



**WORKSHOP & REGULAR MEETING
OF THE TOWN COUNCIL**

Tuesday, July 1, 2025

6:00 PM

Little Elm Town Hall

100 W Eldorado Parkway, Little Elm, TX 75068

1. **Call to Order Council Workshop at 6:00 p.m.**
 - A. Present and Discuss **Special Event Recaps and an Overview of Upcoming Events.**
2. **Roll Call/Call to Order Regular Town Council Immediately Following Council Workshop.**
 - A. Invocation.
 - B. Pledge to Flags.
 - C. Items to be Withdrawn from Consent Agenda.
 - D. Emergency Items if Posted.
 - E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.

F. **Presentation of Monthly Updates.**

Presentation of monthly updates from department heads: concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway construction status, utility operations, parks and recreation activities, as well as facility and fleet updates.

G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.

3. **Presentations.**

A. Present a **Recognition to Volunteers from Brew & Que.**

B. Present a **Proclamation Declaring July 4th - July 5th, 2025 as Western GQ Weekend.**

4. **Public Comments**

Persons may address the Town Council on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. **Consent Agenda**

All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.

A. Consider Action to Approve the **Minutes from the June 17, 2025, Town Council Meeting.**

B. Consider Action to Approve **Authority for Professional Services from Kreative Core Technologies for ERP Implementation Support Services in the estimated amount of \$75,000.**

6. **Regular Items.**

- A. Continue A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1808 Regarding A Request To Rezone Approximately 33.664 Acres Of Land, Currently Zoned As Light Commercial (LC) District Or Single Family (A1) (SF-A1) District, Generally Located At The Intersection Of West Eldorado Parkway And Oak Grove Parkway, Within Little Elm's Town Limits, In Order To Establish A New Planned Development District Based Primarily On Light Commercial (LC) District Standards, With A Portion Of The Land South Of Eldorado Parkway Based On Townhome (TH) District, With Modified Development Standards, In Order To Allow For A New Townhome Development.**

- Continue Public Hearing: Opened on June 17, 2025, at 6:29 p.m.
- Receive Public Comments:
- Close Public Hearing:
- Take Action on Ordinance No. 1808:

- B. Present, Discuss, and Consider Action on a **Development Agreement between the Town of Little Elm and Garza Lane, LTD and Greenway-Little Elm, LP.**

- C. Hold A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1810 Regarding A Request For A Specific Use Permit (SUP) For A 5,142 Square Foot Banquet Hall, Generally Located At 1630 FM 423, Currently Zoned Planned Development With A Light Commercial Base Through Ordinance No. 1509, In Order To Allow For The Use And Operation Of Banquet Hall.**

- Public Hearing:
- Receive Public Comments:
- Close Public Hearing:
- Take Action on Ordinance No. 1810:

- D. Hold A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1811 Regarding A Request For A Specific Use Permit (SUP) For A 1,508 Square Foot Banquet Hall Use, Generally Located 1000 West Eldorado Parkway, Currently Zoned Planned Development With A Light Commercial Base Through Ordinance No. 1538, In Order To Allow For The Use And Operation Of Banquet Hall.**

- Public Hearing:
- Receive Public Comments:
- Close Public Hearing:
- Take Action on Ordinance No. 1811:

7. **Convene in Executive Session pursuant to Texas Government Code:**

- Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personnel matters to evaluate performance duties, of a public officer or

- employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

8. **Reconvene into Open Session**

Discussion and consideration to take any action necessary as the result of the Executive Session:

- Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personnel matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

9. **Adjourn.**

Pursuant to the Texas Open Meeting Act, (Chapter 551, Texas Government Code), one or more of the above items will be taken or conducted in open session following the conclusion of the executive closed session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aide of service such as interpreters for the hearing impaired, reader or large print are requested to contact the secretary at 214-975-0452 two days prior to the meeting so appropriate arrangements can be made.
BRaille IS NOT PROVIDED.

Respectfully,

Town Secretary

This is to certify that the above notice was posted on the Town's website this 26th day of June 2025 before 5:00 p.m.



Date: 07/01/2025
Agenda Item #: 1. A.
Department: Community Services
Strategic Goal: Provide a safe and welcoming environment for Little Elm residents and visitors
Staff Contact: Drew Bailey, Director of Tourism & Communications

AGENDA ITEM:

Present and Discuss **Special Event Recaps and an Overview of Upcoming Events.**

DESCRIPTION:

Staff will provide Town Council a recap of Brew & Que, Juneteenth, and Play-Tri events and an overview of upcoming events.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.



Date: 07/01/2025
Agenda Item #: 3. A.
Department: Administrative Services
Strategic Goal: Ensure strong relationship within the community and region
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Present a **Recognition to Volunteers from Brew & Que.**

DESCRIPTION:

Mayor Cornelious will recognize individuals who volunteered at Brew & Que.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.



Date: 07/01/2025
Agenda Item #: 3. B.
Department: Administrative Services
Strategic Goal: Ensure strong relationship within the community and region
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Present a **Proclamation Declaring July 4th - July 5th, 2025 as Western GQ Weekend.**

DESCRIPTION:

Mayor Cornelious will present a proclamation declaring July 4th - July 5th, 2025 as Western GQ Weekend.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Information only, no action required.

Attachments

2025 Western GQ Weekend Proclamation



Proclamation

WHEREAS, Derrick Richardson, a distinguished Little Elm, Texas resident and proud son, husband, family man and friend, affectionately known as D. Rich, has cultivated a life deeply rooted in both urban experience and a rich Western heritage; and

WHEREAS, Mr. Richardson's connection to the land runs deep, with his father hailing from Malakoff, Texas, and the cherished family ranch standing as a testament to over 250 years of ancestral stewardship; and

WHEREAS, for two decades, Mr. Richardson has demonstrated exceptional skill and dedication as a professional barber, serving his community with precision and care; and

WHEREAS, embodying entrepreneurial spirit and a passion for Western aesthetics, Mr. Richardson is the visionary owner of Western GQ, a celebrated men's and women's lifestyle brand offering fashionable cowboy hats, distinctive cologne, and stylish scarves, that embody "Fashion with a Whole Lot of Passion"; and

WHEREAS, the Western GQ Group, led by D. Rich seeks to expand nationally empowering members to serve the community—organizing volunteer service projects, hosting cultural fundraising events, and wearing Western attire as a statement of confidence, heritage, and civic pride; and

WHEREAS, Mr. Richardson's innovative fusion of Western wear while demonstrating his barbering artistry was recognized by NBC, celebrating his role in blending ranching roots with bold, contemporary style;

NOW, THEREFORE, we do hereby declare July 4th – July 5th, 2025 as **Western GQ Weekend** in honor of Mr. Derrick Richardson's family legacy, professional mastery, and commitment to the community. We invite all residents to embody the spirit of Western GQ through fellowship, style, and charitable acts.

Given under my hand and Seal of the Town of Little Elm, Texas, this 20th day of May, 2025.

Curtis J. Cornelious, Mayor of Little Elm



Date: 07/01/2025
Agenda Item #: 5. A.
Department: Administrative Services
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Consider Action to Approve the **Minutes from the June 17, 2025, Town Council Meeting.**

DESCRIPTION:

The minutes from the June 17, 2025, Town Council meeting are attached for approval.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

Staff recommends approval.

Attachments

Minutes - June 17, 2025

DRAFT

Minutes
Town of Little Elm
100 W Eldorado Parkway
Little Elm, Texas 75068
214-975-0404
<http://www.littleelm.org>

REGULAR TOWN COUNCIL MEETING TUESDAY JUNE 17, 2025 - 6:00 p.m.

Present: Mayor Curtis J. Cornelious; Council Member Jamell T. Johnson; Mayor Pro Tem Tony Singh; Deputy Mayor Pro Tem Andrew Evans; Council Member Michel Hambrick; Council Member Ken Eaken; Council Member Idalia Maria Amaya

Staff Present: Caitlan Biggs, Director of Administrative Services/Town Secretary; Jennette Espinosa, Executive Director; Matt Mueller, Town Manager; Chad Hyde, Assistant Town Manager; Doug Peach, Deputy Town Manager; Jason Shroyer, Director of Public Works; Paul Rust, Fire Chief; Robert Brown, Town Attorney; Rodney Harrison, Police Chief; Shea Rodgers, Chief Information Officer; Sherelle Evans-Jones, Finance Director; Wesley Brandon, Director of Development Services

1. Roll Call/Call to Order Regular Town Council Meeting at 6:00 p.m.

Meeting was called to order at 6:01 p.m.

A. Invocation.

Mayor Cornelious gave the invocation.

B. Pledge to Flags.

C. Items to be Withdrawn from Consent Agenda.

Motion by Council Member Jamell T. Johnson, seconded by Council Member Michel Hambrick **to remove item 4L from the Consent Agenda.**

Vote: 7 - 0 - Unanimously

Mayor Pro Tem Tony Singh removed item 4L from the Consent Agenda. EDC Director Jennette Espinosa gave an overview of item 4L in the attached presentation.

D. Emergency Items if Posted.

None.

- E. Request by the Town Council for Items to be Placed on a Future Agenda for Discussion and Recognition of Excused Absences.

None.

- F. **Presentation of Monthly Updates.**

Presentation of monthly updates from department heads: concerning law enforcement activities, municipal court, customer service, emergency medical services, fire department response, fire prevention activities, emergency management, ongoing economic development projects, building permits, code enforcement activities, library activities, human resources updates, information technology report, revenue and expenditure report, street construction status, sanitation services, highway construction status, utility operations, parks and recreation activities, as well as facility and fleet updates.

None.

- G. Town Council to Highlight Items on the Agenda Needing Further Discussion or Comments Prior to the Regular Session.

None.

2. **Presentations.**

- A. Present the "Elmie" Awards.

Director of Tourism & Communications Drew Bailey presented the awards.

- B. Recognize the **Tourism and Communications Department for Receiving Five Awards from the Texas Association of Municipal Officers.**

The Mayor recognized the department.

3. **Public Comments**

Persons may address the Town Council on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Council on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the council may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

Ethan Liu, 2624 Deer Hollow Dr, Little Elm, TX 75068, spoke about pickleball court.

4. **Consent Agenda**

All matters listed under the Consent Agenda are considered to be routine by the Town Council and require little or no deliberation. There will not be a separate discussion of these items and the agenda will be enacted by one vote. If the Council expresses a desire to discuss a matter listed, that item will be removed from the consent agenda and considered separately.

Motion by Council Member Jamell T. Johnson, seconded by Council Member Michel Hambrick ***to approve the Consent Agenda, excluding item 4L.***

Vote: 7 - 0 - Unanimously

- A. Consider Action to Approve the **Minutes from the June 3, 2025, Town Council Meeting.**
- B. Consider Action to Approve **Authorized Representatives for the Purpose of Accessing and Managing Funds Held at SouthState Bank, the Town's Designated Depository.**
- C. Consider Action to Approve an **Interlocal Agreement to Provide Town of Little Elm Fire Services, through the Little Elm Fire Department, to Denton County Municipal Utility District No. 8 (Linden Hills Subdivision).**
- D. Consider Action to Approve a **Second Amendment to the Interlocal Cooperation Agreement between Denton County and the Town of Little Elm for Ryan Spiritas Parkway.**
- E. Consider Action to Approve an **Amendment to the Development Agreement associated with the Lakefront Residential Overlay District, between the Town of Little Elm and Modica Construction, LLC, Property Owner of 208 East Park Drive.**
- F. Consider Action to Award the **Competitive Sealed Proposal for the Construction of West Side Pump Station (CSP 2025-15) to Red River Construction, in the amount of \$13,385,360.**
- G. Consider Action to Approve the **Purchase and Install Shade Structures for Cottonwood Sports Complex from Whirlix Design, Inc. in the amount of \$339,333.16.**
- H. Consider Action to Approve the **Purchase and Installation of an Automated Ice Dispensing Kiosk at Cottonwood Park from Texas Ice Express, LLC.**
- I. Consider Action to Award a **Construction Contract to Superior Concrete Products for the Emergency Repair of a Retaining Wall located near the end of Sundance Drive, in an amount not to exceed \$85,000.**
- J. Consider Action to Approve **Ordinance No. 1809, Repealing Ordinance No. 1664, Related to the Veterans Committee and Associated By-Laws.**
- K. Consider Action to Approve a **Professional Services Agreement with Cobb, Fendley, & Associates, Inc. for Plan Review Services for the Town, in the Estimated Annual Amount of \$140,000, and to Authorize the Town Manager to Execute the Agreement.**
- L. Consider Action to Approve a **Fireworks Agreement for Fireworks to be sold on Limited Purpose Annexation (LPA) Property for the Purpose of Collecting Sales Tax during the season of June 24, 2025, through July 4, 2025.**

Motion by Council Member Jamell T. Johnson, seconded by Council Member Michel Hambrick ***to approve item 4L.***

Vote: 7 - 0 - Unanimously

5. Regular Items.

- A. Hold A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1808 Regarding A Request To Rezone Approximately 33.664 Acres Of Land, Currently Zoned As Light Commercial (LC) District Or Single Family (A1) (SF-A1) District, Generally Located At The Intersection Of West Eldorado Parkway And Oak Grove Parkway, Within Little Elm's Town Limits, In Order To Establish A New Planned Development District Based Primarily On Light Commercial (LC) District Standards, With A Portion Of The Land South Of Eldorado Parkway Based On Townhome (TH) District, With Modified Development Standards, In Order To Allow For A New Townhome Development.**

- **Public Hearing:**
- **Receive Public Comments:**
- **Close Public Hearing:**
- **Take Action on Ordinance No. 1802:**

Public Hearing was opened at 6:29 p.m.

Motion by Deputy Mayor Pro Tem Andrew Evans, seconded by Council Member Jamell T. Johnson ***to continue the Public Hearing to the July 1, 2025, meeting.***

Vote: 7 - 0 - Unanimously

- B. Present, Discuss, and Consider Action on the **Nominations for the Denco Area 9-1-1- District Board of Managers.**

Motion by Council Member Idalia Maria Amaya, seconded by Mayor Pro Tem Tony Singh ***to nominate Steve Southwell.***

Vote: 7 - 0 - Unanimously

6. Convene in Executive Session pursuant to Texas Government Code:

- Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personnel matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

Council convened into Executive Session at 6:30 p.m.

7. Reconvene into Open Session

Discussion and consideration to take any action necessary as the result of the Executive Session:

- Section 551.071 for private consultation with the Town Attorney to seek legal advice with respect to pending and contemplated litigation and including all matters on this agenda to which the Town Attorney has a duty under the Texas Rules of Discipline and Professional conduct regarding confidential communication with the Town Council.
- Section 551.072 to discuss certain matters regarding real property.
- Section 551.074 of the Texas Government Code to discuss and deliberate personnel matters to evaluate performance duties, of a public officer or employee(s).
- Section 551.076 to discuss security matters.
- Section 551.087 to discuss Economic Development.

Council reconvened into Open Session at 7:30 p.m.

Council Member Michel Hambrick motioned to authorize the Mayor to settle the potential litigation/personnel matter discussed in executive session, in accordance with the terms and conditions provided by the Town Council. Seconded by Mayor Pro Tem Tony Singh. Passed 7-0.

8. Adjourn.

Meeting was adjourned at 7:31 p.m.

Respectfully,

Caitlan Biggs
Town Secretary

Passed and Approved this 1st day of July 2025.



Date: 07/01/2025
Agenda Item #: 5. B.
Department: Finance
Strategic Goal: Maintain operational integrity and viability
Staff Contact: Caitlan Biggs, Director of Administrative Services/Town Secretary

AGENDA ITEM:

Consider Action to Approve **Authority for Professional Services from Kreative Core Technologies for ERP Implementation Support Services in the estimated amount of \$75,000.**

DESCRIPTION:

The Town currently utilizes these services for Utility Billing, Human Resources, and Public Works ERP Implementation Support. Expenditures for this service are approaching expenditure authority, and staff anticipates the need to continue services as needed.

BUDGET IMPACT:

Funding for this expenditure has been identified in the current approved budget.

RECOMMENDED ACTION:

Staff recommends approval.



Date: 07/01/2025
Agenda Item #: 6. A.
Department: Development Services
Strategic Goal: Promote and expand Little Elm's identity
Staff Contact: Olga Chernomorets, Assistant Director/Managing Director of Planning

AGENDA ITEM:

Continue A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1808 Regarding A Request To Rezone Approximately 33.664 Acres Of Land, Currently Zoned As Light Commercial (LC) District Or Single Family (A1) (SF-A1) District, Generally Located At The Intersection Of West Eldorado Parkway And Oak Grove Parkway, Within Little Elm's Town Limits, In Order To Establish A New Planned Development District Based Primarily On Light Commercial (LC) District Standards, With A Portion Of The Land South Of Eldorado Parkway Based On Townhome (TH) District, With Modified Development Standards, In Order To Allow For A New Townhome Development.**

- Continue Public Hearing: Opened on June 17, 2025, at 6:29 p.m.
- Receive Public Comments:
- Close Public Hearing:
- Take Action on Ordinance No. 1808:

DESCRIPTION:

Location

Generally located at the intersection of West Eldorado Parkway and Oak Grove Parkway, within Little Elm's town limits.

Background

The subject area consists of currently vacant, undeveloped land, totaling approximately 33.664 acres zoned Light Commercial (LC) or Single Family-A1 (SF-A1). In total, there are nine parcels of land in the subject area, seven owned by the applicant, and two owned by the Town which are abandoned Right-of-way from the old alignment of the intersection. The area was annexed into the Town in pieces through multiple ordinances which started in 1971 and concluded in 1995. The adjacent properties to the east are residential properties zoned as Single Family-A1 (SF-A1). The land to the north is mostly Light Commercial with a few parcels still zoned as Agriculture. The properties to the south are zoned SF-A1 or owned by the U.S. Army Corp of Engineers, as a part of Lewisville Lake. Light commercial uses continue to the northwest, along Oak Grove Parkway Right-of-way (ROW). The Ladera development, a 55+ privately owned residential development, is

directly to the west, with more vacant land zoned SF-A1 to the southwest.

Right-of-Way Change

In 2012 the intersection of Oak Grove Pkwy and West Eldorado Pkwy was improved and relocated to the south. This work was completed in 2015, but the ROW remained dedicated to the Town despite no longer being utilized. The proposed rezoning would help clean up the lot lines and ROW dedication throughout the subject area.

West Side Study

In 2021, the Town completed the West Side Study in order to determine the best development practices to obtain both fiscally responsible development and maintain a high quality of life. The study laid out multiple future land use scenarios for the area in order to achieve the stated goals. The resulting recommended vision from this study was later adopted as an amendment to the Future Land Use Plan (FLUP). As a result, the FLUP for this area calls for Neighborhood Commercial on the northeast and northwest corners of the intersection, referring to neighborhood-level commercial and retail uses. On the south side of West Eldorado Parkway the FLUP calls for a mix of uses ranging from Neighborhood Commercial, to Mixed Residential (calling for a mixed density range of 6 to 10 dwelling units per acre), and Neighborhood Residential (maintaining the existing low-density single family character, capping future density at 3 to 6 dwelling units per acre), Low Density Residential along Meadow Lane (max density of 5 dwelling units per acre), maintaining the existing open space toward the lake.

Application

The applicant has been acquiring parcels for over 20 years in order to have an area large enough to maximize any zoning change and development opportunities that might arise in the future. In 2024, the applicant approached the Town with an overall concept plan for development of all the parcels. At that time, it was determined that in addition to rezoning the parcels to create a cohesive light commercial zone, a Planned Development would be the best way ensure the highest and best use of the land, as well as the quality of future development.

Proposal - Commercial Component

The applicant is proposing to rezone the land north of Eldorado Parkway to Light Commercial. Most of the frontage along the south side of Eldorado Parkway will also be Light Commercial. The land proposed to be rezoned to Light Commercial, will strictly adhere to all regulations under that zoning district, inclusive of site development, building design, landscaping, screening, and lighting standards, without any proposed modifications.

Proposal – Townhome Component

The remaining frontage on the south side of West Eldorado, and land behind the proposed Light Commercial tract, totaling approximately 12.78 acres, will be rezoned to a Townhome base District with modified proposed development standards. The applicant is proposing a maximum of 92 garage-loaded, owner-occupied, townhome units, with private streets, and 5.99 acres of open space. ***At the Planning and Zoning Commission hearing, the request was for a maximum of 125 townhomes. The applicant made revisions based on concerns voiced at the hearing.***

Due to steep elevations and the 537 Army Corps of Engineers flowage easement in this portion of the subject area, over 130 feet of the land toward the lake is undevelopable. The applicant is proposing to maintain this as open space, which will primarily serve as flood control. Due to these geographical limitations, the applicant is requesting modifications to the Townhome District development standards in order for the townhome development to be able to accommodate a number of units that makes it financially feasible.

Because the applicant is proposing conceptual development plans for the Townhome component, the sections below address the requested modifications only for this portion of the project, focusing primarily on those sections of the code where modifications are being proposed. It should be noted that the proposal outlined below reflects the revisions made by the applicant in response to the Planning and Zoning Commission's concerns.

The requested modified standards for the Townhome District are as follows:

1. Lot Regulations
2. On-street parking provision
3. Minimum street width and individual lot platting
4. Front access from sidewalks
5. Reduced masonry fence requirement between the Light Commercial (LC) and Townhome (TH) districts
6. Front door entry and sidewalk elevation
7. Reduced Front yard landscape zone requirements
8. Reduced tree planting within the rear yard setback

Uses:

The uses allowed by right in this PD will remain the same as those allowed by right in the Townhome District. All uses requiring a Conditional Use Permit or Specific Use Permit will meet the standards within this district respectively.

Lot Regulations:

The applicant is proposing townhomes that front open space instead of the proposed private streets. The uniqueness of this concept means that the typical standards will have to be amended as they are intended to regulate townhomes that front onto a public street.

The Townhome District regulates the side yard setback for buildings grouped with no more than six units. The applicant is requesting to be allowed to group up to seven units in a single building. ***At the Planning and Zoning Commission hearing, the request was for a maximum of 8 units per building. The applicant made revisions based on concerns voiced at the hearing.***

The applicant is also requesting a six-foot minimum front yard setback for the individual buildings, instead of the required 12 feet, and a five-foot rear yard setback, instead of the required 20 feet. This primarily results from the limited developable area of the existing site, as well as the townhome unit layout being proposed as garage-loaded.

The lot width is proposed to be reduced to 22 feet from the required 25 feet and the minimum lot depth is proposed to change from the required 100 feet to 70 feet. The lot width of 22 feet is similar to the Townhomes that were approved last year on Annex Street, in the Lakefront District. Staff's main concern with the reduced lot width is that it doesn't leave enough width to provide a standard two-car garage plus a front entry door off the street. In an effort to address this concern, the applicant is proposing to provide a builder option during the sale of each unit, that would add a garage door option inclusive of an entry door within the garage door, allowing for an entry feature along that private street face of the townhome. This, however, would be an option available to the buyer, and not a requirement.

The Townhome district additionally requires the front door entry to be located a minimum of two feet above the sidewalk elevation and include a minimum 24 square-foot stoop, with the

intent of separating the entry of the home from street level. Considering the proposal is for garage-loaded townhomes, the front entry is proposed to be located adjacent to the private open space in the back. While the required 24-square-foot covered porch is being provided at the entry, the two-foot elevation separation is requested to be waived considering the orientation of the entry no longer needs separation from the street level.

Design Standards:

The proposed development will meet the Town's architectural design standards for townhome development. The building elevations will generally follow what is shown in the proposed façade plans with regard to construction materials and building design.

Street and Parking Standards

The Townhome District requires all townhome units to have public street or public easement frontage and include a primary front door entrance into the unit from the sidewalk. The proposed development provides for 50-foot private streets with garage-loaded townhomes fronting onto private green space, and entry doors accessible from the sidewalks within those green spaces.

The Townhome District requires all townhome developments to provide rear entry off-street parking with a minimum two-car garage and additional parking to be accommodated within the garage driveway. The proposed development plans accommodate the required two-car garage parking requirement, with additional parking provided in tandem in the private drive behind the garage, but all at the front of the townhome unit along the private street.

The Townhome District also envisions a more urban type of environment, which calls for parallel parking to be provided along the curb of the right-of-way. However, due to the limited depth of the property, and the need to reduce public ROW to smaller private streets with garage-loaded townhomes, the proposed layout is unable to accommodate on-street parallel parking.

Landscape Standards

All landscape standards within the Townhome District, as well as Sec. 106.06.16 - Residential Landscape Requirements, (b) Townhome requirements, shall be met unless otherwise discussed below. The submitted landscape plans are meant to serve for reference and conceptual purposes only, and may not fully reflect the requirements of these districts. However, the development will be required to fully comply with these standards at the time of the civil site permit review, when a tree survey will be able to confirm the number of existing trees on site, and the number of additional trees that will be required at the time of development.

A 10-foot-wide rear landscape buffer is required around the overall development, with one tree for every 30 linear feet. Given the orientation of the proposed development, the rear landscape buffer is approximately 590 linear feet, primarily along the Meadow Lane right-of-way. The proposed development provides a range of 16 to 25 foot-wide landscape buffer and will provide the required 20 shade trees within that buffer. ***At the Planning and Zoning Commission hearing, the proposal showed just the required 10 foot-wide landscape buffer. The applicant made revisions based on concerns voiced at the hearing.*** The rest of the area that would be considered a rear landscape buffer consists of the open space/flood plain, which measures over 100 feet in depth, and is proposed to preserve the existing trees onsite.

Where the proposed development is adjacent to the existing single-family homes along the eastern boundary, the landscape buffer varies in width, with a minimum of 30 feet, measuring approximately 540 linear feet, with the required trees to be provided. ***At the Planning and Zoning Commission hearing, the proposal showed just the required 20 foot-wide landscape buffer. The***

applicant made revisions based on concerns voiced at the hearing.

The Townhome District requires 10% of the total townhome development to be dedicated as useable open space and Sec. 106.06.16 - Residential Landscape Requirements, (b) Townhome standards requires 15% of the building area to be dedicated as open space, based on the size of the overall development and the proposed 92 townhome units on the Concept Plan, the required open space area comes out to approximately around 1.2 acres. The proposed development sets aside 5.99 acres of open space, primarily due to the geographical limitations of the site, with existing trees, as well as a smaller amenitized open space area of approximately 15,000 square feet. Sec. 106.06.16 - Residential Landscape Requirements, (b) Townhome standards also requires a minimum of three large canopy trees and six small ornamental trees for every 1,600 square feet of required open space area, which will be met accordingly at the time of development.

The applicant is requesting reduced front yard landscape zone requirements. The Townhome District requires three front landscape zones.

The requirement for zone one is a five-foot-wide area between the back of the street curb and the sidewalk. This is to allow for street trees and street furniture such as bike racks, lighted bollards, benches, or other appropriate street furniture. Within this zone, one urban street tree is required for every 25' of ROW. Given the orientation of the proposed development, with the private streets being lined by garage driveways, this landscape zone does not truly exist. Therefore, the applicant requests that this zone be applied to the rear of the townhome, where it is adjacent to the private open space. See zone three.

Zone two is the six-foot-wide sidewalk requirement, that would be set behind landscape zone one, but is proposed adjacent to the private street. The provided sidewalk is five feet wide and is proposed to be constructed with a rollover curb in order to allow access to the garage driveways. An additional five-foot wide sidewalk is proposed behind each townhome, along the private open space.

Zone three is a minimum six-foot-wide landscape/patio area adjacent to the buildings. In order to differentiate public versus private space a fence or stone wall may be constructed in this area. The applicant proposes to maintain a six-foot landscaped area between the townhome entry and the sidewalk along the private open space, with an urban tree to be provided equal to every 30 linear feet within this buffer area.

The Townhome district also requires one shade tree to be planted within the 20-foot rear building setback, which is being proposed as six feet in depth. Given the orientation of the proposed development with garage-loaded townhomes, this tree planting requirement would apply to the area between the back for the curb and the garages. The applicant is proposing to plant an ornamental tree every 20'-30' feet, in between each driveway.

Screening Standards:

The applicant is proposing to install the required eight-foot masonry wall along the eastern boundary of the townhome development, adjacent to the single-family residences. Along the southern boundary, where the development abuts the existing Meadow Lane ROW, the applicant is proposing an eight-foot-tall wrought iron fence with columns and gates at the two private street connections (only to be accessible by the Fire Department) ***At the Planning and Zoning Commission hearing, the proposal showed open connectivity to Meadow Lane. The applicant made revisions based on concerns voiced at the hearing.***

The applicant is also requesting to waive the masonry wall requirement between the Light Commercial (LC) and Townhome (TH) districts as set forth in Sec. 106.06.31. The applicant requests that consideration is given to the elevation change along this boundary of the development and the required installation of a retaining wall, which would help to meet the intent of the masonry wall requirement.

The rest of the proposed townhome development will meet all the screening requirements outlined within the Zoning Ordinance, for this particular district and use.

Subdivision

The Zoning Ordinance requires all townhome units to be platted on individual lots and have public street or public easement frontage. The applicant proposes that the individual dwelling units may or may not be platted into individual residential lots. References to setbacks would be used as building separation from other buildings and from the private street or alley in the event each townhome is not located on its own platted lot.

Chapter 107 Subdivision Ordinance requirements will otherwise be met without modifications.

Signage

All provisions within Chapter 86- Sign Ordinance shall be met.

Fire and Engineering

Proposed development plans for the subject property have been reviewed and generally approved for the purposes of the zoning request only. This is not an approval of the plans for actual construction and does not prevent additional necessary minor changes to the site plan as determined during the review of the Site Development Permit.

Engineering is currently in the process of evaluating how best to improve the intersection, with the anticipation of commencing roadway improvements at the beginning of 2026. As a part of this process, engineering would not allow the proposed connection to the existing Eldorado Parkway and Oak Grove intersection until the roadway improvements are completed. If the applicant does develop prior to the completion of roadway improvements, they would be limited to just the eastern connection to Eldorado Parkway. ***At the Planning and Zoning Commission hearing, the request would have allowed additional connectivity through Meadow Lane. The applicant made revisions to gate those connections and limit access to the Fire Department, based on concerns voiced at the hearing.***

Comprehensive Plan

The proposed development is primarily in accordance with the Town's Comprehensive Plan and Future Land Use Plan. The West Side Study, and in turn the Future Land Use Plan, identify the area south of the Eldorado Parkway and Oak Grove Parkway intersection, as ranging from:

- Neighborhood Level Commercial Retail along the Eldorado Parkway frontage,
- Mixed Residential (6-10 dwelling units per acre) toward the lake,
- Neighborhood Residential (3-6 dwelling units per acre) directly abutting the existing Southside Acres neighborhood, and
- a small portion of Low Density Residential (max of 5 dwelling units per acre) along Meadow Lane.

The proposed density for this townhome development is currently 7.1 dwelling units per acre, across the entirety of the land area. ***At the Planning and Zoning Commission hearing, the request resulted in a density of 9.8 dwelling units per acre across the entirety of the land area. The***

applicant reduced the number of units in an effort to move the request closer toward compliance with the FLUP due to concerns voiced at the hearing.

Commission Findings

At their regular hearing on May 15, 2025 the Planning and Zoning Commission heard and deliberated the requested Planned Development. There were seven speakers in opposition and one speaker in support of the request. The Commission's main concerns were:

- Increased traffic in an already difficult intersection prior to completion of roadway improvements.
- Lack of connectivity and access for the subject property, given its location at the intersection, limiting access onto and off the site, at least until roadway improvements are made at the intersection, to a right-in and right-out only.
- Higher density than originally envisioned through the West Side Study, especially directly adjacent to the existing Southside Acres subdivision
- Not enough buffer between proposed townhomes, as well as the proposed townhome structures and the existing Southside Acres Subdivision.
- Backwards orientation of the proposed layout, with front loaded garages and no front entry doors off the street.
- Increase and potential nuisance of short term rentals
- The proposed development plans did not accurately depict the request as outlined within the narrative, asking for more units per building and more total units overall, than shown on the plans,
- Proposed narrative deviated from typical planned development ordinance requirements with reference to:
 - expiration of the PD ordinance due to inactivity
 - exclusion from compliance with any sections of the Ordinance not specifically outlined within the narrative

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

The Planning and Zoning Commission recommended denial of the request (5-0).

The applicant formally requested to appeal this recommendation to the Town Council, and has since worked with Staff in an effort to address some of the concerns voiced during the Commission hearing. The revisions are referenced throughout this report.

Staff request the following considerations:

1. Due to time constraints, not all the required plans have been revised to show the current layout and reduced unit count. *Staff request that if the Town Council moves to approve this request, such approval be conditioned on the applicant revising the remaining pages of the ordinance: the overall concept plan, the landscape plan, and landscape plan detail pages.*
2. Staff have concerns regarding the proposed Ordinance language with regard to the expiration of the Planned Development. All PD Ordinances within the Town include language that requires the developer to make progress on the development of the site.

Section 4.a. states:

"If, after two years from the date of approval of the Planned Development Master Plan, no substantial development progress has been made within the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two-year expiration shall be granted if a development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring."

The applicant requests the following language:

"If, after four years from the date of approval of the Planned Development Master Plan, no development application, site plan application, and/or building permit application has been made in furtherance of the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two-year expiration shall be granted if a site development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring."

While Staff are generally supportive of the initial four-year period, and subsequent two-year extension, a simple application for development or site plan review, does not meet the intent of this section, which is to progress and move forward the approved project to realization. Its important to note that a zoning approval remains with the land in perpetuity. Therefore, the intent of this section is to ensure that the proposed development that's deemed appropriate at the time of approval, inclusive of the waivers/modifications to the development standards, is realized within a reasonable timeframe, by requiring actual site work.

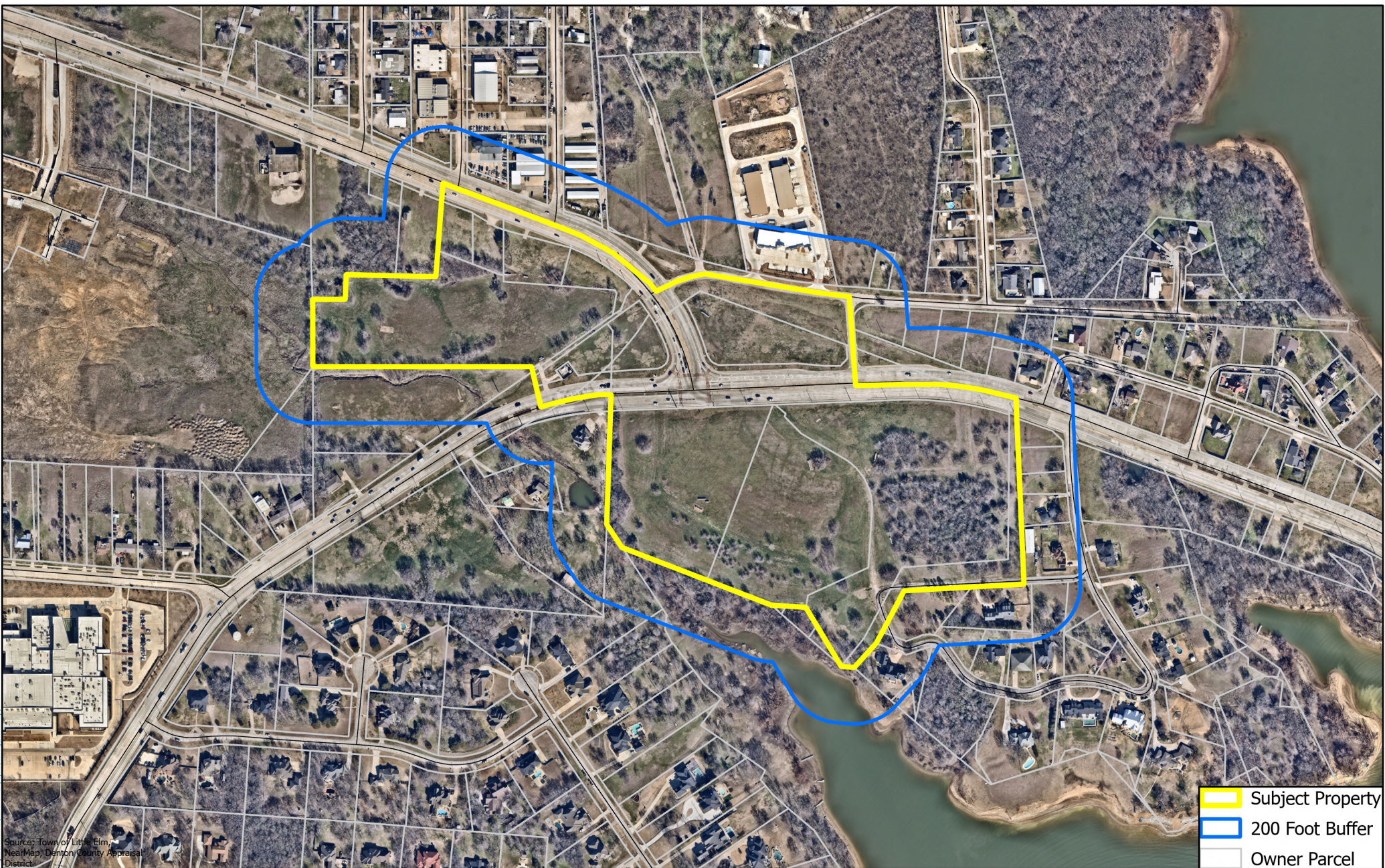
Staff request that if the Town Council moves to approve this request, such approval be conditioned on the applicant revising the language in Section 4.a to reflect the Town's typical expiration requirements, with an initial four-year period allowance.

3. *Development Agreement must be executed by the applicant.*

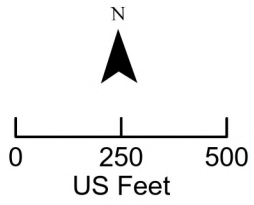
Attachments

Location Map

Ordinance No. 1802- Waterside PD

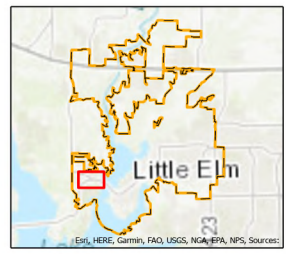


Source: Town of Little Elm, NearMap, Denton County Appraisal District



Waterside Planned Development
PD-24-004056
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx
Date: 5/1/2025



This product is to be used for graphical representation only. The accuracy is not to be taken/ used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

**TOWN OF LITTLE ELM
ORDINANCE NO. 1802**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE ZONING FROM LIGHT COMMERCIAL (LC) AND SINGLE FAMILY (A1), TO A NEW PLANNED DEVELOPMENT (PD), TO INCLUDE LIGHT COMMERCIAL (LC) AND TOWNHOME (TH) DISTRICT IN ORDER TO ALLOW A NEW MIXED-USE (COMMERCIAL AND RESIDENTIAL DEVELOPMENT) WITH MODIFIED DEVELOPMENT STANDARDS ON 33.6635 ACRES OF LAND GENERALLY LOCATED AT THE INTERSECTION OF FM 720 (OAK GROVE ROAD) AND ELDORADO PARKWAY; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, a request for Planned Development (PD) based on Light Commercial district and Townhome District with modified development standards on approximately 33.6635 acres of land, more specifically described in the exhibits, attached hereto; and

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

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested zoning change described herein; and

WHEREAS, at its regular meeting held on May 15, 2025 the Planning & Zoning Commission considered and made recommendations on Case No. PD-24-004056); and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

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

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

SECTION 2. ZONING AMENDMENT That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by issuing Planned Development (PD) based on Light Commercial district and Townhome district with modified development standards, on property generally located at the intersection of FM 720 and Eldorado Pkwy, within Little Elm Town limits, approximately 33.6635 acres of land more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted uses and standards shall be in accordance with the Light Commercial (LC) and Townhome (TH) Districts, unless otherwise specified herein:

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

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN.

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

- a) If, after four years from the date of approval of the Planned Development Master Plan, no development application, site plan application, and/or building permit application has been made in furtherance of the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two-year

expiration shall be granted if a site development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

b. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.

c. If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

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

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 1st day of July, 2025.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

Exhibit A

Metes and Bounds

TRACT 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 720, SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 02° 41' 05" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 720 AND FOLLOWING ALONG THE WEST LINE OF SAID SOUTH SIDE ACRES ADDITION, COMMON WITH THE EAST LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 544.88 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE DEPARTING THE WEST LINE OF SAID SOUTHSIDE ACRES ADDITION AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 8;

1. SOUTH 87° 09' 00" WEST FOR A DISTANCE OF 384.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 24° 14' 25" WEST FOR A DISTANCE OF 276.70 FEET TO AN IRON ROD FOUND FOR CORNER;
3. SOUTH 43° 51' 12" WEST FOR A DISTANCE OF 124.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;
4. NORTH 35° 47' 07" WEST FOR A DISTANCE OF 273.44 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 5 THROUGH 6:

5. NORTH 32° 19' 19" WEST FOR A DISTANCE OF 3.92 FEET TO A 5/8" IRON ROD SET FOR CORNER;
6. NORTH 86° 47' 34" WEST FOR A DISTANCE OF 109.19 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 70° 55' 50" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND PASSING AT A DISTANCE OF 201.14 FEET AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT BEING IN THE SOUTH LINE OF AFORESAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 492.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 47° 06' 19" WEST FOR A DISTANCE OF 212.43 FEET TO A 5/8" IRON ROD SET FOR

Exhibit A

CORNER, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND BEING IN THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 1° 37' 55" EAST ALONG THE EAST LINE OF SAID LOT 2 IN BLOCK A OF CIRCLE S ACRES ADDITION FOR A DISTANCE OF 393.32 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 87° 44' 45" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR A DISTANCE OF 1041.78 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 22° 38' 35", A CHORD BEARING SOUTH 80° 55' 57" EAST AT A DISTANCE OF 408.33 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR AN ARC DISTANCE OF 410.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.1916 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 7.06 ACRE TRACT OF LAND CONVEYED BY DEED TO F.M. 720 & GARZA PARTNERS L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2007-137791 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING 0.6772 ACRE TRACT OF LAND CONVEYED TO VECTOR REALTY, INC., BY DEED RECORDED IN INSTRUMENT NO. 2007-89039 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; AND BEING A 0.5507 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD., BY DEED RECORDED IN INSTRUMENT NO. 2007-137127 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHEAST CORNER OF A 4.0 ACRE TRACT OF LAND CONVEYED TO DAVID SNOW BY DEED RECORDED IN DOCUMENT NO. 2007-26033 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89° 49' 27" WEST LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GARZA LANE AND ALONG THE SOUTH LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTH LINE OF SAID 4.0 ACRE - DAVID SNOW TRACT FOR A DISTANCE OF 774.11 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHWESTERLY CORNER OF SAID 4.0 ACRE - DAVID SNOW TRACT, SAME BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO NAVIGATORS CARSONS CROSS BY DEED RECORDED IN VOLUME 335, PAGE 175 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 12' 12" WEST ALONG THE WEST LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE EAST LINE OF SAID NAVIGATORS CARSONS CROSS TRACT, PASSING THE NORTHEAST CORNER OF SAID NAVIGATORS CARSONS CROSS TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2 IN BLOCK A, OF DENNIS WHITSON ADDITION, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 397 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 254.04 FEET TO A 5/8" IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LAWRENCE L. JOHNSON BY DEED RECORDED IN VOLUME 1332, PAGE 746 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

Exhibit A

THENCE SOUTH 86° 49' 33" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 116.60 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT;

THENCE NORTH 02° 26' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 91.30 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 45' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 184.11 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES O. PUTMAN, JR. BY DEED RECORDED IN VOLUME 4021, PAGE 1148 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 85° 38' 41" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 148.24 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID JAMES O. PUTMAN TRACT;

THENCE NORTH 00° 59' 25" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 100.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.35 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD BY DEED RECORDED IN INSTRUMENT NO. 2009-3145 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 54' 06" EAST ALONG THE COMMON LINE OF SAID PUTNAM TRACT AND SAID 0.35 ACRE GARZA TRACT FOR A DISTANCE OF 162.23 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE REVISED SOUTH RIGHT-OF-WAY LINE OF F.M. 720, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE MOST NORTHEAST CORNER OF SAID PUTNAM TRACT AND BEING THE MOST NORTHWEST CORNER OF SAID 0.35 ACRE GARZA TRACT;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 118.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 59° 21' 49" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 101.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 22.47 FEET TO A 5/8" IRON ROD SET FOR CORNER FOR THE SOUTHEAST CORNER OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 69° 33' 56" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED

Exhibit A

IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 222.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 21' 21" EAST CONTINUING ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 4.29 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT;

THENCE NORTH 14° 19' 15" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR A DISTANCE OF 21.59 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 612.00 FEET, A CENTRAL ANGLE OF 25° 13' 37" AND A CHORD BEARING OF SOUTH 56° 46' 26" EAST AT A DISTANCE OF 267.29 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 FOR AN ARC DISTANCE OF 269.46 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.25 FEET, A CENTRAL ANGLE OF 21° 48' 40", A CHORD BEARING SOUTH 35° 50' 19" WEST AT A DISTANCE OF 62.53 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EAST LINE OF SAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR AN ARC DISTANCE OF 62.91 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT;

THENCE SOUTH 53° 46' 41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EASTERLY LINE OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, FOR A DISTANCE OF 343.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.0800 ACRES OF LAND, MORE OR LESS.

TRACT 3

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 86° 46' 32" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 58.45 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 86° 31' 11" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 121.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 38' 56" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 FOR A DISTANCE OF 413.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;

Exhibit A

THENCE SOUTH 04° 24' 01" EAST FOR A DISTANCE OF 46.70 FEET TO A 5/8" IRON ROD SET AT THE NORTH END OF A CUT-OFF LINE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY(VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 42° 10' 26" WEST ALONG THE SAID CUT-OFF LINE FOR A DISTANCE OF 34.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY;

THENCE SOUTH 88° 44' 53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 30.96 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 06° 26' 36", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 43.61 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 43.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 84° 48' 30" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 73.13 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 06° 26' 38", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 23.83 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 23.84 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 88° 44' 52" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 240.64 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 75° 49' 43", A CHORD BEARING NORTH 53° 20' 07" WEST AT A DISTANCE OF 71.28 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 76.76 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 742.60 FEET, A CENTRAL ANGLE OF 14° 37' 47", A CHORD BEARING NORTH 22° 45' 32" WEST AT A DISTANCE OF 189.10 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 189.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8824 ACRES OF LAND, MORE OR LESS.

TRACT 4

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT A POINT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH-RIGHT-OF-WAY), RIGHT-OF-WAY DEDICATED BY DEED TO DENTON COUNTY AS RECORDED IN COUNTY CLERK'S FILE NO. 98-R0051656 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS WITH THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 05° 33' 01", A CHORD BEARING SOUTH 30° 17' 23" EAST AT A DISTANCE OF 59.07 FEET;

Exhibit A

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 59.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 617.26 FEET, A CENTRAL ANGLE OF 09° 05' 22", A CHORD BEARING SOUTH 20° 02' 49" EAST AT A DISTANCE OF 97.82 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 97.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 101° 16' 36", A CHORD BEARING SOUTH 35° 17' 01" WEST AT A DISTANCE OF 58.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 67.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 85° 55' 18" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 97.35 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 03° 12' 52", A CHORD BEARING SOUTH 87° 06' 39" WEST AT A DISTANCE OF 65.63 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT
AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 65.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO GARZA LANE, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007-133345 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY AND ALONG THE WEST LINE OF AFORESAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND ALONG THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 32.90 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 12° 20' 56", A CHORD BEARING NORTH 38° 11' 33" EAST AT A DISTANCE OF 214.02 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE FOR AN ARC DISTANCE OF 214.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5090 ACRES OF LAND, MORE OR LESS.

REMAINDER TRACT)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN ALUMINUM TXDOT MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST

Exhibit A

CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 12° 13' 49", A CHORD BEARING NORTH 75° 43' 34" WEST AT A DISTANCE OF 221.57 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 221.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02° 15' 14" EAST AND DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 720 FOR A DISTANCE OF 253.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 44' 46" WEST CROSSING AT A DISTANCE OF 407.42 FEET AND 735.23 FEET SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A TOTAL DISTANCE OF 1175.24 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 02° 15' 13" EAST FOR A DISTANCE OF 196.44 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 47° 06' 19" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 106.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A 4.4191 ACRE TRACT OF DESCRIBED IN DEED TO JERRY CAMPBELL RECORDED IN INSTRUMENT NUMBER 2007-133345 OF THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND THE EAST LINE OF SAID 4.4191 ACRE CAMPBELL TRACT FOR A DISTANCE OF 392.32 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE AND NORTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND ALSO BEING THE NORTHEAST CORNER OF SAID 4.4191 ACRE CAMPBELL TRACT;

THENCE NORTH 87° 44' 45" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720) FOR A DISTANCE OF 1041.78 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 10° 24' 46", A CHORD BEARING SOUTH 87° 02' 52" EAST AT A DISTANCE OF 188.74 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.8887 ACRES OF LAND, MORE OR LESS.

EXHIBIT B

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT REGULATIONS

PREPARED BY:



3232 Oak Lawn, Suite 1230

Dallas, Texas 75219

972-999-0081

WATERSIDE DISTRICT PLANNED DEVELOPMENT

This zoning submittal encompasses approximately 33.6635 acres of land within the Town of Little Elm, generally located at the intersection of FM 720 and Eldorado Parkway, more fully described in the legal description attached as **Exhibit A** (the "Property"). This Planned Development ("PD") will allow for a cohesive commercial rezoning of the frontages along Eldorado Parkway and Oak Grove Parkway, aligning with the Future Land Use Plan. Additionally, the PD allows for the development of a Townhome community on the southern portion of Eldorado Parkway, providing for a total of no more than 92 owner-occupied three-story townhomes, with open space.

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

This PD will provide the zoning regulations as outlined in **Exhibit B**, and is divided into two (2) component subdistricts and open space as shown on the overall Concept Plan (**Exhibit C**):

1. Light Commercial (LC) Subdistrict shall be located along Eldorado Parkway and FM 720, and
2. Townhome (TH) Subdistrict shall be located south of the Light Commercial between Eldorado Parkway and Meadow Lane.

The overall Concept Plan, attached as **Exhibit C**, or as may be amended, establishes the boundaries of the subdistricts as described above within the PD District. This overall Concept Plan shall also indicate, in a conceptual manner, streets, buffers, trails, connections, and other special conditions within the PD District. Final configuration of streets, buffers, trails, pedestrian connections, and other special conditions within the PD District shall be determined at time of site plan.

Future commercial site plans shall comply with the regulations set forth herein and shall be

subject to approval by the City's ordinance and subdivision regulations, at the time of development.

The final layout of the Townhome development portion of this PD, must generally conform with the Concept Plan attached hereto as **Exhibit D**.

DEFINITIONS

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

As used herein "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement.

CONCEPT PLAN REQUIRED

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

EXHIBIT B

DEVELOPMENT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Code of Ordinances in general, and more specifically Chapter 106 - Zoning Ordinance, Chapter 107 - Subdivision Ordinance, and Chapter 86 – Sign Ordinance, as they exist, or may be amended, at the time of development.

Site Plan required: All development within this PD District shall submit a site plan meeting the submittal requirements in Section 106.02.14 Preliminary Site Plan Approval of the Town of Little Elm Zoning Ordinance. All site plans that meet the standards in this PD District may be approved as established in Section 106.02.15 Site Plan Approval, with the modifications as set forth in this PD.

Administrative adjustments: The Director or designee shall have the authority to vary any numerical standard in this Section within 20% of the established requirement specifically to address the following site-specific conditions:

- i. Steep grades on the site.
- ii. Existing utilities and/or easements.
- iii. Existing vegetation that is to be preserved.
- iv. Accommodate wider sidewalks, trails, or new cross access between properties.
- v. Adjust for TxDot, Army Corps of Engineer, or other irregular property boundaries.

Alternative Compliance: Where unique natural features such as soil characteristics, topography, geological characteristics, water features, and significant vegetation; or peculiarly-shaped building sites; or location of existing structures and other built features on the site inhibit creative site design or pose unnecessary constraints to appropriate development as a result of strict compliance with the requirements set forth herein; or for any other reason deemed appropriate, the Director or designee may approve alternative plans upon determining that such plan meets or exceeds the intent of these standards.

Conditional Use Permits and Specific Use Permits: All uses requiring a Conditional Use Permit or Specific Use Permit shall meet the standards in Section 106.02.16 and Section 106.02.17 respectively of the Town of Little Elm Zoning Ordinance.

Appeals of Administrative decisions and deviations from any of the standards in this PD District shall be subject to review and approval by the planning and zoning commission and town council during public hearings.

GENERAL CONDITIONS FOR PD:

A. BASE ZONING DISTRICTS

The following Base Zoning Districts shall be established for the two component subdistricts within this PD District:

1. For the Light Commercial (LC) Subdistrict the permitted uses and standards will be in accordance with the Light Commercial District (LC) as defined in the Town of Little Elm Zoning Ordinance.
2. For the Townhome (TH) Subdistrict the permitted uses and standards will be in accordance with the Townhome District (TH) as defined in the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, unless otherwise specified in the PD regulations.
3. All modifications to the LC and TH zoning standards shall be specified in the following sections of this PD standards.

B. USE REGULATIONS

The following section shall establish the land uses and intensity permitted by PD subdistrict. Uses not listed in this section shall not be allowed in the PD District.

1. Light Commercial (LC) Subdistrict:
 - i. All uses permitted in the LC Zoning District shall be allowed with the same provisions and restrictions, including uses permitted either by right or with approval of a Conditional Use Permit or Special Use Permit, as defined in Article V, Table B, Non-Residential Districts (Use Charts) of Section 106.05.01 of the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, as in effect when PD is approved, or may be amended at the time of development.
2. Townhome (TH) Subdistrict:
 - i. All uses permitted in the TH Zoning District shall be allowed with the same provisions and restrictions, including uses permitted either by right or with approval of a Conditional Use Permit or Special Use Permit, as defined in Article V, Table A, Residential Districts (Use Charts) of Section 106.05.01 of the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, as in effect when PD is approved, or may be amended at the time of development.
 - ii. A maximum of 92 townhome lots shall be permitted in the Townhome (TH) Subdistrict.

C. DEVELOPMENT STANDARDS

The following Development Standards shall apply to all development within this PD District. For all standards not specified in this PD District, the Town of Little Elm Zoning Ordinance shall apply to the extent that there is no conflict with the standards in this ordinance.

1. Townhome (TH) Subdistrict Standards: The individual dwelling units of the townhome component of the PD District may or may not be platted into individual residential lots. References to setbacks shall be used as building separation from other buildings and from the private street or alley in the event each townhome is not located on its own platted lot.

The height of the buildings, the minimum dimensions of the buildings, setbacks, and the minimum parking requirements shall be as established in the following table:

Townhome (TH) Subdistrict Development Standards	
Standards:	<i>Lots Platted Individually</i>
Maximum height	45'
Minimum front yard setback	6'
Maximum front yard setback	12'
Minimum side yard setback between interior lots	0'
Minimum side yard setback between buildings	5' between buildings
Minimum side yard setback on corner lot	15'
Minimum rear yard setback	5'
Minimum rear fence setback (Measured from adjacent alley or private street)	6'
Minimum lot width	22'
Minimum lot depth	70'
Maximum block length	per site plan
Number of off-street parking spaces per unit ¹	2
Number of other (guest) parking spaces per unit ²	0
Maximum number of units per building	7

¹ Garages shall not be used for living quarters

² Other parking spaces (for guests) may be located tandem to the garage parking spaces, in a separate parking lot, or on-street.

- i. Minimum parking and garage access: All townhomes shall provide a minimum two car garage for each unit. Alleys servicing these developments shall be a minimum 12 feet in width per concept site plan.
- ii. On-street parking: Parking may be provided along the curb in the right-of-way, and, if provided, may be counted towards the required guest parking spaces required per unit.
- iii. Open space. Ten percent of the Townhome (TH) Subdistrict shall be dedicated as usable open space. This area shall be platted as common area (i.e. owned and maintained by the homeowners' association - HOA); open space must be usable but may include up to 50 percent floodplain. Open space should be located to preserve existing trees, where practicable. If not practical due to the natural restrictions of the tract of land, then one large canopy tree and one small ornamental tree for every 5,000 square feet of required open space shall be provided.
- iv. Minimum street widths and orientation: Streets adjacent to townhomes shall have a minimum 50-foot right-of-way. All townhomes may either be platted on individual lots or combined into no more than 8 units per lot and require public street or public easement frontage but shall not have both front and rear street frontage (alley frontage shall not be considered as street frontage).
- v. Front door entry: The front door entry shall be located above sidewalk elevation per professional engineering standards. Garage doors may provide a door entry, as shown in the Elevation Plans in **Exhibit D**.
- vi. Perimeter Landscape buffer and screening: At least a 30-foot wide landscape buffer along eastern property boundary with existing single family residential, and 16- to 25-foot-wide landscape buffer along southern property boundary, adjacent to Meadow Lane, shall be provided in the Townhome (TH) Subdistrict. This eastern landscape buffer shall contain a staggered double row of trees, plated 25 feet on center, and southern landscape buffer shall contain one tree equal to every 25 linear feet along the entirety of the property boundary. In addition, a minimum eight-foot-high masonry fence shall be required within this buffer area, adjacent to existing single-family residential, and an eight-foot-high wrought iron fence with columns, and gates at the two through connections, adjacent to Meadow Lane.
- vii. Window views: Units must also include windows which provide residents a view of the street or public access easement and sidewalk area.
- viii. Front yard landscape zones: Two zones are required between back of curb and the building line, as described below:
 - a. Public zone: A minimum six-foot-wide area adjacent to the townhome lot for trees and street furniture. An urban tree shall be provided equal to every 30 linear feet in the buffer area and may be grouped together as needed. For every three urban trees, trash receptacle, bench, lighted bollard, or other approved street furniture is required.
 - b. Landscape zone: A minimum six-foot-wide landscape/patio area adjacent to the building shall be located within the setback area. In order to differentiate the different zones (public v. private), each townhome may construct a three-foot-

high wrought iron, picket or other open fence. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Opaque wood fences and chain-link fencing are prohibited.

- ix. Rear yard setback landscaping: Within the rear building setback, one urban or ornamental tree is required.
 - x. All other landscaping and screening shall comply with the Zoning Ordinance, as it exists or may be amended in accordance with the standards in effect at the time of development or requested change.
 - xi. Homeowners Association. A Homeowners' Association (HOA) or associations will be established for the development. Dedicated open space, required landscape, and parkway areas, retaining walls, and screening walls will be owned and maintained by the HOA.
 - xii. Architectural Standards. All applicable provisions of Sec. 106.06.04 - Architectural standards for multifamily structures (including townhomes and patio homes), shall be met with exceptions listed below and per building elevation concepts as provided in Exhibit D.
 - a. Sec. 106.06.04(c)(2): All structures shall be architecturally finished on all four sides (exclusive of doors and windows) with a minimum of 80 percent Category A materials on the first floor with the remainder being comprised of Category B materials; a minimum of 45 percent Category A and on the second and third floors with the remainder being comprised of Category B materials in any percentage desired. Use of Category C materials shall be limited to decorative accents.
 - b. Sec. 106.06.04(c)(8): Roofs shall be a minimum one-quarter-to-12 (0.25:12) pitch with a parapet wall along the front and side elevations.
 - c. Sec. 106.06.04(c)(10): All multifamily and townhome primary buildings shall be designed to incorporate architectural elements per building elevation concepts as provided in Exhibit D.
2. Light Commercial (LC) Subdistrict Standards: Development standards for all buildings and sites within the Light Commercial (LC) subdistrict shall meet the Town Zoning standards.
- i. Architectural Standards: All applicable provisions of Sec. 106.06.05 - Architectural Standards for Commercial Structures (Includes Office, Retail, Commercial, Mixed Use, etc.), as they exist, or may be amended, at the time of development.
 - ii. Parking standards. All applicable provisions of Division 4. - Parking, Stacking, and Loading Standards, as they exist, or may be amended, at the time of development.

- iii. Commercial Landscape and Screening Requirements: All applicable provisions of Sec. 106.06.18 – Commercial Landscape Requirements and Sec. 106.06.31 - Screening, shall be met as they exist, or may be amended, at the time of development, unless otherwise stated herein.
- iv. Signage - All applicable provisions of Chapter 86 – Sign Ordinance, as they exist, or may be amended, at the time of development.

D. Waivers for Townhome (TH) Subdistrict:

- 1. Lot Regulations
- 2. On-street parking provision
- 3. Minimum street width and individual lot platting
- 4. Front access from sidewalks
- 5. Reduced masonry fence requirement between the Light Commercial (LC) and Townhome (TH) districts
- 6. Front door entry and sidewalk elevation
- 7. Reduced Front yard landscape zone requirements
- 8. Reduced tree planting within the rear yard setback

EXHIBIT C

OVERALL CONCEPT PLAN

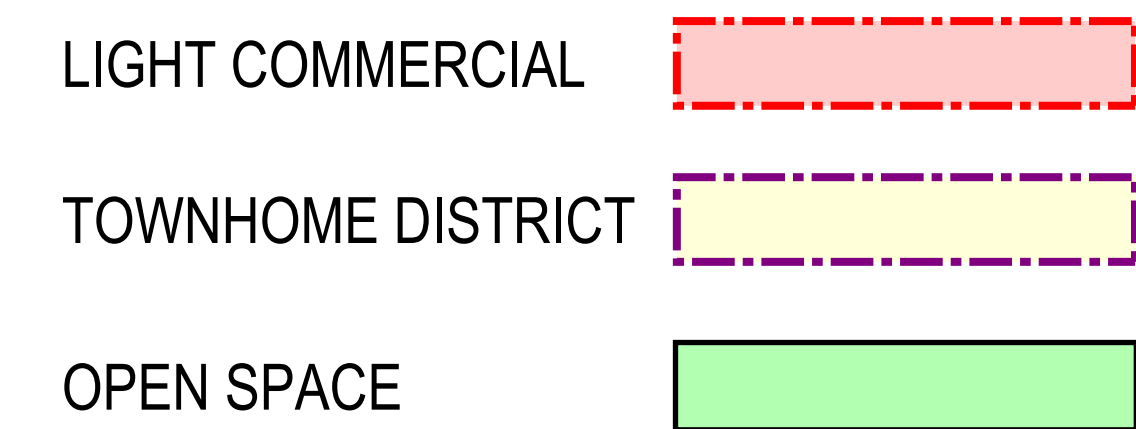


EXHIBIT D

DEVELOPMENT PLANS



Town of Little Elm

100 W. Eldorado Parkway, Little Elm, Texas, 75068

www.littleelm.org

SITE DATA SUMMARY CHART (by phase and in total) to include the following items:		
Site Data Summary		
		Existing
		Proposed
Existing Zoning		A1-LC
		TH/PD
	Front Setback	25'-20'
	Side Setback	10'-20'
	Rear Setback	20'-35'
		5'
Land Use Designation		A1-LC
		TH/PD
Gross Acreage		12.78ac
		12.78ac
Net Acreage		12.78ac
		10.85ac
Number of Proposed Lots		1
		92
Percentage of Site Coverage		
Area of Open Space		12.78 ac
		5.99 ac
Percentage of Open Space		100%
		46.87%
Percentage of Landscape		N/A
		24.65%
Area of Impervious Coverage		12.78 ac
		5.88 ac
Percentage of Impervious Coverage		100%
		46.00%
Proposed Building Area (square footage footprint)		N/A
		121,440sf
Number of Single-Story Buildings		0
		N/A
Number of Two-Story Buildings		0
		N/A
Maximum Building Height		35'-45'
		45'
Proposed Floor Area		N/A
		254,104sf
Proposed Floor Area by Use		N/A
		2200-3171sf/unit
Required Parking		0
		184
Provided Parking		0
		190
	Standard	0
	Handicap	0
	Total	0
		190
Inventory Parking		0
		190
Electric Vehicle Charging Infrastructure		0
		190
Bicycle Racks		0
		4
Required Loading Spaces		0
		0

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions of Site Plan, as listed in Section 106.02.15 and of the Landscape Plan, as listed in Section 106.06.13 of the Zoning Ordinance.

Applicant's Signature

Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper Town staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

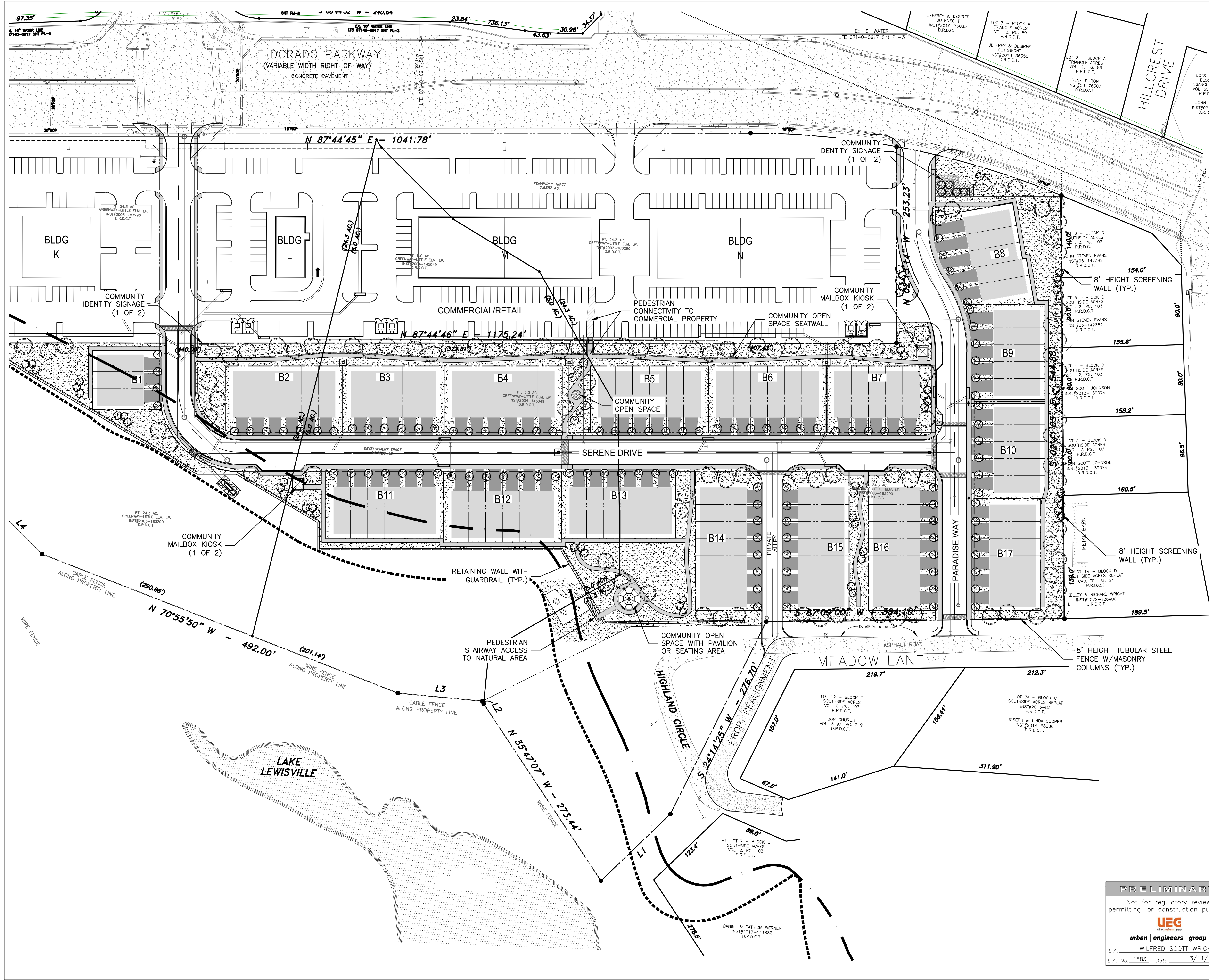
Applicant's Engineer's Signature

24 June 2025

Date

Urban Engineers Group, Inc.

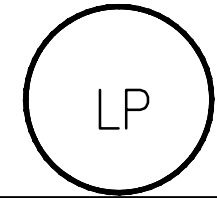
Firm



TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL

UTILITY LOCATION NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

PRELIMINARY PLANT LIST		
SYMBOL	BOTANICAL/COMMON NAME	CALIPER
TREES (REPRESENTATIVE SPECIES)		
	QUERCUS VIRGINIANA LIVE OAK	4" MIN.
	QUERCUS SHUMARDII RED OAK	4" MIN.
	PISTACIA CHINENSIS CHINESE PISTACHE	4" MIN.
	ULMUS CRASSIFOLIA CEDAR ELM	4" MIN.
	LAGERSTROEMIA INDICA CREPE MYRTLE	3" MIN.
	ILEX VOMITORIA YAUPON HOLLY	3" MIN.
	CERCIS CANADENSIS V. TEXENSIS TEXAS REDBUD	3" MIN.
	MYRICA CERIFERA SOUTHERN WAX MYRTLE	3" MIN.



Mar. 11, 25

urban | engineers | group inc.

167 turtle creek blvd., ste a dallas, texas 75207
FIRM REGISTRATION No: F5332 (214) 252-1600 p

LANDSCAPE PLAN

SERENE – LITTLE ELM

PROPERTY DEVELOPER: SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080	PROPERTY OWNER: SERENE – LITTLE ELM	PROPERTY ADDRESS: OAK GROVE PKWY & ELDORADO CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A
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DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
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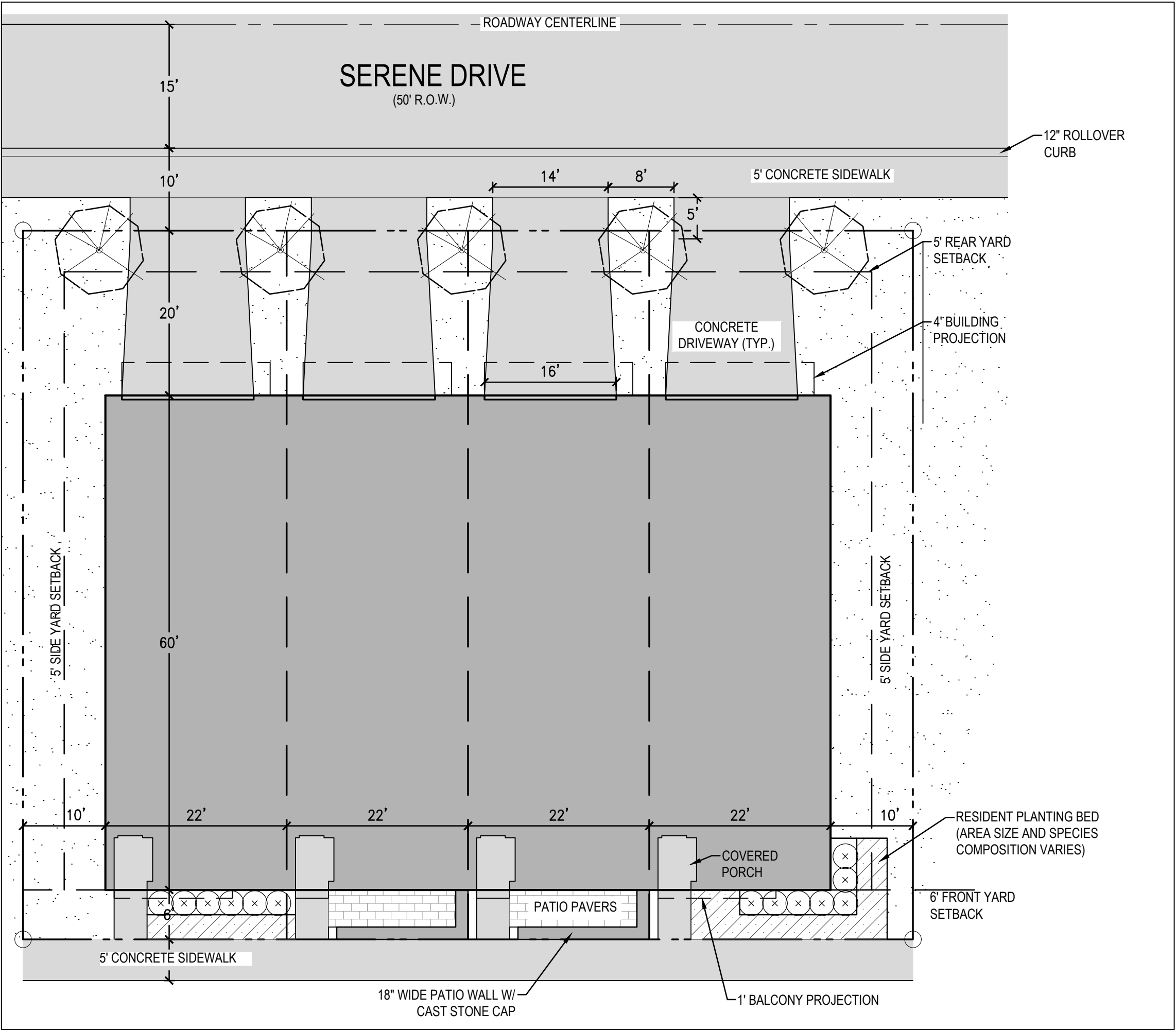
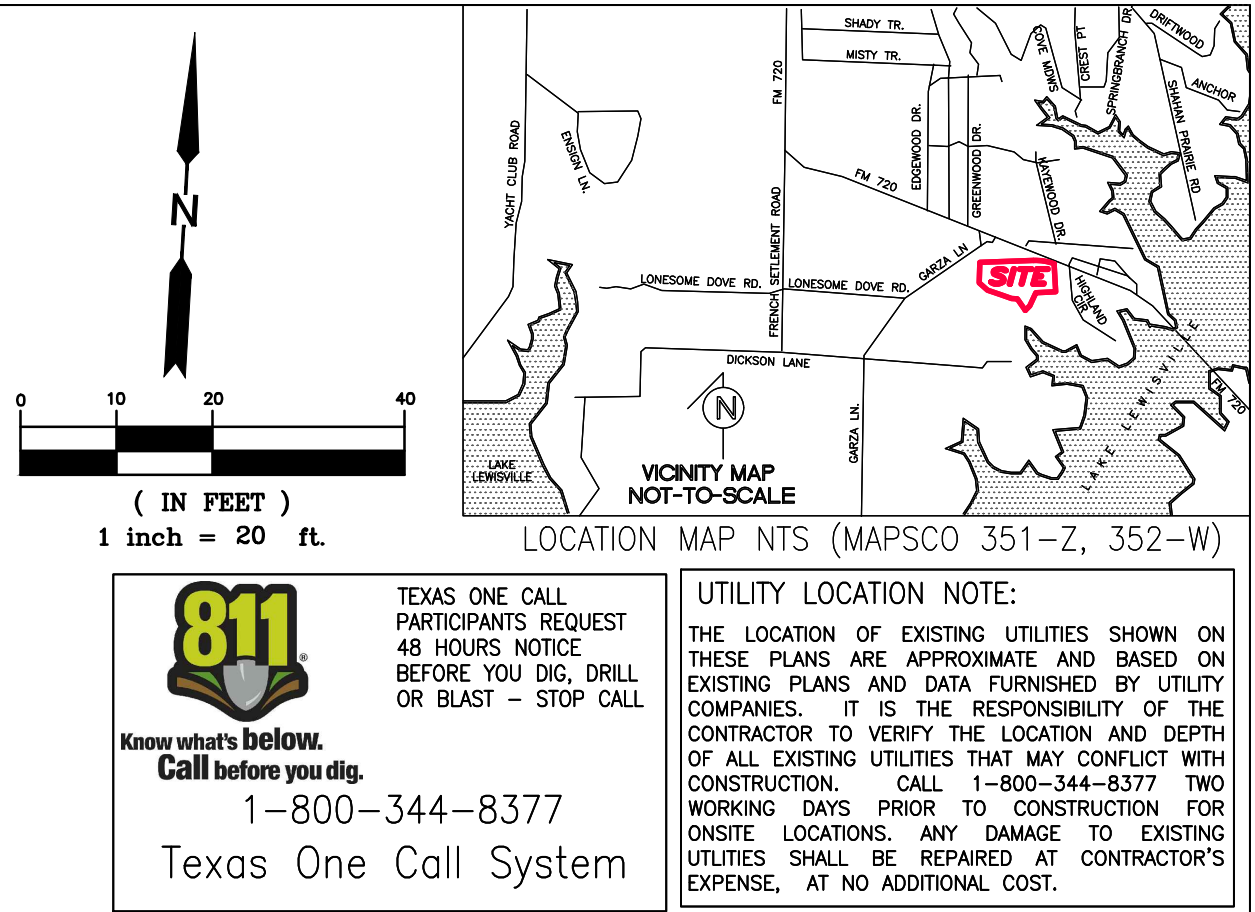
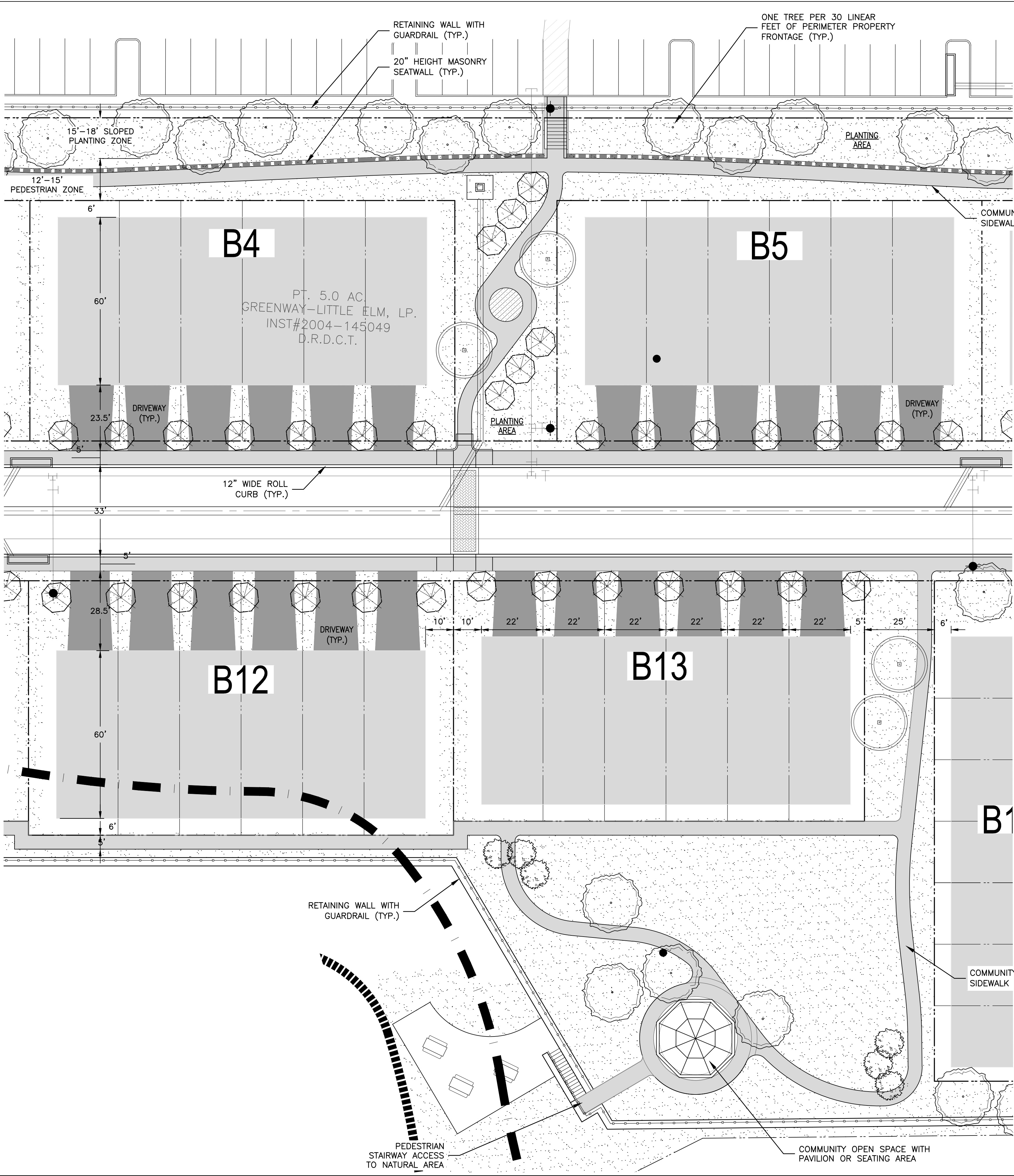
PRELIMINARY

Not for regulatory review, permitting, or construction purposes

urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 3/11/2025

Drawing: P:\UEG\DESIGN\2023\23-11 SRN-LELM SITE\CAD\Sheets\Landscape Concept Plan.dwg Saved By: swright Save Time: 3/11/2025 3:59 PM



1 BUILDING AREA ENLARGEMENT
LE1 PLAN

SCALE: 1" = 1'-0"

LE1

Mar. 11, 25

UEG
FIRM REGISTRATION No: F5332

urban | engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p (214) 252-1612 f

LANDSCAPE ENLARGEMENT PLAN

SERENE – LITTLE ELM

PROPERTY DEVELOPER: SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080	PROPERTY OWNER: SERENE – LITTLE ELM	PROPERTY ADDRESS: OAK GROVE PKWY & ELDORADO PKWY CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A
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DESIGN UEGi	DRAWN UEGi	DATE Mar. 11, 25	SCALE OF	SHEET NO. OF	CASE NO.	EXHIBIT
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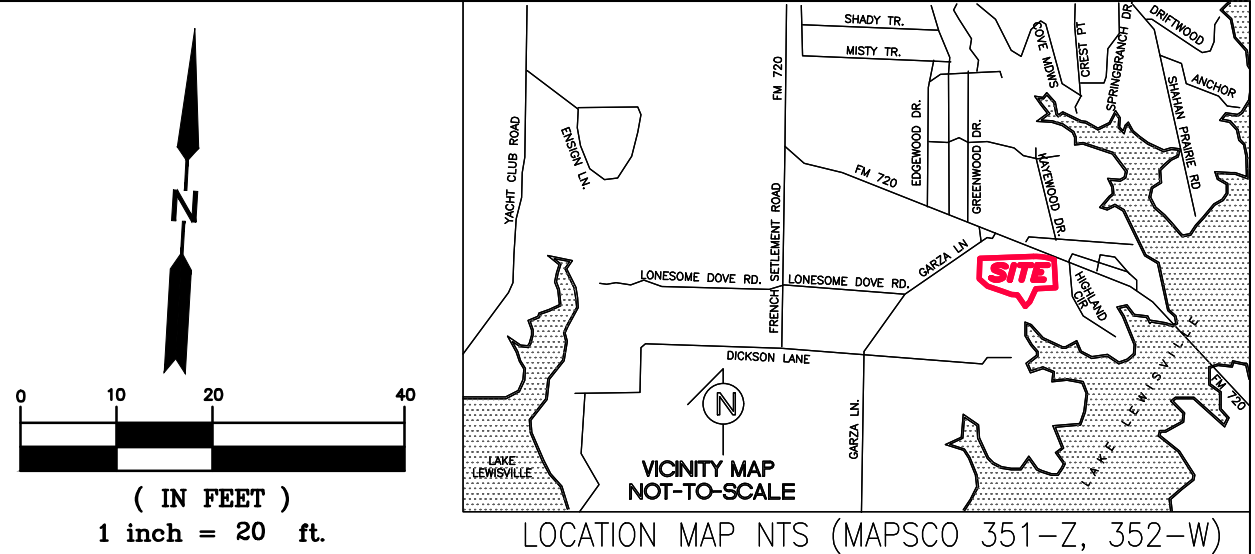
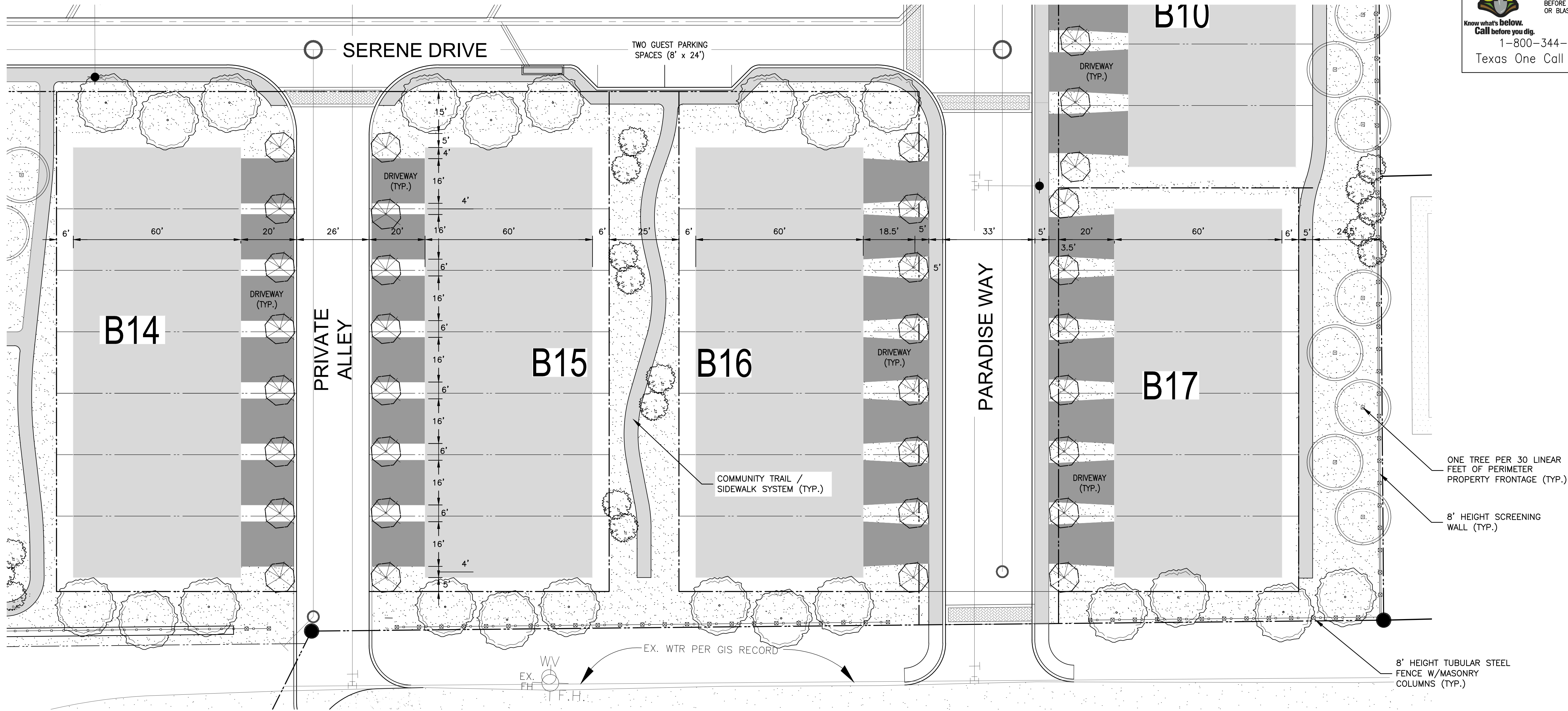
PRELIMINARY


Not for regulatory review,
permitting, or construction purposes

UEG
urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 3/11/2025

Drawing: P:\UEG\DESIGN\2023\23-11 SRN-LELM SITE\CAD\Sheets\Landscape Concept Plan.dwg Saved By: swright Save Time: 3/11/2025 3:59 PM





811
Know what's below.
Call before you dig.
1-800-344-8377
Texas One Call System

TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP CALL

UTILITY LOCATION NOTE:
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ONE TREE PER 30 LINEAR FEET OF PERIMETER PROPERTY FRONTAGE (TYP.)

8' HEIGHT SCREENING WALL (TYP.)

8' HEIGHT TUBULAR STEEL FENCE W/MASONRY COLUMNS (TYP.)

LE2

Mar. 11, 25



urban | engineers | group inc.
FIRM REGISTRATION No: F5332
167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p


LANDSCAPE ENLARGEMENT PLAN

SERENE – LITTLE ELM

PROPERTY DEVELOPER: SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080	PROPERTY OWNER: SERENE – LITTLE ELM	PROPERTY ADDRESS: OAK GROVE PKWY & ELDORADO PKWY CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A				
DESIGN UEGi	DRAWN UEGi	DATE Mar. 11, 25	SCALE	SHEET NO. OF	CASE NO.	EXHIBIT

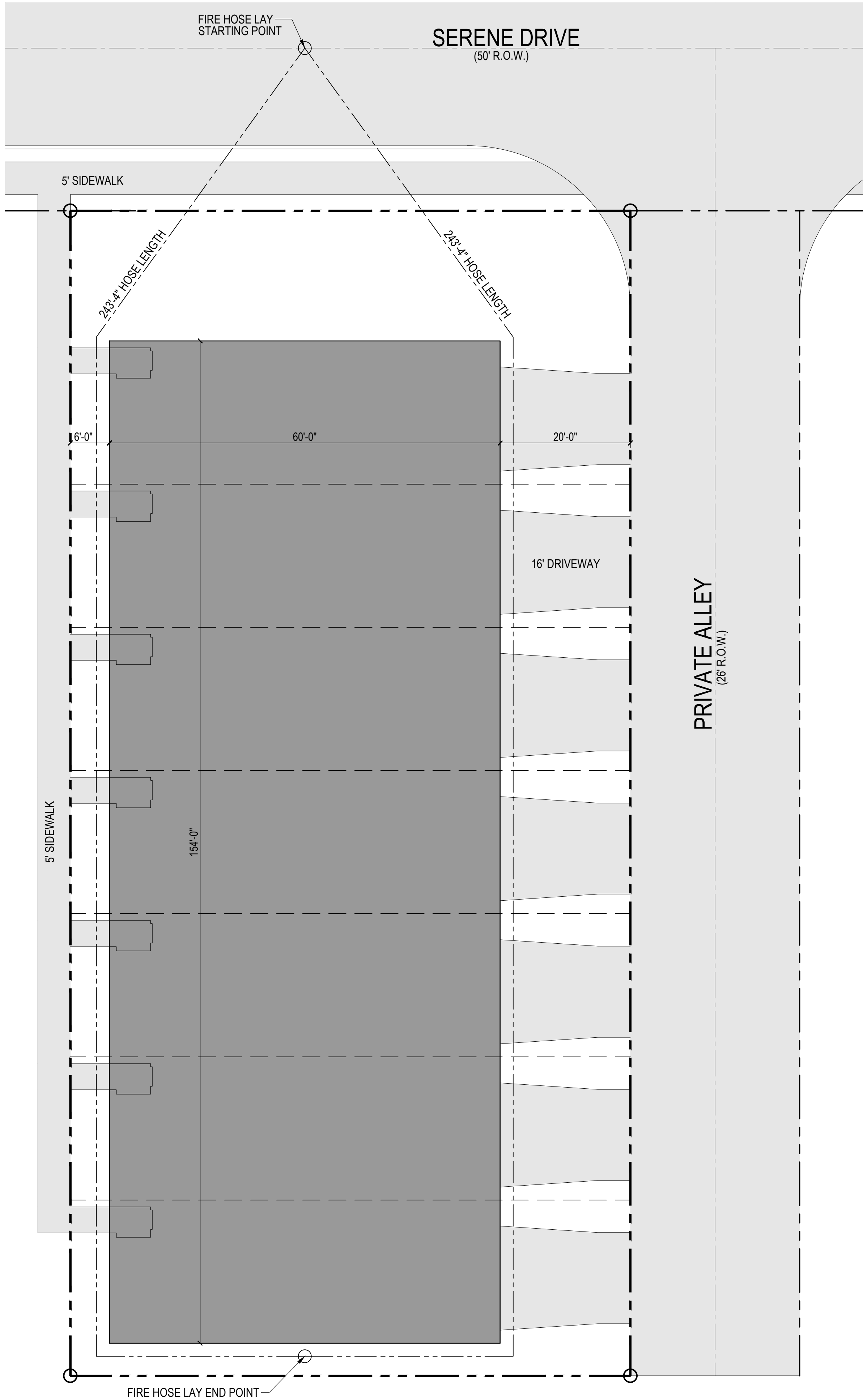
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Not for regulatory review, permitting, or construction purposes



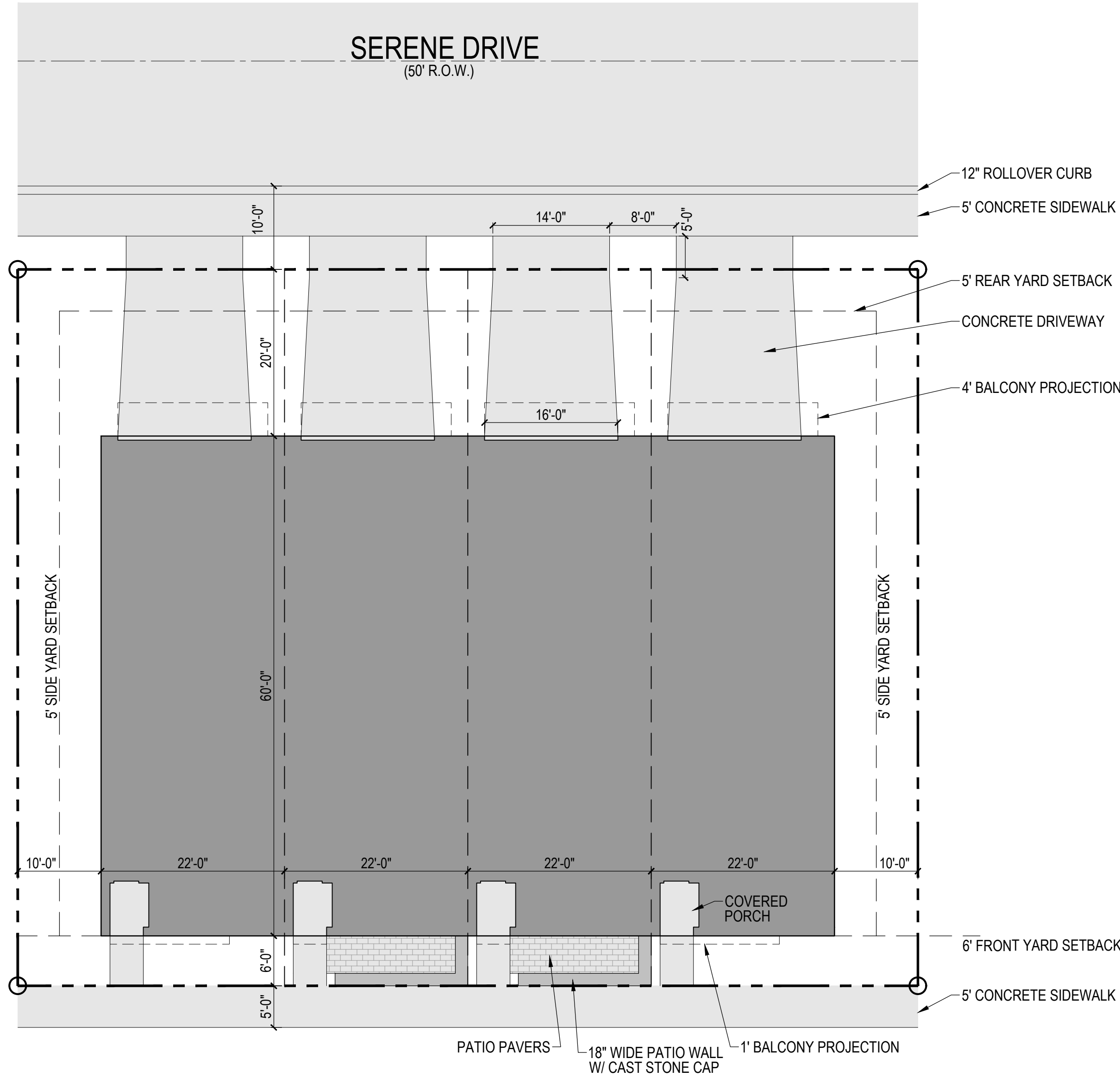
urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 3/11/2025



02 FIRE HOSE LAY EXHIBIT

SCALE: 3/32" = 1'-0"



01 BUILDING SITE PLAN EXHIBIT

SCALE: 3/32" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
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2	PD COMMENTS	08/26/24

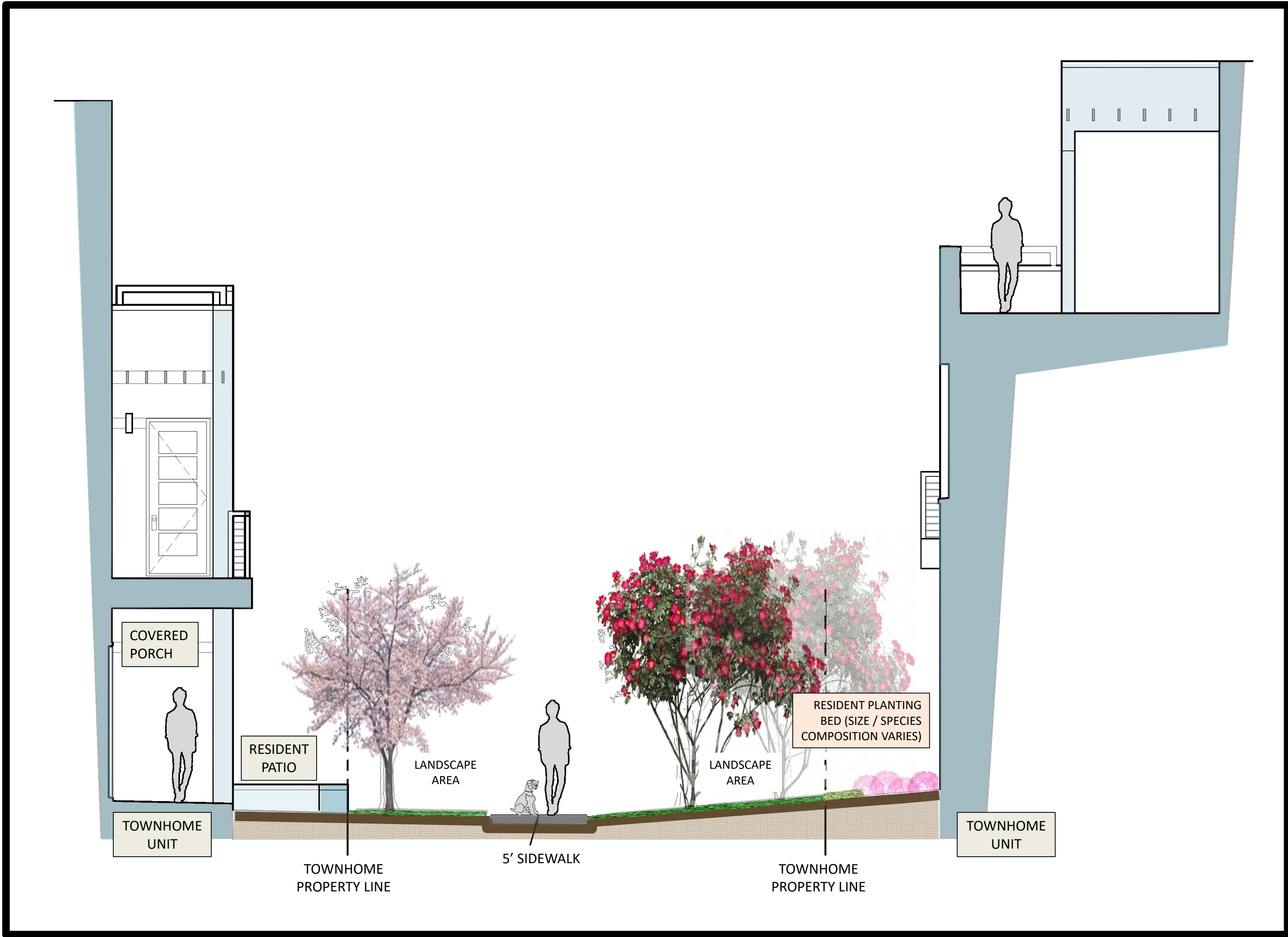
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97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

SITE PLAN & FIRE HOSE LAY
EXHIBIT

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

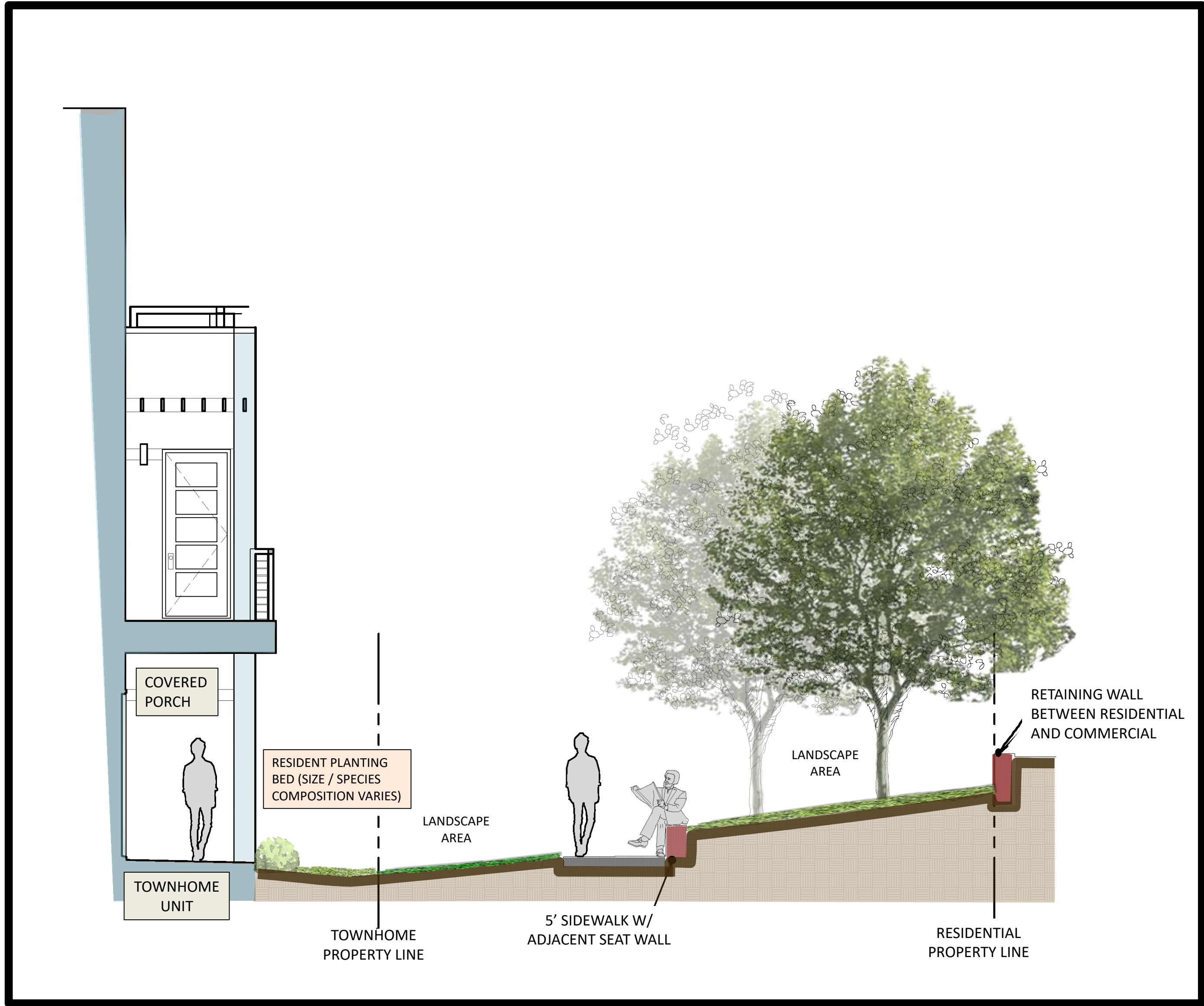
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LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN



BUILDING SECTION BETWEEN B15 AND B16

PLAN

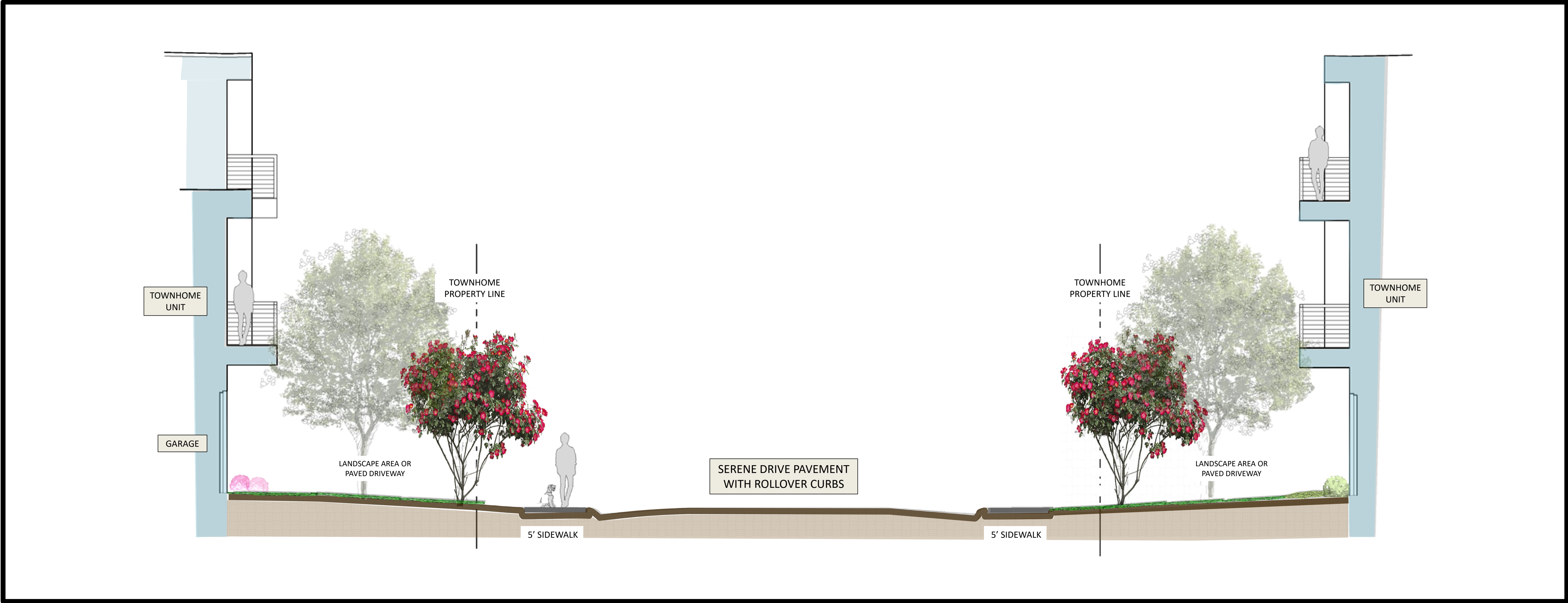


BUILDING SECTION BETWEEN B5 AND COMMERCIAL

PLAN

NOT TO SCALE

LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN



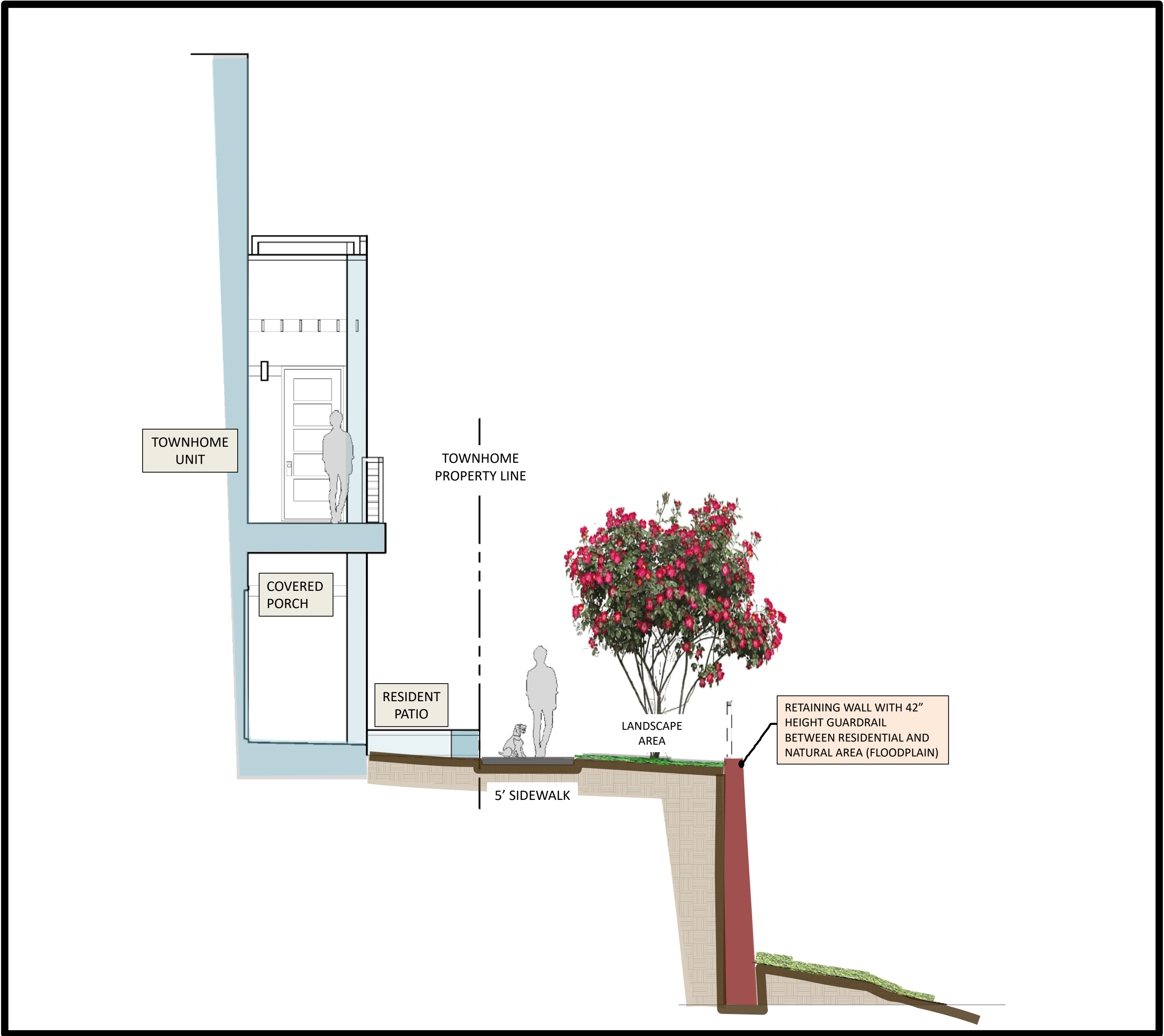
SERENCE DRIVE BUILDING SECTION BETWEEN B4 AND B12

PLAN

NOT TO SCALE

PRELIMINARY
Not for regulatory review,
permitting, or construction purposes
UEG
urban | engineers | group inc.
L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 9/24/2024

LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN

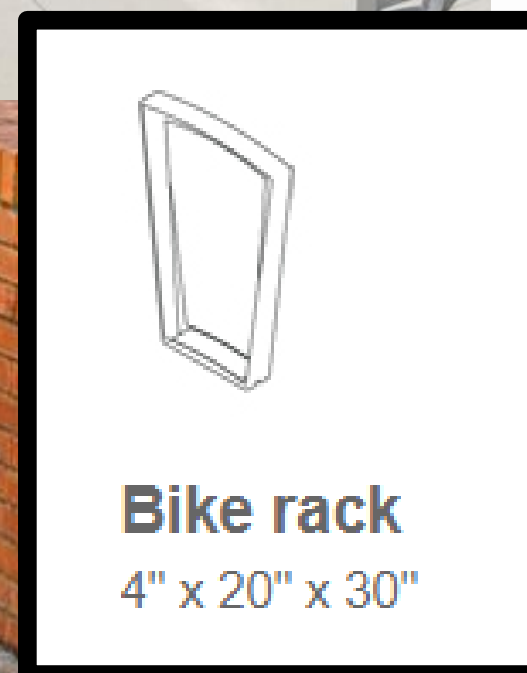


BUILDING SECTION BETWEEN B11 AND NATURAL AREA (FLOODPLAIN)

PLAN

NOT TO SCALE

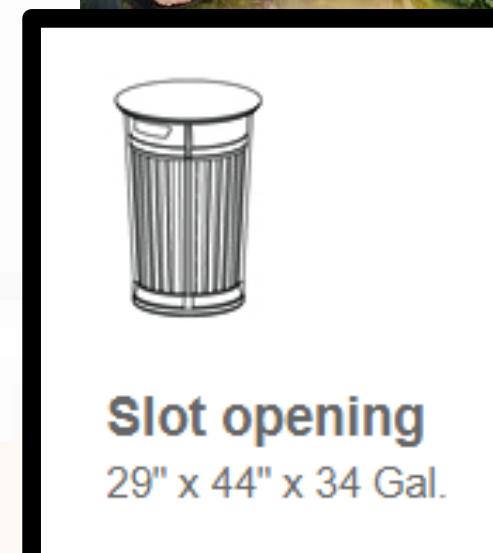
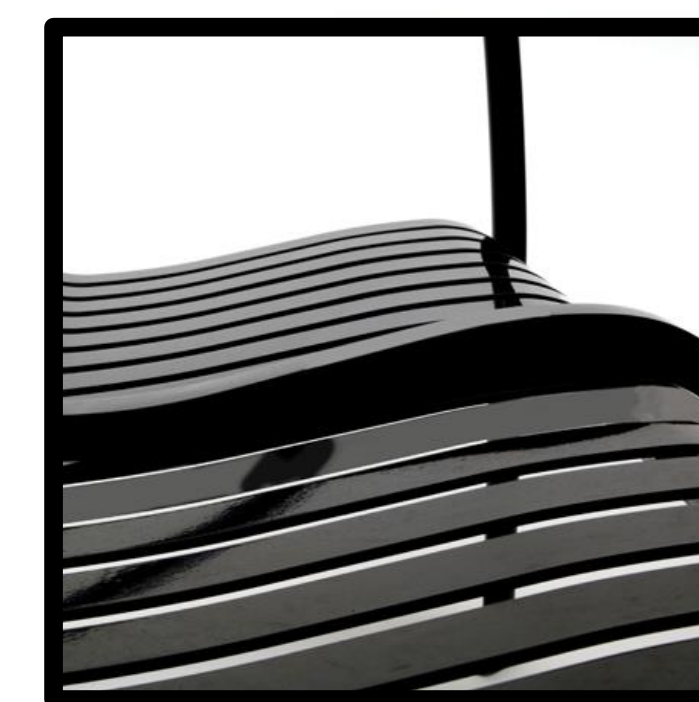
SERENE DEVELOPMENT – SITE FURNISHINGS



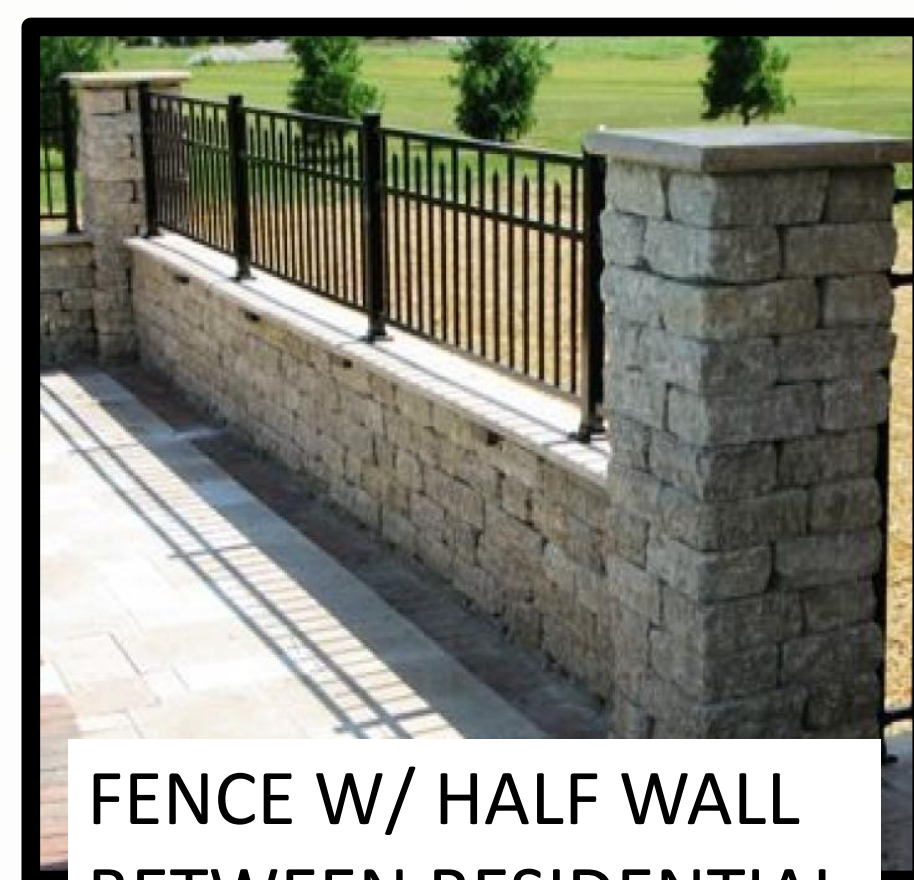
BIKE RACK
EMERSON SERIES BY LANDSCAPE FORMS



BENCH
TOWN SQUARE SERIES BY LANDSCAPE FORMS



TRASH RECEPTACLE
POE SERIES BY LANDSCAPE FORMS



FENCE W/ HALF WALL
BETWEEN RESIDENTIAL
AND COMMERCIAL



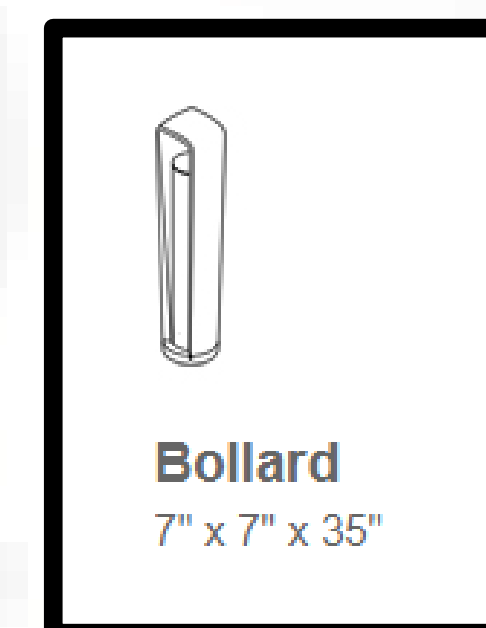
MASONRY
SCREENWALL
W/COLUMNS



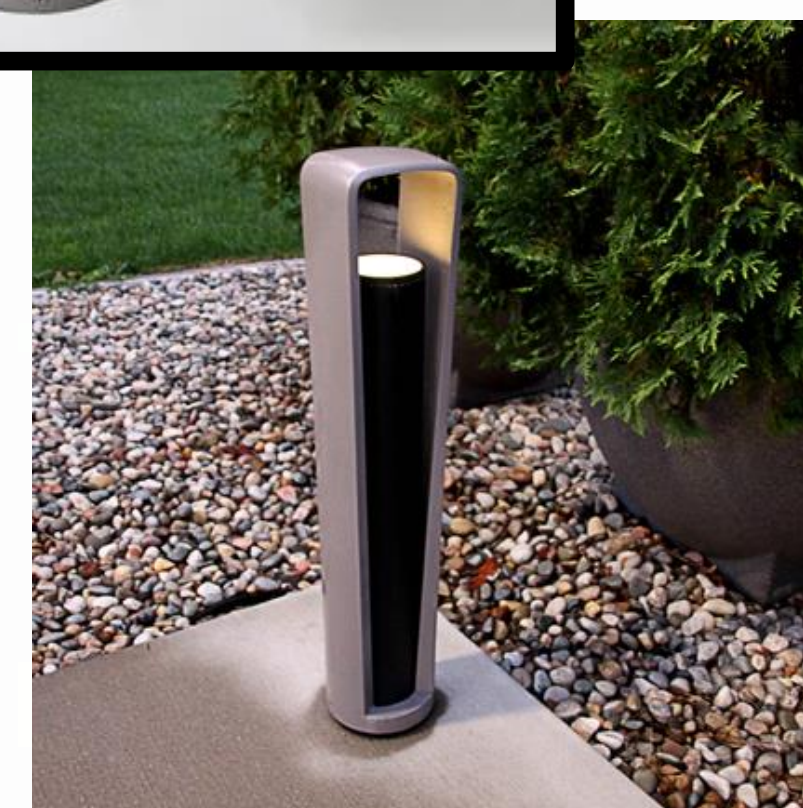
TUBULAR
STEEL FENCE
W/COLUMNS



STOP BOLLARD WITH
PATH LIGHTING



Bollard
7" x 7" x 35"



COMMUNITY OPEN
SPACE SEATWALL





02 TOWNHOME RENDERING - REAR ELEVATION

SCALE: NOT TO SCALE



01 TOWNHOME RENDERING - FRONT ELEVATION

SCALE: NOT TO SCALE

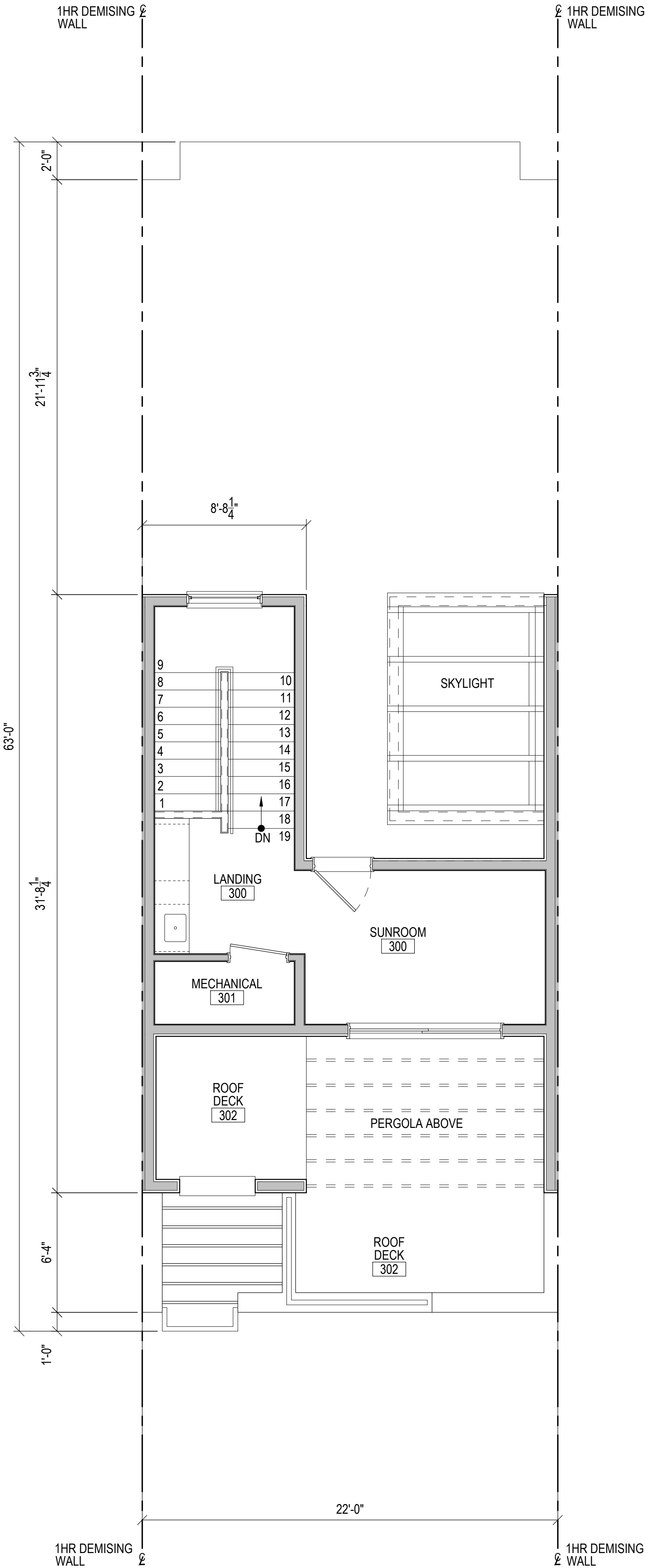
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2	PD COMMENTS	08/26/24
3	PD COMMENTS	01/20/25

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

TOWNHOME RENDERING
EXHIBIT

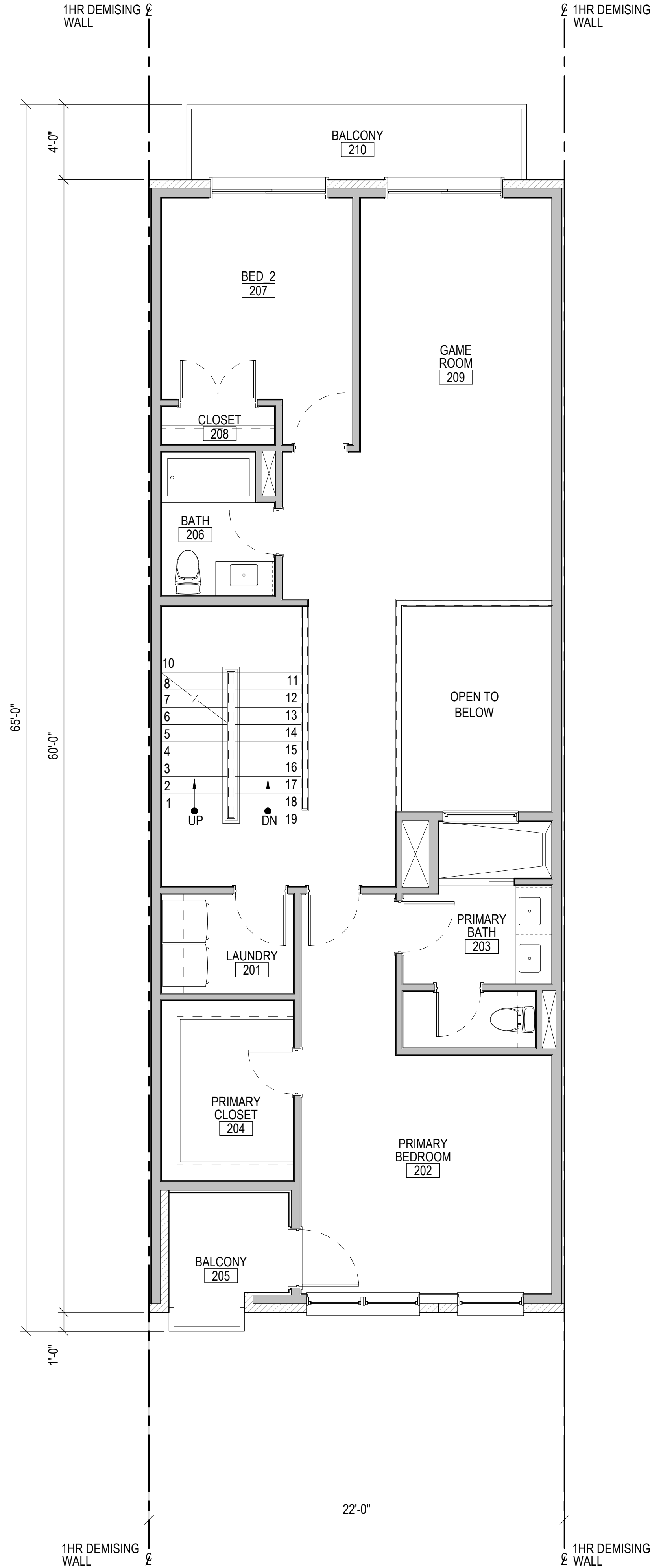
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DRAWN BY: JW	CHECKED BY: GH

A0.10



03 THIRD FLOOR PLAN - DECK

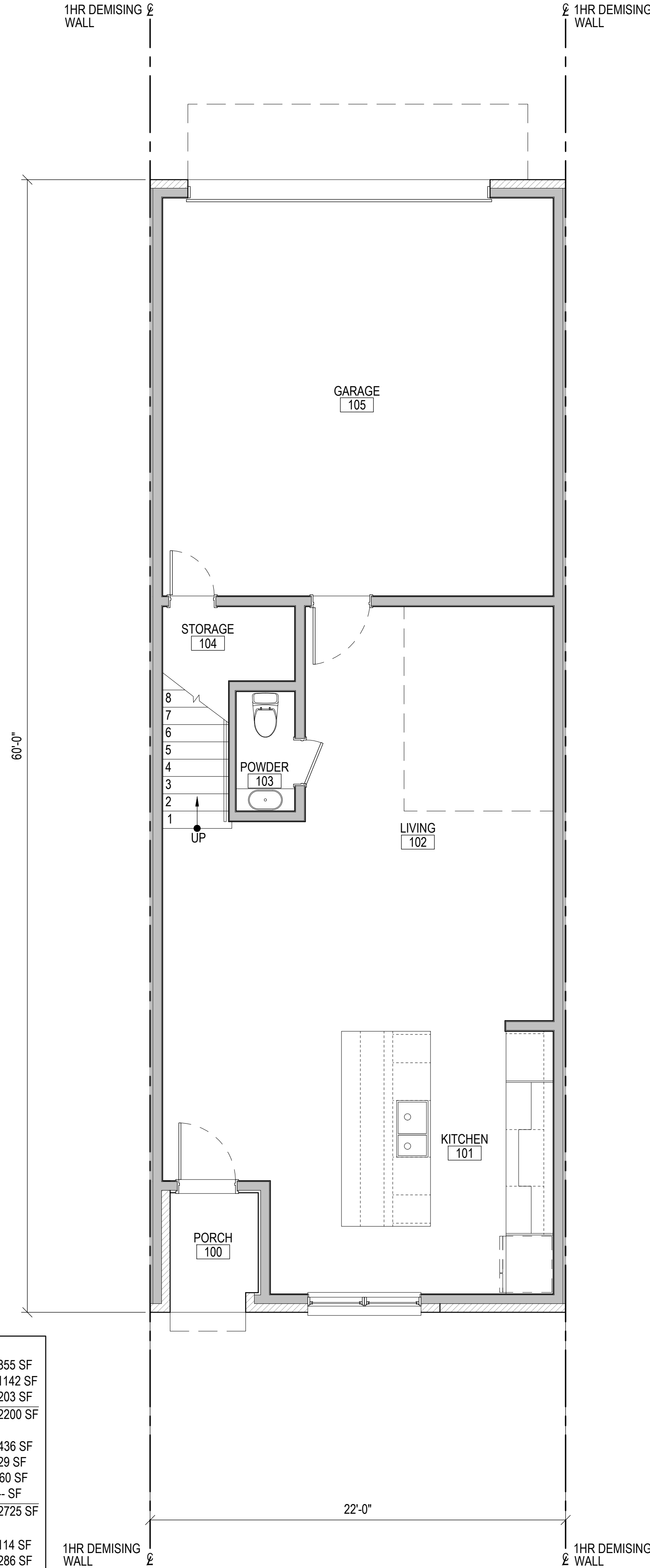
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	203 SF
TOTAL LIVING	2200 SF
GARAGE	
COVERED PORCH	436 SF
COVERED DECK	29 SF
MECHANICAL/STORAGE	60 SF
TOTAL AUR	-- SF
TOTAL AUR	2725 SF
BALCONY	114 SF
ROOF DECK	286 SF



01 FIRST FLOOR PLAN - BASE

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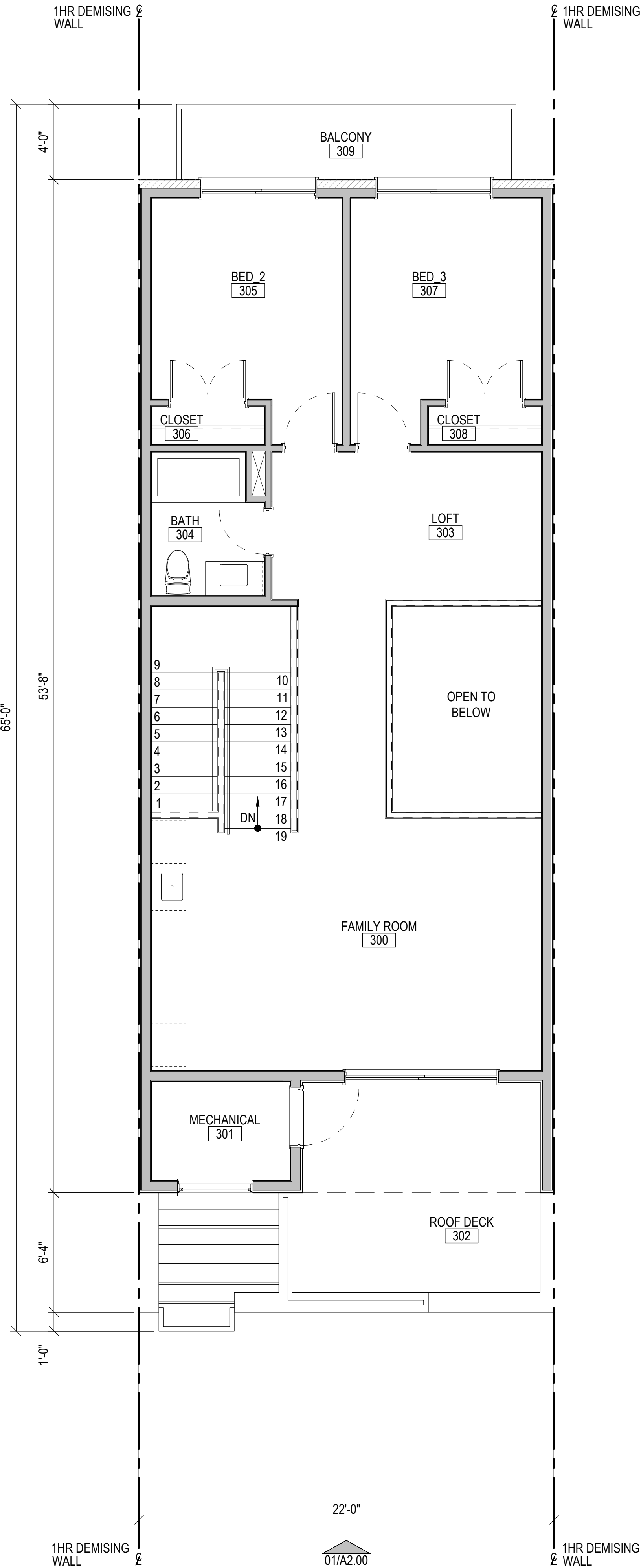
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NO.	DESCRIPTION	DATE
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2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

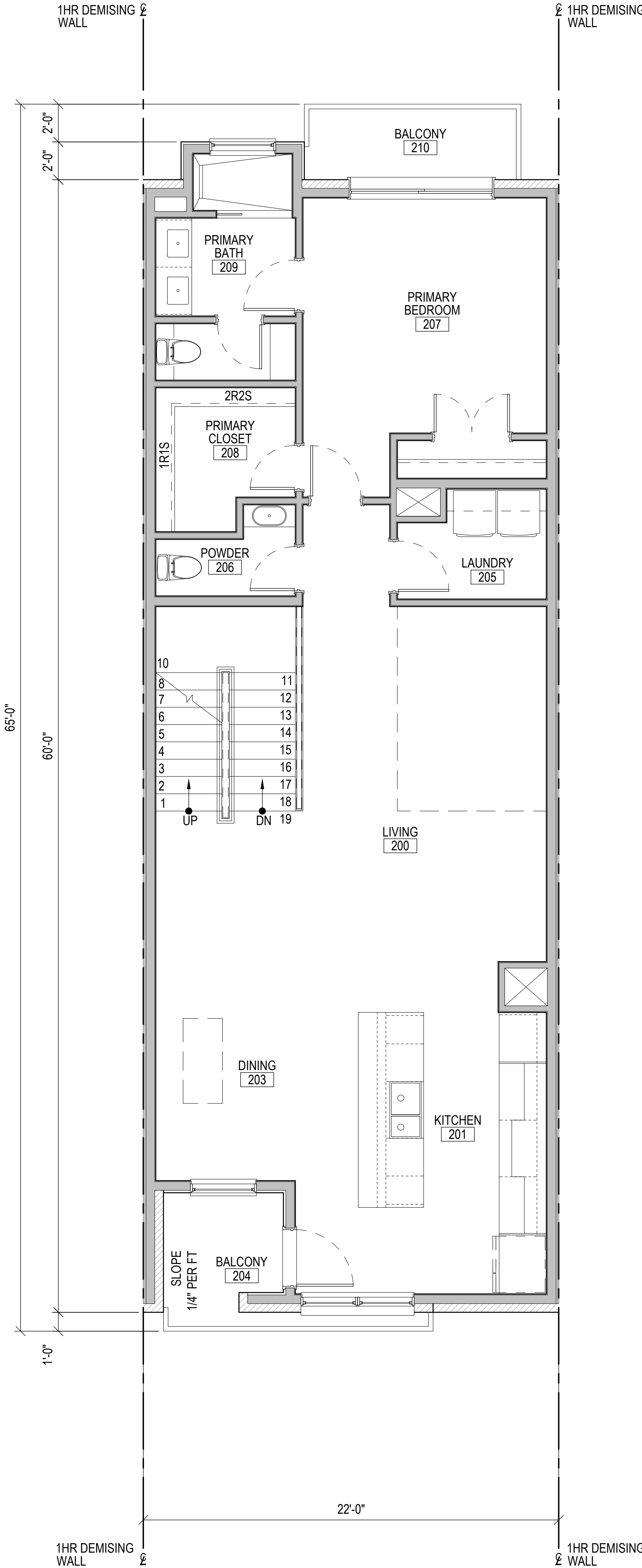
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DRAWN BY: JW	CHECKED BY: GH

A1.00



03 THIRD FLOOR PLAN - BED

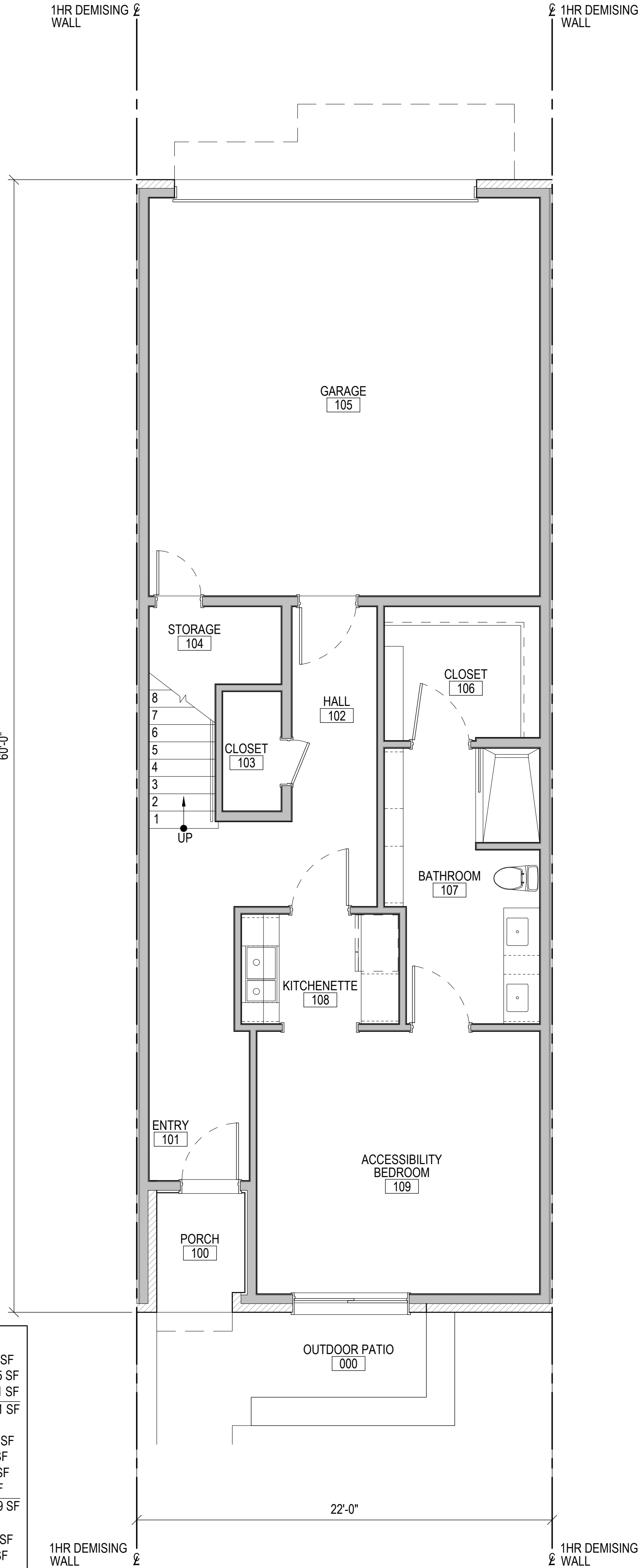
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02 SECOND FLOOR PLAN - ACCESSIBLE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1295 SF
THIRD FLOOR	1021 SF
TOTAL LIVING	3171 SF
GARAGE	
COVERED PORCH	29 SF
COVERED DECK	73 SF
MECHANICAL/STORAGE	-- SF
TOTAL AUR	3709 SF
BALCONY	160 SF
ROOF DECK	70 SF



01 FIRST FLOOR PLAN - ACCESSIBLE

SCALE: 1/4" = 1'-0"

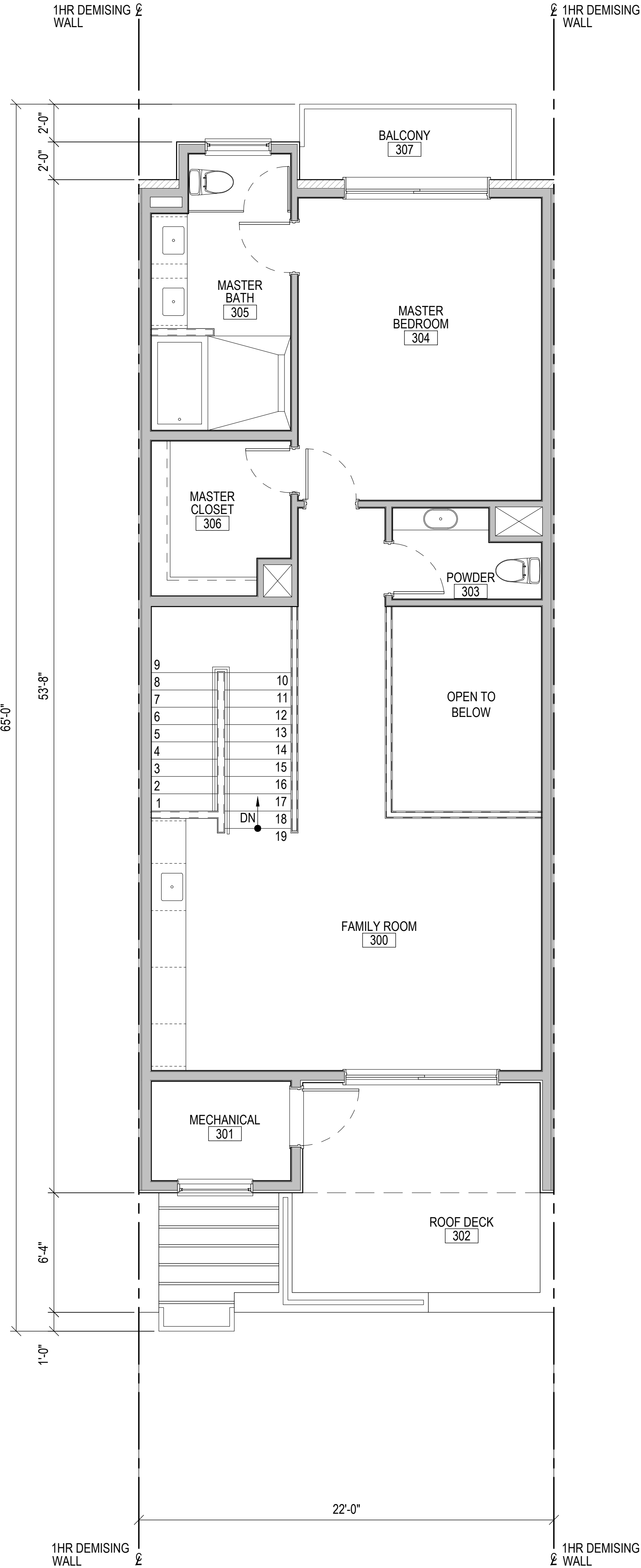
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NO.	DESCRIPTION	DATE
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2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
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3 STORY
FLOOR PLANS

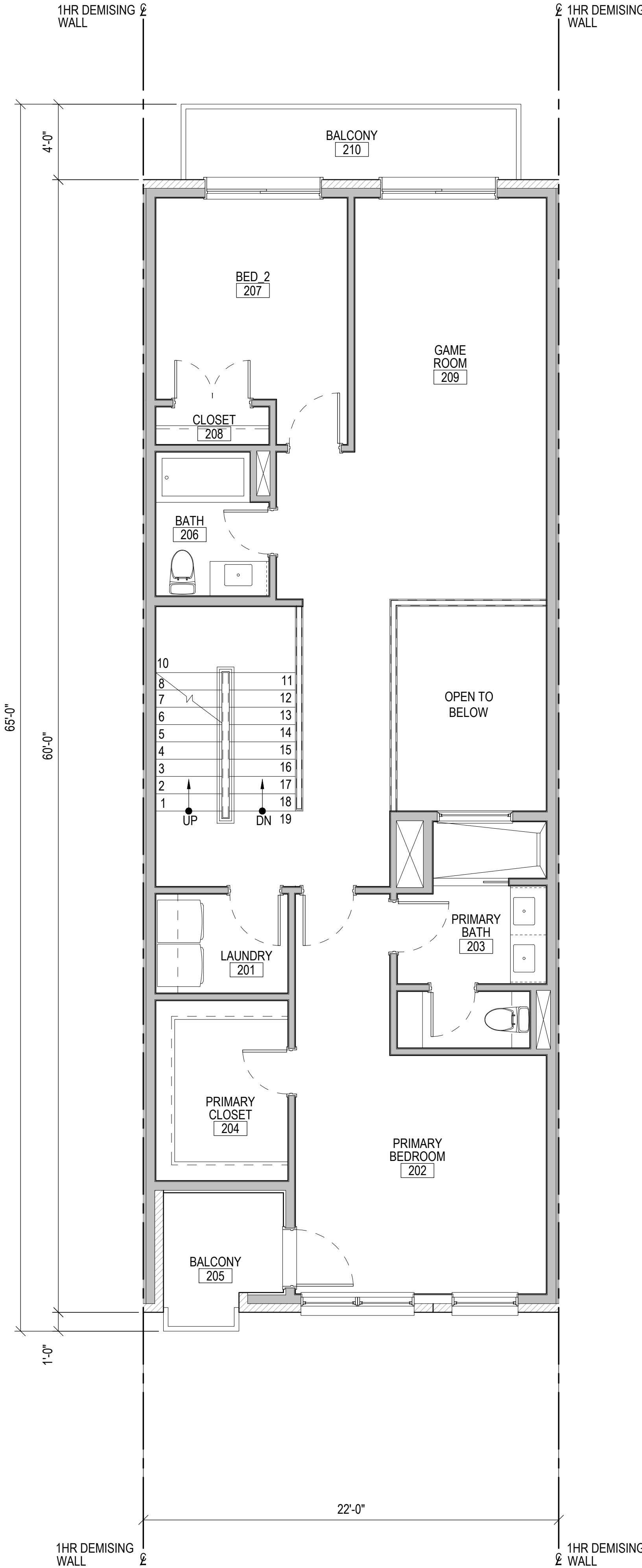
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DRAWN BY: JW	CHECKED BY: GH

A1.10



03 THIRD FLOOR PLAN - FULL

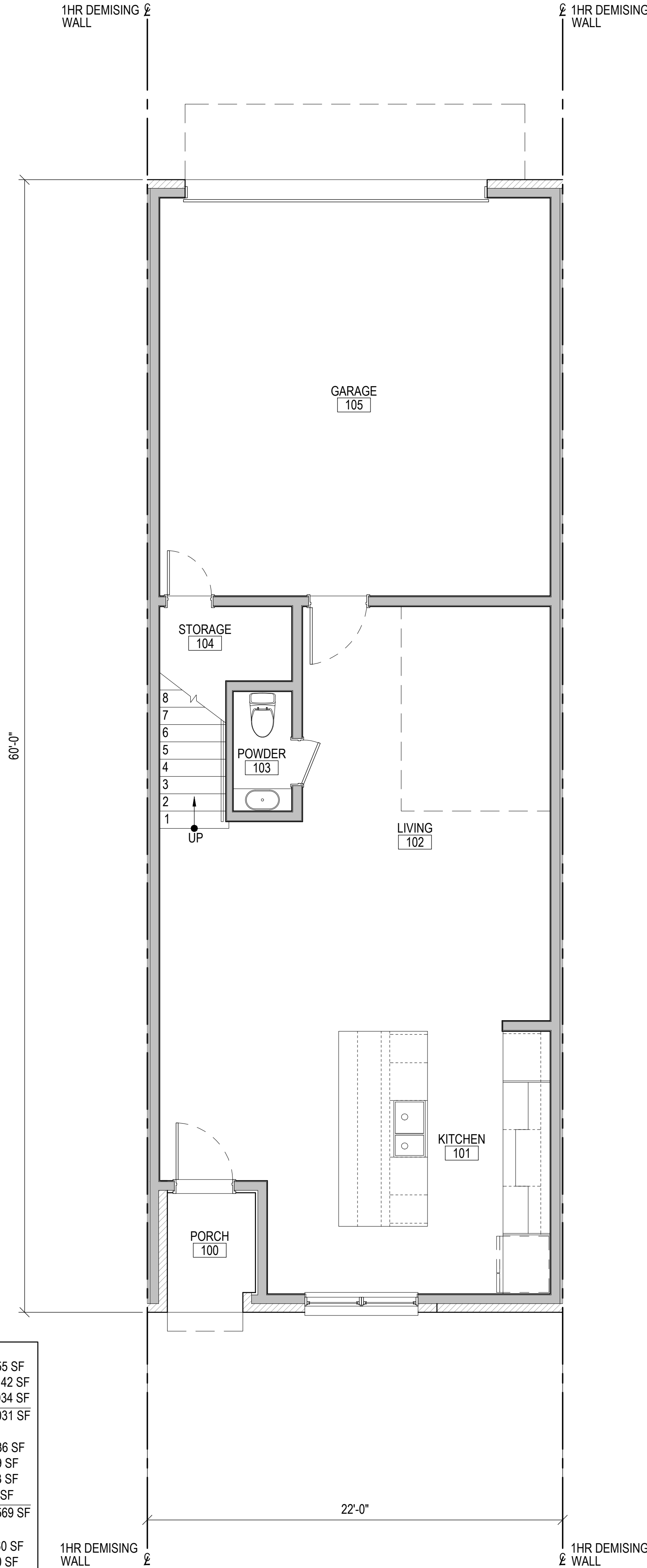
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	1034 SF
TOTAL LIVING	3031 SF
GARAGE	
COVERED PORCH	436 SF
COVERED DECK	29 SF
MECHANICAL/STORAGE	73 SF
TOTAL AUR	-- SF
BALCONY	3569 SF
ROOF DECK	160 SF
	70 SF



01 FIRST FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

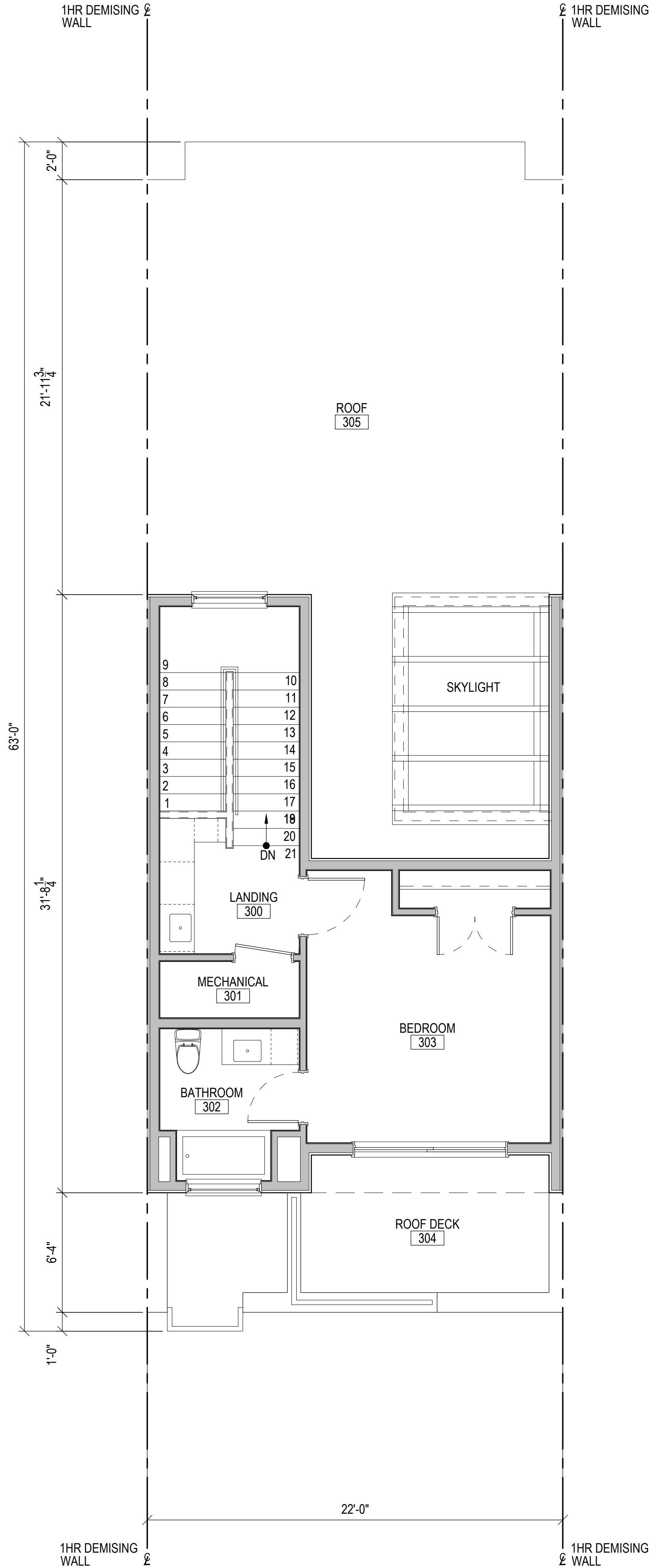
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

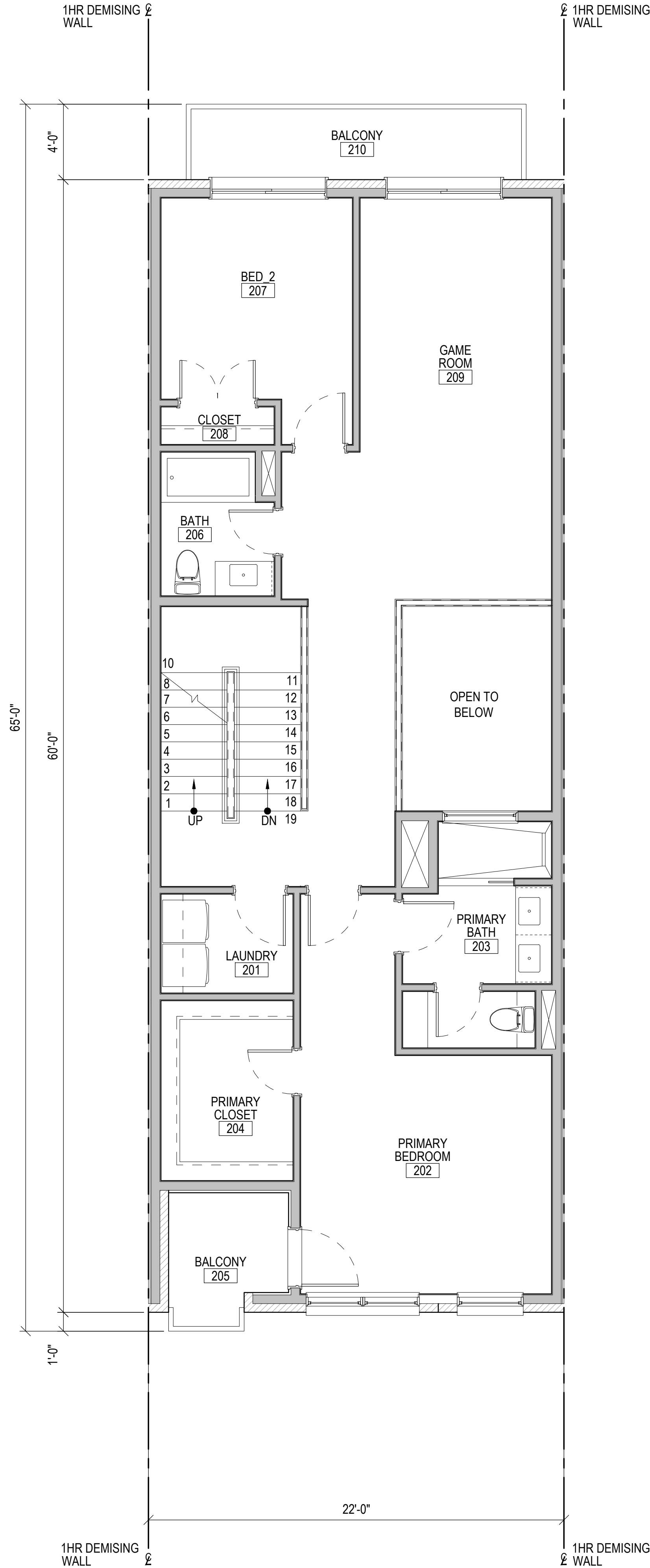
DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.20



03 THIRD FLOOR PLAN - GUEST

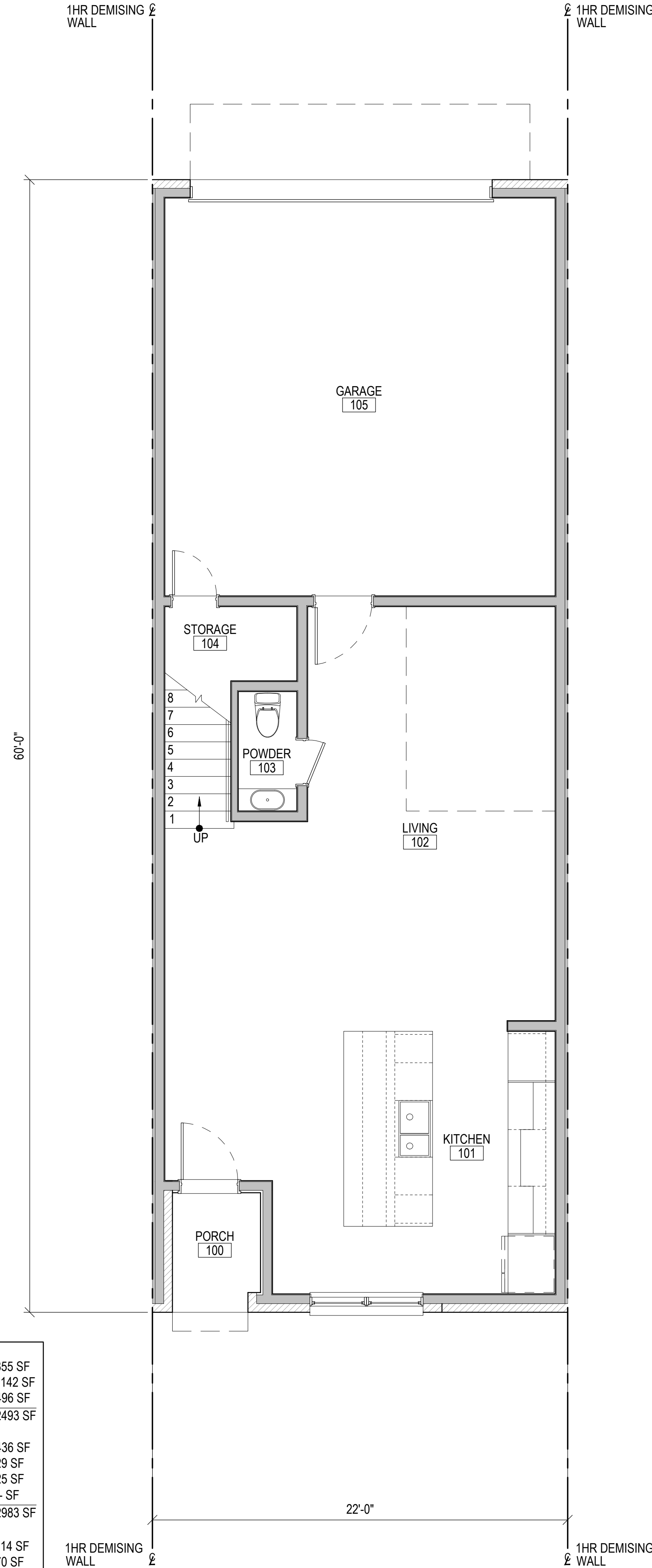
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	496 SF
TOTAL LIVING	2493 SF
GARAGE	436 SF
COVERED PORCH	29 SF
COVERED DECK	25 SF
MECHANICAL/STORAGE	-- SF
TOTAL AUR	2983 SF
BALCONY	114 SF
ROOF DECK	70 SF



01 FIRST FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.30



02 REAR ELEVATION - 3 STORY

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



01 FRONT ELEVATION - 3 STORY

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

EL 38'-1"
TO SKYLIGHT
EL 37'-5 3/4"
TO RAISED PARAPET
EL 36'-5 3/4"
TO LOW PARAPET

EL 26'-9 3/4"
TO HIGH PARAPET
EL 25'-9 3/4"
TO LOW PARAPET
EL 23'-3 1/2"
TO ROOF DECK
EL 21'-8 3/4"
PL HT
EL XX'-XX"
WINDOW HEADER

EL 11'-7 3/4"
TOD
EL 10'-1"
PL HT
EL 9'-0"
WINDOW HEADER

EL 0'-0"
TOC

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT

97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS

CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

NOT FOR PERMITTING OR CONSTRUCTION

EL 38'-1"
TO SKYLIGHT
EL 37'-5 3/4"
TO RAISED PARAPET
EL 36'-5 3/4"
TO LOW PARAPET

EL 26'-9 3/4"
TO HIGH PARAPET
EL 25'-9 3/4"
TO LOW PARAPET
EL 23'-3 1/2"
TO ROOF DECK
EL 21'-8 3/4"
PL HT
EL 20'-7 3/4"
WINDOW HEADER

EL 11'-7 3/4"
TOD
EL 10'-1"
PL HT
EL 9'-0"
WINDOW HEADER

EL 0'-0"
TOC

FRONT AND REAR ELEVATION - OVERALL PALETTE - A

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A2.00

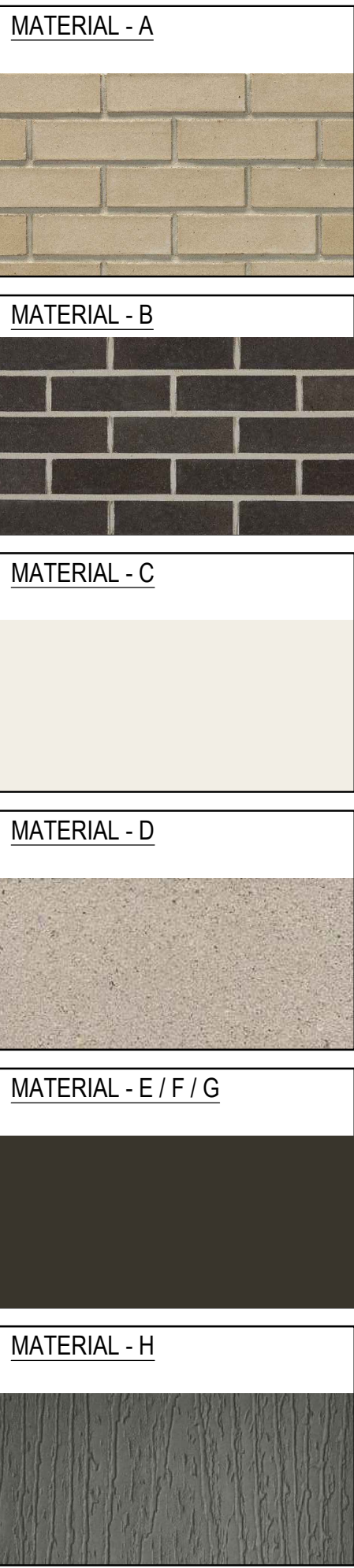
MATERIAL COVERAGE - FRONT ELEVATION			
BRICK	1756 SF	63%	
CEMENTITIOUS BOARD	1023 SF	37%	
SUBTOTAL	2779 SF	100%	
DOORS/WINDOWS	902 SF	24%	
TOTAL	3802 SF		
MATERIAL COVERAGE - FRONT ELEVATION 1ST FLR			
BRICK	665 SF	91%	
CEMENTITIOUS BOARD	66 SF	9%	
SUBTOTAL	731 SF	100%	
MATERIAL COVERAGE - FRONT ELEVATION OTHER FLR			
BRICK	1016 SF	48%	
CEMENTITIOUS BOARD	1097 SF	52%	
SUBTOTAL	2113 SF	100%	

MATERIAL COVERAGE - RIGHT ELEVATION			
BRICK	1252 SF	70%	
CEMENTITIOUS BOARD	536 SF	30%	
SUBTOTAL	1788 SF	100%	
DOORS/WINDOWS	101 SF	5%	
TOTAL	1898 SF		
MATERIAL COVERAGE - RIGHT ELEVATION 1ST FLR			
BRICK	492 SF	81%	
CEMENTITIOUS BOARD	117 SF	19%	
SUBTOTAL	609 SF	100%	
MATERIAL COVERAGE - RIGHT ELEVATION OTHER FLR			
BRICK	760 SF	64%	
CEMENTITIOUS BOARD	419 SF	36%	
SUBTOTAL	1179 SF	100%	

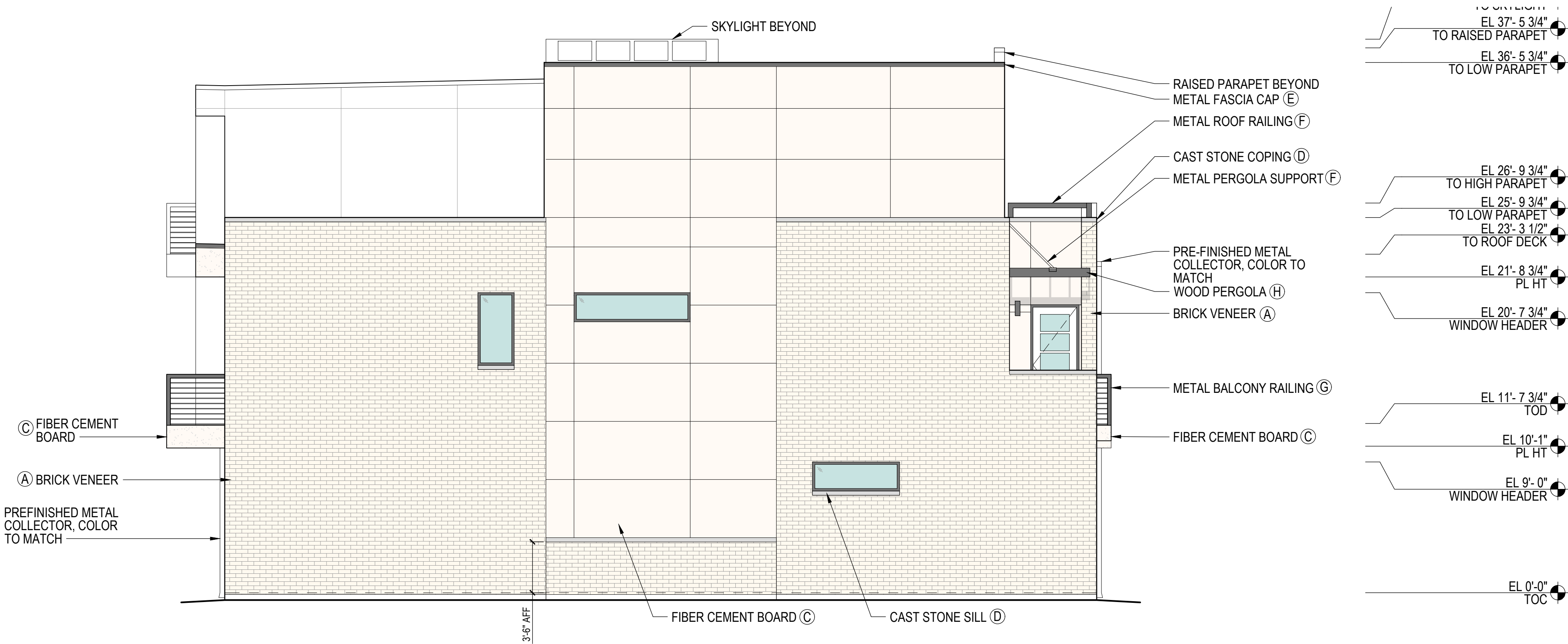
SEC. 106.06.04 (c) DESIGN STANDARDS. (10) AUXILIARY DESIGN STANDARDS.	
<ul style="list-style-type: none">c. CAST STONEd. OUTDOOR PATIOS (CLIENT VARIATION OPTION)e. RHYTHM PATTERNED BRICKWORKe. BALCONETTES (UNIT VARIATION)f. BALCONIES WITH PERGOLAf. PERGOLAS (CLIENT VARIATION OPTION)f. ARCHITECTURALLY INTEGRATED GUTTERS AND DOWNSPOUTS	

MATERIAL COVERAGE - REAR ELEVATION			
BRICK	1401 SF	74%	
CEMENTITIOUS BOARD	503 SF	26%	
SUBTOTAL	1904 SF	100%	
DOORS/WINDOWS	1119 SF	37%	
TOTAL	3023 SF		
MATERIAL COVERAGE - REAR ELEVATION 1ST FLR			
BRICK	496 SF	100%	
CEMENTITIOUS BOARD	--- SF	--%	
SUBTOTAL	496 SF	100%	
MATERIAL COVERAGE - REAR ELEVATION OTHER FLR			
BRICK	905 SF	64%	
CEMENTITIOUS BOARD	503 SF	36%	
SUBTOTAL	1408 SF	100%	

MATERIAL COVERAGE - LEFT ELEVATION			
BRICK	1099 SF	61%	
CEMENTITIOUS BOARD	696 SF	39%	
SUBTOTAL	1795 SF	100%	
DOORS/WINDOWS	68 SF	4%	
TOTAL	1864 SF		
MATERIAL COVERAGE - LEFT ELEVATION 1ST FLR			
BRICK	494 SF	83%	
CEMENTITIOUS BOARD	100 SF	17%	
SUBTOTAL	594 SF	100%	
MATERIAL COVERAGE - LEFT ELEVATION OTHER FLR			
BRICK	605 SF	50%	
CEMENTITIOUS BOARD	596 SF	50%	
SUBTOTAL	1201 SF	100%	



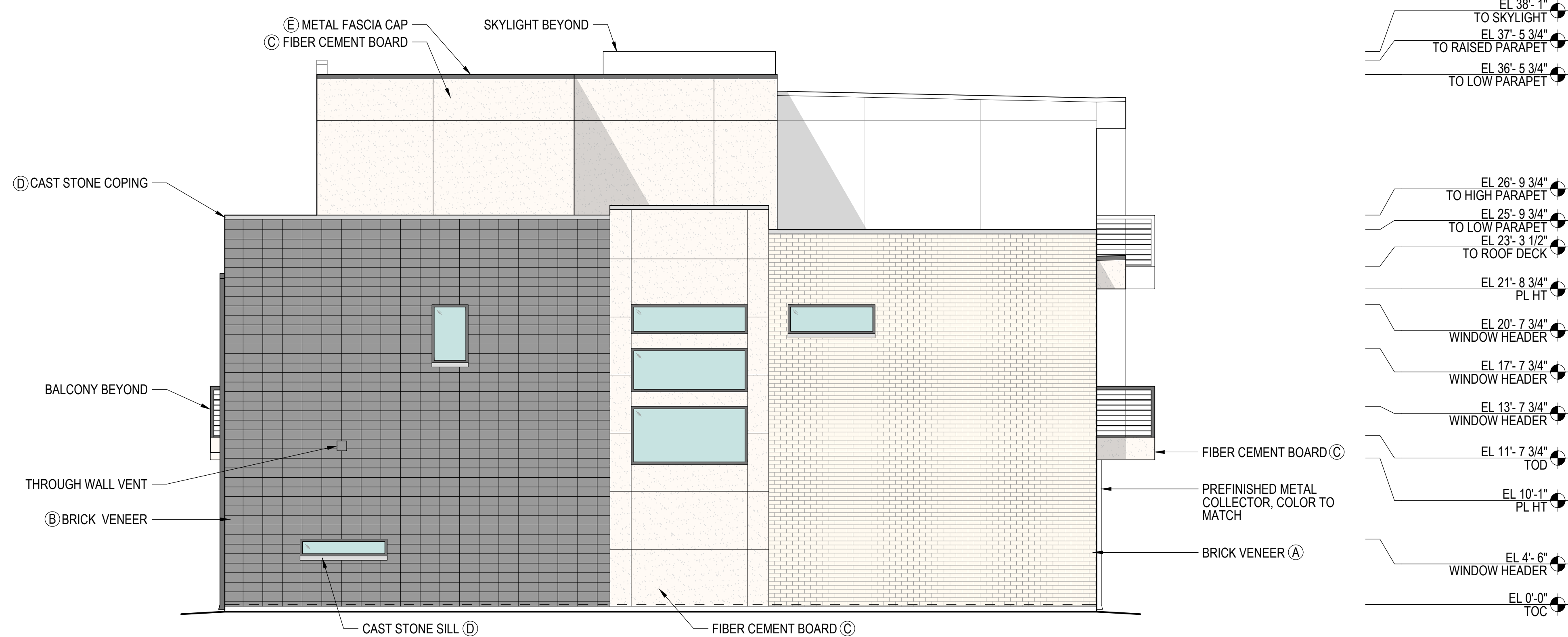
GENERAL NOTE:
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2. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS WILL BE PAINTED TO MATH THE BUILDING.



04 LEFT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE								
TYPE MARK	DESCRIPTION	MANUFACTURE	PRODUCT NUMBER	ITEM NAME	FINISH	THICK NESS	SIZE	NOTES
BRICK VENEER								
A	EXTERIOR FAÇADE	ACME BRICK	PEP030	DOVE GRAY	SMOOTH	N/A	MODULAR	REF. ELEVATIONS FOR BRICK PATTERN: RUNNING BOND
B	EXTERIOR FAÇADE	BELDEN BRICK		DOUBLE MONARCH	GRAPHITE BLACK VELOUR	NA	DEPTH: 3 5/8" FACE: 7 5/8" X 15 5/8"	REF. ELEVATIONS FOR BLOCK PATTERN: STACK BOND
FIBER CEMENT BOARD								
C	EXTERIOR FAÇADE	JAMES HARDIE		HARDIE PANEL SIDING: PRIMED FOR PAINT	SMOOTH COLOR: SW 7103 WHITETAIL	.312"		TAMLYN EXTREMETRIM REVEAL SYSTEM OR TREATED FURRING STRIPS
CAST STONE COPING AND SILL								
D	EXTERIOR FAÇADE AND ROOF	DALLAS CAST STONE	N/A	GRAY LIMESTONE	N/A	N/A	N/A	N/A
METAL FASCIA CAP								
E	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL ROOF RAILING								
F	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL BALCONY RAILING								
G	EXTERIOR FAÇADE	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
WOOD PERGOLA								
H	EXTERIOR FAÇADE	TREX	N/A	COMPOSITE LUMBER	N/A	N/A	N/A	REF STRUCTURAL FOR SIZING; COLOR: CLAM SHELL



03 RIGHT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS

CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

NOT FOR PERMITTING OR CONSTRUCTION

RIGHT AND LEFT
ELEVATION - OVERALL
PALETTE - A

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A2.10



02 REAR ELEVATION - 3 STORY
SCALE: 3/16" = 1'-0"



01 FRONT ELEVATION - 3 STORY
SCALE: 3/16" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
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CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

FRONT AND REAR
ELEVATION - OVERALL
PALETTE - B

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

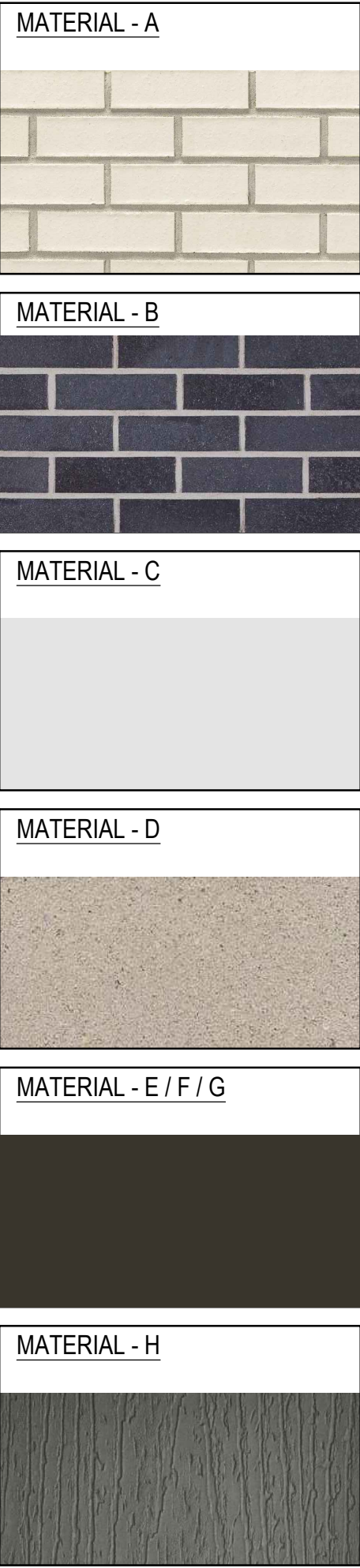
A2.20

MATERIAL COVERAGE - FRONT ELEVATION			
BRICK	1344 SF	58%	
CEMENTITIOUS BOARD	954 SF	42%	
SUBTOTAL	2298 SF	100%	
DOORS/WINDOWS	621 SF	32%	
TOTAL	2919 SF		
MATERIAL COVERAGE - FRONT ELEVATION 1ST FLR			
BRICK	546 SF	91%	
CEMENTITIOUS BOARD	53 SF	9%	
SUBTOTAL	599 SF	100%	
MATERIAL COVERAGE - FRONT ELEVATION OTHER FLR			
BRICK	798 SF	47%	
CEMENTITIOUS BOARD	901 SF	53%	
SUBTOTAL	1699 SF	100%	

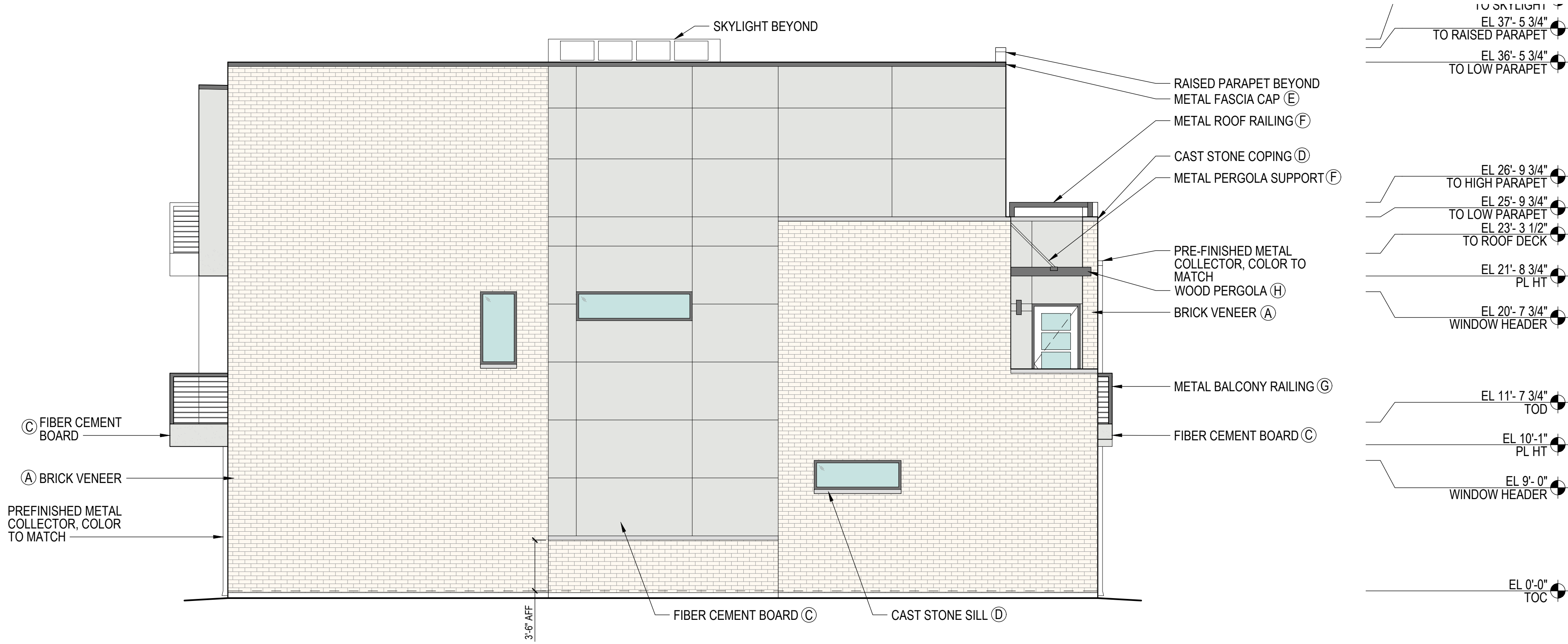
MATERIAL COVERAGE - REAR ELEVATION			
BRICK	1038 SF	70%	
CEMENTITIOUS BOARD	450 SF	30%	
SUBTOTAL	1488 SF	100%	
DOORS/WINDOWS	824 SF	36%	
TOTAL	2312 SF		
MATERIAL COVERAGE - REAR ELEVATION 1ST FLR			
BRICK	394 SF	100%	
CEMENTITIOUS BOARD	--- SF	--%	
SUBTOTAL	394 SF	100%	
MATERIAL COVERAGE - REAR ELEVATION OTHER FLR			
BRICK	644 SF	58%	
CEMENTITIOUS BOARD	450 SF	42%	
SUBTOTAL	1094 SF	100%	

MATERIAL COVERAGE - RIGHT ELEVATION			
BRICK	1252 SF	70%	
CEMENTITIOUS BOARD	536 SF	30%	
SUBTOTAL	1788 SF	100%	
DOORS/WINDOWS	101 SF	5%	
TOTAL	1898 SF		
MATERIAL COVERAGE - RIGHT ELEVATION 1ST FLR			
BRICK	492 SF	81%	
CEMENTITIOUS BOARD	117 SF	19%	
SUBTOTAL	609 SF	100%	
MATERIAL COVERAGE - RIGHT ELEVATION OTHER FLR			
BRICK	760 SF	64%	
CEMENTITIOUS BOARD	419 SF	36%	
SUBTOTAL	1179 SF	100%	

MATERIAL COVERAGE - LEFT ELEVATION			
BRICK	1346 SF	65%	
CEMENTITIOUS BOARD	725 SF	35%	
SUBTOTAL	2071 SF	100%	
DOORS/WINDOWS	68 SF	3%	
TOTAL	2139 SF		
MATERIAL COVERAGE - LEFT ELEVATION 1ST FLR			
BRICK	494 SF	83%	
CEMENTITIOUS BOARD	100 SF	17%	
SUBTOTAL	594 SF	100%	
MATERIAL COVERAGE - LEFT ELEVATION OTHER FLR			
BRICK	852 SF	58%	
CEMENTITIOUS BOARD	625 SF	42%	
SUBTOTAL	1477 SF	100%	



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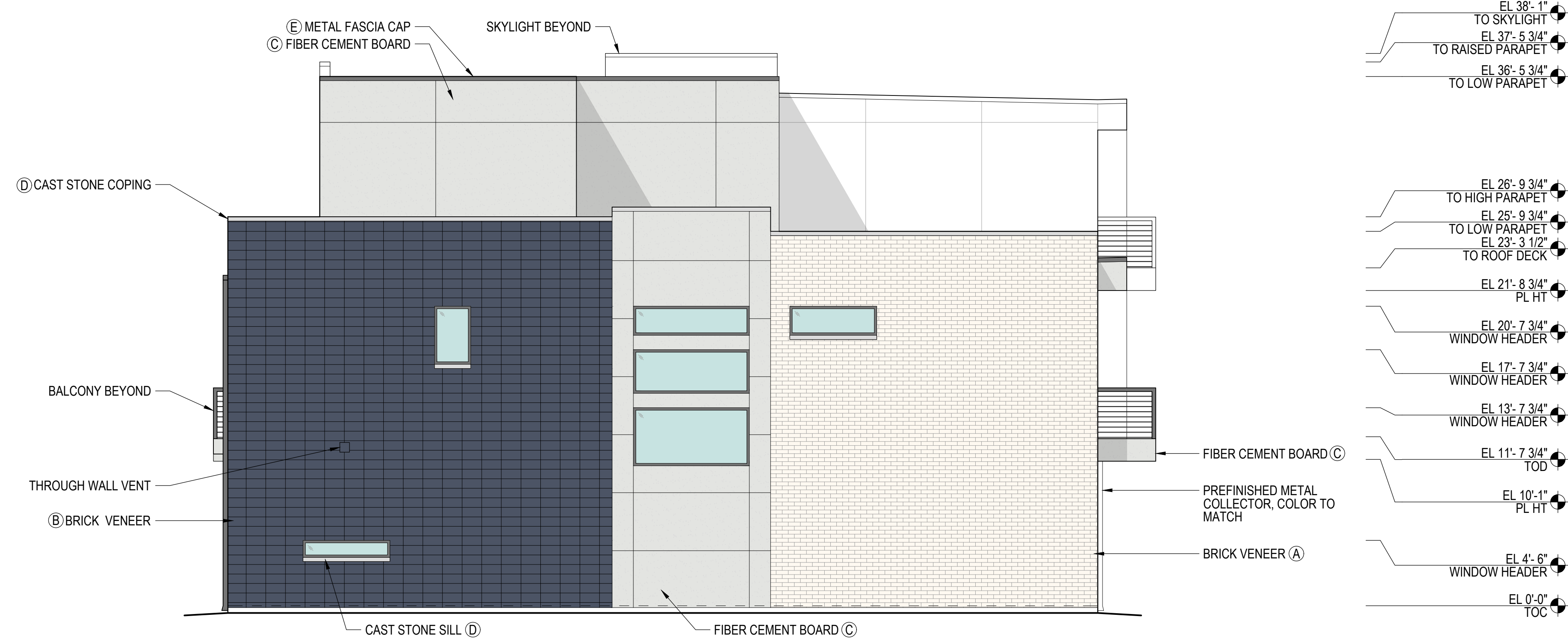


04 LEFT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

SEC. 106.06.04 (c) DESIGN STANDARDS. (10) AUXILIARY DESIGN STANDARDS.							
•	c.	CAST STONE					
•	d.	OUTDOOR PATIOS (CLIENT VARIATION OPTION)					
•	e.	RHYTHM PATTERNED BRICKWORK					
•	e.	BALCONETTES (UNIT VARIATION)					
•	f.	BALCONIES WITH PERGOLA					
•	f.	PERGOLAS (CLIENT VARIATION OPTION)					
•	f.	ARCHITECTURALLY INTEGRATED GUTTERS AND DOWNSPOUTS					

EXTERIOR FINISH SCHEDULE								
TYPE MARK	DESCRIPTION	MANUFACTURE	PRODUCT NUMBER	ITEM NAME	FINISH	THICK NESS	SIZE	NOTES
BRICK VENEER								
A	EXTERIOR FAÇADE	ACME BRICK	PEP050	GLACIER WHITE	SMOOTH	N/A	MODULAR	REF. ELEVATIONS FOR BRICK PATTERN: RUNNING BOND
B	EXTERIOR FAÇADE	BELDEN BRICK		DOUBLE MONARCH	BLACK DIAMOND VELOUR	NA	DEPTH: 3 5/8" FACE: 7 5/8" X 15 5/8"	REF. ELEVATIONS FOR BLOCK PATTERN: STACK BOND
FIBER CEMENT BOARD								
C	EXTERIOR FAÇADE	JAMES HARDIE		HARDIE PANEL SIDING: PRIMED FOR PAINT	SMOOTH COLOR: SW 6252 ICE CUBE	.312"		TAMLYN EXTREMETRIM REVEAL SYSTEM OR TREATED FURRING STRIPS
CAST STONE COPING AND SILL								
D	EXTERIOR FAÇADE AND ROOF	DALLAS CAST STONE	N/A	GRAY LIMESTONE	N/A	N/A	N/A	N/A
METAL FASCIA CAP								
E	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL ROOF RAILING								
F	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL BALCONY RAILING								
G	EXTERIOR FAÇADE	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
WOOD PERGOLA								
H	EXTERIOR FAÇADE	TREX	N/A	COMPOSITE LUMBER	N/A	N/A	N/A	REF STRUCTURAL FOR SIZING; COLOR: CLAM SHELL



03 RIGHT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
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CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

RIGHT AND LEFT
ELEVATION - OVERALL
PALETTE - B

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A2.30

REVISION HISTORY		
NO.	DESCRIPTION	DATE
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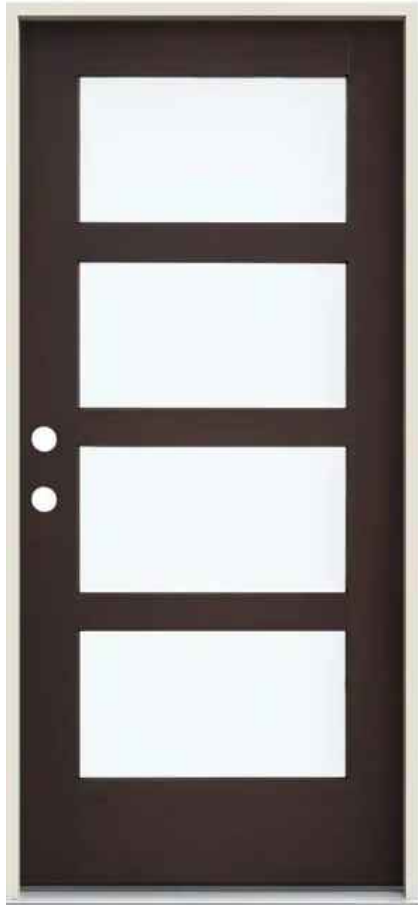
OPTION 3



OPTION 2



OPTION 1



OPTION 5



OPTION 4



OPTION 4



OPTION 3



OPTION 2



OPTION 1



OPTION 6



OPTION 5 - GARAGE DOOR W/ MAN DOOR

FINISH SCHEDULE FOR TOWNHOMES

FLOORING:

LIVING, KITCHEN, HALLS: ENGINEERED HARDWOOD [BASE LEVEL, UPGRADES AVAILABLE]

STAIRS: ENGINEERED HARDWOOD OR MATCHING HARDWOOD

BEDROOMS: CARPET – MOHAWK, LOW LEVEL LOOP OR BERBER [UPGRADES AVAILABLE, i.e. LUXURY VINYL]

CLOSETS: MATCH ADJOINING ROOM [i.e. CARPET IN BEDROOMS]

BATHROOMS & LAUNDRY: LARGE FORMAT PORCELAIN TILE [INCLUDING SHOWERS]

ROOF DECK & BALCONY: LEVELLED W/ LARGE FORMAT TILE, CONCRETE OR HARDWOOD DECKING

WALL FINISH:

LIVING, HALLS, STAIRS: PAINT W/ 6" BASEBOARD

KITCHEN SPLASH: DECORATIVE TILE or SOLID SURFACE [TO MATCH COUNTERTOP]

BEDROOMS & CLOSETS: PAINT W/ 6" BASE

BATHROOMS: PORCELAIN TILE @ TOILET, COUNTERTOP, SHOWER/TUB

ALL CEILINGS ARE PAINTED 5/8" GYPSUM BOARD

COUNTERTOPS:

QUARTZ SURFACE IN KITCHEN & ALL BATHROOMS [BASE LEVEL, UPGRADES TO NATURAL STONE AVAILABLE]

APPLIANCES & FIXTURES:

KITCHEN: MATCHING G.E. PROFESSIONAL COOKTOP, HOOD, DISHWASHER [BASE LEVEL, UPGRADES AVAILABLE]

SINKS: AMERICAN STANDARD IN KITCHEN & BATHROOMS [BASE LEVEL, UPGRADES AVAILABLE]

TOILET & TUB: AMERICAN STANDARD [BASE LEVEL, UPGRADES AVAILABLE]

MISCELLANEOUS:

EXTERIOR DOORS: AS SHOWN [e.g. CLOPAY & THERMA TRU – UPGRADES AVAILABLE]

INTERIOR DOORS: STANDARD 8' TALL THROUGHOUT [UPGRADES AVAILABLE TO SOLID, STAINED WOOD]

WINDOWS: DUAL GLAZED, LOW-E, U=0.3, SHGC=0.27 [OR BETTER, NOT VINYL WINDOWS]

NOTE: THE INTENT IS THE BASE LEVEL IS BETTER THAN STANDARD TRACT BUILT HOMES AND CLOSER TO CUSTOM BUILT HOMES WITH OPTIONS FOR UPSCALED FINISHES & FIXTURES [BASE, SILVER, & GOLD OPTIONS]. THERE WILL BE AVAILABLE TO FUTURE HOMEOWNERS UPGRADE OPTIONS FOR INTERIOR FINISHES.



Date: 07/01/2025
Agenda Item #: 6. B.
Department: Development Services
Strategic Goal: Promote and expand Little Elm's identity
Staff Contact: Olga Chernomorets, Assistant Director/Managing Director of Planning

AGENDA ITEM:

Present, Discuss, and Consider Action on a **Development Agreement between the Town of Little Elm and Garza Lane, LTD and Greenway-Little Elm, LP.**

DESCRIPTION:

This agreement is to solidify the Planned Development as outlined in the associated development documents and plans for Waterside Planned Development.

Most recently, the Town has required proposed Townhome developments to provide a draft of their CCRs with the Development Agreement, in order to ensure that limitation on short term rental uses will be placed on the property. Due to the nature of this request, CCRs have not yet been established. Therefore, Staff request that additional language be provided within the Development Agreement, to allow Staff and the developer to workout the short term rental limitations prior to approval of a Final Plat for the townhome component.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

Staff recommends approval with the following condition:

- prior to executing the development agreement, applicant must provide additional language with regard to limitation on short term rentals within the proposed townhome development.

Attachments

Development Agreement

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**DEVELOPMENT AGREEMENT
FOR WATERSIDE PD (PD-24-004056)**

This Development Agreement for Little Elm Crossings Planned Development (“**Agreement**”) is entered into between Garza Lane, LTD and Greenway-Little Elm, LP (“**Developer**”), whose address for purposes of this Agreement is 2808 Fairmount Street, Suite 100, Dallas, TX 75201-7622, and the Town of Little Elm, Texas (“**Town**”), whose address for purposes of this Agreement is 100 W. Eldorado Parkway, Little Elm, TX 75068. Developer and the Town are sometimes referred herein together as the “**Parties**” and individually as a “**Party**.”

Recitals:

1. Developer is the owner of 33.6635 acres generally located at the intersection of Eldorado Parkway and Oak Grove Parkway, in the Town of Little Elm, Texas (the “**Property**”), which Property is more particularly described in **Exhibit A** attached hereto.
2. In furtherance of the development of the Property, the Parties have negotiated certain matters regarding the Property as set forth in this Agreement.
3. The Parties seek to memorialize these negotiated matters and to include them in this contractually-binding Agreement.

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

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

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

Section 3. Agreements. The Parties agree as follows:

- A. The negotiated and agreed upon zoning and development standards contained in the Waterside PD Ordinance No. 1802, which incorporate by reference the general zoning regulations of the Town’s Zoning Ordinance, are hereby adopted and incorporated into this Agreement as contractually-binding obligations of the Developer.
- B. All development plans, associated rendering, exhibits, and documents attached to this agreement as **Exhibit B**.

Section 4. Miscellaneous.

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

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

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

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

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

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

shall not constitute a waiver of the terms and conditions of this Agreement with respect to any other or subsequent breach thereof, nor a waiver by such Party of its rights at any time thereafter to require exact and strict compliance with all the terms hereof. Any rights and remedies any Party may have with respect to the other arising out of this Agreement shall survive the cancellation, expiration or termination of this Agreement, except as otherwise expressly set forth herein.

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

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

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

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

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

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

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

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

O. Notification of Sale or Transfer; Assignment of Agreement. Developer shall notify the Town in writing of any sale or transfer of all or any portion of the Property,

within ten (10) business days of such sale or transfer. Developer has the right (from time to time without the consent of the Town, but upon written notice to the Town) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Developer under this Agreement, to any person or entity (an “**Assignee**”) that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Developer. Each assignment shall be in writing executed by Developer and the Assignee and shall obligate the Assignee to be bound by this Agreement with respect to the portion of the Property transferred to Assignee. If the Property is transferred or owned by multiple parties, this Agreement shall only apply to, and be binding on, such parties to the extent of the Property owned by such successor owner, and if the Developer or any Assignee is in default under this Agreement, such default shall not be an event of default for any non-defaulting Assignee which owns any portion of the Property separate from the defaulting Developer or Assignee. A copy of each assignment shall be provided to the Town within ten (10) business days after execution. Provided that the successor developer assumes the liabilities, responsibilities, and obligations of the assignor under this Agreement with respect to the Property transferred to the successor developer, the assigning party will be released from any rights and obligations under this Agreement as to the Property that is the subject of such assignment, effective upon receipt of the assignment by the Town. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment. Developer shall maintain true and correct copies of all assignments made by Developer to Assignees, including a copy of each executed assignment and the Assignee’s Notice information.

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

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

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

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

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

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

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

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

X. **Report Agreement to Comptroller's Office.** Town covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas

Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021). [For Chapter 380 Agreements]

Y. Verification Against Discrimination of Firearm or Ammunition Industries.

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

Z. Verification Against Discrimination Developer Does Not Boycott Energy Companies.

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

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

DEVELOPER:
GARZA LANE LTD
GREENWAY-LITTLE ELM, LP

By: _____

Date: _____

TOWN OF LITTLE ELM, TEXAS

By: _____
Matt Mueller
Town Manager

Date: _____

ATTEST:

By: _____
Caitlan Biggs
Town Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

Before me, the undersigned authority, on this _____ day of _____, 2025, personally appeared MATT MUELLER, Town Manager of the Town of Little Elm, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me, the undersigned authority, on this _____ day of _____, 2025, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity of a duly authorized representative of _____.

[Seal]

By: _____
Notary Public, State of Texas

My Commission Expires: _____

EXHIBIT A

PROPERTY DESCRIPTION:

METES AND BOUNDS

TRACT 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 720, SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 02° 41' 05" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 720 AND FOLLOWING ALONG THE WEST LINE OF SAID SOUTH SIDE ACRES ADDITION, COMMON WITH THE EAST LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 544.88 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE DEPARTING THE WEST LINE OF SAID SOUTHSIDE ACRES ADDITION AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 8;

1. SOUTH 87° 09' 00" WEST FOR A DISTANCE OF 384.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 24° 14' 25" WEST FOR A DISTANCE OF 276.70 FEET TO AN IRON ROD FOUND FOR CORNER;
3. SOUTH 43° 51' 12" WEST FOR A DISTANCE OF 124.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;
4. NORTH 35° 47' 07" WEST FOR A DISTANCE OF 273.44 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P.

TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 5 THROUGH 6:

5. NORTH 32° 19' 19" WEST FOR A DISTANCE OF 3.92 FEET TO A 5/8" IRON ROD SET FOR CORNER;

6. NORTH 86° 47' 34" WEST FOR A DISTANCE OF 109.19 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 70° 55' 50" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND PASSING AT A DISTANCE OF 201.14 FEET AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT BEING IN THE SOUTH LINE OF AFORESAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 492.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 47° 06' 19" WEST FOR A DISTANCE OF 212.43 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND BEING IN THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 1° 37' 55" EAST ALONG THE EAST LINE OF SAID LOT 2 IN BLOCK A OF CIRCLE S ACRES ADDITION FOR A DISTANCE OF 393.32 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 87° 44' 45" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR A DISTANCE OF 1041.78 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 22° 38' 35", A CHORD BEARING SOUTH 80° 55' 57" EAST AT A DISTANCE OF 408.33 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR AN ARC DISTANCE OF 410.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.1916 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 7.06 ACRE TRACT OF LAND CONVEYED BY DEED TO F.M. 720 & GARZA PARTNERS L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2007-137791 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING 0.6772 ACRE TRACT OF LAND CONVEYED TO VECTOR REALTY, INC., BY DEED RECORDED IN INSTRUMENT NO. 2007-89039 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; AND BEING A 0.5507 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD., BY DEED RECORDED IN INSTRUMENT NO. 2007-137127 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHEAST CORNER OF A 4.0 ACRE TRACT OF LAND CONVEYED TO DAVID SNOW BY DEED RECORDED IN DOCUMENT NO. 2007-26033 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89° 49' 27" WEST LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GARZA LANE AND ALONG THE SOUTH LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTH LINE OF SAID 4.0 ACRE - DAVID SNOW TRACT FOR A DISTANCE OF 774.11 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHWESTERLY CORNER OF SAID 4.0 ACRE - DAVID SNOW TRACT, SAME BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO NAVIGATORS CARSONS CROSS BY DEED RECORDED IN VOLUME 335, PAGE 175 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 12' 12" WEST ALONG THE WEST LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE EAST LINE OF SAID NAVIGATORS CARSONS CROSS TRACT, PASSING THE NORTHEAST CORNER OF SAID NAVIGATORS CARSONS CROSS TRACT, SAME BENING THE SOUTHEAST CORNER OF LOT 2 IN BLOCK A, OF DENNIS WHITSON ADDITION, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 397 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 254.04 FEET TO A 5/8" IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LAWRENCE L. JOHNSON BY DEED RECORDED IN VOLUME 1332, PAGE 746 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 86° 49' 33" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 116.60 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT;

THENCE NORTH 02° 26' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 91.30 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 45' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 184.11 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES O. PUTMAN, JR. BY DEED RECORDED IN VOLUME 4021, PAGE 1148 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 85° 38' 41" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 148.24 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID JAMES O. PUTMAN TRACT;

THENCE NORTH 00° 59' 25" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 100.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.35 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD BY DEED RECORDED IN INSTRUMENT NO. 2009-3145 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 54' 06" EAST ALONG THE COMMON LINE OF SAID PUTNAM TRACT AND SAID 0.35 ACRE GARZA TRACT FOR A DISTANCE OF 162.23 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE REVISED SOUTH RIGHT-OF-WAY LINE OF F.M. 720, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE MOST NORTHEAST CORNER OF SAID PUTNAM TRACT AND BEING THE MOST NORTHWEST CORNER OF SAID 0.35 ACRE GARZA TRACT;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 118.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 59° 21' 49" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 101.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS,

FOR A DISTANCE OF 22.47 FEET TO A 5/8" IRON ROD SET FOR CORNER FOR THE SOUTHEAST CORNER OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 69° 33' 56" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 222.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 21' 21" EAST CONTINUING ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 4.29 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT;

THENCE NORTH 14° 19' 15" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR A DISTANCE OF 21.59 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 612.00 FEET, A CENTRAL ANGLE OF 25° 13' 37" AND A CHORD BEARING OF SOUTH 56° 46' 26" EAST AT A DISTANCE OF 267.29 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 FOR AN ARC DISTANCE OF 269.46 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.25 FEET, A CENTRAL ANGLE OF 21° 48' 40", A CHORD BEARING SOUTH 35° 50' 19" WEST AT A DISTANCE OF 62.53 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EAST LINE OF SAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR AN ARC DISTANCE OF 62.91 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT;

THENCE SOUTH 53° 46' 41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EASTERLY LINE OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, FOR A DISTANCE OF 343.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.0800 ACRES OF LAND, MORE OR LESS.

TRACT 3

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 86° 46' 32" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 58.45 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 86° 31' 11" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 121.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 38' 56" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 FOR A DISTANCE OF 413.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 04° 24' 01" EAST FOR A DISTANCE OF 46.70 FEET TO A 5/8" IRON ROD SET AT THE NORTH END OF A CUT-OFF LINE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY(VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 42° 10' 26" WEST ALONG THE SAID CUT-OFF LINE FOR A DISTANCE OF 34.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY;

THENCE SOUTH 88° 44' 53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 30.96 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 06° 26' 36", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 43.61 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 43.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 84° 48' 30" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 73.13 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 212.00 FEET, A

CENTRAL ANGLE OF 06° 26' 38", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 23.83 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 23.84 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 88° 44' 52" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 240.64 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 75° 49' 43", A CHORD BEARING NORTH 53° 20' 07" WEST AT A DISTANCE OF 71.28 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 76.76 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 742.60 FEET, A CENTRAL ANGLE OF 14° 37' 47", A CHORD BEARING NORTH 22° 45' 32" WEST AT A DISTANCE OF 189.10 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 189.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8824 ACRES OF LAND, MORE OR LESS.

TRACT 4

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT A POINT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH-RIGHT-OF-WAY), RIGHT-OF-WAY DEDICATED BY DEED TO DENTON COUNTY AS RECORDED IN COUNTY CLERK'S FILE NO. 98-R0051656 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS WITH THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 05° 33' 01", A CHORD BEARING SOUTH 30° 17' 23" EAST AT A DISTANCE OF 59.07 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 59.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 617.26

FEET, A CENTRAL ANGLE OF 09° 05' 22", A CHORD BEARING SOUTH 20° 02' 49" EAST AT A DISTANCE OF 97.82 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 97.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 101° 16' 36", A CHORD BEARING SOUTH 35° 17' 01" WEST AT A DISTANCE OF 58.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 67.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 85° 55' 18" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 97.35 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 03° 12' 52", A CHORD BEARING SOUTH 87° 06' 39" WEST AT A DISTANCE OF 65.63 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT
AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 65.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO GARZA LANE, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007-133345 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY AND ALONG THE WEST LINE OF AFORESAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND ALONG THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 32.90 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 12° 20' 56", A CHORD BEARING NORTH 38° 11' 33" EAST AT A DISTANCE OF 214.02 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE FOR AN ARC DISTANCE OF 214.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5090 ACRES OF LAND, MORE OR LESS.

REMAINDER TRACT)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND

CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN ALUMINUM TXDOT MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 12° 13' 49", A CHORD BEARING NORTH 75° 43' 34" WEST AT A DISTANCE OF 221.57 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 221.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02° 15' 14" EAST AND DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 720 FOR A DISTANCE OF 253.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 44' 46" WEST CROSSING AT A DISTANCE OF 407.42 FEET AND 735.23 FEET SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A TOTAL DISTANCE OF 1175.24 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 02° 15' 13" EAST FOR A DISTANCE OF 196.44 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 47° 06' 19" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 106.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A 4.4191 ACRE TRACT OF DESCRIBED IN DEED TO JERRY CAMPBELL RECORDED IN INSTRUMENT NUMBER 2007-133345 OF THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND THE EAST LINE OF SAID 4.4191 ACRE CAMPBELL TRACT FOR A DISTANCE OF 392.32 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE AND NORTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND ALSO BEING THE NORTHEAST CORNER OF SAID 4.4191 ACRE CAMPBELL TRACT;

THENCE NORTH 87° 44' 45" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720) FOR A DISTANCE OF 1041.78 FEET TO A 5/8"

IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF $10^{\circ} 24' 46''$, A CHORD BEARING SOUTH $87^{\circ} 02' 52''$ EAST AT A DISTANCE OF 188.74 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.8887 ACRES OF LAND, MORE OR LESS.

EXHIBIT B
PD ORDINANCE NO. 1802

**TOWN OF LITTLE ELM
ORDINANCE NO. 1802**

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE ZONING FROM LIGHT COMMERCIAL (LC) AND SINGLE FAMILY (A1), TO A NEW PLANNED DEVELOPMENT (PD), TO INCLUDE LIGHT COMMERCIAL (LC) AND TOWNHOME (TH) DISTRICT IN ORDER TO ALLOW A NEW MIXED-USE (COMMERCIAL AND RESIDENTIAL DEVELOPMENT) WITH MODIFIED DEVELOPMENT STANDARDS ON 33.6635 ACRES OF LAND GENERALLY LOCATED AT THE INTERSECTION OF FM 720 (OAK GROVE ROAD) AND ELDORADO PARKWAY; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, a request for Planned Development (PD) based on Light Commercial district and Townhome District with modified development standards on approximately 33.6635 acres of land, more specifically described in the exhibits, attached hereto; and

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

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested zoning change described herein; and

WHEREAS, at its regular meeting held on May 15, 2025 the Planning & Zoning Commission considered and made recommendations on Case No. PD-24-004056); and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request is in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

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

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

SECTION 2. ZONING AMENDMENT That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, is hereby amended by issuing Planned Development (PD) based on Light Commercial district and Townhome district with modified development standards, on property generally located at the intersection of FM 720 and Eldorado Pkwy, within Little Elm Town limits, approximately 33.6635 acres of land more particularly described as **Exhibit A**, and attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS AND REGULATIONS. The permitted uses and standards shall be in accordance with the Light Commercial (LC) and Townhome (TH) Districts, unless otherwise specified herein:

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

SECTION 4. PLANNED DEVELOPMENT MASTER PLAN.

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

- a) If, after four years from the date of approval of the Planned Development Master Plan, no development application, site plan application, and/or building permit application has been made in furtherance of the PD, then the Planned Development Master Plan shall expire. If the Planned Development Master Plan expires, a new Planned Development Master Plan must be submitted and approved according to the procedures within the Zoning Ordinance, Planned Development Districts. An extension of the two-year

expiration shall be granted if a site development application for the PD has been submitted and is undergoing the development review process or if the Director of Development Services determines development progress is occurring.

b. The Planned Development Master Plan shall control the use and development of the property, and all building permits and development requests shall be in accordance with the plan until it is amended by the City Council.

c. If a change to the Concept Plan, if any, is requested, the request shall be processed in accordance with the development standards in effect at the time the change is requested for the proposed development.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are indirect conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

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

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

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

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 1st day of July, 2025.

Town of Little Elm, Texas

Curtis Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

Exhibit A

Metes and Bounds

TRACT 1

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 720, SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 02° 41' 05" EAST AND DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM TO MARKET ROAD 720 AND FOLLOWING ALONG THE WEST LINE OF SAID SOUTH SIDE ACRES ADDITION, COMMON WITH THE EAST LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 544.88 FEET TO AN IRON ROD FOUND FOR CORNER;

THENCE DEPARTING THE WEST LINE OF SAID SOUTHSIDE ACRES ADDITION AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 1 THROUGH 8;

1. SOUTH 87° 09' 00" WEST FOR A DISTANCE OF 384.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;
2. SOUTH 24° 14' 25" WEST FOR A DISTANCE OF 276.70 FEET TO AN IRON ROD FOUND FOR CORNER;
3. SOUTH 43° 51' 12" WEST FOR A DISTANCE OF 124.02 FEET TO A 5/8" IRON ROD SET FOR CORNER;
4. NORTH 35° 47' 07" WEST FOR A DISTANCE OF 273.44 FEET TO AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHEAST CORNER OF AFORESAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE FOLLOWING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT THE FOLLOWING COURSES AND DISTANCES NUMBERED 5 THROUGH 6:

5. NORTH 32° 19' 19" WEST FOR A DISTANCE OF 3.92 FEET TO A 5/8" IRON ROD SET FOR CORNER;
6. NORTH 86° 47' 34" WEST FOR A DISTANCE OF 109.19 FEET TO A CONCRETE MONUMENT FOUND FOR CORNER;

THENCE NORTH 70° 55' 50" WEST AND CONTINUING ALONG THE SOUTH LINE OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND PASSING AT A DISTANCE OF 201.14 FEET AN IRON ROD WITH YELLOW PLASTIC CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT BEING IN THE SOUTH LINE OF AFORESAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND CONTINUING ALONG THE SOUTH LINE OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 492.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 47° 06' 19" WEST FOR A DISTANCE OF 212.43 FEET TO A 5/8" IRON ROD SET FOR

Exhibit A

CORNER, SAID POINT BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID 24.03 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND BEING IN THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 1° 37' 55" EAST ALONG THE EAST LINE OF SAID LOT 2 IN BLOCK A OF CIRCLE S ACRES ADDITION FOR A DISTANCE OF 393.32 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 87° 44' 45" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR A DISTANCE OF 1041.78 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 22° 38' 35", A CHORD BEARING SOUTH 80° 55' 57" EAST AT A DISTANCE OF 408.33 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED ELDORADO PARKWAY FOR AN ARC DISTANCE OF 410.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.1916 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 7.06 ACRE TRACT OF LAND CONVEYED BY DEED TO F.M. 720 & GARZA PARTNERS L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2007-137791 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING 0.6772 ACRE TRACT OF LAND CONVEYED TO VECTOR REALTY, INC., BY DEED RECORDED IN INSTRUMENT NO. 2007-89039 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; AND BEING A 0.5507 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD., BY DEED RECORDED IN INSTRUMENT NO. 2007-137127 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHEAST CORNER OF A 4.0 ACRE TRACT OF LAND CONVEYED TO DAVID SNOW BY DEED RECORDED IN DOCUMENT NO. 2007-26033 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89° 49' 27" WEST LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID GARZA LANE AND ALONG THE SOUTH LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTH LINE OF SAID 4.0 ACRE - DAVID SNOW TRACT FOR A DISTANCE OF 774.11 FEET TO A 5/8" IRON ROD SET FOR THE SOUTHWESTERLY CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE NORTHWESTERLY CORNER OF SAID 4.0 ACRE - DAVID SNOW TRACT, SAME BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO NAVIGATORS CARSONS CROSS BY DEED RECORDED IN VOLUME 335, PAGE 175 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 12' 12" WEST ALONG THE WEST LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND THE EAST LINE OF SAID NAVIGATORS CARSONS CROSS TRACT, PASSING THE NORTHEAST CORNER OF SAID NAVIGATORS CARSONS CROSS TRACT, SAME BEING THE SOUTHEAST CORNER OF LOT 2 IN BLOCK A, OF DENNIS WHITSON ADDITION, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, PAGE 397 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING ON FOR A TOTAL DISTANCE OF 254.04 FEET TO A 5/8" IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LAWRENCE L. JOHNSON BY DEED RECORDED IN VOLUME 1332, PAGE 746 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

Exhibit A

THENCE SOUTH 86° 49' 33" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 116.60 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT;

THENCE NORTH 02° 26' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 91.30 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 45' 10" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, AND SAID LAWRENCE L. JOHNSON TRACT FOR A DISTANCE OF 184.11 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LAWRENCE L. JOHNSON TRACT, SAME BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO JAMES O. PUTMAN, JR. BY DEED RECORDED IN VOLUME 4021, PAGE 1148 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 85° 38' 41" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 148.24 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID JAMES O. PUTMAN TRACT;

THENCE NORTH 00° 59' 25" EAST ALONG THE COMMON LINE OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT AND SAID PUTMAN TRACT FOR A DISTANCE OF 100.99 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST NORTHERLY NORTHWEST CORNER OF SAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, SAME BEING THE SOUTHWEST CORNER OF A 0.35 ACRE TRACT OF LAND CONVEYED TO GARZA LANE, LTD BY DEED RECORDED IN INSTRUMENT NO. 2009-3145 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00° 54' 06" EAST ALONG THE COMMON LINE OF SAID PUTNAM TRACT AND SAID 0.35 ACRE GARZA TRACT FOR A DISTANCE OF 162.23 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE REVISED SOUTH RIGHT-OF-WAY LINE OF F.M. 720, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, SAID POINT BEING THE MOST NORTHEAST CORNER OF SAID PUTNAM TRACT AND BEING THE MOST NORTHWEST CORNER OF SAID 0.35 ACRE GARZA TRACT;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 118.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 59° 21' 49" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 101.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 34' 03" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106907 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 22.47 FEET TO A 5/8" IRON ROD SET FOR CORNER FOR THE SOUTHEAST CORNER OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT, AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TEXAS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 69° 33' 56" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED

Exhibit A

IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 222.61 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 21' 21" EAST CONTINUING ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE SOUTH LINE OF SAID TEXAS DEPARTMENT OF TRANSPORTATION TRACT RECORDED IN VOLUME 2015, PAGE 106903 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 4.29 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT;

THENCE NORTH 14° 19' 15" EAST ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 AND ALONG THE WEST LINE OF AFORESAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR A DISTANCE OF 21.59 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 612.00 FEET, A CENTRAL ANGLE OF 25° 13' 37" AND A CHORD BEARING OF SOUTH 56° 46' 26" EAST AT A DISTANCE OF 267.29 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 FOR AN ARC DISTANCE OF 269.46 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE REVISED SOUTH RIGHT-OF-WAY LINE OF SAID F.M. 720 WITH THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 165.25 FEET, A CENTRAL ANGLE OF 21° 48' 40", A CHORD BEARING SOUTH 35° 50' 19" WEST AT A DISTANCE OF 62.53 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE WEST RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EAST LINE OF SAID 0.5507 ACRE GARZA LANE, LTD. TRACT, FOR AN ARC DISTANCE OF 62.91 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT;

THENCE SOUTH 53° 46' 41" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID GARZA LANE AND THE EASTERLY LINE OF AFORESAID 7.06 ACRE - F.M. 720 & GARZA PARTNERS L.P. TRACT, FOR A DISTANCE OF 343.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.0800 ACRES OF LAND, MORE OR LESS.

TRACT 3

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 86° 46' 32" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 58.45 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 86° 31' 11" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A DISTANCE OF 121.10 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 69° 38' 56" EAST CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 FOR A DISTANCE OF 413.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;

Exhibit A

THENCE SOUTH 04° 24' 01" EAST FOR A DISTANCE OF 46.70 FEET TO A 5/8" IRON ROD SET AT THE NORTH END OF A CUT-OFF LINE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD 720 AND THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY(VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 42° 10' 26" WEST ALONG THE SAID CUT-OFF LINE FOR A DISTANCE OF 34.37 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY;

THENCE SOUTH 88° 44' 53" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 30.96 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 388.00 FEET, A CENTRAL ANGLE OF 06° 26' 36", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 43.61 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 43.63 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 84° 48' 30" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 73.13 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 06° 26' 38", A CHORD BEARING NORTH 88° 01' 49" WEST AT A DISTANCE OF 23.83 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 23.84 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 88° 44' 52" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 240.64 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 58.00 FEET, A CENTRAL ANGLE OF 75° 49' 43", A CHORD BEARING NORTH 53° 20' 07" WEST AT A DISTANCE OF 71.28 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 76.76 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 742.60 FEET, A CENTRAL ANGLE OF 14° 37' 47", A CHORD BEARING NORTH 22° 45' 32" WEST AT A DISTANCE OF 189.10 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY, FOR AN ARC DISTANCE OF 189.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.8824 ACRES OF LAND, MORE OR LESS.

TRACT 4

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR CORNER AT A POINT AT THE INTERSECTION OF THE SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE (VARIABLE WIDTH-RIGHT-OF-WAY), RIGHT-OF-WAY DEDICATED BY DEED TO DENTON COUNTY AS RECORDED IN COUNTY CLERK'S FILE NO. 98-R0051656 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS WITH THE NORTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 05° 33' 01", A CHORD BEARING SOUTH 30° 17' 23" EAST AT A DISTANCE OF 59.07 FEET;

Exhibit A

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 59.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 617.26 FEET, A CENTRAL ANGLE OF 09° 05' 22", A CHORD BEARING SOUTH 20° 02' 49" EAST AT A DISTANCE OF 97.82 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 97.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 101° 16' 36", A CHORD BEARING SOUTH 35° 17' 01" WEST AT A DISTANCE OF 58.76 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 67.17 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 85° 55' 18" WEST CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR A DISTANCE OF 97.35 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1170.00 FEET, A CENTRAL ANGLE OF 03° 12' 52", A CHORD BEARING SOUTH 87° 06' 39" WEST AT A DISTANCE OF 65.63 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT
AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY FOR AN ARC DISTANCE OF 65.64 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO GARZA LANE, LTD. BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 2007-133345 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID ELDORADO PARKWAY AND ALONG THE WEST LINE OF AFORESAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND ALONG THE EAST LINE OF LOT 2 IN BLOCK A OF CIRCLE S ACRES, AN ADDITION TO THE TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET Q, SLIDE 44 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, FOR A DISTANCE OF 32.90 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 12° 20' 56", A CHORD BEARING NORTH 38° 11' 33" EAST AT A DISTANCE OF 214.02 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AND ALONG THE AFORESAID SOUTHEAST RIGHT-OF-WAY LINE OF GARZA LANE FOR AN ARC DISTANCE OF 214.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5090 ACRES OF LAND, MORE OR LESS.

REMAINDER TRACT)

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE D.M. CULE SURVEY, ABSTRACT NO. 226, DENTON COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 24.3 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2003-183290 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; AND BEING ALL OF THAT CERTAIN 5.00 ACRE TRACT OF LAND CONVEYED BY DEED TO GREENWAY-LITTLE ELM, L.P., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN DOCUMENT NUMBER 2004-145049 OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN ALUMINUM TXDOT MONUMENT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE NORTHEAST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING THE NORTHWEST

Exhibit A

CORNER OF LOT 6, BLOCK D OF SOUTHSIDE ACRES ADDITION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS, AS RECORDED UNDER VOLUME 2, PAGE 103 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING IN A CURVE TO THE LEFT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 12° 13' 49", A CHORD BEARING NORTH 75° 43' 34" WEST AT A DISTANCE OF 221.57 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE LEFT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 221.99 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02° 15' 14" EAST AND DEPARTING THE SOUTH RIGHT OF WAY LINE OF SAID FARM TO MARKET ROAD 720 FOR A DISTANCE OF 253.23 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 87° 44' 46" WEST CROSSING AT A DISTANCE OF 407.42 FEET AND 735.23 FEET SAID 5.00 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, FOR A TOTAL DISTANCE OF 1175.24 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 02° 15' 13" EAST FOR A DISTANCE OF 196.44 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT;

THENCE NORTH 47° 06' 19" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT FOR A DISTANCE OF 106.32 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, SAID POINT ALSO BEING IN THE EAST LINE OF A 4.4191 ACRE TRACT OF DESCRIBED IN DEED TO JERRY CAMPBELL RECORDED IN INSTRUMENT NUMBER 2007-133345 OF THE DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 01° 37' 55" EAST AND FOLLOWING ALONG THE WEST LINE OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT AND THE EAST LINE OF SAID 4.4191 ACRE CAMPBELL TRACT FOR A DISTANCE OF 392.32 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720), SAID POINT BEING THE AND NORTHWEST CORNER OF SAID 24.3 ACRE GREENWAY-LITTLE ELM, L.P. TRACT, AND ALSO BEING THE NORTHEAST CORNER OF SAID 4.4191 ACRE CAMPBELL TRACT;

THENCE NORTH 87° 44' 45" EAST AND FOLLOWING ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY (FARM TO MARKET ROAD 720) FOR A DISTANCE OF 1041.78 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1039.98 FEET, A CENTRAL ANGLE OF 10° 24' 46", A CHORD BEARING SOUTH 87° 02' 52" EAST AT A DISTANCE OF 188.74 FEET;

THENCE FOLLOWING ALONG SAID CURVE TO THE RIGHT AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ELDORADO PARKWAY FOR AN ARC DISTANCE OF 189.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.8887 ACRES OF LAND, MORE OR LESS.

EXHIBIT B

DEVELOPMENT STANDARDS

PLANNED DEVELOPMENT REGULATIONS

PREPARED BY:



3232 Oak Lawn, Suite 1230

Dallas, Texas 75219

972-999-0081

WATERSIDE DISTRICT PLANNED DEVELOPMENT

This zoning submittal encompasses approximately 33.6635 acres of land within the Town of Little Elm, generally located at the intersection of FM 720 and Eldorado Parkway, more fully described in the legal description attached as **Exhibit A** (the "Property"). This Planned Development ("PD") will allow for a cohesive commercial rezoning of the frontages along Eldorado Parkway and Oak Grove Parkway, aligning with the Future Land Use Plan. Additionally, the PD allows for the development of a Townhome community on the southern portion of Eldorado Parkway, providing for a total of no more than 92 owner-occupied three-story townhomes, with open space.

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

This PD will provide the zoning regulations as outlined in **Exhibit B**, and is divided into two (2) component subdistricts and open space as shown on the overall Concept Plan (**Exhibit C**):

1. Light Commercial (LC) Subdistrict shall be located along Eldorado Parkway and FM 720, and
2. Townhome (TH) Subdistrict shall be located south of the Light Commercial between Eldorado Parkway and Meadow Lane.

The overall Concept Plan, attached as **Exhibit C**, or as may be amended, establishes the boundaries of the subdistricts as described above within the PD District. This overall Concept Plan shall also indicate, in a conceptual manner, streets, buffers, trails, connections, and other special conditions within the PD District. Final configuration of streets, buffers, trails, pedestrian connections, and other special conditions within the PD District shall be determined at time of site plan.

Future commercial site plans shall comply with the regulations set forth herein and shall be

subject to approval by the City's ordinance and subdivision regulations, at the time of development.

The final layout of the Townhome development portion of this PD, must generally conform with the Concept Plan attached hereto as **Exhibit D**.

DEFINITIONS

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

As used herein "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement.

CONCEPT PLAN REQUIRED

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

EXHIBIT B

DEVELOPMENT STANDARDS

Except as otherwise set forth in these development standards, the development of this area shall follow the regulation of the Town Little Elm's Code of Ordinances in general, and more specifically Chapter 106 - Zoning Ordinance, Chapter 107 - Subdivision Ordinance, and Chapter 86 – Sign Ordinance, as they exist, or may be amended, at the time of development.

Site Plan required: All development within this PD District shall submit a site plan meeting the submittal requirements in Section 106.02.14 Preliminary Site Plan Approval of the Town of Little Elm Zoning Ordinance. All site plans that meet the standards in this PD District may be approved as established in Section 106.02.15 Site Plan Approval, with the modifications as set forth in this PD.

Administrative adjustments: The Director or designee shall have the authority to vary any numerical standard in this Section within 20% of the established requirement specifically to address the following site-specific conditions:

- i. Steep grades on the site.
- ii. Existing utilities and/or easements.
- iii. Existing vegetation that is to be preserved.
- iv. Accommodate wider sidewalks, trails, or new cross access between properties.
- v. Adjust for TxDot, Army Corps of Engineer, or other irregular property boundaries.

Alternative Compliance: Where unique natural features such as soil characteristics, topography, geological characteristics, water features, and significant vegetation; or peculiarly-shaped building sites; or location of existing structures and other built features on the site inhibit creative site design or pose unnecessary constraints to appropriate development as a result of strict compliance with the requirements set forth herein; or for any other reason deemed appropriate, the Director or designee may approve alternative plans upon determining that such plan meets or exceeds the intent of these standards.

Conditional Use Permits and Specific Use Permits: All uses requiring a Conditional Use Permit or Specific Use Permit shall meet the standards in Section 106.02.16 and Section 106.02.17 respectively of the Town of Little Elm Zoning Ordinance.

Appeals of Administrative decisions and deviations from any of the standards in this PD District shall be subject to review and approval by the planning and zoning commission and town council during public hearings.

GENERAL CONDITIONS FOR PD:

A. BASE ZONING DISTRICTS

The following Base Zoning Districts shall be established for the two component subdistricts within this PD District:

1. For the Light Commercial (LC) Subdistrict the permitted uses and standards will be in accordance with the Light Commercial District (LC) as defined in the Town of Little Elm Zoning Ordinance.
2. For the Townhome (TH) Subdistrict the permitted uses and standards will be in accordance with the Townhome District (TH) as defined in the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, unless otherwise specified in the PD regulations.
3. All modifications to the LC and TH zoning standards shall be specified in the following sections of this PD standards.

B. USE REGULATIONS

The following section shall establish the land uses and intensity permitted by PD subdistrict. Uses not listed in this section shall not be allowed in the PD District.

1. Light Commercial (LC) Subdistrict:
 - i. All uses permitted in the LC Zoning District shall be allowed with the same provisions and restrictions, including uses permitted either by right or with approval of a Conditional Use Permit or Special Use Permit, as defined in Article V, Table B, Non-Residential Districts (Use Charts) of Section 106.05.01 of the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, as in effect when PD is approved, or may be amended at the time of development.
2. Townhome (TH) Subdistrict:
 - i. All uses permitted in the TH Zoning District shall be allowed with the same provisions and restrictions, including uses permitted either by right or with approval of a Conditional Use Permit or Special Use Permit, as defined in Article V, Table A, Residential Districts (Use Charts) of Section 106.05.01 of the Town of Little Elm Zoning Ordinance, as it is in effect at the time of approval of this PD District, as in effect when PD is approved, or may be amended at the time of development.
 - ii. A maximum of 92 townhome lots shall be permitted in the Townhome (TH) Subdistrict.

C. DEVELOPMENT STANDARDS

The following Development Standards shall apply to all development within this PD District. For all standards not specified in this PD District, the Town of Little Elm Zoning Ordinance shall apply to the extent that there is no conflict with the standards in this ordinance.

1. Townhome (TH) Subdistrict Standards: The individual dwelling units of the townhome component of the PD District may or may not be platted into individual residential lots. References to setbacks shall be used as building separation from other buildings and from the private street or alley in the event each townhome is not located on its own platted lot.

The height of the buildings, the minimum dimensions of the buildings, setbacks, and the minimum parking requirements shall be as established in the following table:

Townhome (TH) Subdistrict Development Standards	
Standards:	<i>Lots Platted Individually</i>
Maximum height	45'
Minimum front yard setback	6'
Maximum front yard setback	12'
Minimum side yard setback between interior lots	0'
Minimum side yard setback between buildings	5' between buildings
Minimum side yard setback on corner lot	15'
Minimum rear yard setback	5'
Minimum rear fence setback (Measured from adjacent alley or private street)	6'
Minimum lot width	22'
Minimum lot depth	70'
Maximum block length	per site plan
Number of off-street parking spaces per unit ¹	2
Number of other (guest) parking spaces per unit ²	0
Maximum number of units per building	7

¹ Garages shall not be used for living quarters

² Other parking spaces (for guests) may be located tandem to the garage parking spaces, in a separate parking lot, or on-street.

- i. Minimum parking and garage access: All townhomes shall provide a minimum two car garage for each unit. Alleys servicing these developments shall be a minimum 12 feet in width per concept site plan.
- ii. On-street parking: Parking may be provided along the curb in the right-of-way, and, if provided, may be counted towards the required guest parking spaces required per unit.
- iii. Open space. Ten percent of the Townhome (TH) Subdistrict shall be dedicated as usable open space. This area shall be platted as common area (i.e. owned and maintained by the homeowners' association - HOA); open space must be usable but may include up to 50 percent floodplain. Open space should be located to preserve existing trees, where practicable. If not practical due to the natural restrictions of the tract of land, then one large canopy tree and one small ornamental tree for every 5,000 square feet of required open space shall be provided.
- iv. Minimum street widths and orientation: Streets adjacent to townhomes shall have a minimum 50-foot right-of-way. All townhomes may either be platted on individual lots or combined into no more than 8 units per lot and require public street or public easement frontage but shall not have both front and rear street frontage (alley frontage shall not be considered as street frontage).
- v. Front door entry: The front door entry shall be located above sidewalk elevation per professional engineering standards. Garage doors may provide a door entry, as shown in the Elevation Plans in **Exhibit D**.
- vi. Perimeter Landscape buffer and screening: At least a 30-foot wide landscape buffer along eastern property boundary with existing single family residential, and 16- to 25-foot-wide landscape buffer along southern property boundary, adjacent to Meadow Lane, shall be provided in the Townhome (TH) Subdistrict. This eastern landscape buffer shall contain a staggered double row of trees, plated 25 feet on center, and southern landscape buffer shall contain one tree equal to every 25 linear feet along the entirety of the property boundary. In addition, a minimum eight-foot-high masonry fence shall be required within this buffer area, adjacent to existing single-family residential, and an eight-foot-high wrought iron fence with columns, and gates at the two through connections, adjacent to Meadow Lane.
- vii. Window views: Units must also include windows which provide residents a view of the street or public access easement and sidewalk area.
- viii. Front yard landscape zones: Two zones are required between back of curb and the building line, as described below:
 - a. Public zone: A minimum six-foot-wide area adjacent to the townhome lot for trees and street furniture. An urban tree shall be provided equal to every 30 linear feet in the buffer area and may be grouped together as needed. For every three urban trees, trash receptacle, bench, lighted bollard, or other approved street furniture is required.
 - b. Landscape zone: A minimum six-foot-wide landscape/patio area adjacent to the building shall be located within the setback area. In order to differentiate the different zones (public v. private), each townhome may construct a three-foot-

high wrought iron, picket or other open fence. Balcony and patio railings and fences shall be largely transparent and constructed of tempered glass, wrought iron or metal. Masonry columns may be used on patios provided that they are used as accents. Opaque wood fences and chain-link fencing are prohibited.

- ix. Rear yard setback landscaping: Within the rear building setback, one urban or ornamental tree is required.
 - x. All other landscaping and screening shall comply with the Zoning Ordinance, as it exists or may be amended in accordance with the standards in effect at the time of development or requested change.
 - xi. Homeowners Association. A Homeowners' Association (HOA) or associations will be established for the development. Dedicated open space, required landscape, and parkway areas, retaining walls, and screening walls will be owned and maintained by the HOA.
 - xii. Architectural Standards. All applicable provisions of Sec. 106.06.04 - Architectural standards for multifamily structures (including townhomes and patio homes), shall be met with exceptions listed below and per building elevation concepts as provided in Exhibit D.
 - a. Sec. 106.06.04(c)(2): All structures shall be architecturally finished on all four sides (exclusive of doors and windows) with a minimum of 80 percent Category A materials on the first floor with the remainder being comprised of Category B materials; a minimum of 45 percent Category A and on the second and third floors with the remainder being comprised of Category B materials in any percentage desired. Use of Category C materials shall be limited to decorative accents.
 - b. Sec. 106.06.04(c)(8): Roofs shall be a minimum one-quarter-to-12 (0.25:12) pitch with a parapet wall along the front and side elevations.
 - c. Sec. 106.06.04(c)(10): All multifamily and townhome primary buildings shall be designed to incorporate architectural elements per building elevation concepts as provided in Exhibit D.
2. Light Commercial (LC) Subdistrict Standards: Development standards for all buildings and sites within the Light Commercial (LC) subdistrict shall meet the Town Zoning standards.
- i. Architectural Standards: All applicable provisions of Sec. 106.06.05 - Architectural Standards for Commercial Structures (Includes Office, Retail, Commercial, Mixed Use, etc.), as they exist, or may be amended, at the time of development.
 - ii. Parking standards. All applicable provisions of Division 4. - Parking, Stacking, and Loading Standards, as they exist, or may be amended, at the time of development.

- iii. Commercial Landscape and Screening Requirements: All applicable provisions of Sec. 106.06.18 – Commercial Landscape Requirements and Sec. 106.06.31 - Screening, shall be met as they exist, or may be amended, at the time of development, unless otherwise stated herein.
- iv. Signage - All applicable provisions of Chapter 86 – Sign Ordinance, as they exist, or may be amended, at the time of development.

D. Waivers for Townhome (TH) Subdistrict:

- 1. Lot Regulations
- 2. On-street parking provision
- 3. Minimum street width and individual lot platting
- 4. Front access from sidewalks
- 5. Reduced masonry fence requirement between the Light Commercial (LC) and Townhome (TH) districts
- 6. Front door entry and sidewalk elevation
- 7. Reduced Front yard landscape zone requirements
- 8. Reduced tree planting within the rear yard setback

EXHIBIT C

OVERALL CONCEPT PLAN

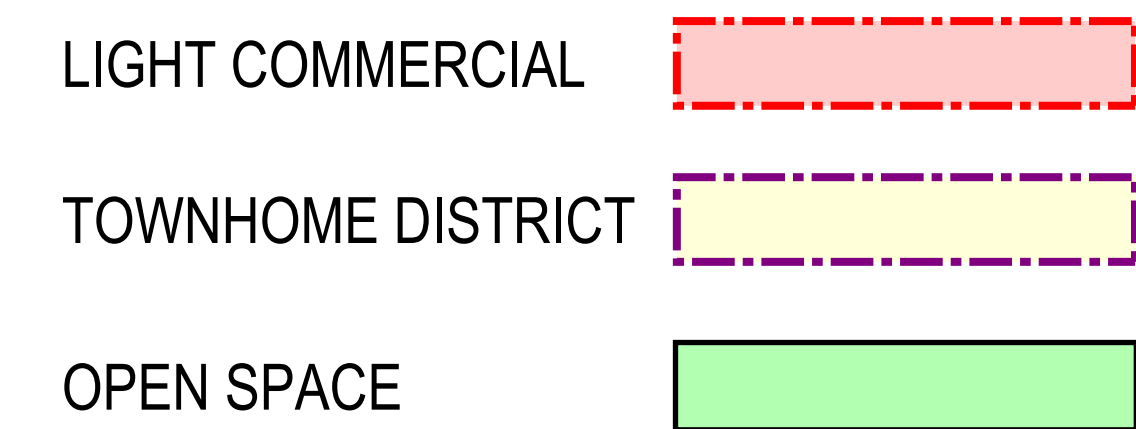


EXHIBIT D

DEVELOPMENT PLANS



Town of Little Elm

100 W. Eldorado Parkway, Little Elm, Texas, 75068

www.littleelm.org

SITE DATA SUMMARY CHART (by phase and in total) to include the following items:		
Site Data Summary		
		Existing
		Proposed
Existing Zoning		A1-LC
	Front Setback	25'-20'
	Side Setback	10'-20'
	Rear Setback	20'-35'
Land Use Designation		A1-LC
Gross Acreage		12.78ac
Net Acreage		12.78ac
Number of Proposed Lots		1
Percentage of Site Coverage		
Area of Open Space		12.78 ac
Percentage of Open Space		100%
Percentage of Landscape		N/A
Area of Impervious Coverage		12.78 ac
Percentage of Impervious Coverage		100%
Proposed Building Area (<i>square footage footprint</i>)		N/A
Number of Single-Story Buildings		0
Number of Two-Story Buildings		0
Maximum Building Height		35'-45'
Proposed Floor Area		N/A
Proposed Floor Area by Use		N/A
Required Parking		0
Provided Parking		0
	Standard	0
	Handicap	0
	Total	0
Inventory Parking		0
Electric Vehicle Charging Infrastructure		0
Bicycle Racks		0
Required Loading Spaces		0

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions of Site Plan, as listed in Section 106.02.15 and of the Landscape Plan, as listed in Section 106.06.13 of the Zoning Ordinance.

Applicant's Signature

Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper Town staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.

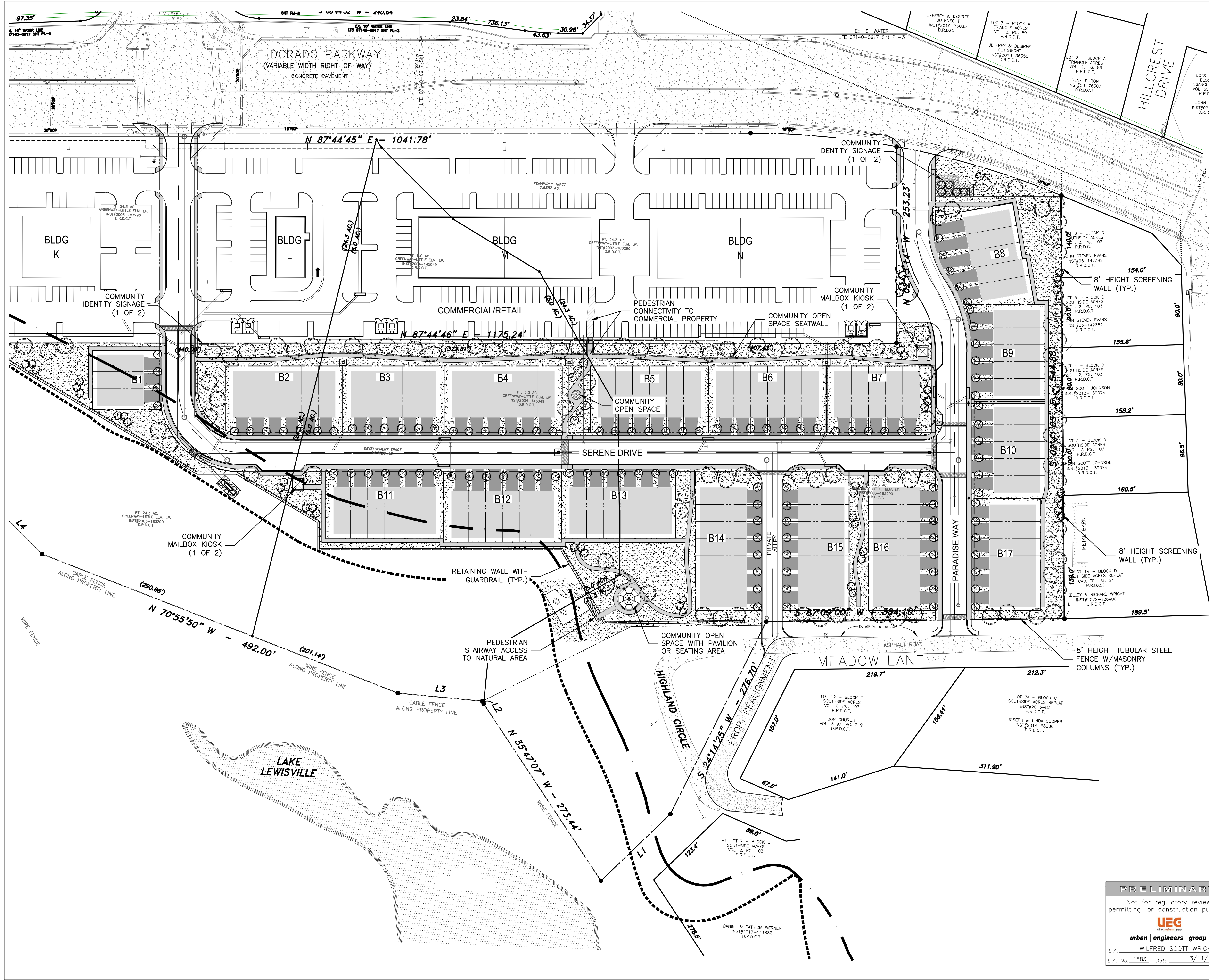
Applicant's Engineer's Signature

24 June 2025

Date

Urban Engineers Group, Inc.

Firm

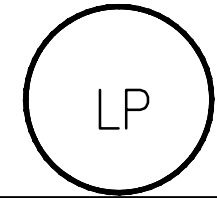


811
Know what's below.
Call before you dig.
1-800-344-8377
Texas One Call System

TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST - STOP CALL

UTILITY LOCATION NOTE:
THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.

PRELIMINARY PLANT LIST		
SYMBOL	BOTANICAL/COMMON NAME	CALIPER
TREES (REPRESENTATIVE SPECIES)		
	QUERCUS VIRGINIANA LIVE OAK	4" MIN.
	QUERCUS SHUMARDII RED OAK	4" MIN.
	PISTACIA CHINENSIS CHINESE PISTACHE	4" MIN.
	ULMUS CRASSIFOLIA CEDAR ELM	4" MIN.
	LAGERSTROEMIA INDICA CREPE MYRTLE	3" MIN.
	ILEX VOMITORIA YAUPON HOLLY	3" MIN.
	CERCIS CANADENSIS V. TEXENSIS TEXAS REDBUD	3" MIN.
	MYRICA CERIFERA SOUTHERN WAX MYRTLE	3" MIN.



Mar. 11, 25

urban | engineers | group inc.

167 turtle creek blvd., ste a dallas, texas 75207
FIRM REGISTRATION No: F5332 (214) 252-1600 p (214) 252-1612 f

LANDSCAPE PLAN

SERENE – LITTLE ELM

PROPERTY DEVELOPER: SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080	PROPERTY OWNER: SERENE – LITTLE ELM	PROPERTY ADDRESS: OAK GROVE PKWY & ELDORADO PKWY CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A
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DESIGN UEGi	DRAWN UEGi	DATE Mar. 11, 25	SCALE OF	SHEET NO. OF	CASE NO.	EXHIBIT
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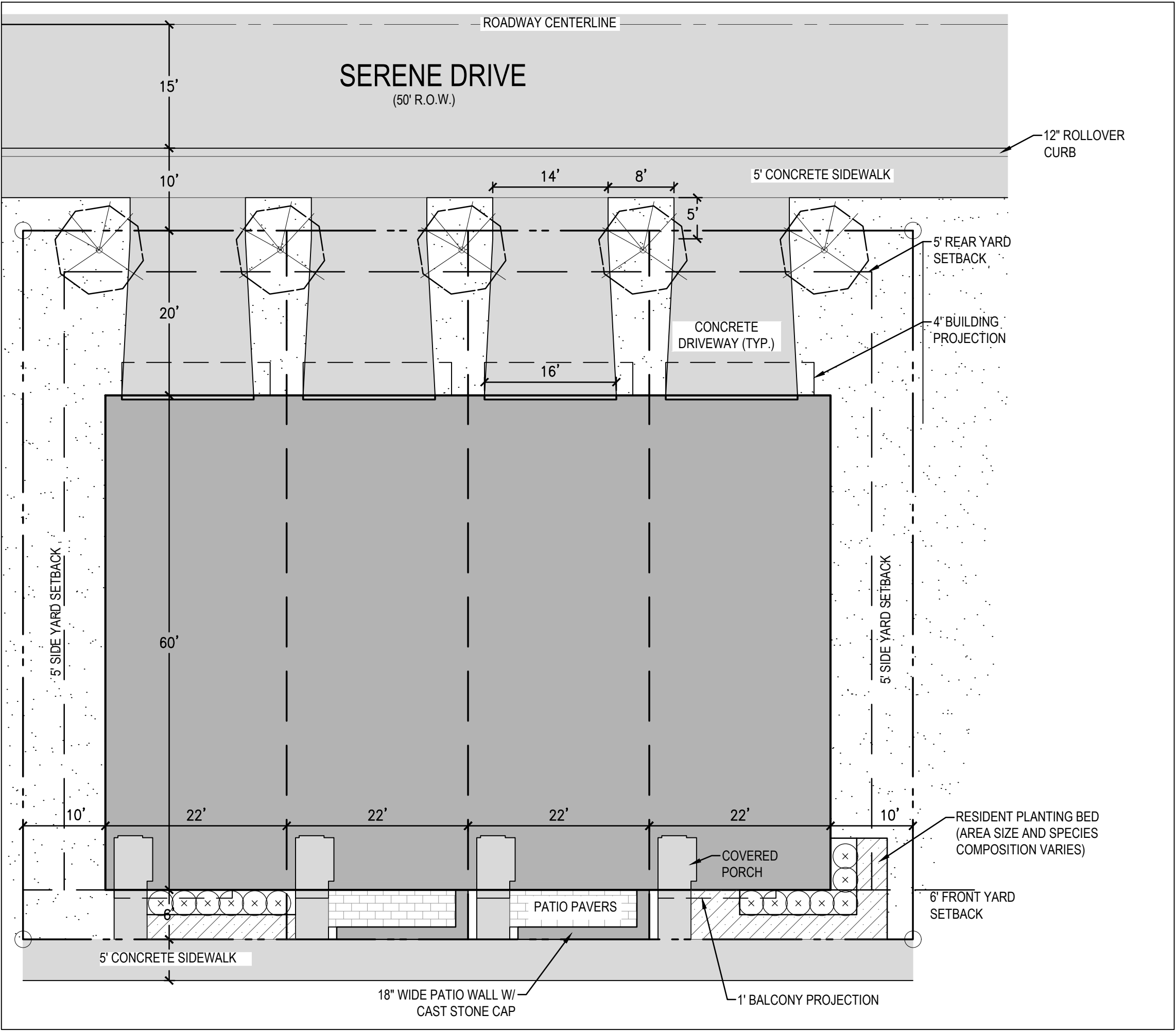
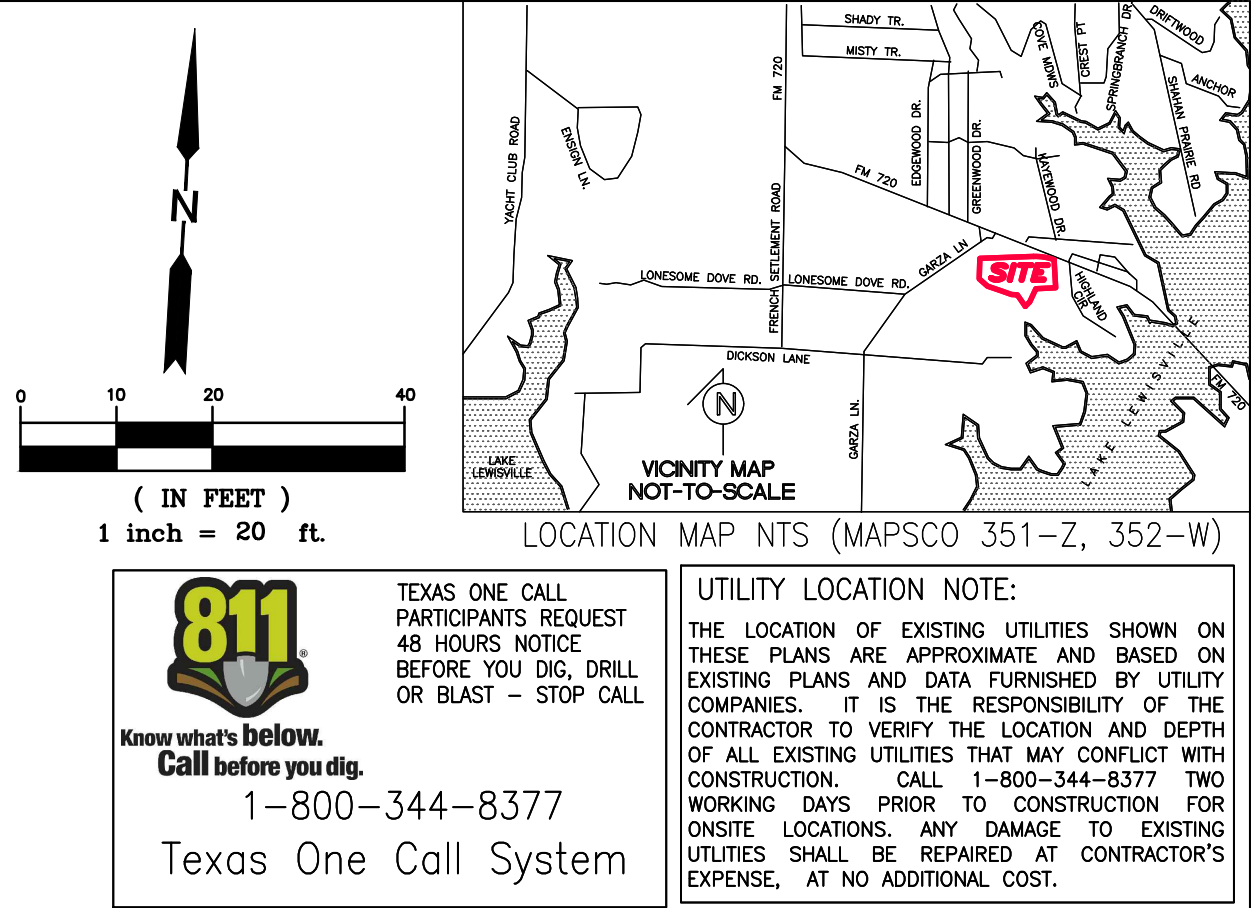
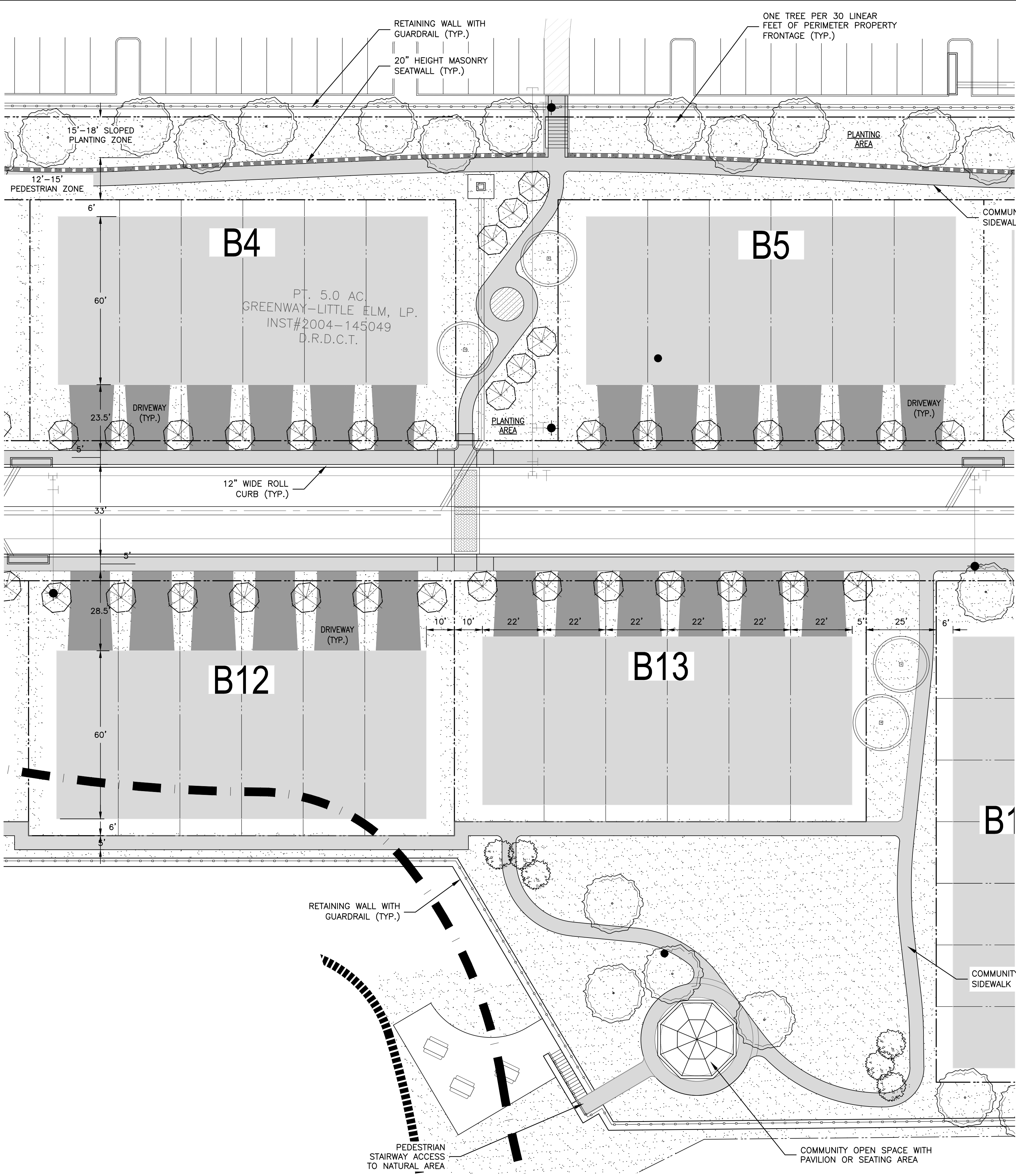
PRELIMINARY

Not for regulatory review, permitting, or construction purposes

urban | engineers | group inc.

L.A. No. 1883 Date 3/11/2025

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1 BUILDING AREA ENLARGEMENT
LE1 PLAN

SCALE: 1" = 1'-0"

LE1

Mar. 11, 25

UEG
FIRM REGISTRATION No: F5332

urban | engineers | group inc.
167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p (214) 252-1612 f

LANDSCAPE ENLARGEMENT PLAN

SERENE – LITTLE ELM

PROPERTY DEVELOPER: SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080	PROPERTY OWNER: SERENE – LITTLE ELM	PROPERTY ADDRESS: OAK GROVE PKWY & ELDORADO PKWY CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A
DESIGN UEGi	DRAWN UEGi	DATE Mar. 11, 25
SCALE OF	SHEET NO. OF	CASE NO. EXHIBIT

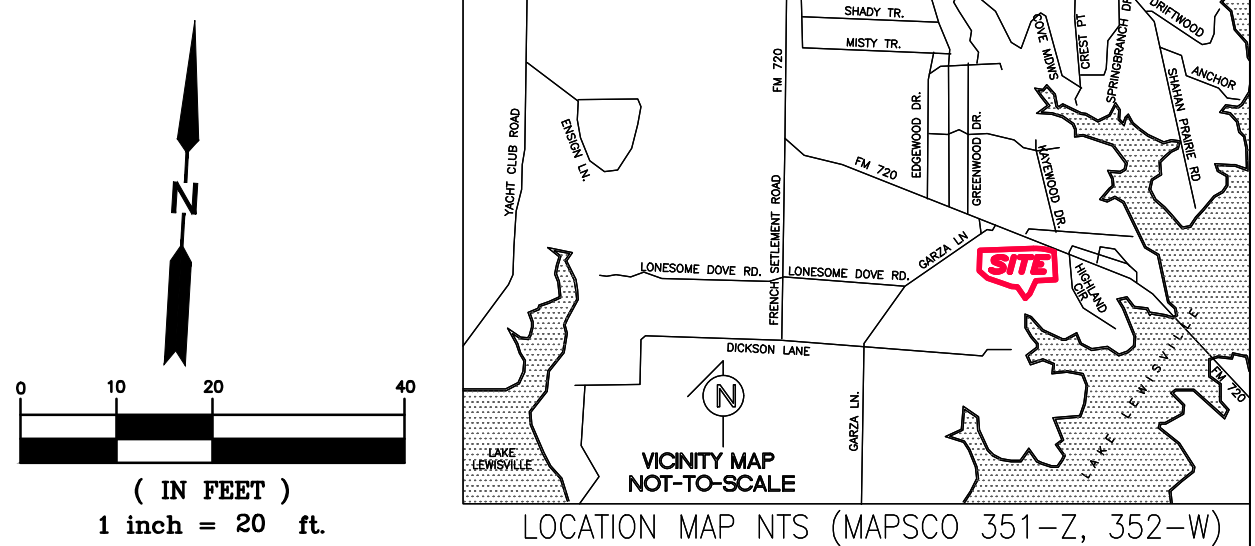
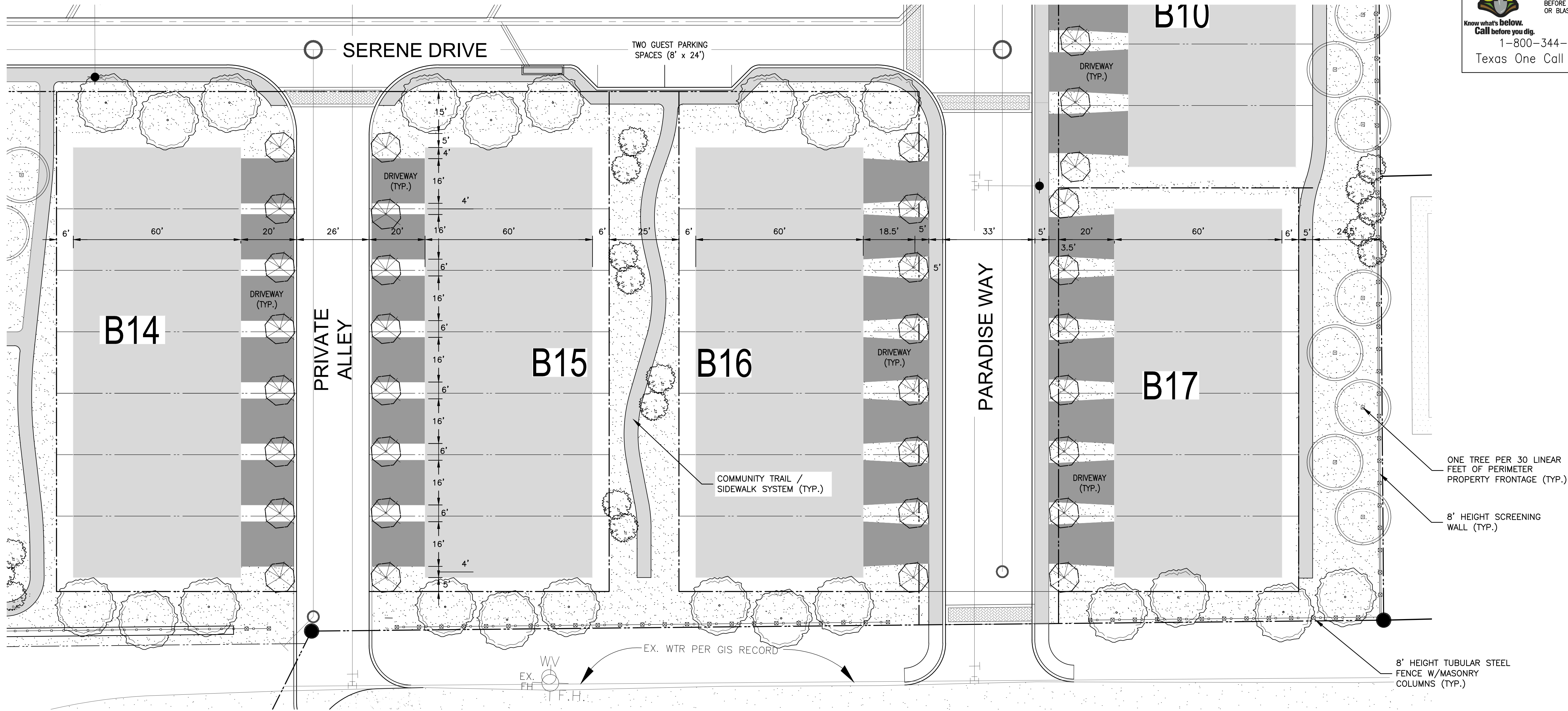
PRELIMINARY


Not for regulatory review,
permitting, or construction purposes

UEG
urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 3/11/2025

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TEXAS ONE CALL
PARTICIPANTS REQUEST
48 HOURS NOTICE
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ONE TREE PER 30 LINEAR FEET OF PERIMETER PROPERTY FRONTAGE (TYP.)

8' HEIGHT SCREENING WALL (TYP.)

8' HEIGHT TUBULAR STEEL FENCE W/MASONRY COLUMNS (TYP.)

LE2

Mar. 11, 25



urban | engineers | group inc.
FIRM REGISTRATION No: F5332

167 turtle creek blvd., ste a dallas, texas 75207
(214) 252-1600 p


LANDSCAPE ENLARGEMENT PLAN

SERENE - LITTLE ELM

PROPERTY DEVELOPER:		PROPERTY OWNER:	PROPERTY ADDRESS:			
SERENE GLOBAL 811 S. CENTRAL EXPY, STE 600 RICHARDSON, TX 75080		SERENE - LITTLE ELM	OAK GROVE PKWY & ELDORADO PKWY CITY OF LITTLE ELM, DENTON COUNTY, TEXAS 75068 D.M. CULE ABSTRACT NO. A0226A			
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
UEGi	UEGi	Mar. 11, 25		OF		

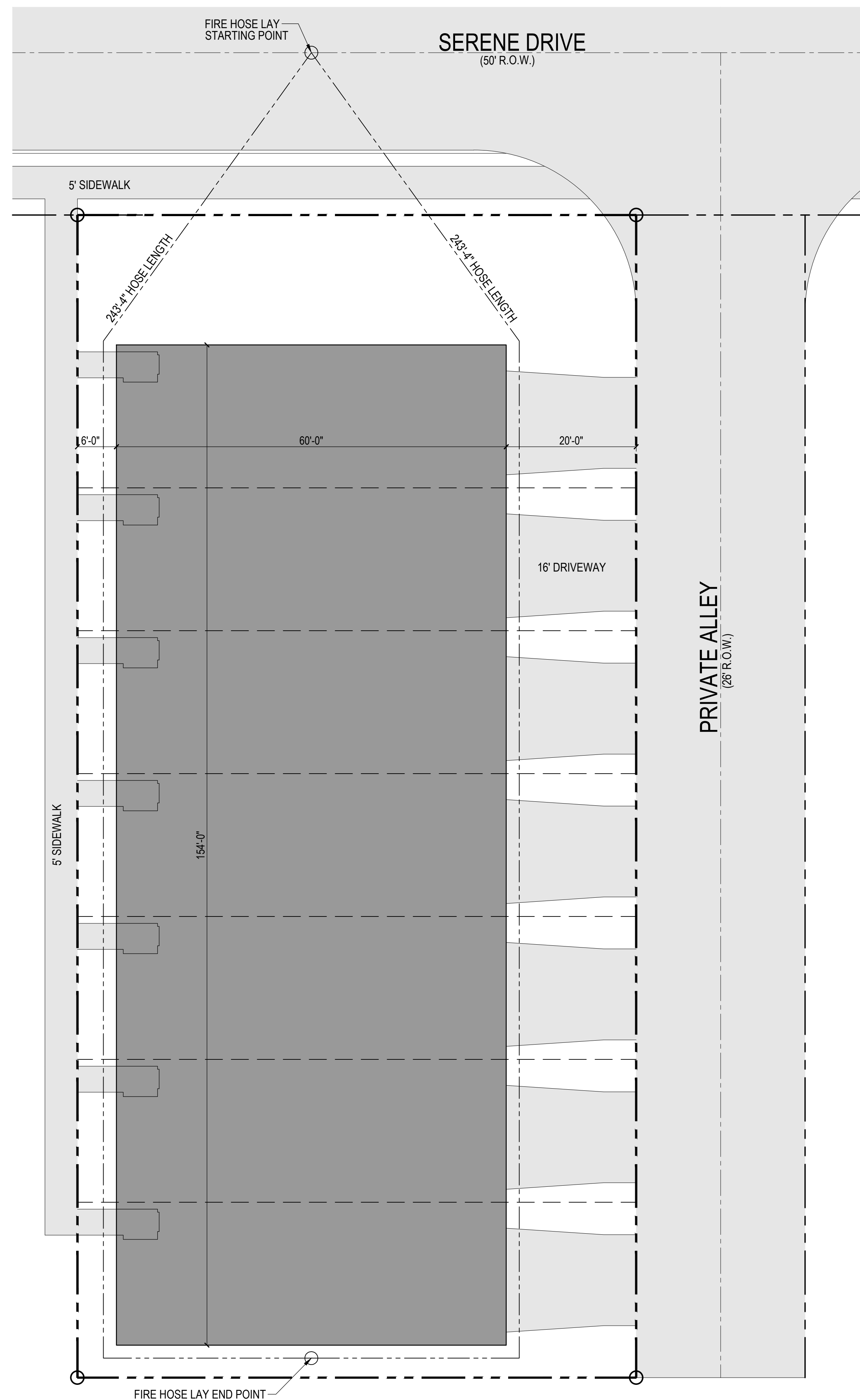
PRELIMINARY

Not for regulatory review,
permitting, or construction purposes



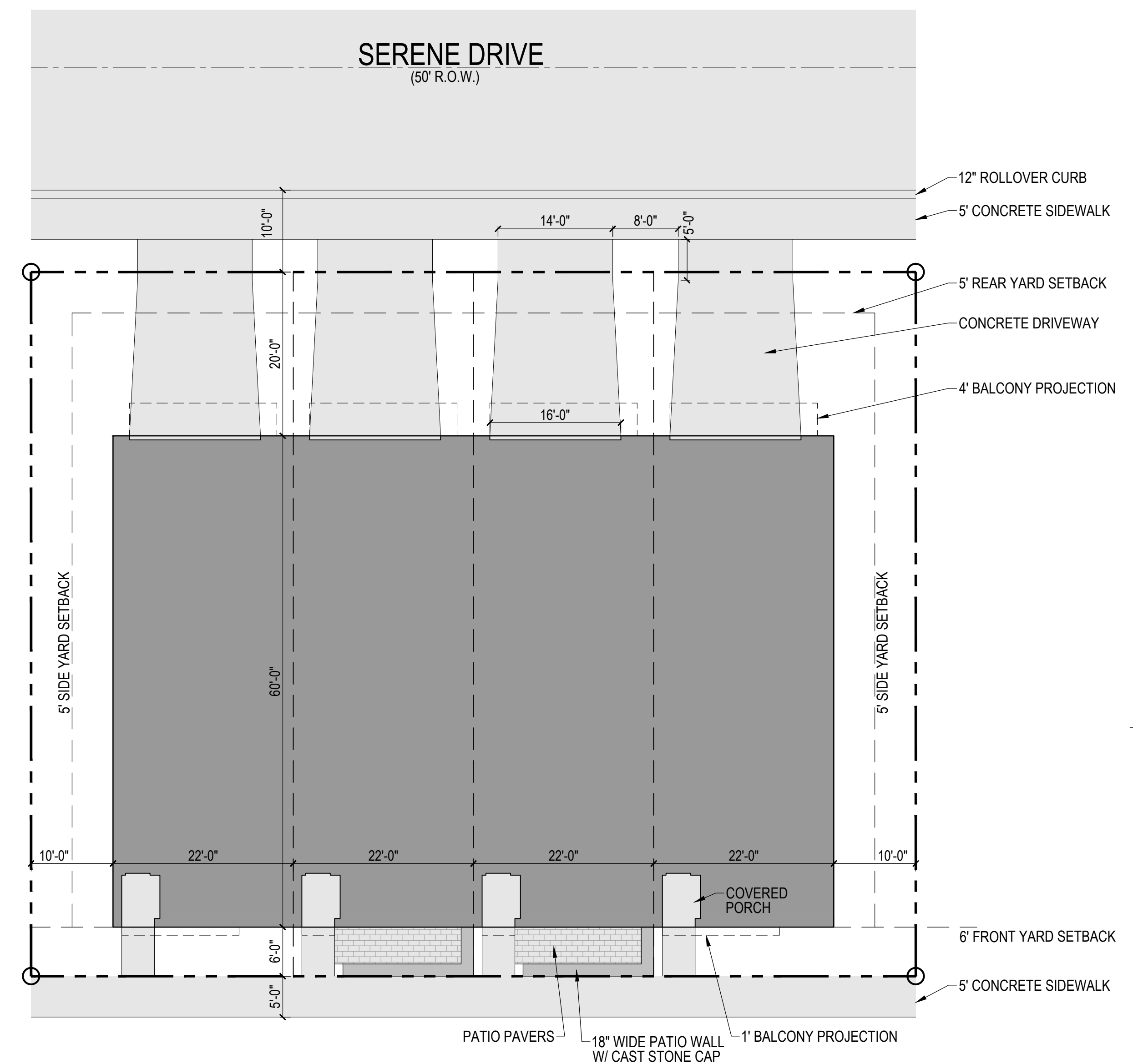
urban | engineers | group inc.

L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 3/11/2025



02 FIRE HOSE LAY EXHIBIT

SCALE: 3/32" = 1'-0"



01 BUILDING SITE PLAN EXHIBIT

SCALE: 3/32" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

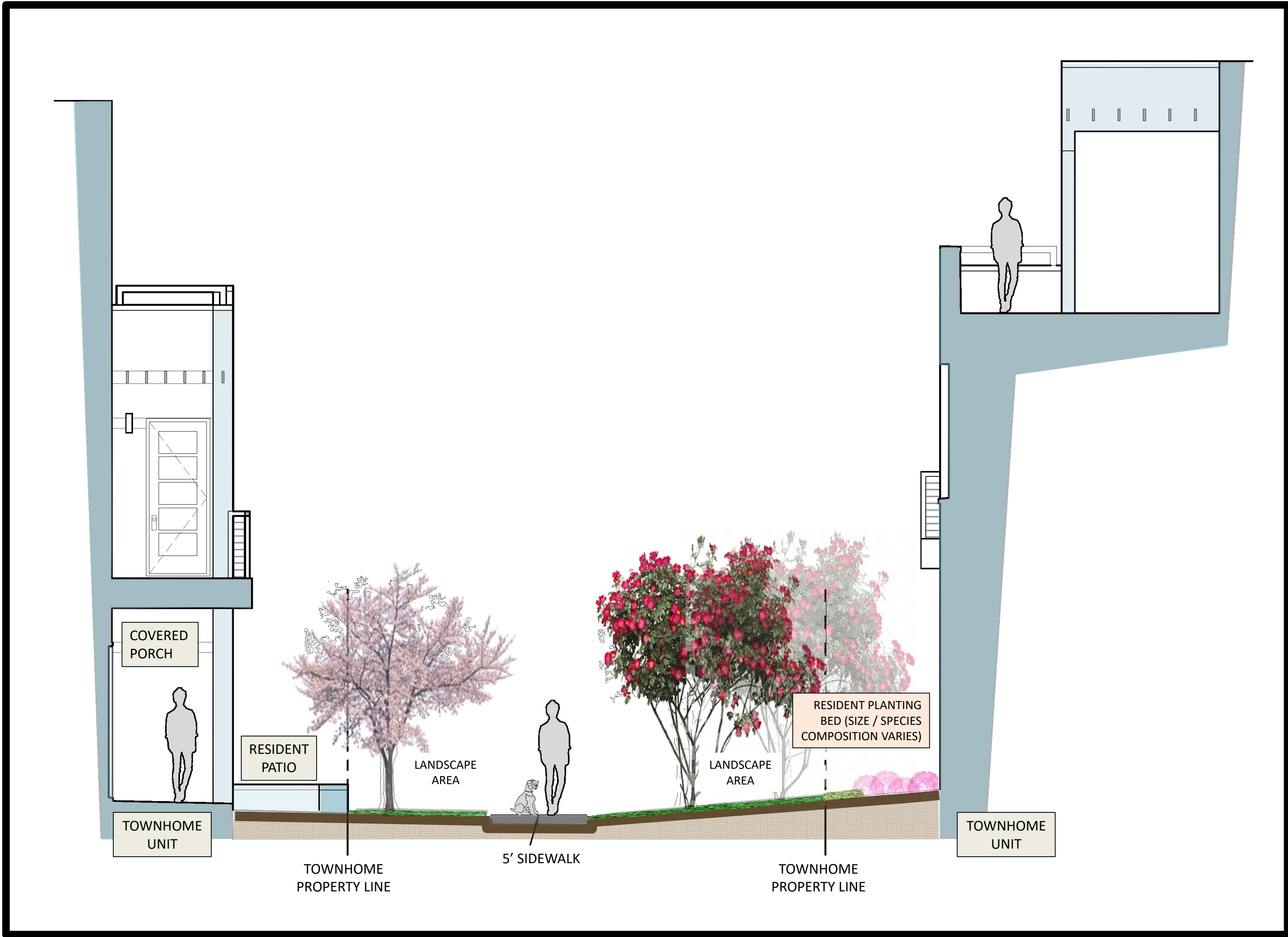
SITE PLAN & FIRE HOSE LAY EXHIBIT

DATE:
SEPTEMBER 24, 2024

DRAWN BY:	CHECKED BY:
JW	GH

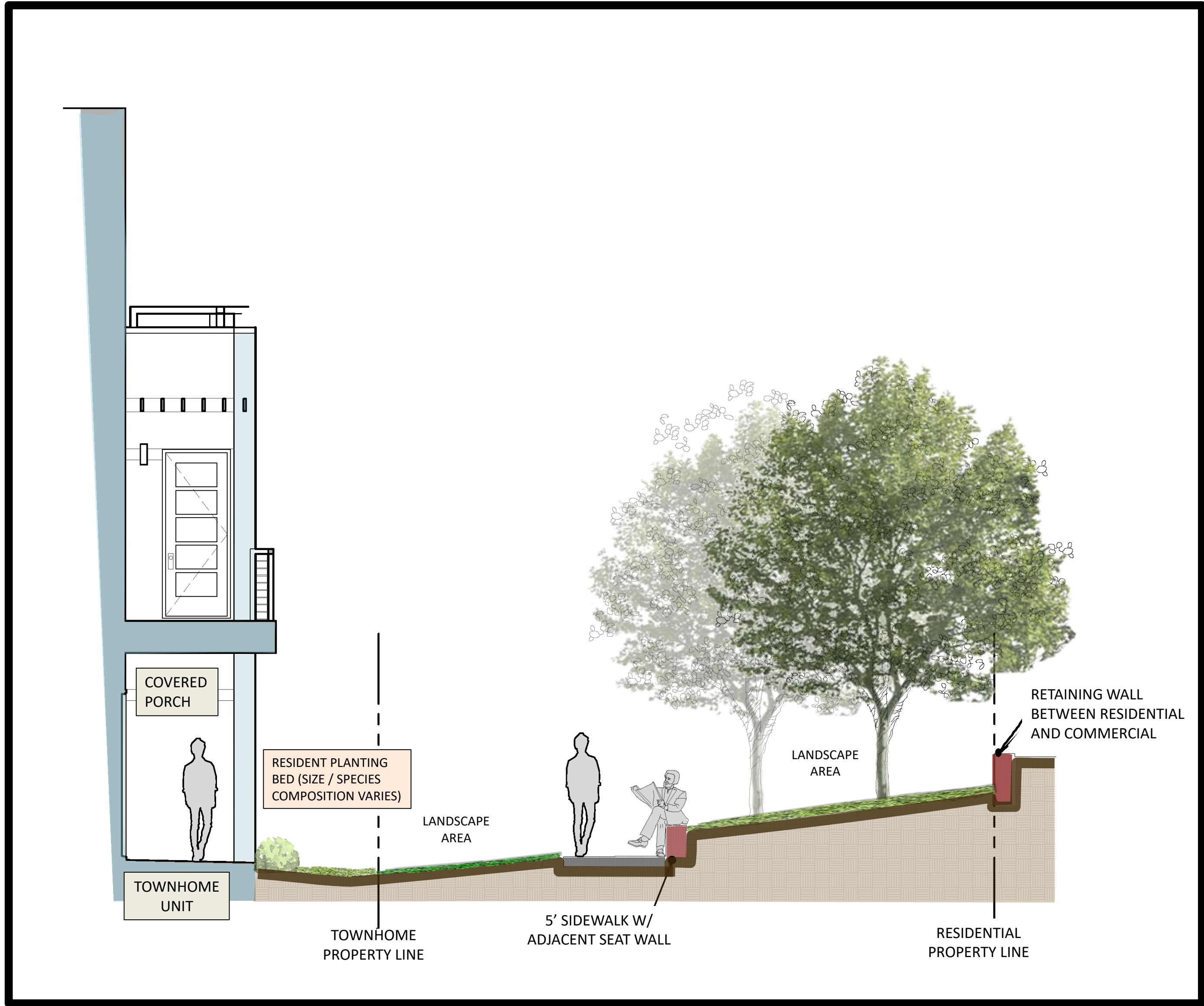
AS1.0

LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN



BUILDING SECTION BETWEEN B15 AND B16

PLAN

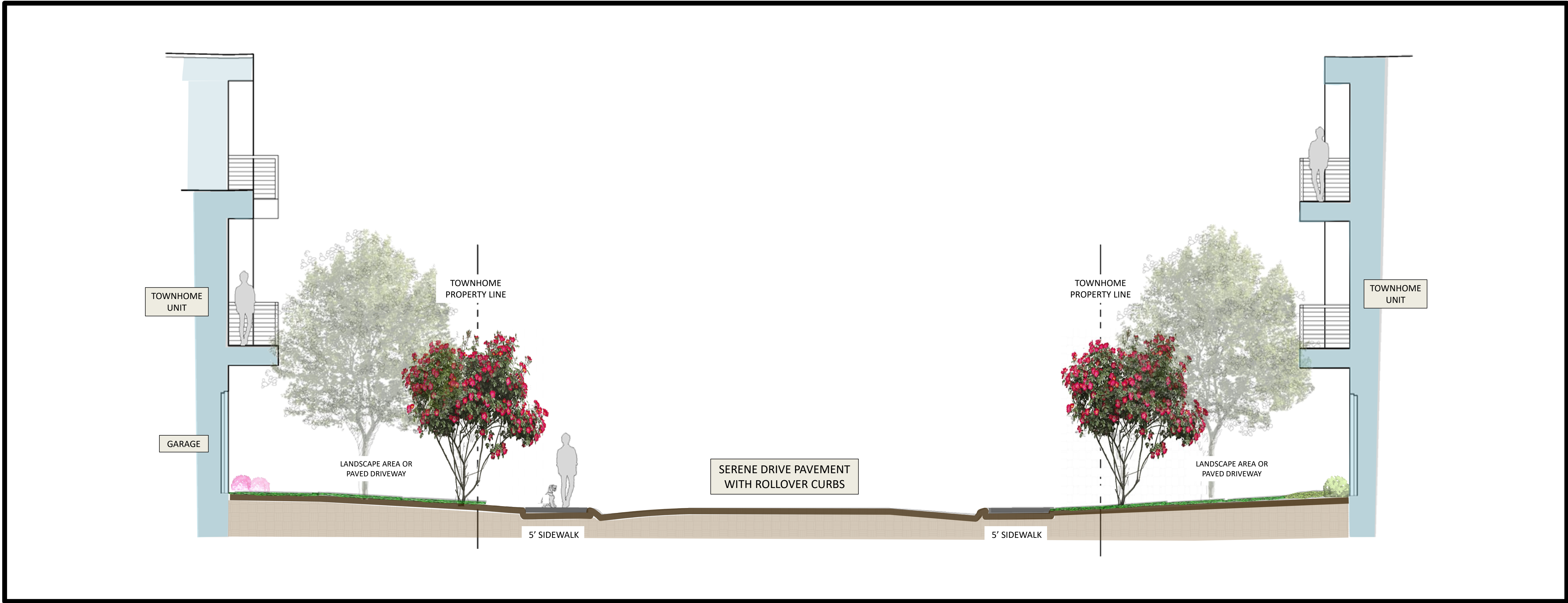


BUILDING SECTION BETWEEN B5 AND COMMERCIAL

PLAN

NOT TO SCALE

LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN



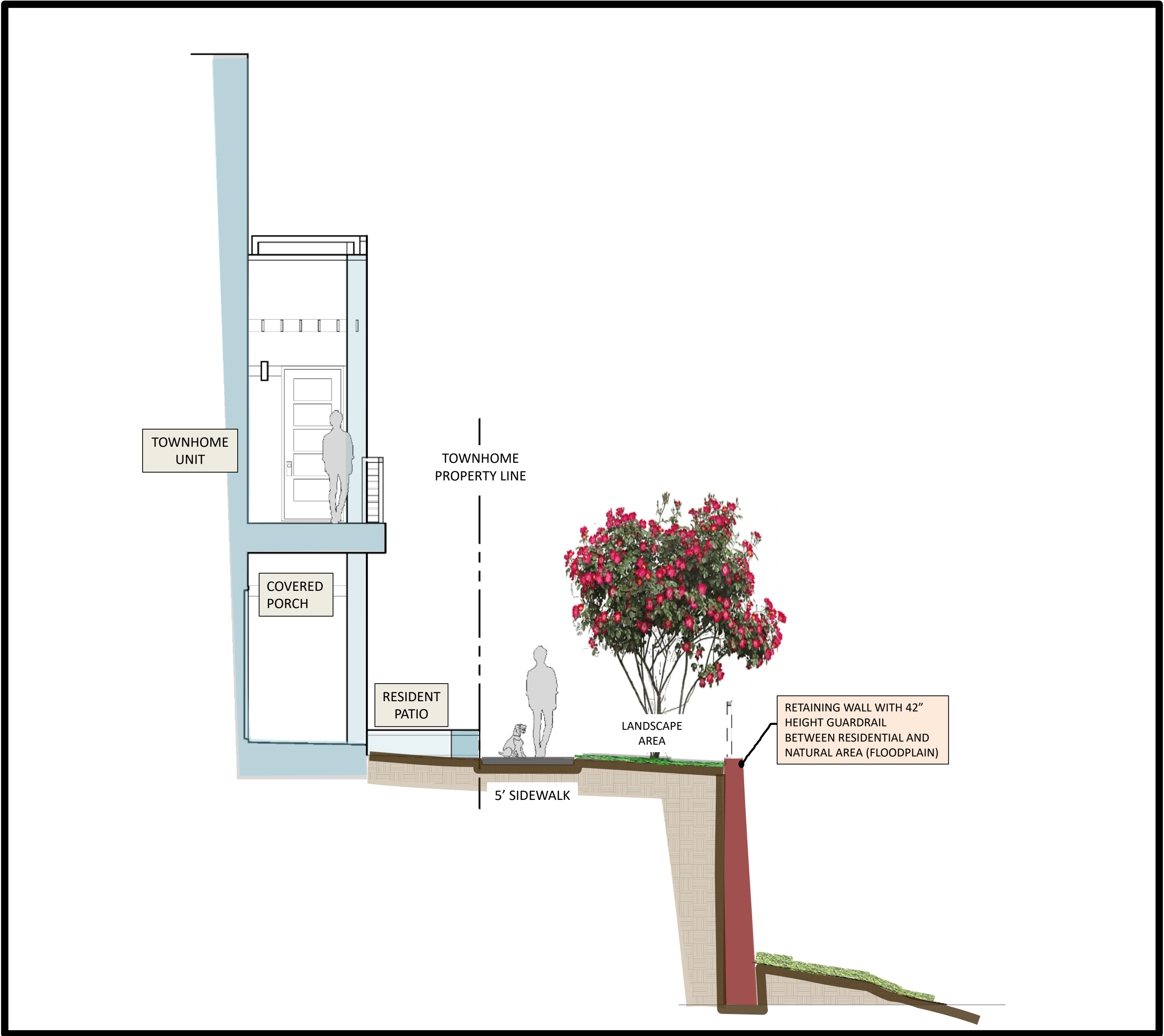
SERENCE DRIVE BUILDING SECTION BETWEEN B4 AND B12

PLAN

NOT TO SCALE

PRELIMINARY
Not for regulatory review,
permitting, or construction purposes
UEG
urban | engineers | group inc.
L.A. WILFRED SCOTT WRIGHT
L.A. No. 1883 Date 9/24/2024

LITTLE ELM SERENE DEVELOPMENT – LANDSCAPE PLAN

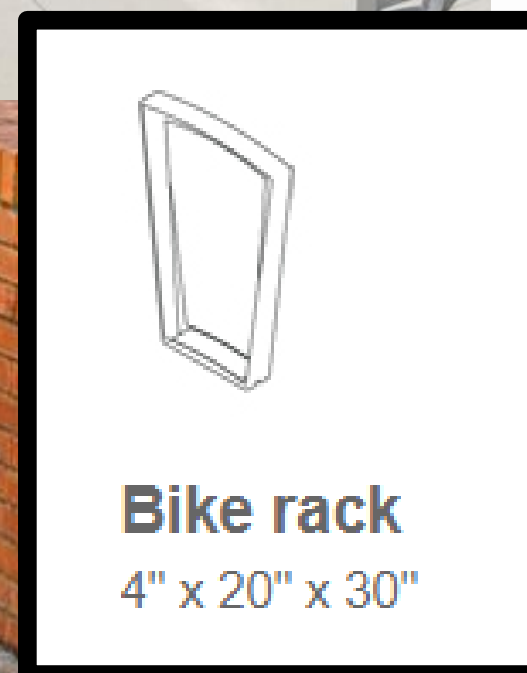


BUILDING SECTION BETWEEN B11 AND NATURAL AREA (FLOODPLAIN)

PLAN

NOT TO SCALE

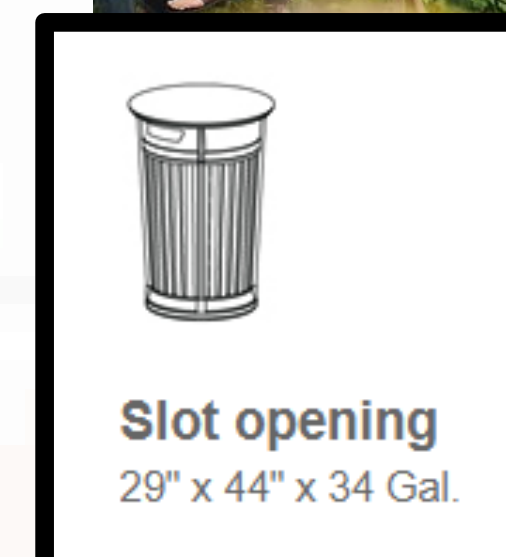
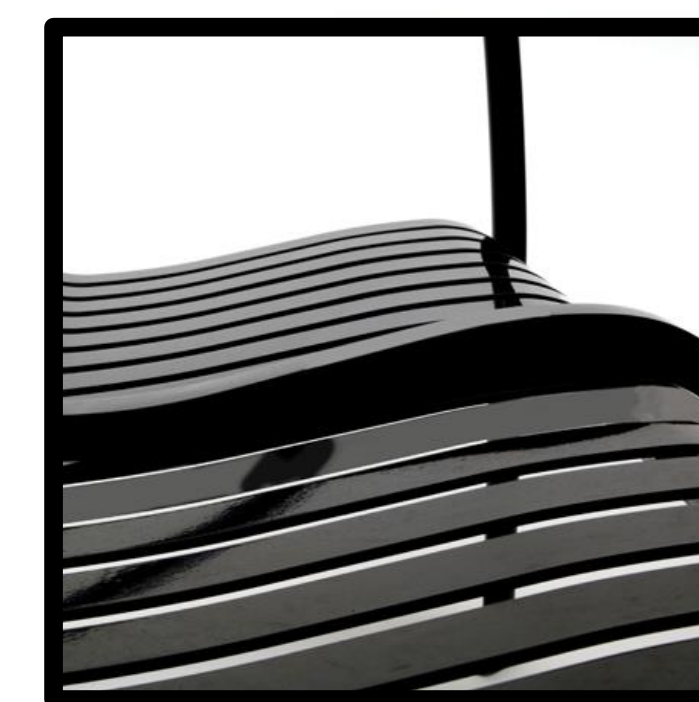
SERENE DEVELOPMENT – SITE FURNISHINGS



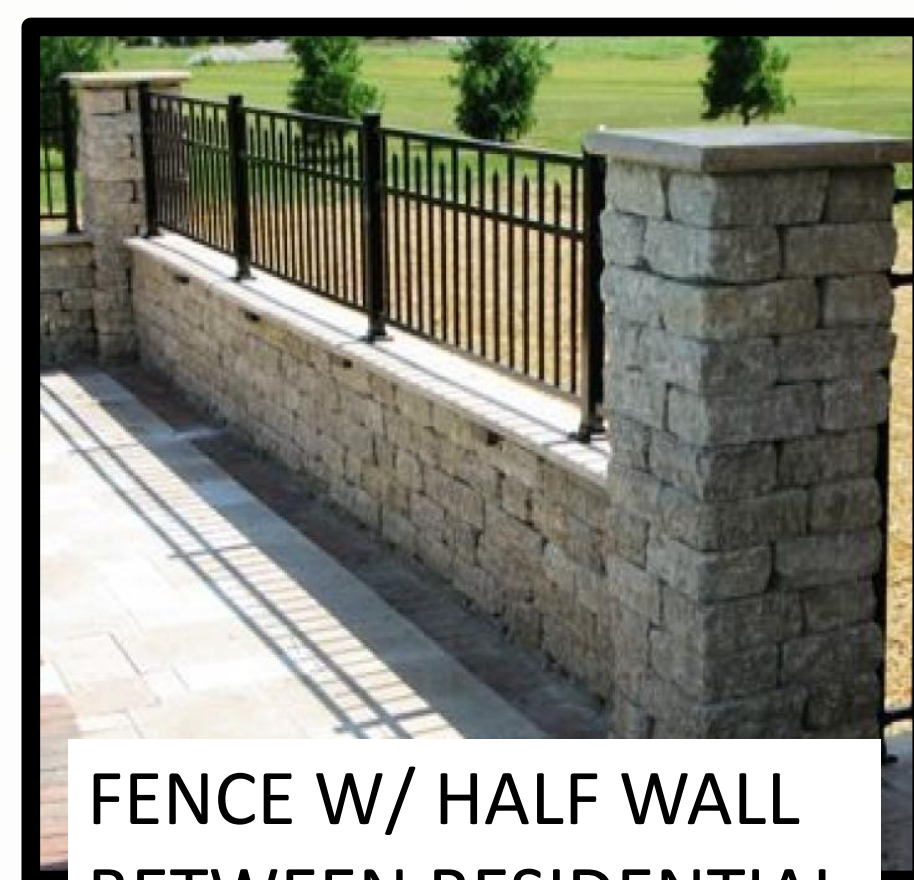
BIKE RACK
EMERSON SERIES BY LANDSCAPE FORMS



BENCH
TOWN SQUARE SERIES BY LANDSCAPE FORMS



TRASH RECEPTACLE
POE SERIES BY LANDSCAPE FORMS



FENCE W/ HALF WALL
BETWEEN RESIDENTIAL
AND COMMERCIAL



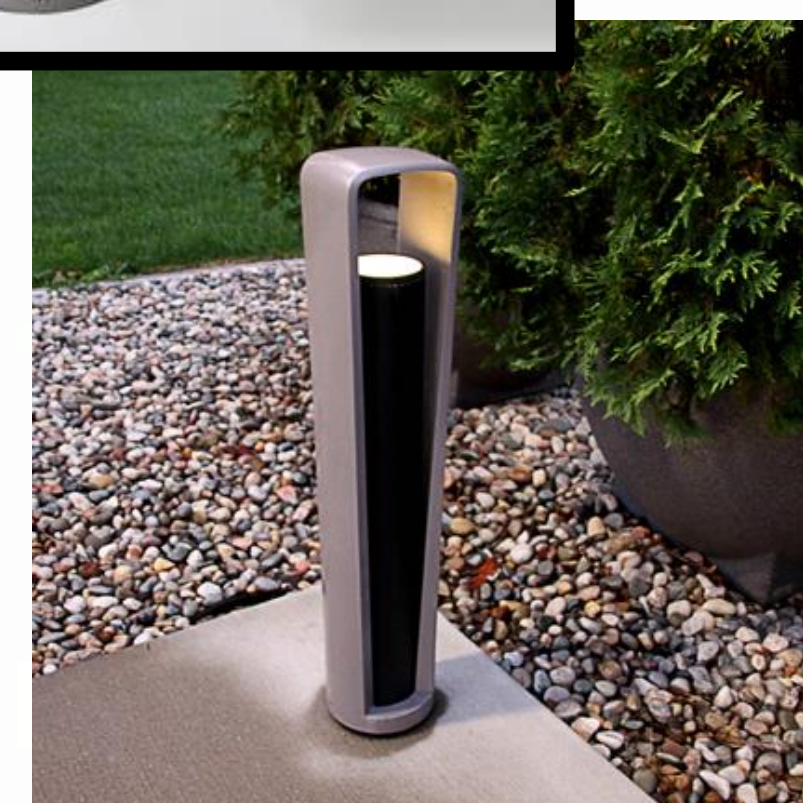
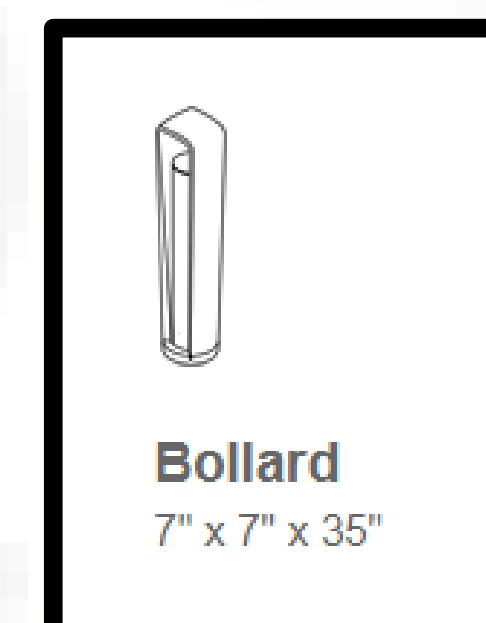
MASONRY
SCREENWALL
W/COLUMNS



TUBULAR
STEEL FENCE
W/COLUMNS



STOP BOLLARD WITH
PATH LIGHTING



COMMUNITY OPEN
SPACE SEATWALL





02 TOWNHOME RENDERING - REAR ELEVATION

SCALE: NOT TO SCALE



01 TOWNHOME RENDERING - FRONT ELEVATION

SCALE: NOT TO SCALE

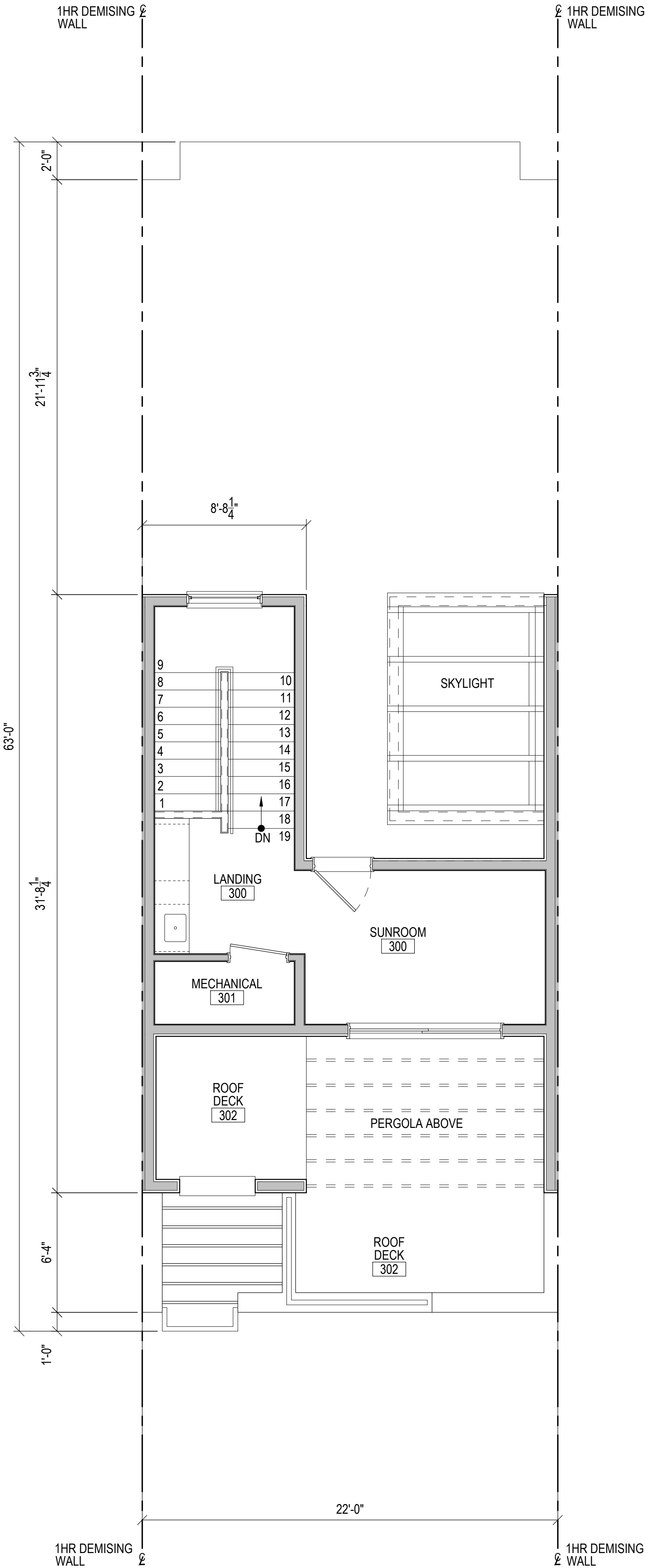
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24
3	PD COMMENTS	01/20/25

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

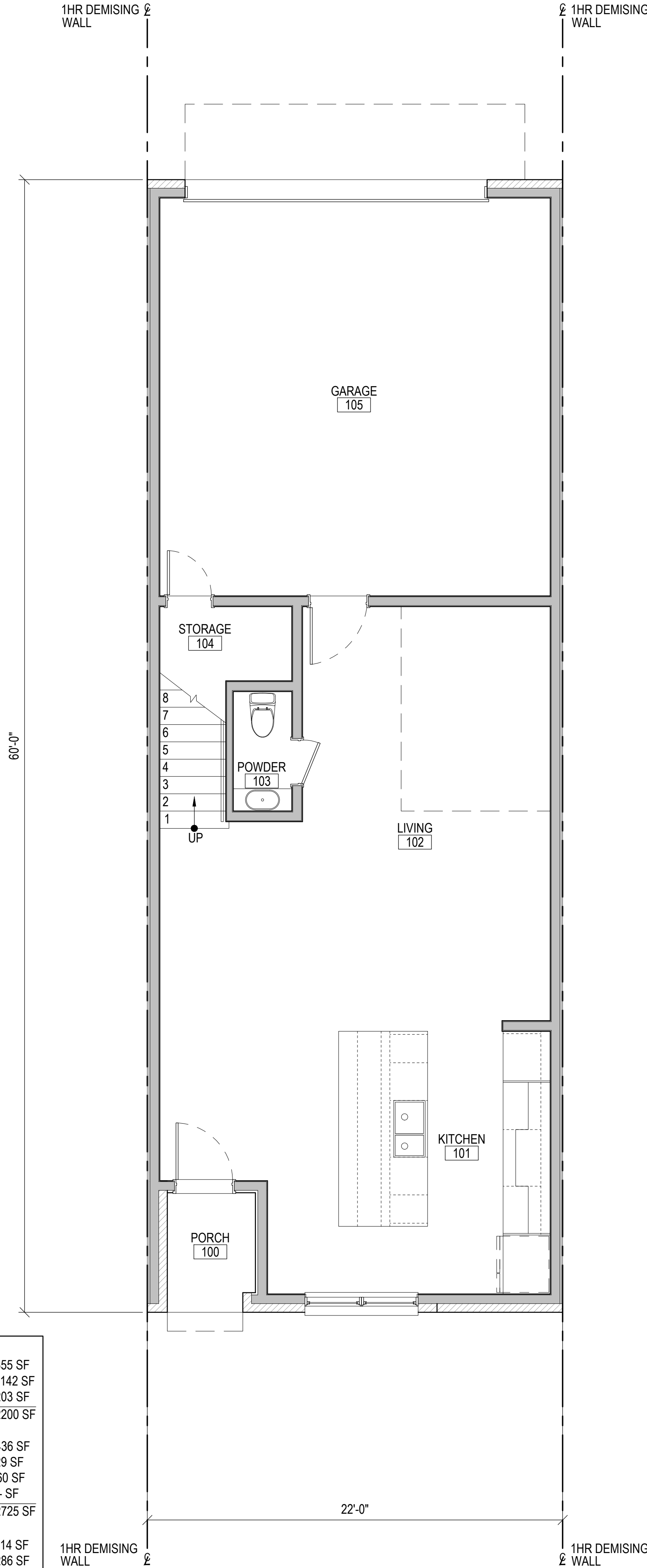
TOWNHOME RENDERING
EXHIBIT

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A0.10



SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	203 SF
TOTAL LIVING	2200 SF
GARAGE	
COVERED PORCH	436 SF
COVERED DECK	29 SF
MECHANICAL/STORAGE	60 SF
TOTAL AUR	-- SF
TOTAL AUR	2725 SF
BALCONY	114 SF
ROOF DECK	286 SF



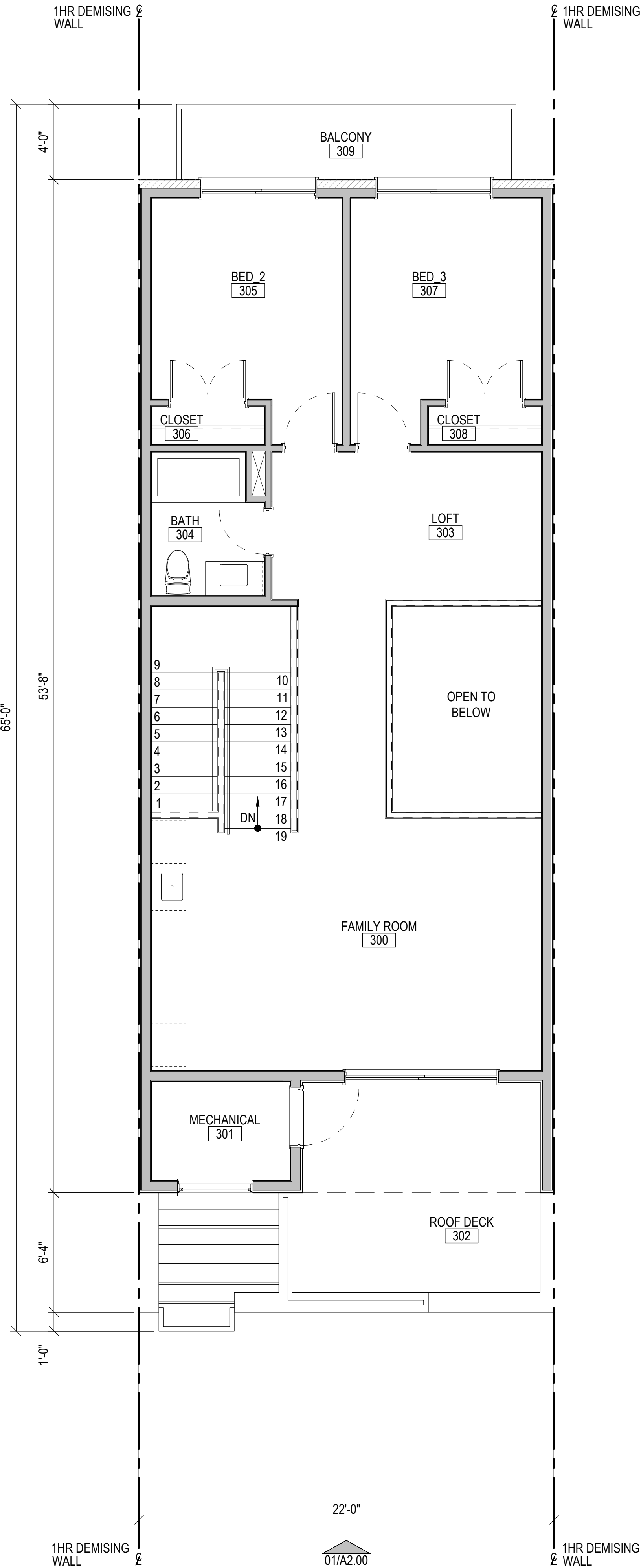
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

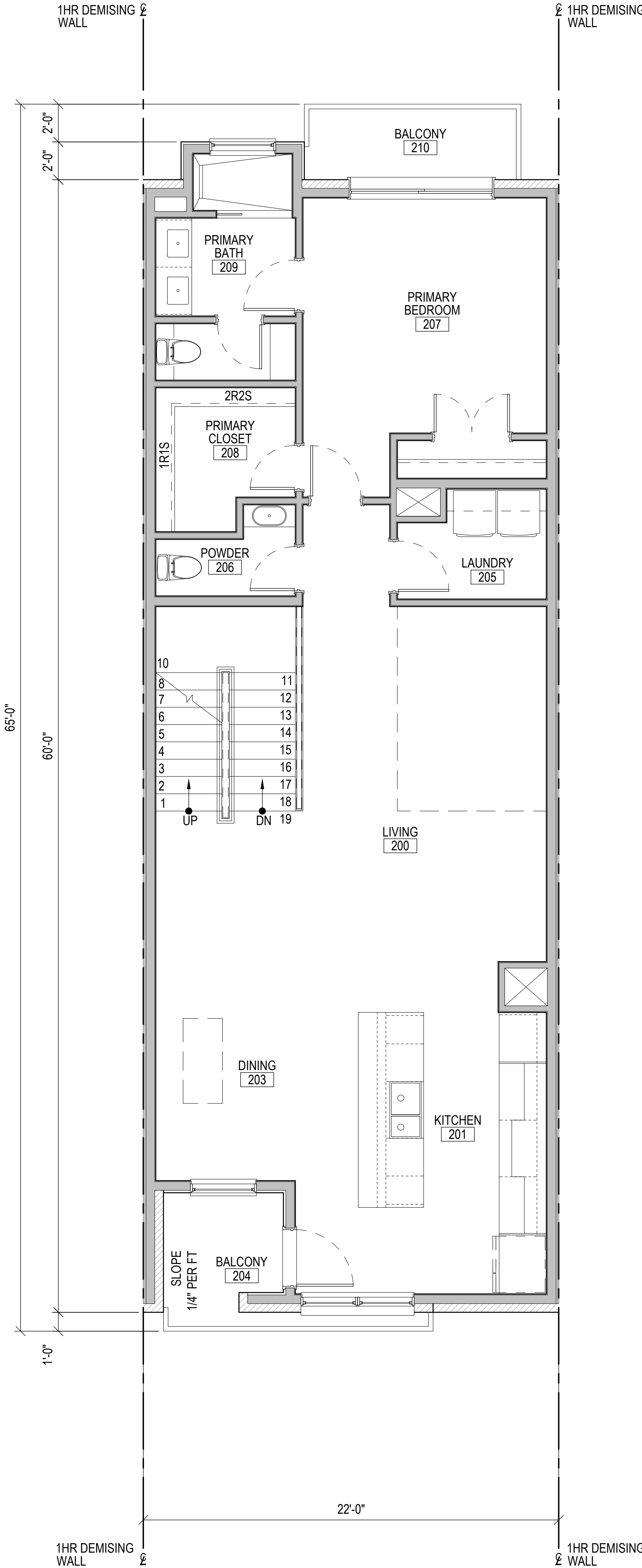
DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.00



03 THIRD FLOOR PLAN - BED

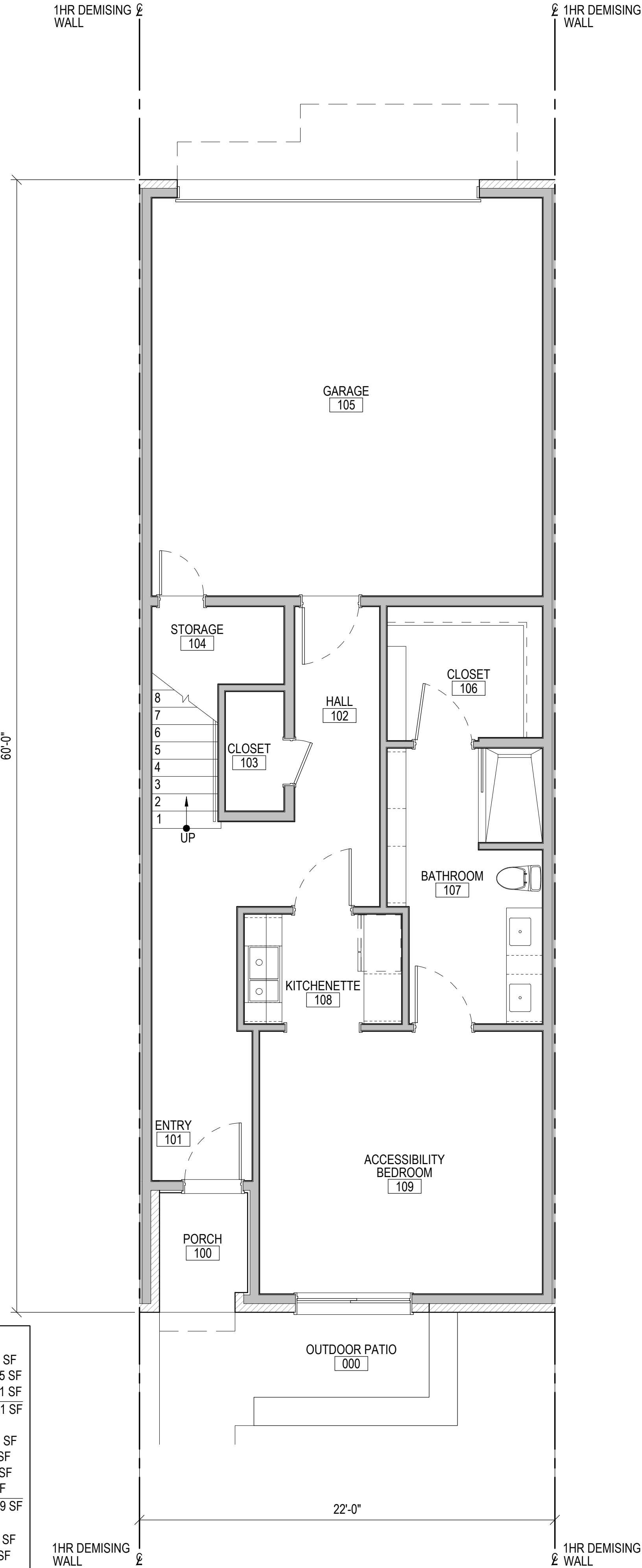
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - ACCESSIBLE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1295 SF
THIRD FLOOR	1021 SF
TOTAL LIVING	3171 SF
GARAGE	
COVERED PORCH	29 SF
COVERED DECK	73 SF
MECHANICAL/STORAGE	-- SF
TOTAL AUR	3709 SF
BALCONY	160 SF
ROOF DECK	70 SF



01 FIRST FLOOR PLAN - ACCESSIBLE

SCALE: 1/4" = 1'-0"

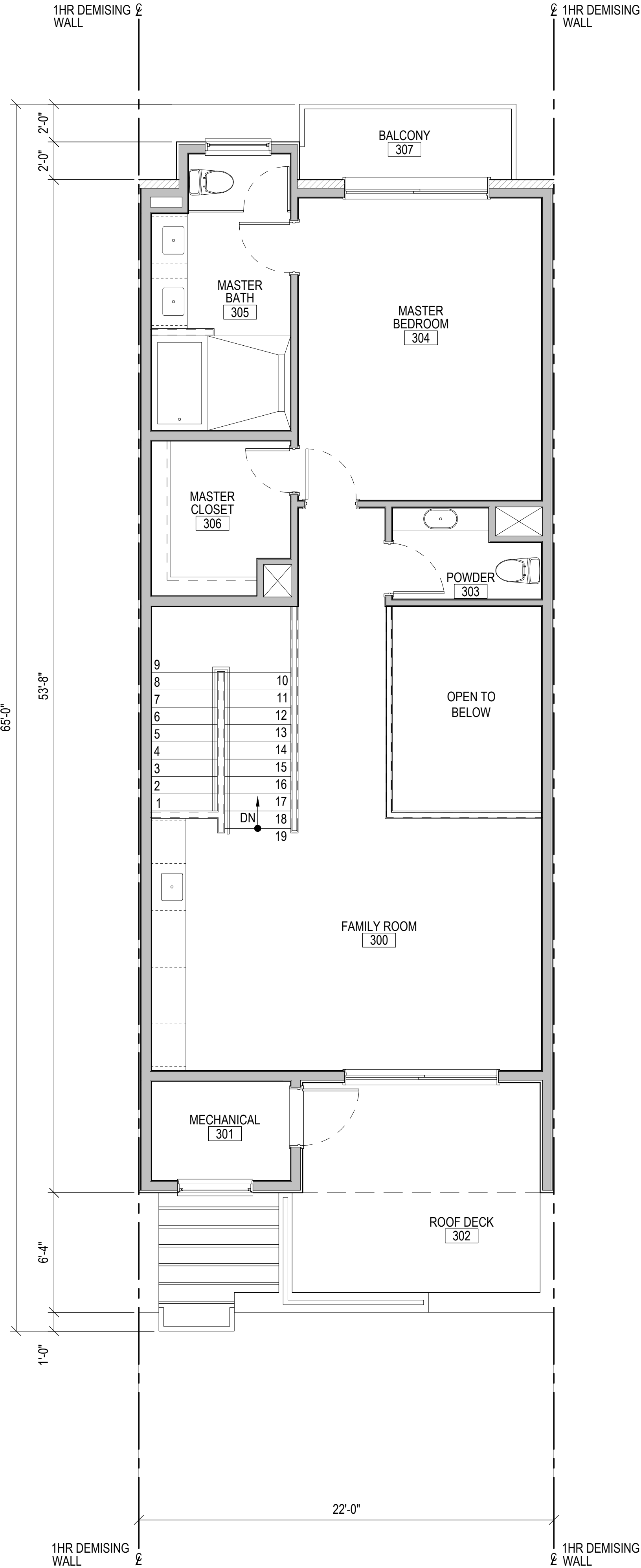
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

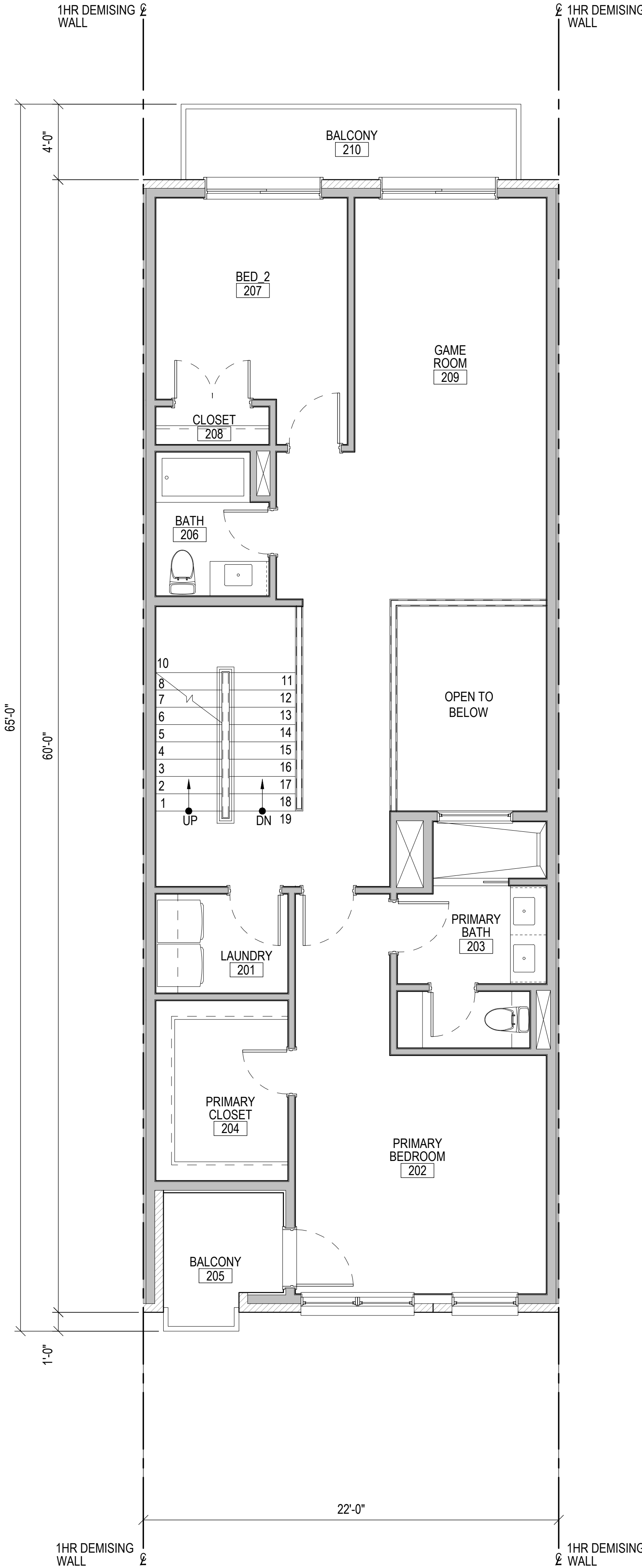
DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.10



03 THIRD FLOOR PLAN - FULL

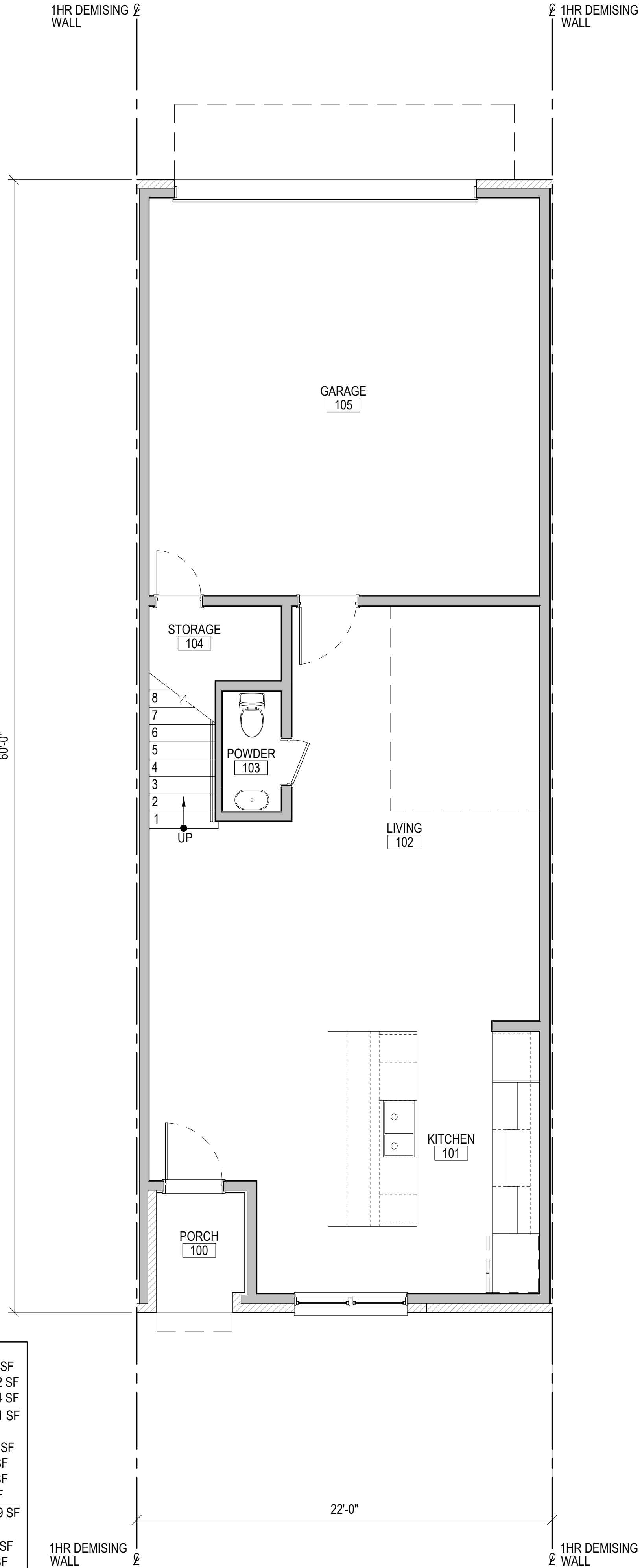
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	1034 SF
TOTAL LIVING	3031 SF
GARAGE	
COVERED PORCH	436 SF
COVERED DECK	29 SF
MECHANICAL/STORAGE	73 SF
TOTAL AUR	-- SF
BALCONY	3569 SF
ROOF DECK	160 SF
	70 SF



01 FIRST FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

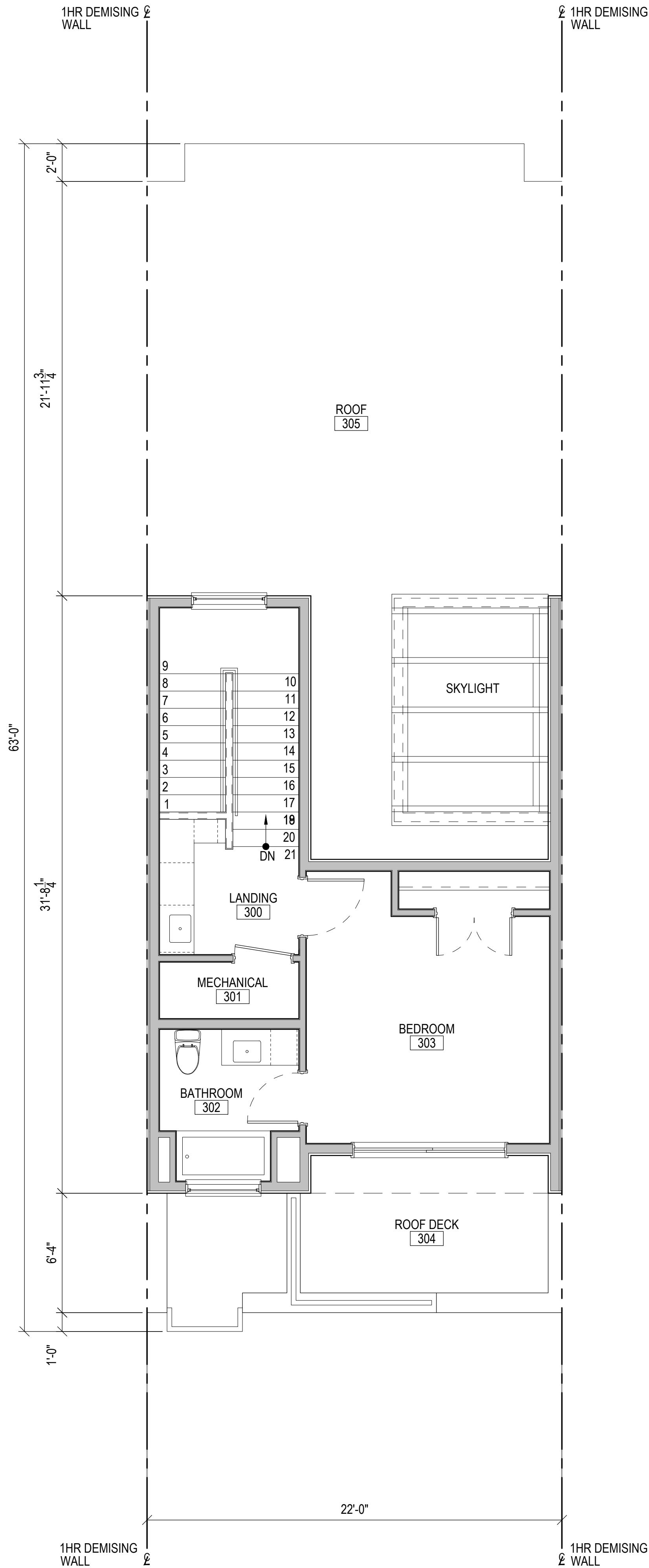
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

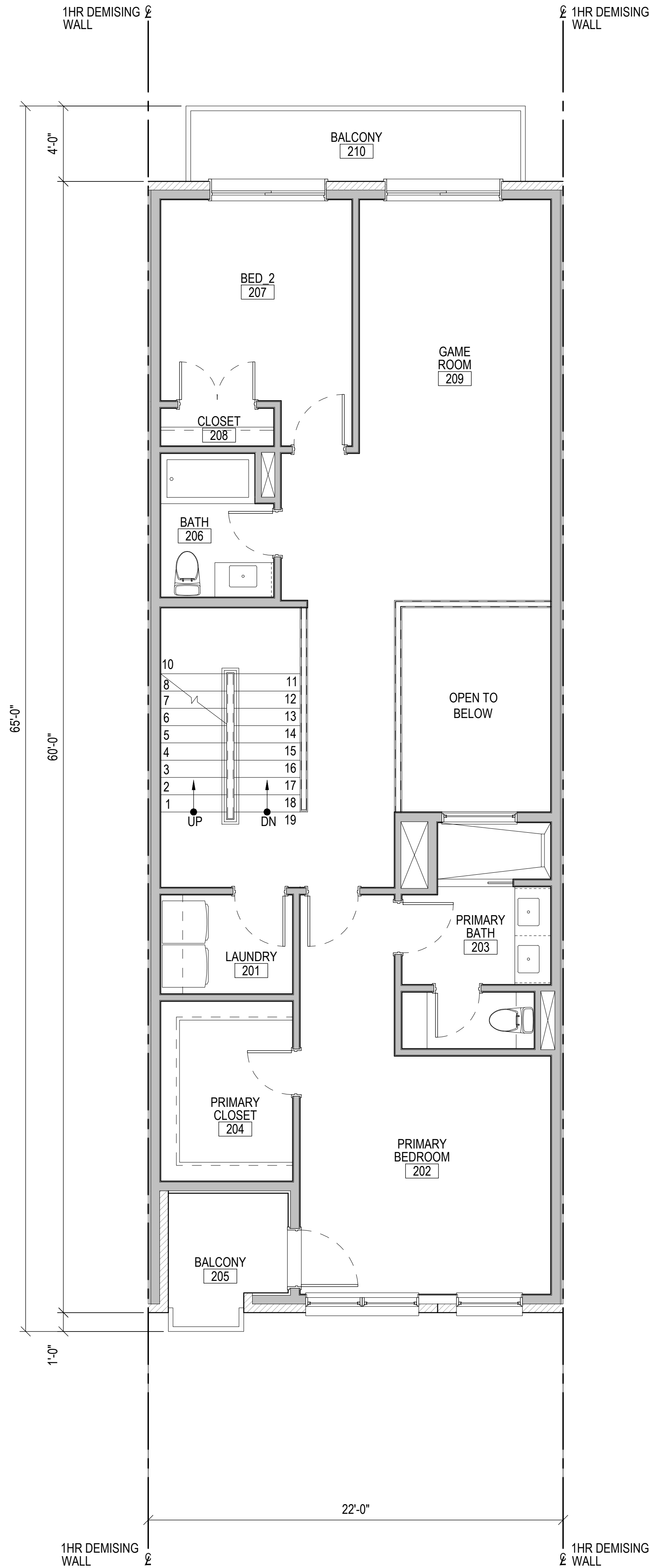
DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.20



03 THIRD FLOOR PLAN - GUEST

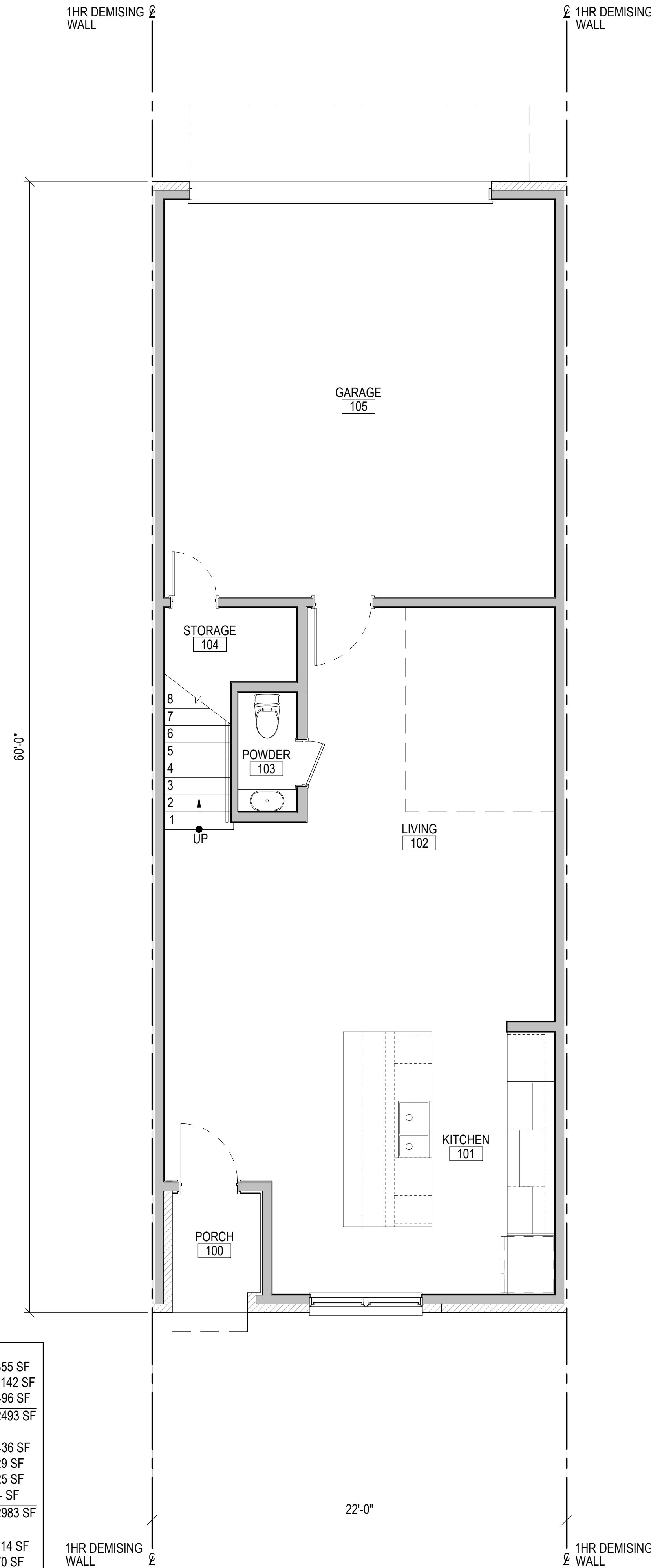
SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR AC	855 SF
SECOND FLOOR AC	1142 SF
THIRD FLOOR	496 SF
TOTAL LIVING	2493 SF
GARAGE	436 SF
COVERED PORCH	29 SF
COVERED DECK	25 SF
MECHANICAL/STORAGE	-- SF
TOTAL AUR	2983 SF
BALCONY	114 SF
ROOF DECK	70 SF



01 FIRST FLOOR PLAN - BASE

SCALE: 1/4" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

3 STORY
FLOOR PLANS

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A1.30



02 REAR ELEVATION - 3 STORY

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



01 FRONT ELEVATION - 3 STORY

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

EL 38'-1"
TO SKYLIGHT
EL 37'-5 3/4"
TO RAISED PARAPET
EL 36'-5 3/4"
TO LOW PARAPET

EL 26'-9 3/4"
TO HIGH PARAPET
EL 25'-9 3/4"
TO LOW PARAPET
EL 23'-3 1/2"
TO ROOF DECK
EL 21'-8 3/4"
PL HT
EL XX'-XX"
WINDOW HEADER

EL 11'-7 3/4"
TOD
EL 10'-1"
PL HT
EL 9'-0"
WINDOW HEADER

EL 0'-0"
TOC

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

CONCEPT SET - PARADISE POINT

97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS

CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

NOT FOR PERMITTING OR CONSTRUCTION

EL 38'-1"
TO SKYLIGHT
EL 37'-5 3/4"
TO RAISED PARAPET
EL 36'-5 3/4"
TO LOW PARAPET

EL 26'-9 3/4"
TO HIGH PARAPET
EL 25'-9 3/4"
TO LOW PARAPET
EL 23'-3 1/2"
TO ROOF DECK
EL 21'-8 3/4"
PL HT
EL 20'-7 3/4"
WINDOW HEADER

EL 11'-7 3/4"
TOD
EL 10'-1"
PL HT
EL 9'-0"
WINDOW HEADER

EL 0'-0"
TOC

FRONT AND REAR ELEVATION - OVERALL PALETTE - A

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

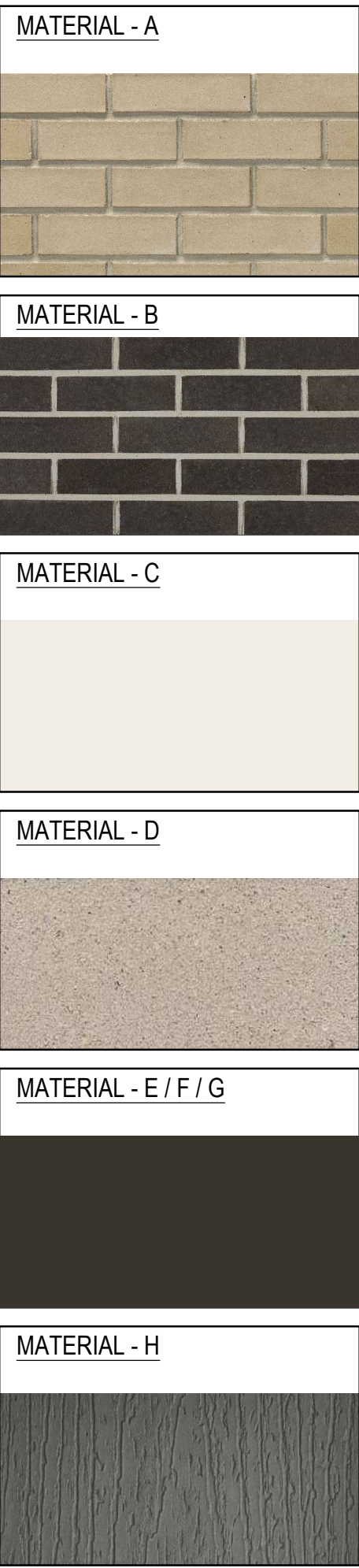
A2.00

MATERIAL COVERAGE - FRONT ELEVATION			
BRICK	1756 SF	63%	
CEMENTITIOUS BOARD	1023 SF	37%	
SUBTOTAL	2779 SF	100%	
DOORS/WINDOWS	902 SF	24%	
TOTAL	3802 SF		
MATERIAL COVERAGE - FRONT ELEVATION 1ST FLR			
BRICK	665 SF	91%	
CEMENTITIOUS BOARD	66 SF	9%	
SUBTOTAL	731 SF	100%	
MATERIAL COVERAGE - FRONT ELEVATION OTHER FLR			
BRICK	1016 SF	48%	
CEMENTITIOUS BOARD	1097 SF	52%	
SUBTOTAL	2113 SF	100%	

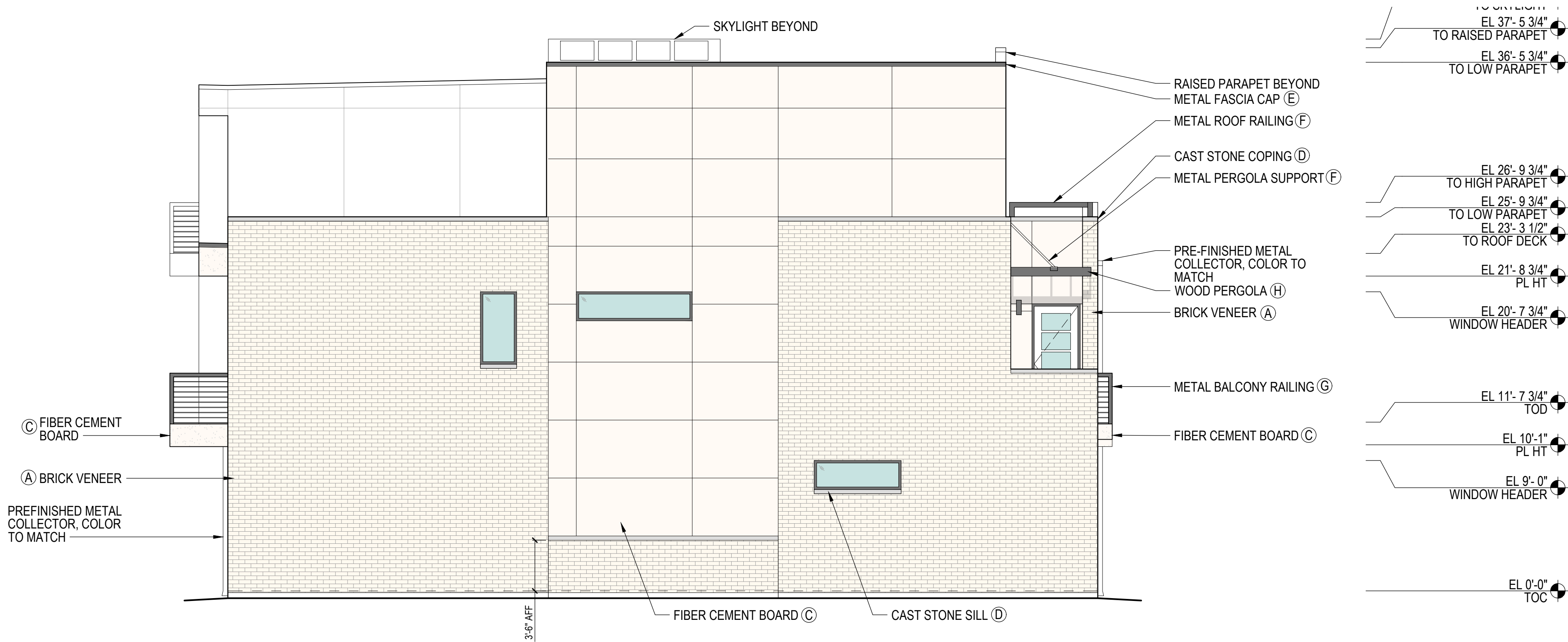
MATERIAL COVERAGE - REAR ELEVATION			
BRICK	1401 SF	74%	
CEMENTITIOUS BOARD	503 SF	26%	
SUBTOTAL	1904 SF	100%	
DOORS/WINDOWS	1119 SF	37%	
TOTAL	3023 SF		
MATERIAL COVERAGE - REAR ELEVATION 1ST FLR			
BRICK	496 SF	100%	
CEMENTITIOUS BOARD	--- SF	--%	
SUBTOTAL	496 SF	100%	
MATERIAL COVERAGE - REAR ELEVATION OTHER FLR			
BRICK	905 SF	64%	
CEMENTITIOUS BOARD	503 SF	36%	
SUBTOTAL	1408 SF	100%	

MATERIAL COVERAGE - RIGHT ELEVATION			
BRICK	1252 SF	70%	
CEMENTITIOUS BOARD	536 SF	30%	
SUBTOTAL	1788 SF	100%	
DOORS/WINDOWS	101 SF	5%	
TOTAL	1898 SF		
MATERIAL COVERAGE - RIGHT ELEVATION 1ST FLR			
BRICK	492 SF	81%	
CEMENTITIOUS BOARD	117 SF	19%	
SUBTOTAL	609 SF	100%	
MATERIAL COVERAGE - RIGHT ELEVATION OTHER FLR			
BRICK	760 SF	64%	
CEMENTITIOUS BOARD	419 SF	36%	
SUBTOTAL	1179 SF	100%	

MATERIAL COVERAGE - LEFT ELEVATION			
BRICK	1099 SF	61%	
CEMENTITIOUS BOARD	696 SF	39%	
SUBTOTAL	1795 SF	100%	
DOORS/WINDOWS	68 SF	4%	
TOTAL	1864 SF		
MATERIAL COVERAGE - LEFT ELEVATION 1ST FLR			
BRICK	494 SF	83%	
CEMENTITIOUS BOARD	100 SF	17%	
SUBTOTAL	594 SF	100%	
MATERIAL COVERAGE - LEFT ELEVATION OTHER FLR			
BRICK	605 SF	50%	
CEMENTITIOUS BOARD	596 SF	50%	
SUBTOTAL	1201 SF	100%	



GENERAL NOTE:
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
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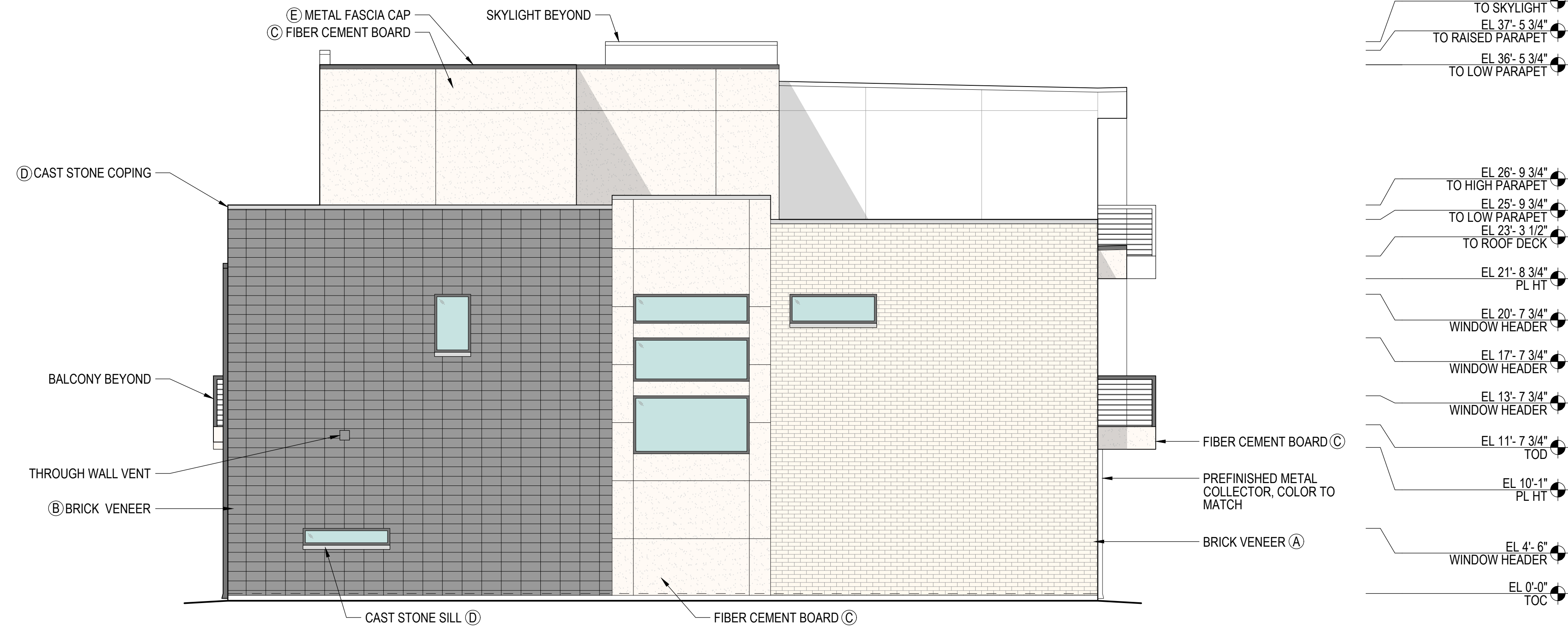
REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

SEC. 106.06.04 (c) DESIGN STANDARDS. (10) AUXILIARY DESIGN STANDARDS.	
<ul style="list-style-type: none">c. CAST STONEd. OUTDOOR PATIOS (CLIENT VARIATION OPTION)e. RHYTHM PATTERNED BRICKWORKe. BALCONETTES (UNIT VARIATION)f. BALCONIES WITH PERGOLAf. PERGOLAS (CLIENT VARIATION OPTION)f. ARCHITECTURALLY INTEGRATED GUTTERS AND DOWNSPOUTS	

04 LEFT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE								
TYPE MARK	DESCRIPTION	MANUFACTURE	PRODUCT NUMBER	ITEM NAME	FINISH	THICK NESS	SIZE	NOTES
BRICK VENEER								
A	EXTERIOR FAÇADE	ACME BRICK	PEP030	DOVE GRAY	SMOOTH	N/A	MODULAR	REF. ELEVATIONS FOR BRICK PATTERN: RUNNING BOND
B	EXTERIOR FAÇADE	BELDEN BRICK		DOUBLE MONARCH	GRAPHITE BLACK VELOUR	NA	DEPTH: 3 5/8" FACE: 7 5/8" X 15 5/8"	REF. ELEVATIONS FOR BLOCK PATTERN: STACK BOND
FIBER CEMENT BOARD								
C	EXTERIOR FAÇADE	JAMES HARDIE		HARDIE PANEL SIDING: PRIMED FOR PAINT	SMOOTH COLOR: SW 7103 WHITETAIL	.312"		TAMLYN EXTREMETRIM REVEAL SYSTEM OR TREATED FURRING STRIPS
CAST STONE COPING AND SILL								
D	EXTERIOR FAÇADE AND ROOF	DALLAS CAST STONE	N/A	GRAY LIMESTONE	N/A	N/A	N/A	N/A
METAL FASCIA CAP								
E	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL ROOF RAILING								
F	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL BALCONY RAILING								
G	EXTERIOR FAÇADE	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
WOOD PERGOLA								
H	EXTERIOR FAÇADE	TREX	N/A	COMPOSITE LUMBER	N/A	N/A	N/A	REF STRUCTURAL FOR SIZING; COLOR: CLAM SHELL



03 RIGHT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

CONCEPT SET - PARADISE POINT
97 TOWNHOUSE RESIDENTIAL LOTS WITH COMMON AREA LOTS
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

RIGHT AND LEFT
ELEVATION - OVERALL
PALETTE - A

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

A2.10



02 REAR ELEVATION - 3 STORY
SCALE: 3/16" = 1'-0"



01 FRONT ELEVATION - 3 STORY
SCALE: 3/16" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
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CONCEPT SET - PARADISE POINT
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CITY OF LITTLE ELM, DENTON COUNTY, TEXAS
NOT FOR PERMITTING OR CONSTRUCTION

FRONT AND REAR
ELEVATION - OVERALL
PALETTE - B

DATE: SEPTEMBER 24, 2024	
DRAWN BY: JW	CHECKED BY: GH

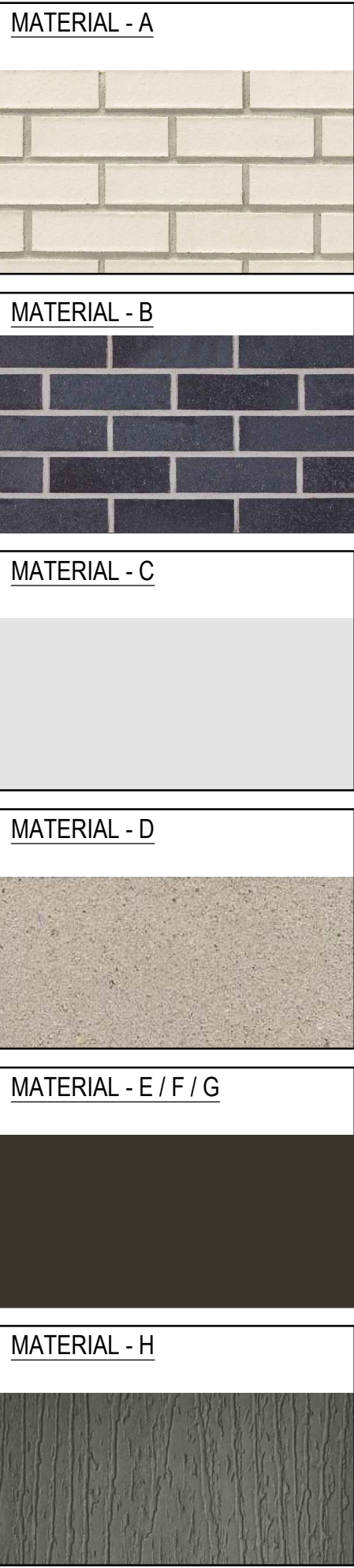
A2.20

MATERIAL COVERAGE - FRONT ELEVATION			
BRICK	1344 SF	58%	
CEMENTITIOUS BOARD	954 SF	42%	
SUBTOTAL	2298 SF	100%	
DOORS/WINDOWS	621 SF	32%	
TOTAL	2919 SF		
MATERIAL COVERAGE - FRONT ELEVATION 1ST FLR			
BRICK	546 SF	91%	
CEMENTITIOUS BOARD	53 SF	9%	
SUBTOTAL	599 SF	100%	
MATERIAL COVERAGE - FRONT ELEVATION OTHER FLR			
BRICK	798 SF	47%	
CEMENTITIOUS BOARD	901 SF	53%	
SUBTOTAL	1699 SF	100%	

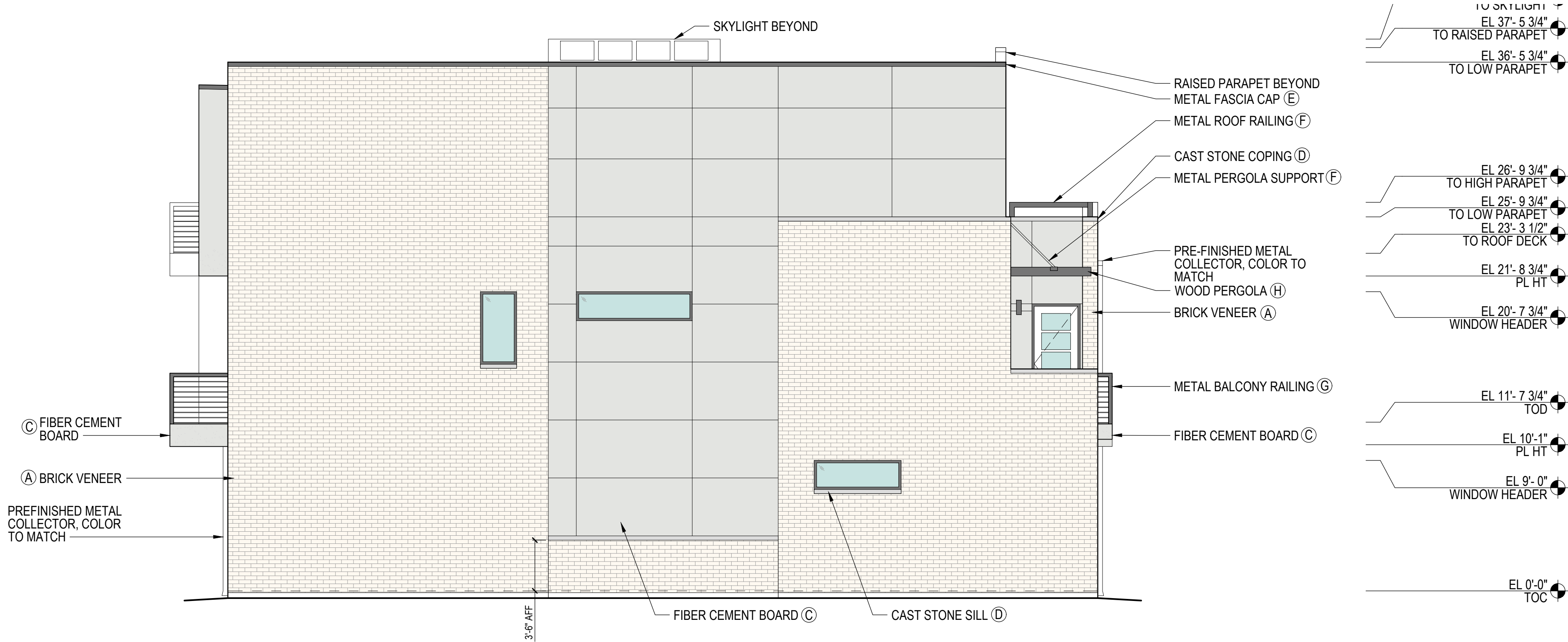
MATERIAL COVERAGE - RIGHT ELEVATION			
BRICK	1252 SF	70%	
CEMENTITIOUS BOARD	536 SF	30%	
SUBTOTAL	1788 SF	100%	
DOORS/WINDOWS	101 SF	5%	
TOTAL	1898 SF		
MATERIAL COVERAGE - RIGHT ELEVATION 1ST FLR			
BRICK	492 SF	81%	
CEMENTITIOUS BOARD	117 SF	19%	
SUBTOTAL	609 SF	100%	
MATERIAL COVERAGE - RIGHT ELEVATION OTHER FLR			
BRICK	760 SF	64%	
CEMENTITIOUS BOARD	419 SF	36%	
SUBTOTAL	1179 SF	100%	

MATERIAL COVERAGE - REAR ELEVATION			
BRICK	1038 SF	70%	
CEMENTITIOUS BOARD	450 SF	30%	
SUBTOTAL	1488 SF	100%	
DOORS/WINDOWS	824 SF	36%	
TOTAL	2312 SF		
MATERIAL COVERAGE - REAR ELEVATION 1ST FLR			
BRICK	394 SF	100%	
CEMENTITIOUS BOARD	--- SF	--%	
SUBTOTAL	394 SF	100%	
MATERIAL COVERAGE - REAR ELEVATION OTHER FLR			
BRICK	644 SF	58%	
CEMENTITIOUS BOARD	450 SF	42%	
SUBTOTAL	1094 SF	100%	

MATERIAL COVERAGE - LEFT ELEVATION			
BRICK	1346 SF	65%	
CEMENTITIOUS BOARD	725 SF	35%	
SUBTOTAL	2071 SF	100%	
DOORS/WINDOWS	68 SF	3%	
TOTAL	2139 SF		
MATERIAL COVERAGE - LEFT ELEVATION 1ST FLR			
BRICK	494 SF	83%	
CEMENTITIOUS BOARD	100 SF	17%	
SUBTOTAL	594 SF	100%	
MATERIAL COVERAGE - LEFT ELEVATION OTHER FLR			
BRICK	852 SF	58%	
CEMENTITIOUS BOARD	625 SF	42%	
SUBTOTAL	1477 SF	100%	



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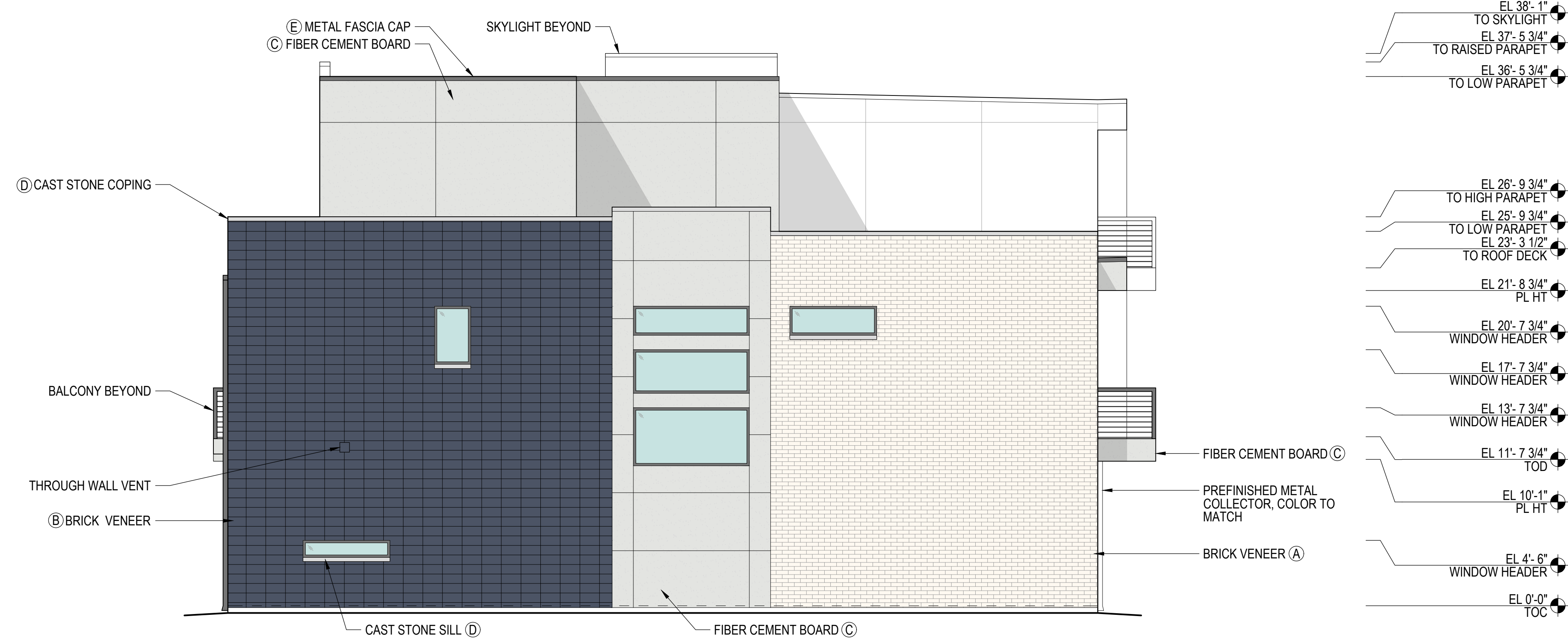


04 LEFT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

SEC. 106.06.04 (c) DESIGN STANDARDS. (10) AUXILIARY DESIGN STANDARDS.							
•	c.	CAST STONE					
•	d.	OUTDOOR PATIOS (CLIENT VARIATION OPTION)					
•	e.	RHYTHM PATTERNED BRICKWORK					
•	e.	BALCONETTES (UNIT VARIATION)					
•	f.	BALCONIES WITH PERGOLA					
•	f.	PERGOLAS (CLIENT VARIATION OPTION)					
•	f.	ARCHITECTURALLY INTEGRATED GUTTERS AND DOWNSPOUTS					

EXTERIOR FINISH SCHEDULE								
TYPE MARK	DESCRIPTION	MANUFACTURE	PRODUCT NUMBER	ITEM NAME	FINISH	THICK NESS	SIZE	NOTES
BRICK VENEER								
A	EXTERIOR FAÇADE	ACME BRICK	PEP050	GLACIER WHITE	SMOOTH	N/A	MODULAR	REF. ELEVATIONS FOR BRICK PATTERN: RUNNING BOND
B	EXTERIOR FAÇADE	BELDEN BRICK		DOUBLE MONARCH	BLACK DIAMOND VELOUR	NA	DEPTH: 3 5/8" FACE: 7 5/8" X 15 5/8"	REF. ELEVATIONS FOR BLOCK PATTERN: STACK BOND
FIBER CEMENT BOARD								
C	EXTERIOR FAÇADE	JAMES HARDIE		HARDIE PANEL SIDING: PRIMED FOR PAINT	SMOOTH COLOR: SW 6252 ICE CUBE	.312"		TAMLYN EXTREMETRIM REVEAL SYSTEM OR TREATED FURRING STRIPS
CAST STONE COPING AND SILL								
D	EXTERIOR FAÇADE AND ROOF	DALLAS CAST STONE	N/A	GRAY LIMESTONE	N/A	N/A	N/A	N/A
METAL FASCIA CAP								
E	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL ROOF RAILING								
F	EXTERIOR FAÇADE AND ROOF	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
METAL BALCONY RAILING								
G	EXTERIOR FAÇADE	SHERWIN WILLIAMS	JNS3-6001 2	CHESTNUT BRONZE	N/A	N/A	N/A	N/A
WOOD PERGOLA								
H	EXTERIOR FAÇADE	TREX	N/A	COMPOSITE LUMBER	N/A	N/A	N/A	REF STRUCTURAL FOR SIZING; COLOR: CLAM SHELL



03 RIGHT SIDE ELEVATION - 3 STORY

SCALE: 1/8" = 1'-0"

REVISION HISTORY		
NO.	DESCRIPTION	DATE
1	PD COMMENTS	07/30/24
2	PD COMMENTS	08/26/24

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NOT FOR PERMITTING OR CONSTRUCTION

RIGHT AND LEFT
ELEVATION - OVERALL
PALETTE - B

DATE: SEPTEMBER 24, 2024	
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A2.30

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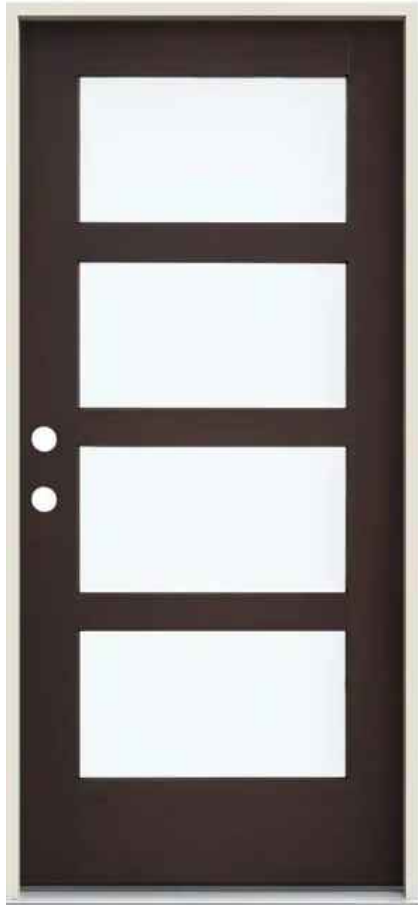
OPTION 3



OPTION 2



OPTION 1



OPTION 5



OPTION 4



OPTION 4



OPTION 3



OPTION 2



OPTION 1



OPTION 6



OPTION 5 - GARAGE DOOR W/ MAN DOOR

02

GARAGE DOOR OPTIONS

N.T.S

01

FRONT DOOR OPTIONS

N.T.S

FINISH SCHEDULE FOR TOWNHOMES

FLOORING:

LIVING, KITCHEN, HALLS: ENGINEERED HARDWOOD [BASE LEVEL, UPGRADES AVAILABLE]

STAIRS: ENGINEERED HARDWOOD OR MATCHING HARDWOOD

BEDROOMS: CARPET – MOHAWK, LOW LEVEL LOOP OR BERBER [UPGRADES AVAILABLE, i.e. LUXURY VINYL]

CLOSETS: MATCH ADJOINING ROOM [i.e. CARPET IN BEDROOMS]

BATHROOMS & LAUNDRY: LARGE FORMAT PORCELAIN TILE [INCLUDING SHOWERS]

ROOF DECK & BALCONY: LEVELLED W/ LARGE FORMAT TILE, CONCRETE OR HARDWOOD DECKING

WALL FINISH:

LIVING, HALLS, STAIRS: PAINT W/ 6" BASEBOARD

KITCHEN SPLASH: DECORATIVE TILE or SOLID SURFACE [TO MATCH COUNTERTOP]

BEDROOMS & CLOSETS: PAINT W/ 6" BASE

BATHROOMS: PORCELAIN TILE @ TOILET, COUNTERTOP, SHOWER/TUB

ALL CEILINGS ARE PAINTED 5/8" GYPSUM BOARD

COUNTERTOPS:

QUARTZ SURFACE IN KITCHEN & ALL BATHROOMS [BASE LEVEL, UPGRADES TO NATURAL STONE AVAILABLE]

APPLIANCES & FIXTURES:

KITCHEN: MATCHING G.E. PROFESSIONAL COOKTOP, HOOD, DISHWASHER [BASE LEVEL, UPGRADES AVAILABLE]

SINKS: AMERICAN STANDARD IN KITCHEN & BATHROOMS [BASE LEVEL, UPGRADES AVAILABLE]

TOILET & TUB: AMERICAN STANDARD [BASE LEVEL, UPGRADES AVAILABLE]

MISCELLANEOUS:

EXTERIOR DOORS: AS SHOWN [e.g. CLOPAY & THERMA TRU – UPGRADES AVAILABLE]

INTERIOR DOORS: STANDARD 8' TALL THROUGHOUT [UPGRADES AVAILABLE TO SOLID, STAINED WOOD]

WINDOWS: DUAL GLAZED, LOW-E, U=0.3, SHGC=0.27 [OR BETTER, NOT VINYL WINDOWS]

NOTE: THE INTENT IS THE BASE LEVEL IS BETTER THAN STANDARD TRACT BUILT HOMES AND CLOSER TO CUSTOM BUILT HOMES WITH OPTIONS FOR UPSCALED FINISHES & FIXTURES [BASE, SILVER, & GOLD OPTIONS]. THERE WILL BE AVAILABLE TO FUTURE HOMEOWNERS UPGRADE OPTIONS FOR INTERIOR FINISHES.



Date: 07/01/2025
Agenda Item #: 6. C.
Department: Development Services
Strategic Goal: Promote and expand Little Elm's identity
Staff Contact: Olga Chernomorets, Assistant Director/Managing Director of Planning

AGENDA ITEM:

Hold A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1810 Regarding A Request For A Specific Use Permit (SUP) For A 5,142 Square Foot Banquet Hall, Generally Located At 1630 FM 423, Currently Zoned Planned Development With A Light Commercial Base Through Ordinance No. 1509, In Order To Allow For The Use And Operation Of Banquet Hall.**

- **Public Hearing:**
- **Receive Public Comments:**
- **Close Public Hearing:**
- **Take Action on Ordinance No. 1810:**

DESCRIPTION:

Location

Located at 1630 FM 423, within the Main Marketplace shopping center, at northwest corner of the intersection of FM 423 and King Road.

Background

The subject property was annexed into the Town in 2002 through Ordinance 561. The subject property is currently zoned Planned Development (PD), with a Light Commercial (LC) base, through Ordinance No. 1509, approved in 2019.

The parcel is a part of the larger "Main Market Place" development and is bound by: Light Commercial properties and FM 423 to the east, which is also the town boundary; King Road to the south, with Light Commercial on the opposite side; A power sub-station to the west owned by Brazos Electric; and, the remainder of the shopping center to the north.

The particular property for this Specific Use Permit (SUP) request is approximately 0.95 acres and is bound by the Main Market Place Shopping Center, to the north, east, and west, and King Road to the south, with various Light Commercial developments across King Road.

The building occupied by the applicant is a two story building. The first floor of the building is

occupied by a restaurant and a meat market. The applicant would utilize the entirety of second floor.

The applicant has previously inquired about doing a banquet hall here before the Town amended the requirements. Previously, a Banquet Hall had to be tied to a restaurant use and could not be the primary use. The Town amended this use to remove the restaurant requirement, but did change the use to require a Specific Use Permit.

Proposal

The Town added a definition for Banquet Hall which is as follows:

An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such use, may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premise consumption, only during the scheduled events, and not open to the general public; 3) outdoor gardens or reception facilities.

Based on the applicant's business description the proposal meets the Town's definition of banquet hall and other business regulations. The photos submitted by the applicant suggest an upscale, classical, event venue or conference center totaling 5,142 square feet. The finish out will be expected to be similar to the submitted concept photos. There are no commercial kitchen facilities being proposed and food for events will be catered from outside restaurants

The applicant proposes the hours of operation as 9AM-Midnight and expects to primarily be rented out during the weekend. The Town of Little Elm does not typically dictate business hours, however if the Commission deems it necessary, it can recommend to Council certain hours of operation. Security will only be hired if the customer decides to hire private-security for the event.

The business will be required to follow the Town's noise nuisance ordinance. The venue is to be entirely indoors which will likely reduce any noise from traveling to adjacent sites or the nearest residential property, which is 700' from the building.

The applicant will not be providing alcohol, but will allow customers to hire in alcohol vendor services which is common for event venues. These vendors will be required to be TABC certified per Town ordinances and the venue and alcohol vendor will both be required to follow all Town regulations related to alcohol vending and sales.

The shopping center where this proposal is located has a surplus of parking spaces, however the parking layout is inefficient, providing an overcrowded feeling at the front of most of the buildings. This proposal will likely utilize the southwest corner parking lot which is typically observed to be underutilized by customers of other businesses. There is no valet parking being proposed and it will depend entirely on if a customer wants to hire third party valet service for their event.

Engineering, Fire, and Building Departments

The Engineering, Fire, and Building Departments have reviewed the plan and have given general approval for zoning purposes. The applicant will still need to apply for all necessary Engineering, Building, and Fire permits before construction can begin.

The building department did note that where the elevator and 2nd outdoor staircase located in the plans do not currently exist as the plans imply. Any building permit for the finish out will still be

required to meet all codes and regulations to receive building permits and a Certificate of Occupancy.

Comprehensive Plan

The proposed use falls under a commercial use which aligns with the current and future zoning of Light Commercial.

Commission Findings

At their regular meeting on June 5, 2025, the Planning and Zoning Commission heard and deliberated the requested SUP. The Commission voiced concerns regarding:

- The business not having a TABC license
- Ensuring an elevator is provided to meet ADA requirements
- Potential negative impact on other business with regard to parking demands

There were no speakers during the public hearing. The Commission was generally supportive of the request and thought it was a good use of the second floor area at this shopping center.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

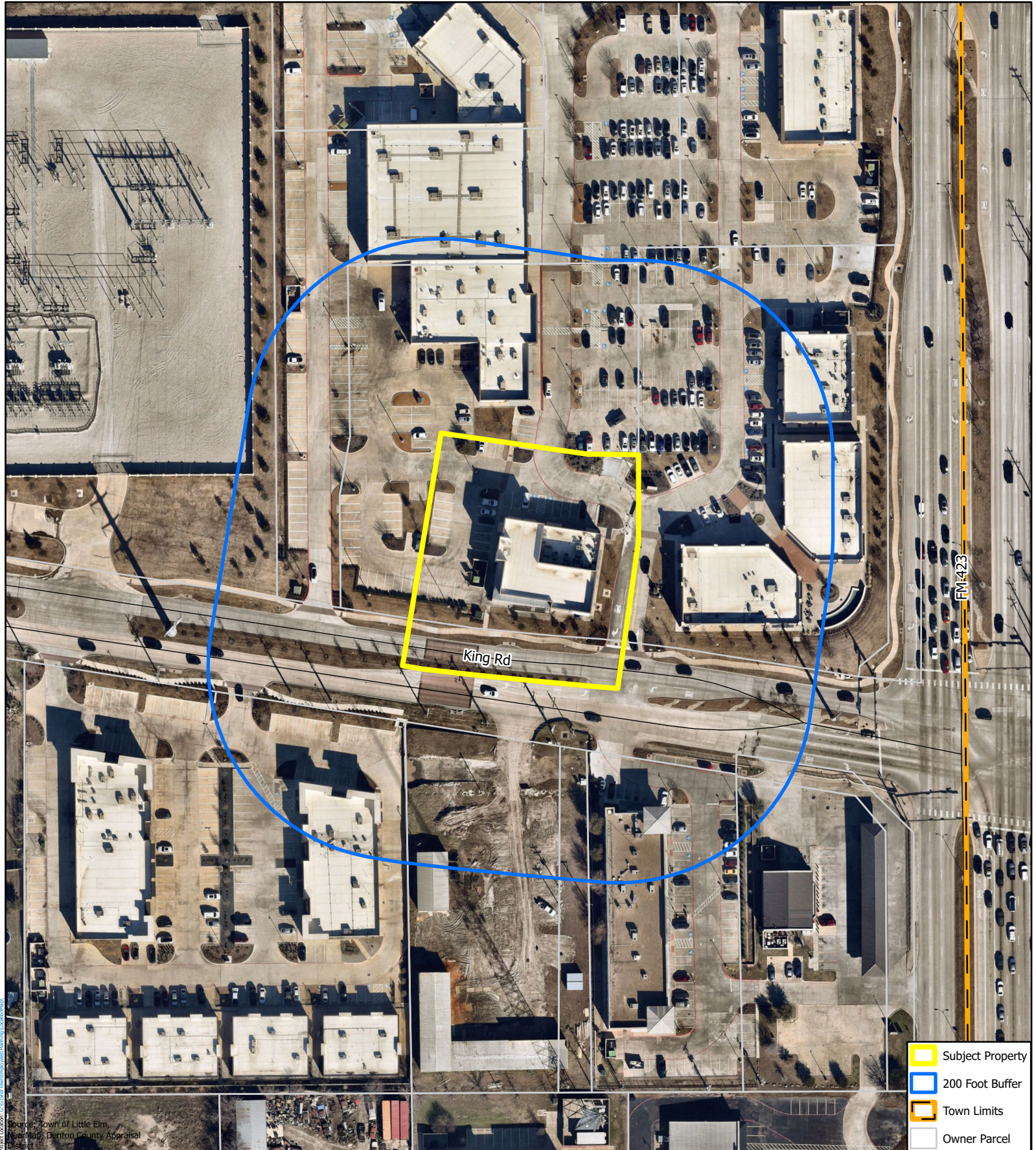
The Planning and Zoning Commission recommends approval of the request (3-1) with the following condition:

- Banquet Hall parking shall be primarily contained toward the western-most portion of the property, and behind India Bazaar.





Attachments

Location Map

Ordinance No. 1810 - Main King Banquet Hall



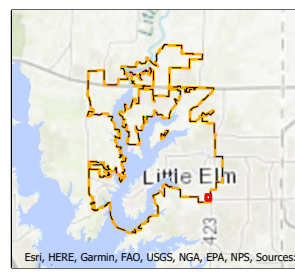
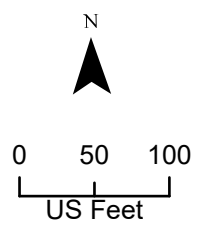
Source: Town of Little Elm, Esri, HERE, Denton County Appraisal District

-  Subject Property
-  200 Foot Buffer
-  Town Limits
-  Owner Parcel



Main King Banquet Hall
SUP-25-001798
Frisco, TX 75036

Town of Little Elm
Denton County, Tx
Date: 5/21/2025



This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

TOWN OF LITTLE ELM

ORDINANCE NO. 1810

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A NEW SPECIFIC USE PERMIT FOR A 5,142 SQUARE-FOOT BANQUET HALL LOCATED AT 1630 FM 423, GENERALLY LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF KING ROAD AND FM 423; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Chapter 106 (Zoning) of the Little Elm Code of Ordinances, requires a Specific Use Permit be granted by Town Council in order to legally operate and occupy a banquet hall while it is zoned Planned Development Light Commercial (PD-LC) through Ordinance No. 1509; and

WHEREAS, a request for a Specific Use Permit for a banquet hall has been submitted by Sridhar Chigurupati, owner of Main King LLC, on property generally located west of the intersection of King Road and FM 423; and

WHEREAS, Section 106.02.17 of the Little Elm Code of Ordinances provides that Town Council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions; and

WHEREAS, Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested planned development amendment described herein; and

WHEREAS, at its regular meeting held on June 5th, 2025 the Planning & Zoning Commission considered and made recommendations on a request to grant a Specific Use Permit for a Banquet Hall (Case No. SUP-25-001798); and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning & Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

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

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

SECTION 2. AMENDMENT. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, as amended, is hereby amended by the following:

- A. Granting a Specific Use Permit authorizing a 5,142 square-foot Banquet Hall generally located west of the intersection of King Road and FM 423, subject to the following conditions:
 - 1. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan and floor plan, which are attached hereto as Exhibit A and made a part hereof for all purposes.
 - 2. The Specific Use Permit granted herein for a BANQUET HALL shall be limited to that particular area designated on the approved site plan and floor plan, encompassing a total area not to exceed 5,142 square feet.
 - 3. All Banquet Hall related parking, whether self parking, valet parking, shall be contained to the underutilized parking areas along the western-most portions of the shopping center.
 - 4. Banquet Hall hours of operation shall be limited to 9AM to 12AM.
 - 5. All alcohol related activities shall fully comply with the relevant sections of Chapters 10, 26, and 106 of the Town's Code of Ordinances, as well as any applicable State or Federal laws.

SECTION 3. SAVINGS. This Ordinance (which includes the New Zoning Ordinance) shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 4. PENALTY. Any person, firm, or corporation violating any of the provision of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the New Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of this Ordinance (which includes the New Zoning Ordinance) without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this Ordinance are hereby repealed to the extent of that conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 1st day of July, 2025.

The Town of Little Elm, Texas

-

Curtis J. Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

ATTACHMENT – EXHIBIT A

To,

City of Little Elm

Sub: Intent of Use

Dear Sir/Madam,

This letter is to request you grant the Special Use Permit to construct a Banquet Hall at 1630 FM 423 Suite 2100 (2nd Floor). The entity that will operate the banquet hall is Main King Banquets. The operating entity is the same group as the building ownership entity called Main King LLC. The ownership group already operates a restaurant called Desi District under the entity name Premier Meat Bazaar 423. We have been serving food since May 2021 and would like to extend our services with a banquet hall in the same building. We believe that this will complement the business very well and will really service the needs of the people of Little Elm. There is ample parking, and this is in a purely commercial strip center that does not bother the neighborhood.

I have provided all the documentation relevant to this project and request the city to help us with this addition to the city of Little Elm.

Thanks,

C. Srid

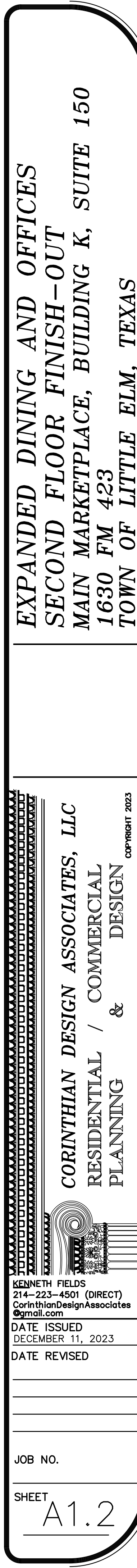
SRIDHAR CHIGURUPATI


Managing Member

Main King Banquets LLC

Main King LLC

Premier Meat Bazaar 423 Inc d.b.a Desi District





CORINTHIAN DESIGN ASSOCIATES, LLC
RESIDENTIAL / COMMERCIAL
PLANNING & DESIGN

COPYRIGHT 2023

KENNETH FIELDS
 214-223-4501 (DIRECT)
 CorinthianDesignAssociates@gmail.com

DATE ISSUED
 DECEMBER 11, 2023

DATE REVISED

JOB NO.

SHEET

A1.2

Banquet Hall Sample Pictures





iStock™
Credit: rilueda

499168997

Programming

We expect to give out to the customer for a set number of hours in a day to use it for their events.

Alcohol

We would like to provide the ability for the customers to serve alcohol in their events.

Hours of Operation

9AM - Midnight. We expect most usage during weekends.

Types of events

We expect this will be used mostly for birthday parties, graduations, sweet 16 etc.

Security

The natures of events are purely personal events and hence there is no plan to have security.



Date: 07/01/2025
Agenda Item #: 6. D.
Department: Development Services
Strategic Goal: Promote and expand Little Elm's identity
Staff Contact: Olga Chernomorets, Assistant Director/Managing Director of Planning

AGENDA ITEM:

Hold A Public Hearing, Present, Discuss, And Consider Action On **Ordinance No. 1811 Regarding A Request For A Specific Use Permit (SUP) For A 1,508 Square Foot Banquet Hall Use, Generally Located 1000 West Eldorado Parkway, Currently Zoned Planned Development With A Light Commercial Base Through Ordinance No. 1538, In Order To Allow For The Use And Operation Of Banquet Hall.**

- **Public Hearing:**
- **Receive Public Comments:**
- **Close Public Hearing:**
- **Take Action on Ordinance No. 1811:**

DESCRIPTION:

Location

Located at 1000 West Eldorado Parkway, within Little Elm town limits, approximately 600 feet east of Lewis Drive.

Background

This Subject Property was annexed into the Town in 1966 through Ordinance 19. The property is currently zoned Planned Development (PD), with a Light Commercial (LC) base, through Ordinance No. 1538, approved in 2020.

The particular property for this Specific Use Permit (SUP) request is approximately 1.86 acres and is bound by the residential and multi-family uses to the south; the post office to the west; other light commercial uses to east, and Eldorado Parkway to the north with Little Elm Park on the far side.

The building currently has a restaurant and a beauty supply store. The applicant is proposing to put the Banquet Hall in Suite 500, a mid-building suite. Along the rear of the building is a drive-thru that is not utilized. The applicant also owns and operates the Lotus Banquets on FM 423.

The applicant has previously inquired about doing a banquet hall at this location before the Town

amended the requirements. Previously, a Banquet Hall had to be tied to a restaurant use and could not be the primary use. The Town amended this use to remove the restaurant requirement, but did change the use to require a Specific Use Permit.

Proposal.

In early 2024 the Town added a definition for Banquet Hall which is as follows:

An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such use, may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premise consumption, only during the scheduled events, and not open to the general public; 3) outdoor gardens or reception facilities.

Based on the applicant's business description the proposal meets the Town's definition of banquet hall and other business regulations. The business description submitted by the applicant suggests a smaller and more casual banquet hall compared to their other location. The total area of the suite is 1,500 square feet with all of that being main event space or restrooms. There are no commercial kitchen facilities being proposed and food for events will be catered from outside restaurants.

The applicant has not indicated any specific hours of operation. The Town of Little Elm does not typically dictate business hours, however if the Commission deems necessary, it can recommend to Council certain hours of operation. The business will have internal and external surveillance cameras but the applicant did not indicate that any private security would be available for customers to opt into.

The business will be required to follow the Town's noise nuisance ordinance. The venue is to be entirely indoors which will likely reduce any noise from traveling to adjacent sites or the nearest residential property, directly south of the subject property. The nearest residential structure is 90' away from the building.

The applicant will not be providing alcohol, but will allow customers to hire in alcohol vendor services which is common for event venues. These vendors will be required to be TABC certified per Town ordinances and the venue and alcohol vendor will both be required to follow all Town regulations related to alcohol vending and sales.

The Community Integrity department has not had any issues with the applicant at his other Banquet Hall and has not had any notable issues either at the subject property.

Banquet Halls are parked as an assembly use at a ratio of one required space for every four persons in the main assembly room. The occupancy will be set by the fire and building departments during the building permit phase. The property this proposal is located on contains 74 spaces. Additionally, the applicant has requested to change the non-utilized drive-thru into parallel parking spaces to increase the parking capacity to 78. The applicant also has a parking waiver which reverts the parking requirement for restaurants to the previous requirement of 1:200 which also reduces the parking burden for the site. Between increasing the parking, and with the existing parking waiver, there is still some concern over how the site can be appropriately parked, but that will ultimately affect the applicant's own ability to rent out the rest of the vacant suites.

Engineering, Fire, and Building Departments

The Engineering, Fire, and Building Departments have reviewed the plan and have given general

approval for zoning purposes. The applicant will still need to apply for all necessary Engineering, Building, and Fire permits before construction can begin.

Comprehensive Plan

This falls under a commercial use which aligns with the current and future zoning of Light Commercial.

Commission Findings

At their regular meeting on June 5, 2025, the Planning and Zoning Commission heard and deliberated the requested SUP. The Commission was generally supportive of the proposed use but had concerns regarding:

- how alcohol would be handled for the events
- the proximity to existing single family residential neighborhood and potential noise nuisance

There were no speakers during the public hearing.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDED ACTION:

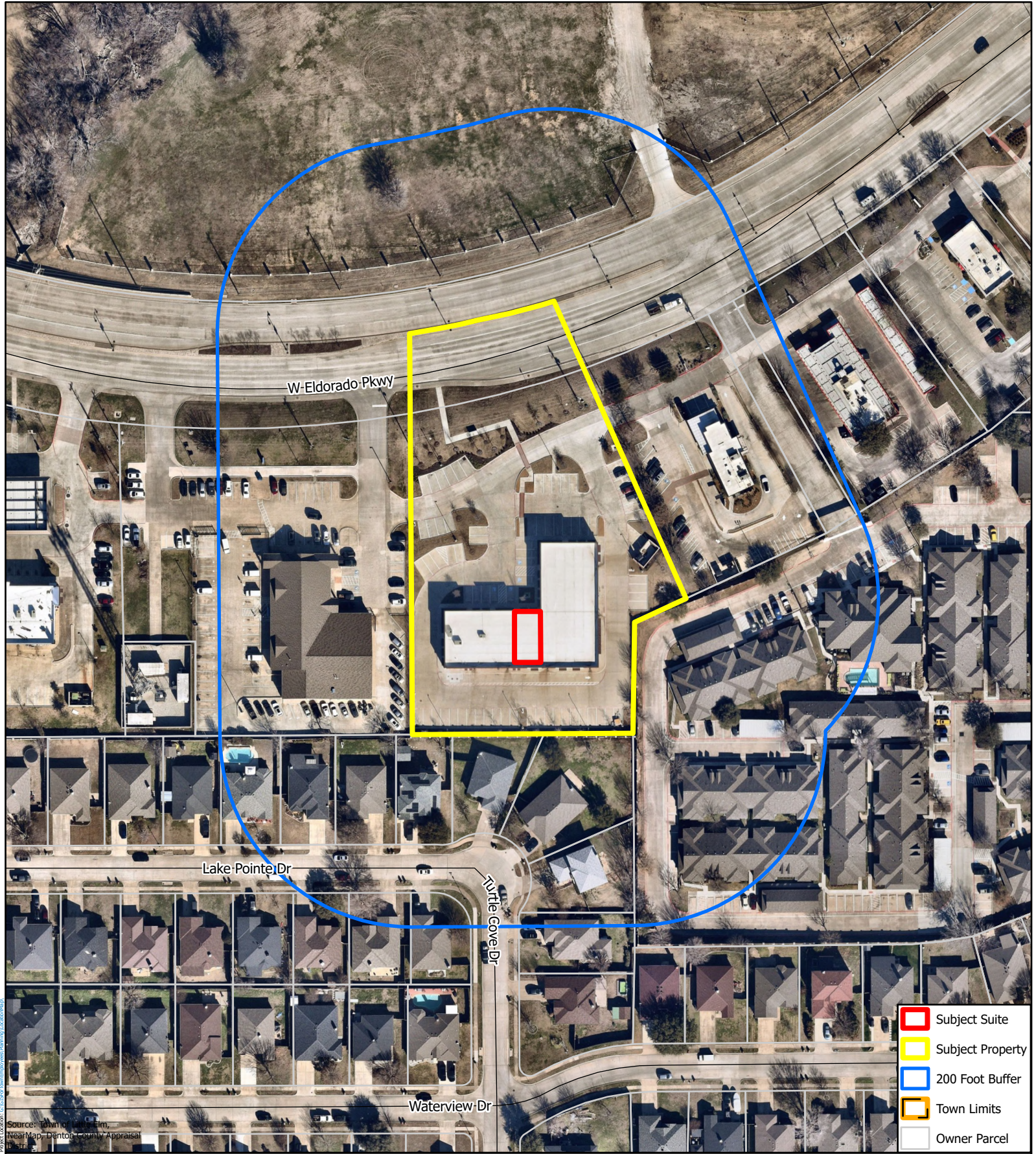
The Planning and Zoning Commission recommends approval of the request (3-1) with the following conditions:

- the hours of operation shall be limited to 9AM-12AM
- the banquet hall use is allowed only for the proposed tenant, the owner of the property, requiring any subsequent tenant change-out, for the same use, to go back through the zoning process for review and approval by Town Council

Attachments

Location Map

Ordinance No. 1811 - Lakeside Event Venue

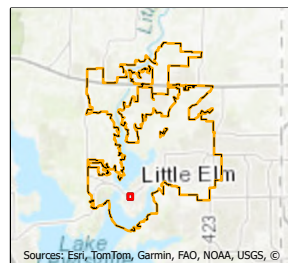
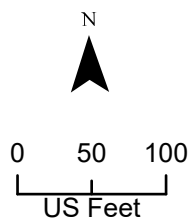


Source: Town of Little Elm, NearMap, Denton County Appraisal District



Lakeside Event Venue
SUP-25-001899
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx
Date: 5/21/2025



This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

TOWN OF LITTLE ELM

ORDINANCE NO. 1811

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO GRANT A NEW SPECIFIC USE PERMIT FOR A 1,508 SQUARE-FOOT BANQUET HALL LOCATED AT 1000 W ELDORADO PARKWAY; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, Chapter 106 (Zoning) of the Little Elm Code of Ordinances, requires a Specific Use Permit be granted by Town Council in order to legally operate and occupy a banquet hall while it is zoned Planned Development Light Commercial (PD-LC) through Ordinance No. 1538; and

WHEREAS, a request for a Specific Use Permit for a banquet hall has been submitted by Srinivas Chaluvadi, owner of ELDORADO RETAIL LLC, on property generally located at 1000 W Eldorado Parkway; and

WHEREAS, Section 106.02.17 of the Little Elm Code of Ordinances provides that Town Council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions; and

WHEREAS, Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested planned development amendment described herein; and

WHEREAS, at its regular meeting held on June 5th, 2025 the Planning & Zoning Commission considered and made recommendations on a request to grant a Specific Use Permit for a Banquet Hall (Case No. SUP-25-001899); and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning

& Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the request would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

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

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

SECTION 2. AMENDMENT. That Ordinance No. 226 of the Town of Little Elm, Texas, the same being the Comprehensive Zoning Ordinance of the Town, as amended, is hereby amended by the following:

- A. Granting a Specific Use Permit authorizing a 1,508 square-foot Banquet Hall located at 1000 W. Eldorado Parkway, subject to the following conditions:
 - 1. Prior to the issuance of a Certificate of Occupancy, said Property shall be improved in accordance with the site plan and floor plan, which are attached hereto as Exhibit A and made a part hereof for all purposes.
 - 2. The Specific Use Permit granted herein for a Banquet Hall shall be limited to that particular area designated on the approved site plan and floor plan, encompassing a total area not to exceed 1,508 square feet.
 - 3. Banquet Hall hours of operation shall be limited to 9AM to 12AM.
 - 4. Banquet Hall use is allowed only for the proposed tenant, the owner of the property, ELDORADO RETAIL LLC; subsequent tenant change-out, for the same use, shall go through the SUP request process for review and determination by Town Council
 - 5. All alcohol related activities must follow Chapters 10, 26, and 106 of the Town's Code of Ordinances as well as any State or Federal laws.

SECTION 3. SAVINGS. This Ordinance (which includes the New Zoning Ordinance) shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 4. PENALTY. Any person, firm, or corporation violating any of the provision of this Ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall

continue shall be deemed to constitute a separate offense.

SECTION 5. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and if any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the New Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of this Ordinance (which includes the New Zoning Ordinance) without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this Ordinance are hereby repealed to the extent of that conflict.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its adoption in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 1st day of July, 2025.

The Town of Little Elm, Texas

Curtis J. Cornelious, Mayor

ATTEST:

Caitlan Biggs, Town Secretary

ATTACHMENT – EXHIBIT A

ELDORADO RETAIL LLC

4433 Punjab Way # 301, Frisco, TX 75033; Tel: (469) 252 1261

4/22/2025

STATEMENT OF INTENT

TO WHOMSOEVER IT MAY CONCERN

Eldorado Retail LLC (the “Applicant”) has applied for SUP to the Town of Little Elm. The Applicant intends to build a Party Hall (Event Venue) in Suite 500 of Eldorado Retail, a commercial shopping center we own on 1000 W Eldorado Pkwy, Little Elm. The Applicant is the absolute owner of the subject property. Applicant is one of the investment entities of “Chaluvadi Companies” owned by Srinivas Chaluvadi (the “Owner”).

The Owner has experience in the operation of banquet halls. The Owner is successfully operating “Lotus Banquets”, a high-end and luxurious event venue with a permissible capacity of 125 guests. Lotus Banquets has become a popular event venue of choice for residents in the towns of Little Elm, Frisco, McKinney, Prosper, Celina, Plano, The Colony and beyond. Please visit Lotus Banquets at www.LotusBanquets.net for detailed information on the facility.


Lotus Banquets receives regular inquiries for small parties with guest count less than 70. Such parties are usually for birthdays, gender reveal functions, graduation parties, and social gatherings. The Owner discovered from their experience that Lotus Banquets with a minimum party rental fee of \$1,750 is out of budget for several such small party hosts. The Owner believes that a huge demand exists for small party halls that are priced at or under \$1000.

Small parties with guest-counts of between 50 and 70 are either too big to be hosted in private residences, or too small to be hosted in the existing banquet halls. Hence, there is a clear demand for party halls that are designed and priced for small parties with a guest-count of between 50 and 70. The Owner intends to cater to this market segment and hence the request for SUP to operate a party hall in 1000 W Eldorado Pkwy # 500.

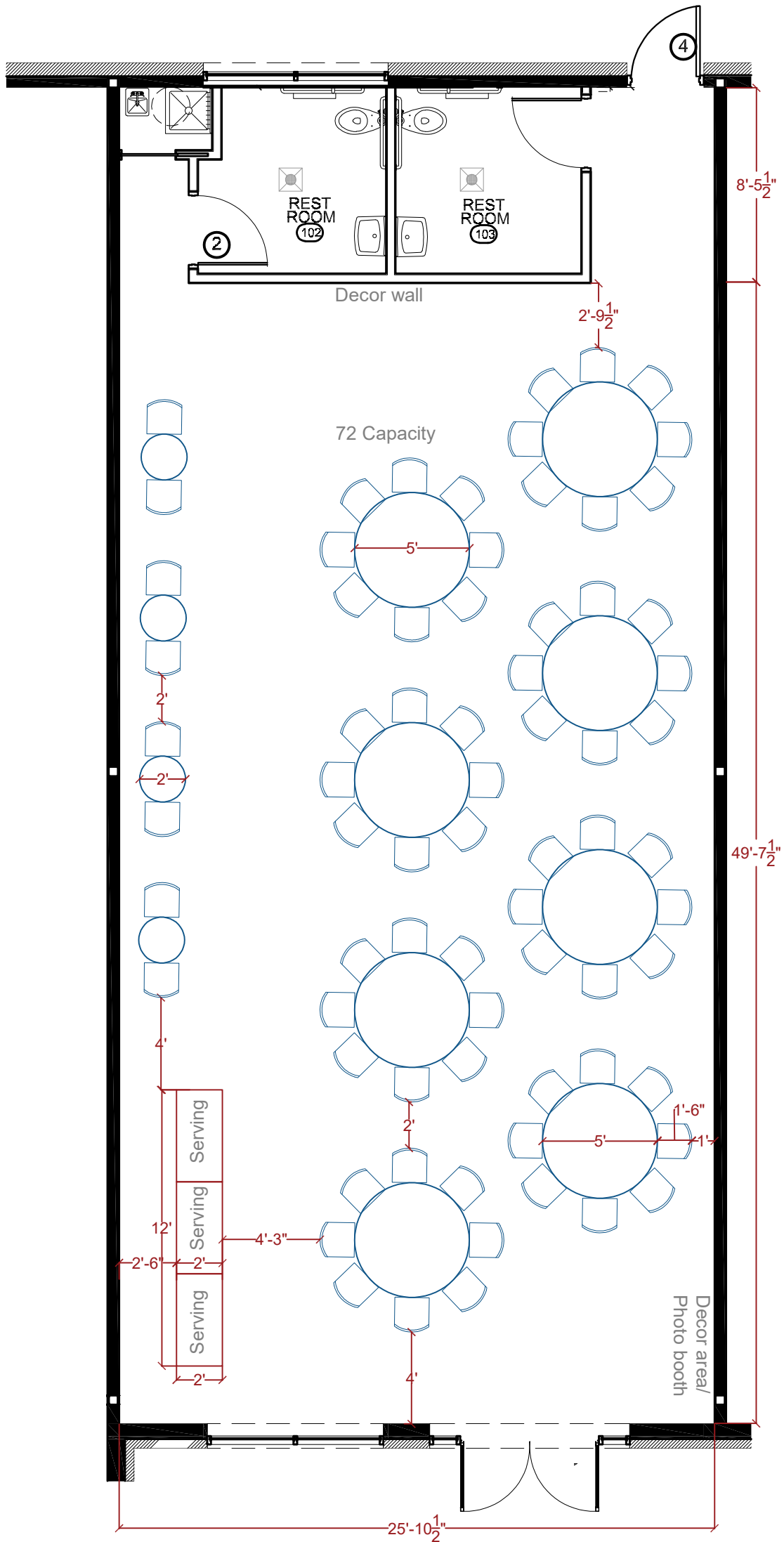
Small parties with guest counts of under 70 (comprising mostly of children and families) will not pose any inconvenience to the residents in the neighborhood. On the contrary, the facility will add to the social infrastructure available in the Town of Little Elm.

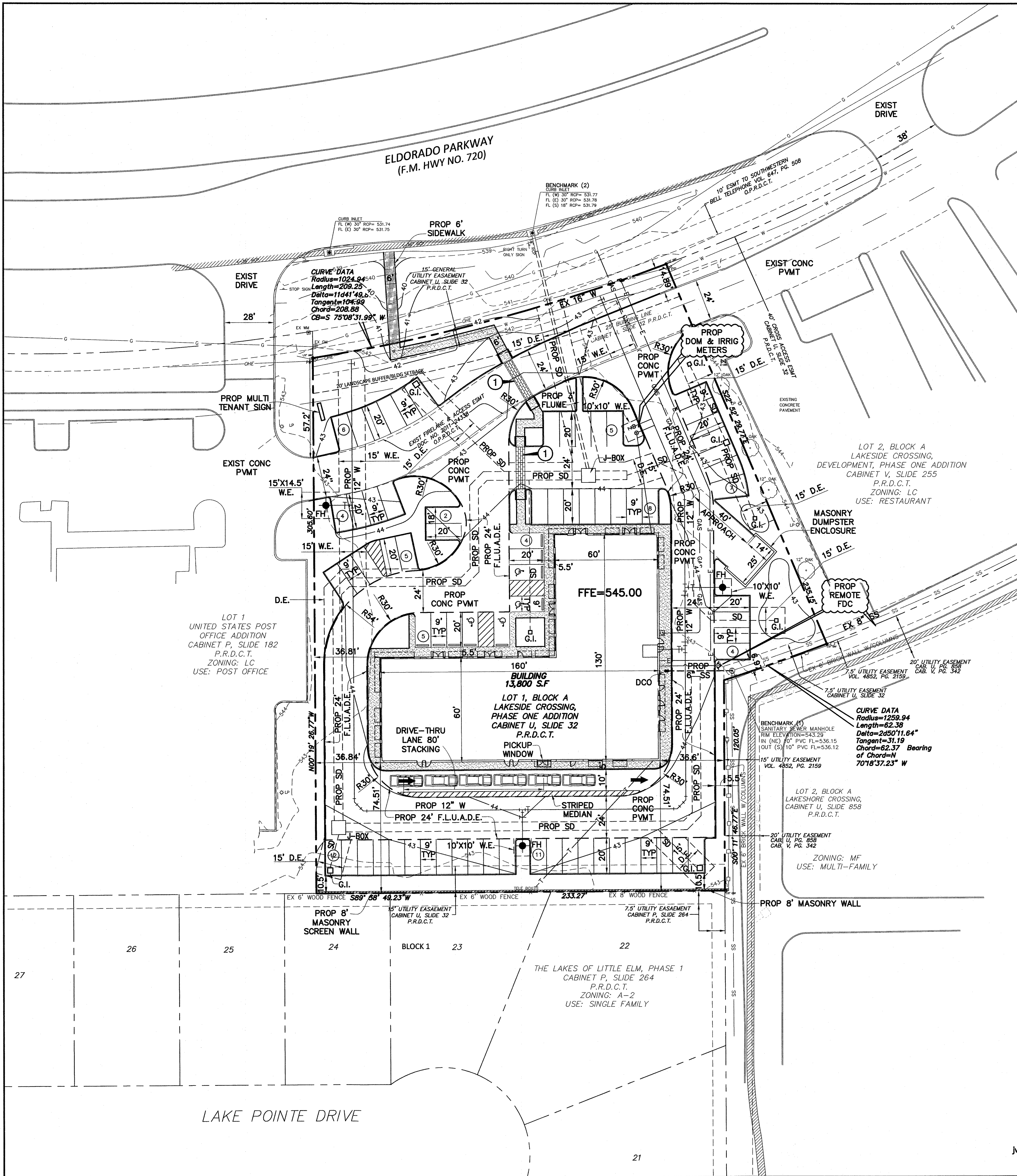
I hope the Town of Little Elm agrees with the Owner’s judgment on the need for small party halls in the area; recognizes the Owner’s business experience and approves of their proposal to run a party hall in the subject property.

Sincerely,



Srinivas (Sri) Chaluvadi
Managing Member





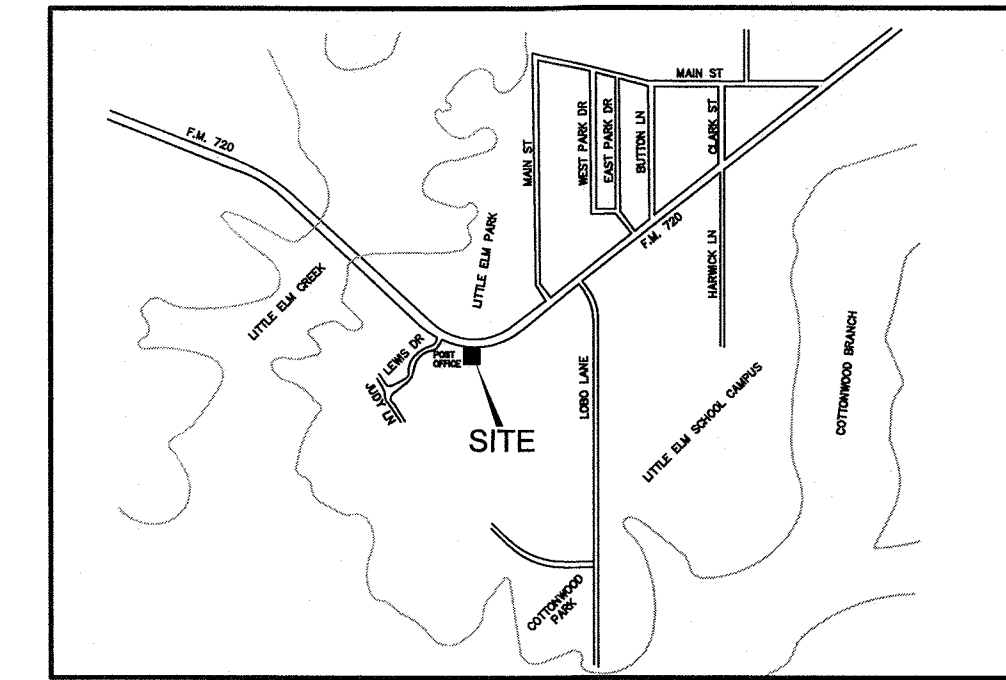
NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY NEEL-SCHAFER
2. BUILDING IS PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE.
3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
6. REF CIVIL PLANS FOR SITE ENGINEERING DESIGN.

BENCHMARKS:

- (1) TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED ALONG EAST PROPERTY LINE. ELEVATION = 543.29
- (2) TOP OF EXISTING STORM SEWER MANHOLE LOCATED ALONG ELDORADO PARKWAY IN FRONT OF PROPERTY. ELEVATION = 538.87

- ① PROPOSED CROSSWALKS TO BE STAMPED & STAINED CONCRETE - REF DETAIL SHEET C-8 FOR PATTERN & COLOR



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	PAVEMENT	---
---	CONTOUR	---
---	PARKING COUNT	---
---	OVERHEAD UTIL LINE	---
---	STORM SEWER	---
---	SANITARY SEWER	---
---	ELECTRIC	---
---	TELEPHONE	---
---	WATER	---
---	GAS	---
---	GRATE INLET	---
---	TELEPHONE BOX	---
---	WATER METER	---
---	GAS METER	---
---	WATER VALVE	---
---	POWER POLE	---
---	SIGN	---
---	STORM DRAIN MANHOLE	---
---	SANITARY SEWER MANHOLE	---
---	LIGHT POLE	---
---	TREE	---
---	FIRE LANE, ACCESS, UTILITY & DRAINAGE ESMT	---
---	JUNCTION BOX	---
---	4" PRIVATE CONC SIDEWALK (REF DTL SHT C8)	---
---	5" PUBLIC CONC SIDEWALK (REF TOWN DTLs)	---

SITE SUMMARY TABLE	
County	DENTON COUNTY
Project Name	LAKEVIEW CROSSING ADDITION
Zoning (Existing)	PLANNED DEVELOPMENT-LIGHT COMMERCIAL (PD-LC)
Proposed use	RETAIL
Site Area:	1.86 Acres / 81,133 S.F.
Building Area	13,800 S.F. (TOTAL)
Building Height:	20'-6" - 1 STORY
Lot Coverage:	13,800/81,133 = 17.0%
Floor Area Ratio:	13,800/81,133 S.F. = 1:17.0
Parking Required:	1 SPC/200 S.F.
	Total Required = 69 SPACES
Parking Provided:	Regular = 69 SPACES
	Handicap = 4 SPACES
	Total = 73 SPACES
Impervious Area:	62,960 / 81,133 SF = 77.60%
Pervious Area:	18,173 / 81,133 SF = 22.40%
Loading Spaces Required	(<25,000 SF) = 0
Loading Spaces Provided	= 0
Start Of Construction	05/04/2020
End Of Construction	05/03/2021

SITE PLAN
LOT 1, BLOCK A
LAKEVIEW CROSSING PHASE ONE ADDITION
1.86 ACRES
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
OCTOBER 20, 2020

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
MR. JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440
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OWNER/DEVELOPER
ELDORADO RETAIL, L.L.C.
SRINIVAS CHALUVADI
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033
TEL: (469) 536-5285
sri@chaluvadi.net

Scale: 1" = 30'

Designed by: J.J.V.

Drawn by: J.N.M.

Checked by: J.J.V.

603-10-045 SITE PLAN/SP1 SITE PLAN.dwg

10/20/2020

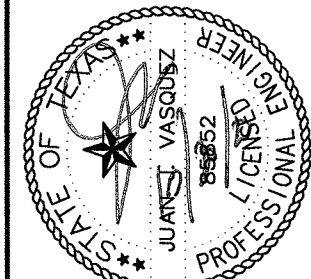
SHEET

SP1

SITE PLAN

LOT 1, BLOCK A
LAKEVIEW CROSSING PHASE ONE ADDITION
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

DEVELOPER
ELDORADO RETAIL, L.L.C.
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 88552, ON 10/20/2020

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