 feet, whose chord bears S 18° 29' 58" W, 202.89 feet with said west line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE S 37° 07' 59" W, 113.75 feet with said west line of said west line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE along the arc of a curve to the left having a central angle of 13° 19' 31", a radius of 382.50 feet, an arc length of 88.96 feet, whose chord bears S 30° 42' 28" W, 88.76 feet with said west line of said Lakefront Drive to a capped iron rod marked RPLS 4561 found for corner;

THENCE S 88° 10' 58" W, 244.20 feet with the north line of that certain tract of land conveyed to Little Elm Church of Christ, recorded in Volume 408, Page 619, Deed Records, Denton County, Texas to a capped iron rod marked RPLS 4561 found for corner, said point being the most easterly northeast corner of Lot 1, Block A of Elmwood Apartments, Phase One, an addition to the Town of Little Elm, Texas according to the plat thereof recorded in Cabinet X, Page 249, Plat Records, Denton County, Texas;

THENCE N 88° 44' 33" W, 72.14 feet with the north line of said Lot 1, Block A of said Elmwood Apartments to an iron rod found for corner at an inner ell of said Lot 1, Block A of said Elmwood Apartments;

THENCE N 00° 05' 49" W, 491.83 feet with an east line of said Lot 1 and with the east line of Lot 2 in said Block A of said Elmwood Apartments and with an east line of Lot 1R, Block A of Community Recreation Center Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded under Document Number 2012-28, Plat Records, Denton County, Texas to a capped iron rod marked RPLS 4561 found for corner at an inner ell of said Community Recreation Center Addition;

THENCE N 88° 15' 54" E, 495.29 feet with a south line of said Community Recreation Center Addition and with the south line of said Town of Little Elm, Texas tract to the PLACE OF BEGINNING and containing 5.065 acres of land.

OWNER'S DEDICATION  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK B and Lots 1 THROUGH 3, BLOCK A, PALLADIUM II, being a replat of Lot 1, Block B and Lots 1 and 2, Block A of Lakeshore Drive Addition, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the monuments shown hereon were found or placed with ½" capped iron rods marked RPLS 4561 under my direction and supervision in accordance with the ordinances of the Town of Little, Elm, Denton County, Texas.

Jerald D. Yensan  
Registered Professional Land Surveyor No. 4561

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Jerald D. Yensan

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Jerad D. Yensan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of the office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, Denton County, Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Scott Johnson, Sr. Vice President, Palladium International, Inc.

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Scott Johnson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of the office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, Denton County, Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Doug Peach, Deputy Town Manager

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Doug Peach, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of the office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, Denton County, Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Autorized Representative, Little Elm Economic Development Corporation

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Doug Peach, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of the office this \_\_\_\_ day of \_\_\_\_\_, 2023.

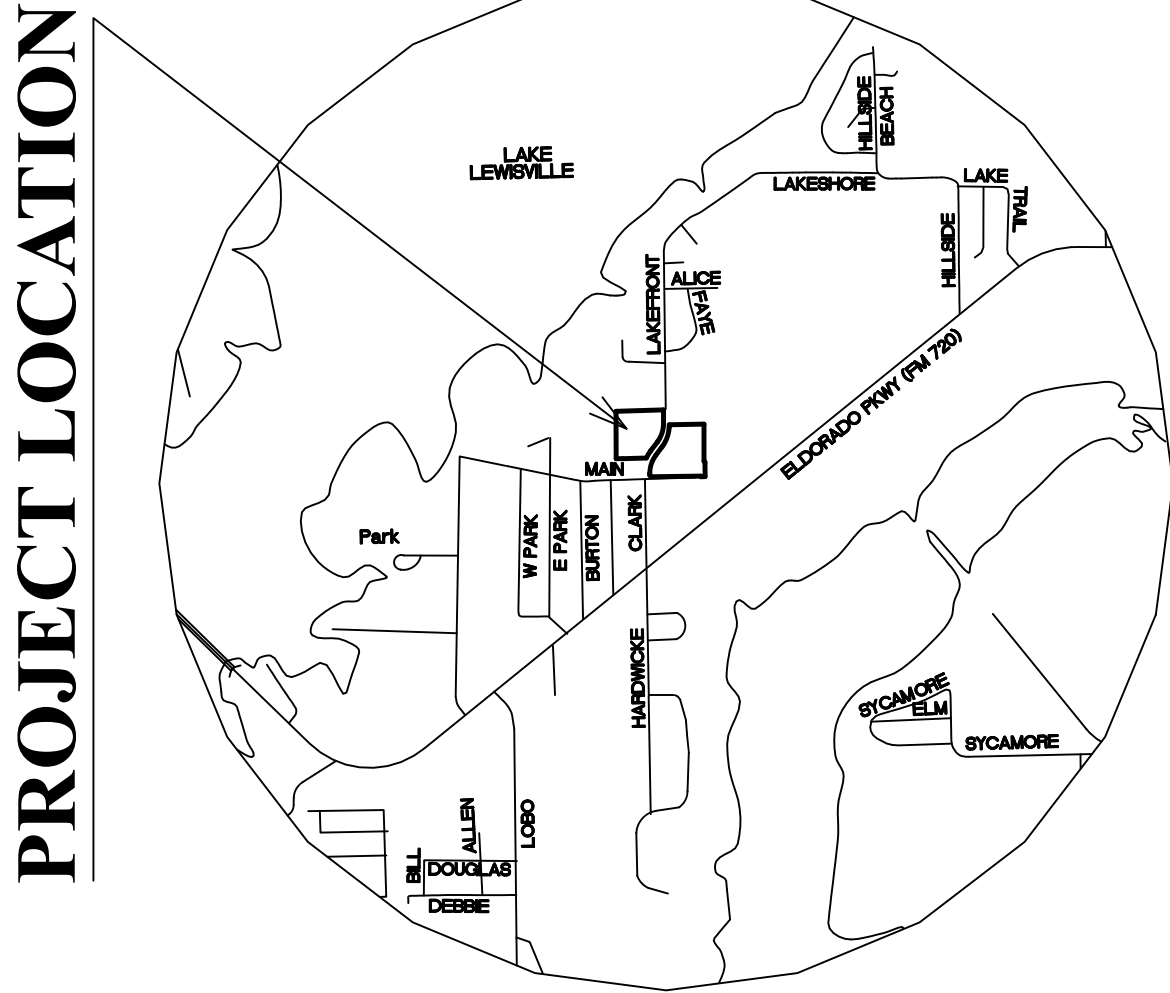
Notary Public, Denton County, Texas

WITNESS MY HAND this \_\_\_\_ day of \_\_\_\_\_, 2023.

Autorized Representative, Coserv Electric

STATE OF TEXAS  
COUNTY OF DENTON:  
Before me, the undersigned authority, on this day personally appeared Doug Peach, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.  
Given under my hand and seal of the office this \_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public, Denton County, Texas



VICINITY MAP  
SCALE 1" = 2000'

CERTIFICATE OF PLAT APPROVAL  
APPROVED

Town Official Date  
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of LOT 1, BLOCK B and Lots 1 THROUGH 3, BLOCK A, PALLADIUM II was submitted to the Planning and Zoning Commission on the \_\_\_\_ day of \_\_\_\_\_, 2023, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Town Secretary  
Town of Little Elm, Texas

FINAL PLAT  
LOT 1, BLOCK B AND  
LOTS 1-3, BLOCK A OF PALLADIUM II  
BEING 10.890 ACRES IN THE  
R. HENSWORTH SURVEY A-577  
AND THE M. JONES SURVEY A-667  
TOWN OF LITTLE ELM  
DENTON COUNTY, TEXAS

SHEET 5 OF 5

OWNER/DEVELOPER  
PALLADIUM USA INTERNATIONAL  
13455 NOEL ROAD STE. 400  
DALLAS, TX 75240  
972-774-4400

OWNER/DEVELOPER  
LITTLE ELM EDC  
100 W. ELDORADO PKWY  
LITTLE ELM, TX 75068  
214-975-0406

SURVEYOR  
LANDMARK SURVEYORS, LLC.  
4238 I-35 N  
DENTON, TEXAS 76207  
(940) 382-4016

4238 I-35 NORTH  
DENTON, TEXAS 76207  
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