



**NORTHLAKE PLANNING & ZONING COMMISSION  
REGULAR MEETING AGENDA  
FEBRUARY 18, 2025, AT 5:30 PM  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226**

**1. CALL TO ORDER**

- A. Roll Call

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

- A. Briefing - Approved Plats Report

**3. PUBLIC INPUT**

This item is available for citizens to address the Planning & Zoning Commission on any issues that are not the subject of a public hearing. The presiding officer may ask the citizen to hold his or her comment on an agenda item until that agenda item is reached. By law, no deliberation or action may be taken on the topic if the topic is not posted on the agenda. The presiding officer reserves the right to impose a time limit on this portion of the agenda.

**4. ACTION ITEMS**

- A. Consider approval of meeting minutes for January 21, 2025
- B. Consider approval of a Site Plan of Staybridge Suites, a proposed 99-room hotel on a 2.25-acre lot, Lot 1, Bock B, Alliance Northport Addition, generally located on the north side of Dale Earnhardt Way approximately 700 feet east of IH 35W at 3855 Dale Earnhardt Way - Case # 24-SP00009
- C. Consider a recommendation of an amendment to the Industrial Planned Development (I-PD) applicable to approximately 251 acres of land generally located on McPherson Drive approximately 2,000 feet west of the intersection with Harmonson Road. Exel Inc. d/b/a DHL Supply Chain is the owner/developer. Kimley-Horn is the applicant/engineer. Case # 25-PDA00001
  - i. Public Hearing
  - ii. Consider Recommendation

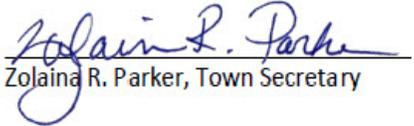
**5. ADJOURN**

**NOTE:** The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by Texas Government Code Section 551.071(Consultation with Attorney); Section 551.072 (Deliberations about Real Property);551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel Matters); 551.076 (Deliberations about Security Devices); 551.087(Economic Development Negotiations).

## CERTIFICATION

I, Zolaina R. Parker, Town Secretary, for the Town of Northlake, Texas, hereby certify that the above agenda was posted on the official bulletin board located at Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226, on February 14, 2025, by 6:00 p.m., in accordance with Chapter 551 of the Texas Government Code.



  
Zolaina R. Parker, Town Secretary

NOTICE: THE TOWN OF NORTHLAKE'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT(ADA). THE TOWN WILL PROVIDE ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED IF REQUESTED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE TOWN SECRETARY'S OFFICE AT 940-242-5702 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD), BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATIONS CAN BE ARRANGED.



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**DATE:** February 18, 2025  
**REF. DOC.:** Unified Development Code (UDC); Engineering Design Manual (EDM)  
**SUBJECT:** Briefing - Approved Plats Report  
**GOALS/ OBJECTIVES:** Plan Intentionally and Responsibly; 3.3 - Review and revise town plans as needed

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**BACKGROUND INFORMATION:**

- Following plats approved since last report at January 21, 2025 P&Z meeting

**Pecan Square Phase 5A - Final Plat**

- Site:
- 50.488 acres
  - West of Cleveland-Gibbs Road and north of Mulkey Lane
- Zoning:
- M-PD Mixed Use Planned Development
- Summary:
- 218 Residential Lots
    - 40-foot rear entry (alley served) lots
    - Townhome rear entry lots
  - 14 Open Space Lots

**Alliance Northport Addition - Replat**

- Site:
- 2.291 acres
  - North of Dale Earnhardt Way and 700 feet east of IH 35W at 3855 Dale Earnhardt Way
- Zoning:
- C-PD - Commercial Planned Development
- Summary:
- Replat to add easements to lot necessary for development of Staybridge Suites
  - Site plan for this project on the same agenda

**Pecan Plaza - Amending Plat**

- Site:
- 11.690 acres
  - Southwest corner of FM 407 and Cleveland-Gibbs Road
- Zoning:
- M-PD Mixed Use Planned Development
- Summary:
- Purpose of amendment:
    - Correct south line of Lot OS
    - Correct north line of Lots 1-3

### **The Ridge at Northlake, Phase 5 - Final Plat**

Site:

- 36.651 acres
- South of Robson Ranch Road and west of Cleveland-Gibbs Road

Zoning:

- M-PD Mixed Use Planned Development

Summary:

- 123 Residential Lots
- 12 Open Space Lots

### **Northlake Fire Station ESD - Final Plat**

Site:

- 1.729 acres
- South of Dale Earnhardt Way and 725 feet east of IH 35W at 3850 Dale Earnhardt Way

Zoning:

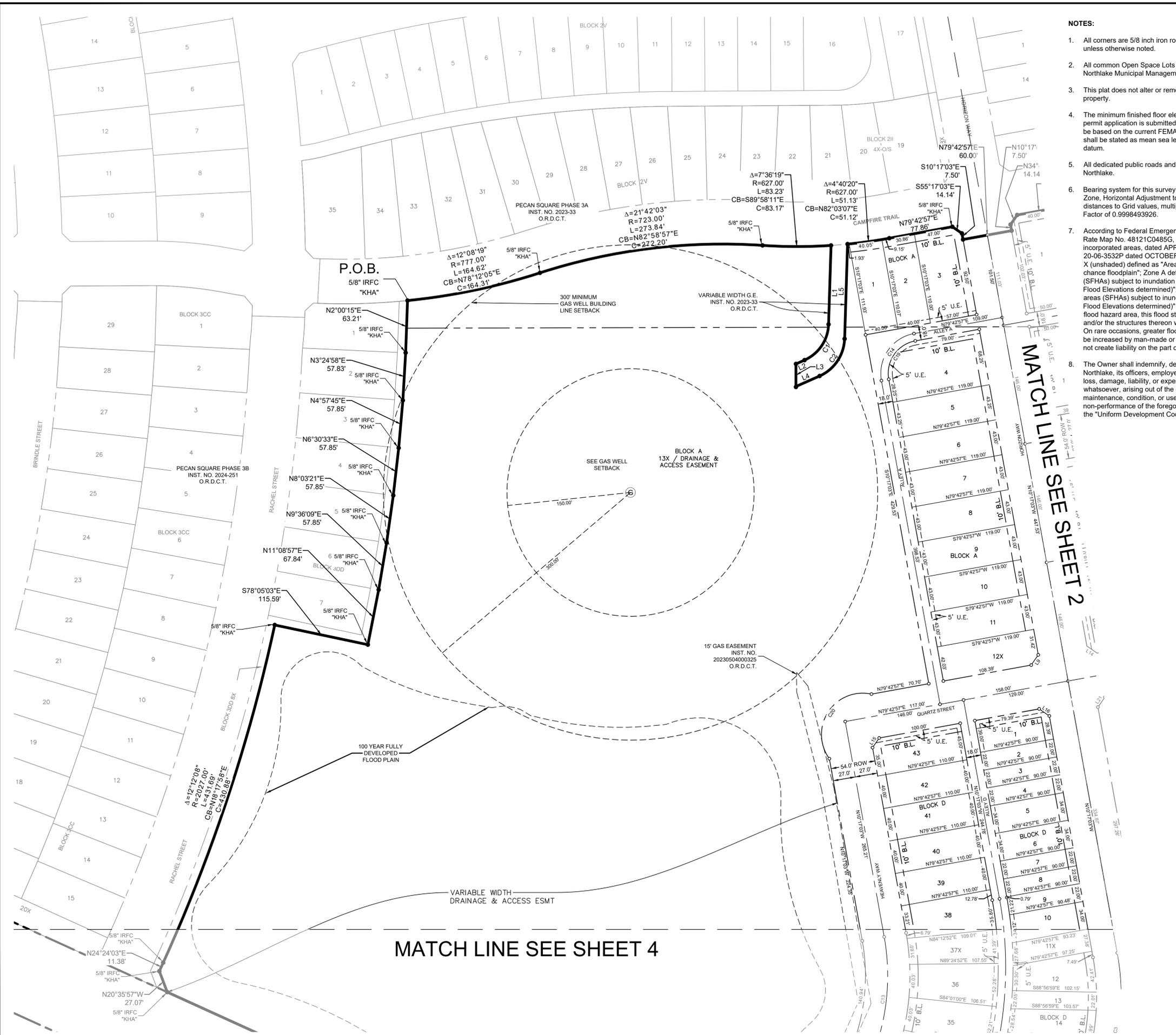
- C - Commercial

Summary:

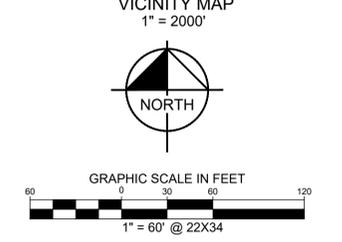
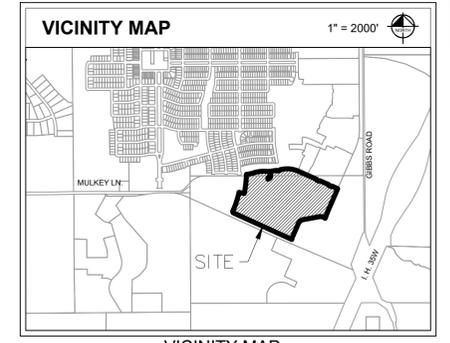
- Location of planned Denton County ESD No. 1 Fire Station
- Site plan for fire station approved at last P&Z meeting

### **P&Z ACTION:**

Provide feedback as P&Z deems necessary



- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
  - All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1 or HOA
  - This plat does not alter or remove existing deed restrictions, if any, on this property.
  - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
  - All dedicated public roads and utilities will be maintained by the Town of Northlake.
  - Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0485G, for DENTON County, Texas and incorporated areas, dated APRIL 18, 2011 and updated per LOMR 20-06-3532P dated OCTOBER 4, 2021 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"; Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code".



**LINE TYPE LEGEND**

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	BUILDING LINE
- - -	ADJACENT PROP LINE
---	LOT LINE
---	INDICATES STREET NAME CHANGE
---	EASEMENT AREA ABANDONMENT

**LEGEND**

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
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R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
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F.S.B.	FRONT SET BACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

SEE SHEET No. 5 FOR LOT AREA TABLE

**LAND USE TABLE**

LAND USE	ACREAGE	LOTS
RESIDENTIAL	19.786	218
HOA/OPEN SPACE	20.325	14
STREET - ROW	10.379	-
TOTAL	50.490	232

**FINAL PLAT OF PECAN SQUARE PHASE 5A**

BLOCK A, LOTS 1-11, 12X-12X; BLOCK B 1-4, 5X1 6-13; BLOCK C, LOTS 1-7, 8X, 9-25, 26X, 27-33; BLOCK D, LOTS 1-10, 11X, 12-21, 22X, 23-27, 28X, 29-36, 37X, 38-43; BLOCK E, LOTS 1-10, 11X, 12-31, 32X, 33-60; BLOCK F, LOTS 1-28, 29X; BLOCK G, LOTS 1X, 2-22, 23X, 24-41

BEING 50.488 ACRES IN THE

F.W. THORNTON SURVEY, ABSTRACT NO. 1244

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

218 RESIDENTIAL LOTS

14 OPEN SPACE LOTS

CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	DRA	1/29/2025	063226937	1 OF 6

OWNER/DEVELOPER:  
HHS-PECAN SQUARE DEVELOPMENT, LLC  
5601 Democracy Dr. Ste 300  
Plano, Texas 75024  
Phone: 972-789-3500

OWNER/DEVELOPER:  
MHI PARTNERSHIP LTD  
16980 Dallas Pkwy Ste 100  
Dallas, Texas 75248  
Phone: 972-484-6665

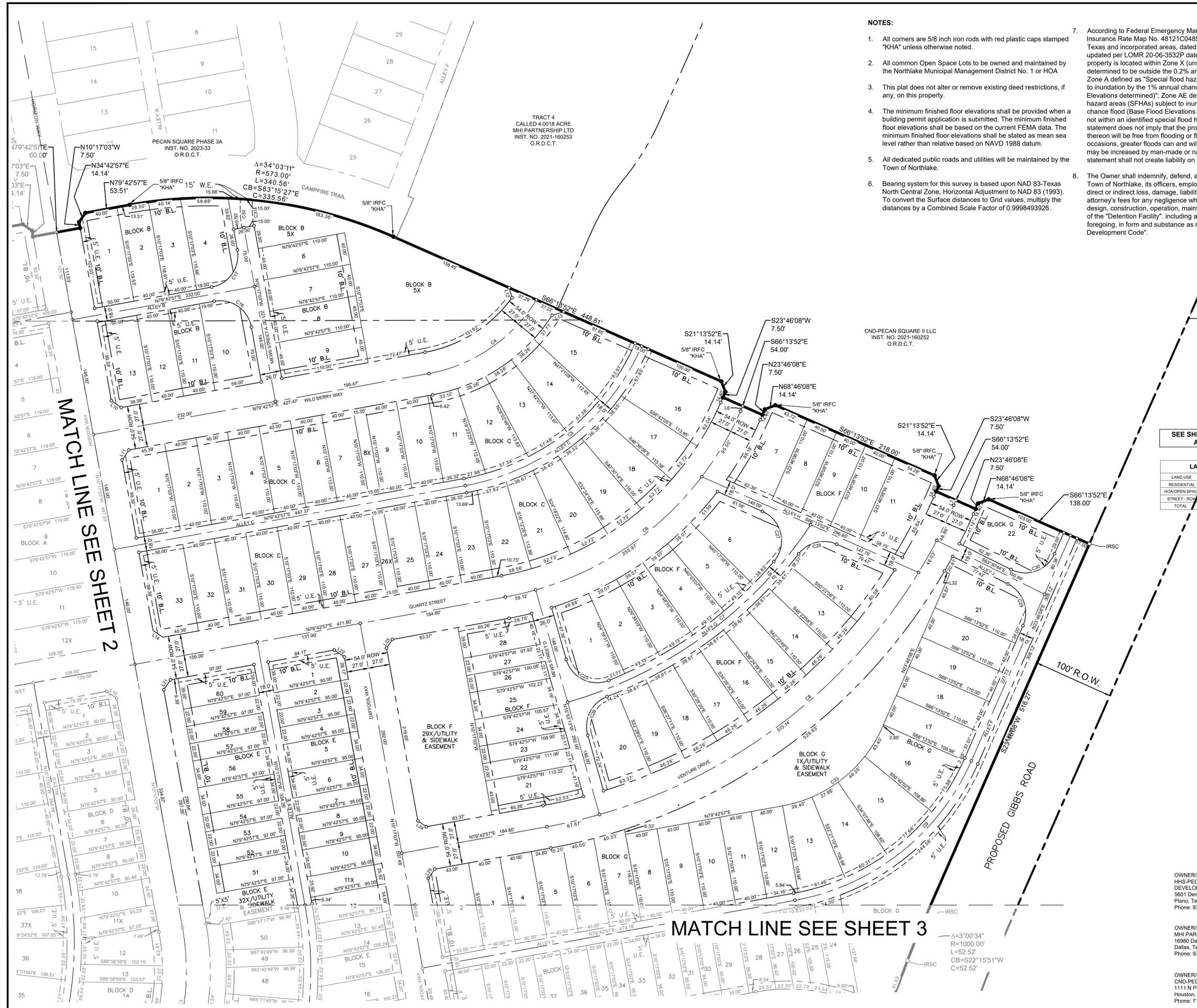
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1111 N Post Oak Rd  
Houston, Texas 77055  
Phone: 713-963-0500

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HP GIBBS, LP  
3000 Turtle Creek Blvd  
Dallas, Texas 75219  
Phone: 214-777-2979  
Contact : Kyle Joyce

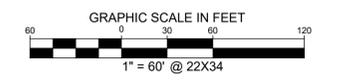
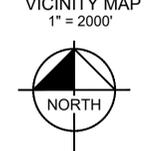
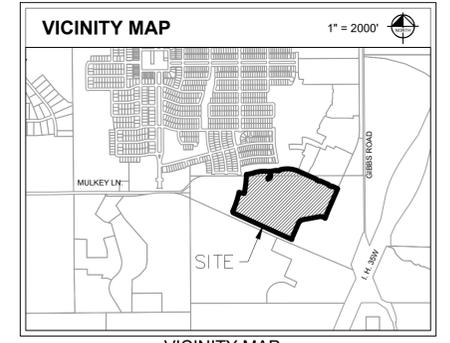
APPLICANT:  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Suite 700  
Dallas, Texas 75034  
Phone: 972-770-1376  
Contact : Jason Kaiser, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200  
Contact : Daniel Arthur, R.P.L.S.

DWG NAME: K:\P\SURV\063226937\PECAN SQUARE PHASE 5A FINAL PLAT.DWG PLOTTED BY ALLEN, STEPHEN 1/29/2025 1:38 PM LAST SAVED 1/29/2025 1:25 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



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**FINAL PLAT OF PECAN SQUARE PHASE 5A**

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BEING 50.488 ACRES IN THE F.W. THORNTON SURVEY, ABSTRACT NO. 1244

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS  
218 RESIDENTIAL LOTS  
14 OPEN SPACE LOTS  
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

**Kimley»Horn**  
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Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
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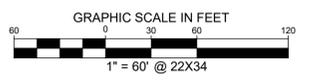
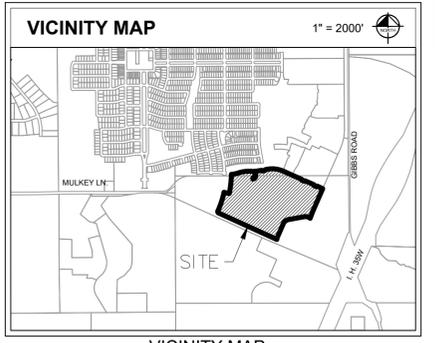
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Contact : Daniel Arthur, R.P.L.S.

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 2

DWG NAME: K:\P\1\_SURVEY\063226937\PECAN SQUARE PHASE 5A\FINAL PLAT.DWG, PLOTTED BY ALLEN, STEPHEN, 1/29/2025 1:38 PM, LAST SAVED 1/29/2025 1:25 PM, Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.

MATCH LINE SEE SHEET 2



LINE TYPE LEGEND	
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Phone: 214-777-2979  
Contact : Kyle Joyce

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**SEE SHEET No. 5 FOR LOT AREA TABLE**

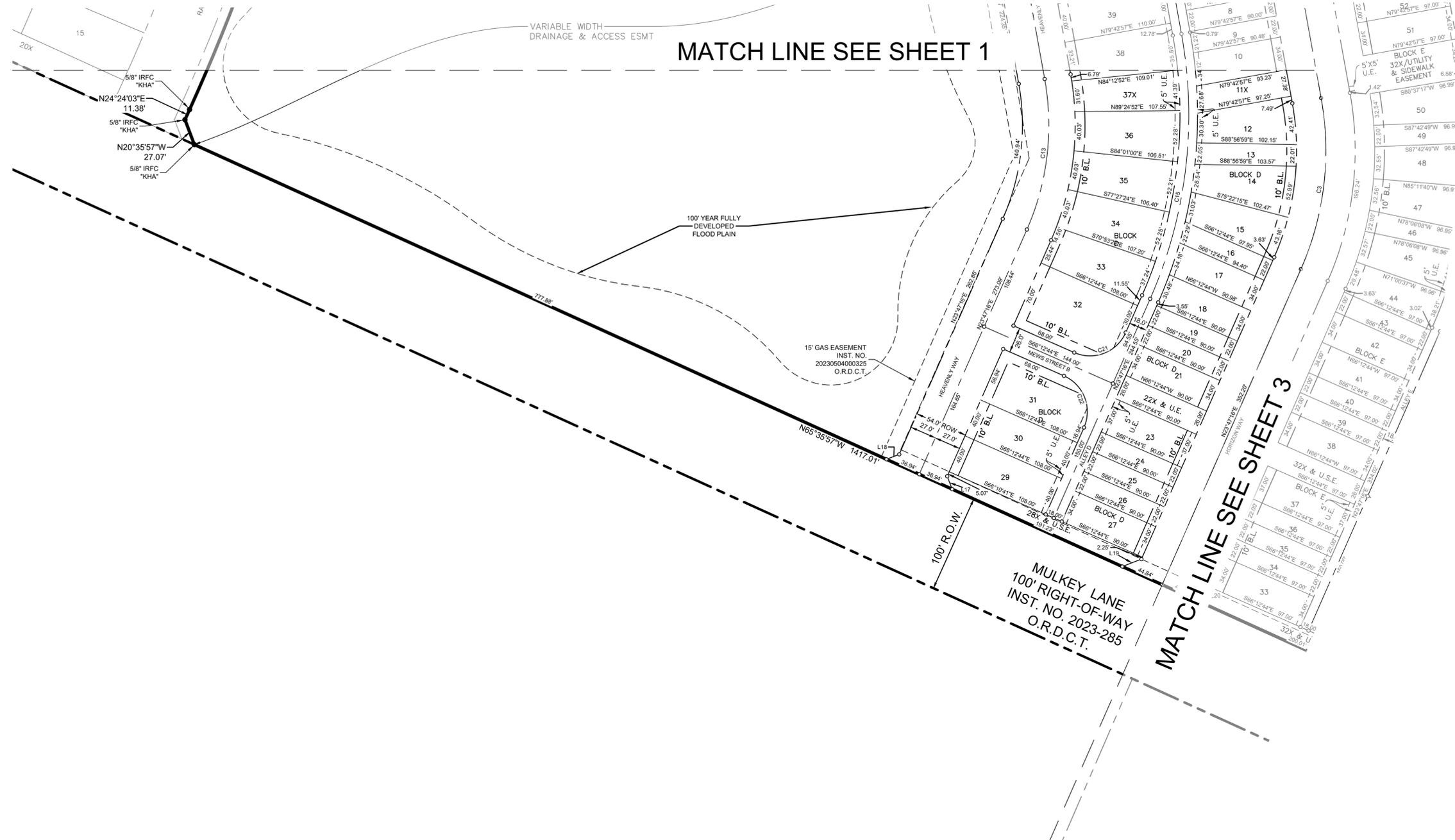
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HOV/OPEN SPACE	29.325	14
STREET - ROW	10.378	-
TOTAL	50.490	232

CALLED 114.000 ACRES  
(TRACT 2B-4)  
PECAN SQUARE 2B, LLC  
INST. NO. 2020-118324  
O.R.D.C.T.

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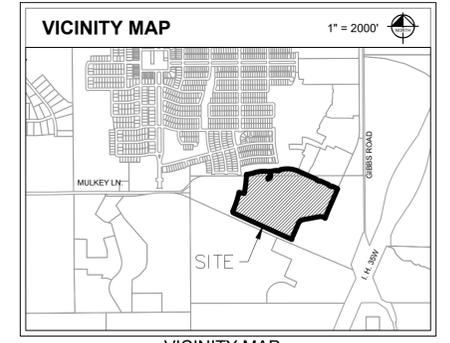
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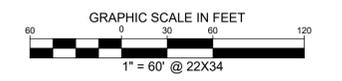


MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 3



VICINITY MAP  
1" = 2000'



LINE TYPE LEGEND	
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**FINAL PLAT  
OF  
PECAN SQUARE PHASE 5A**

BLOCK A, LOTS 1-11, 12X-12X; BLOCK B 1-4, 5X1 6-13; BLOCK C, LOTS 1-7, 8X, 9-25, 26X, 27-33; BLOCK D, LOTS 1-10, 11X, 12-21, 22X, 23-27, 28X, 29-36, 37X, 38-43; BLOCK E, LOTS 1-10, 11X, 12-31, 32X, 33-60; BLOCK F, LOTS 1-28, 29X; BLOCK G, LOTS 1X, 2-22, 23X, 24-41

BEING 50.488 ACRES IN THE

F.W. THORNTON SURVEY, ABSTRACT NO. 1244

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

218 RESIDENTIAL LOTS

14 OPEN SPACE LOTS

CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	DRA	1/29/2025	063226937	4 OF 6

OWNER/DEVELOPER:  
HP GIBBS, LP  
3000 Turtle Creek Blvd  
Dallas, Texas 75219  
Phone: 214-777-2979  
Contact : Kyle Joyce

APPLICANT:  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Suite 700  
Dallas, Texas 75034  
Phone: 972-770-1376  
Contact : Jason Kaiser, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Phone: 469-501-2200  
Contact : Daniel Arthur, R.P.L.S.

SEE SHEET No. 5 FOR LOT AREA TABLE

LAND USE TABLE		
LAND USE	ACREAGE	LOTS
RESIDENTIAL	19.786	218
HOA/OPEN SPACE	20.325	14
STREET - ROW	10.379	-
TOTAL	50.490	232

OWNER/DEVELOPER:  
HHS-PECAN SQUARE DEVELOPMENT, LLC  
5601 Democracy Dr. Ste 300  
Plano, Texas 75024  
Phone: 972-789-3500

OWNER/DEVELOPER:  
MHI PARTNERSHIP LTD  
16980 Dallas Pkwy Ste 100  
Dallas, Texas 75248  
Phone: 972-484-6665

OWNER/DEVELOPER:  
CND-PECAN SQUARE II LLC  
1111 N Post Oak Rd  
Houston, Texas 77055  
Phone: 713-963-0500

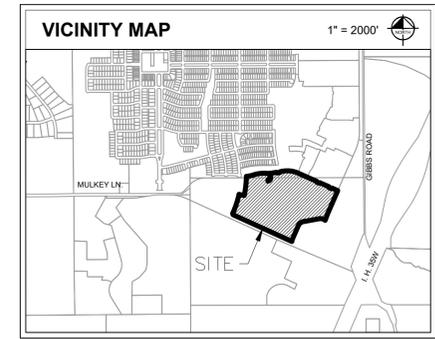
- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
  - All common Open Space Lots to be owned and maintained by the Northlake Municipal Management District No. 1 or HOA
  - This plat does not alter or remove existing deed restrictions, if any, on this property.
  - The minimum finished floor elevations shall be provided when a building permit application is submitted. The minimum finished floor elevations shall be based on the current FEMA data. The minimum finished floor elevations shall be stated as mean sea level rather than relative based on NAVD 1988 datum.
  - All dedicated public roads and utilities will be maintained by the Town of Northlake.
  - Bearing system for this survey is based upon NAD 83-Texas North Central Zone. Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.9998493926.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0485G, for DENTON County, Texas and incorporated areas, dated APRIL 18, 2011 and updated per LOMR 20-06-3532P dated OCTOBER 4, 2021 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"; Zone AE defined as "Special flood

hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

8. The Owner shall indemnify, defend, and hold harmless the Town of Northlake, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any negligence whatsoever, arising out of the design, construction, operation, maintenance, condition, or use of the "Detention Facility", including any non-performance of the foregoing, in form and substance as required by the "Uniform Development Code".

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S01°46'47"W	95.69'	L17	S20°54'21"E	14.13'
L2	S66°11'59"W	11.39'	L18	S69°05'39"W	13.98'
L3	S00°00'00"E	27.32'	L19	S68°47'16"W	20.99'
L4	N66°11'59"E	31.36'	L20	N21°12'38"W	21.44'
L5	N01°46'47"E	114.84'	L21	S34°42'57"W	15.00'
L6	N23°46'08"E	6.90'	L22	S55°17'03"E	15.31'
L7	N23°46'08"E	6.90'	L23	S34°42'57"W	12.97'
L8	S69°14'26"E	46.63'	L24	S55°17'03"E	12.97'
L9	S34°42'57"W	15.00'	L25	N34°42'57"E	14.14'
L10	S55°17'03"E	15.00'	L26	S65°03'06"E	14.41'
L11	S34°42'57"W	15.00'	L27	S16°13'43"W	15.59'
L12	S15°55'06"E	12.77'	L28	N68°47'16"E	20.99'
L13	N72°49'03"E	15.10'	L29	S65°45'34"W	14.14'
L14	N55°17'03"W	15.00'	L30	S86°27'47"E	14.83'
L15	N34°42'57"E	14.14'	L31	S83°42'45"E	15.17'
L16	S55°17'03"E	15.00'	L32	N58°17'05"W	7.51'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	64°25'12"	49.00'	55.09'	S33°59'23"W	52.24'	C18	90°00'00"	40.00'	62.83'	N55°17'03"W	56.57'
C2	64°25'12"	51.00'	57.34'	N33°59'23"E	54.37'	C19	90°00'00"	40.00'	62.83'	S34°42'57"W	56.57'
C3	34°04'19"	300.00'	178.40'	N06°45'07"E	175.78'	C20	138°24'19"	50.00'	120.78'	S33°10'23"W	93.48'
C4	48°11'18"	200.00'	168.21'	N55°37'18"E	163.30'	C21	90°00'00"	40.00'	62.83'	N68°47'16"E	56.57'
C5	55°56'49"	300.00'	292.94'	N51°44'33"E	281.44'	C22	90°00'00"	40.00'	62.83'	N21°12'44"W	56.57'
C6	55°56'49"	400.00'	390.58'	N51°44'33"E	375.25'	C23	90°00'00"	40.00'	62.83'	S68°47'16"W	56.57'
C7	40°22'01"	546.00'	384.68'	N53°55'46"E	376.77'	C24	90°00'00"	40.00'	62.83'	S21°12'44"E	56.57'
C8	55°56'49"	692.00'	675.71'	N51°44'33"E	649.18'	C25	96°07'18"	40.00'	67.11'	S63°56'52"E	59.51'
C9	55°56'49"	300.00'	292.94'	N51°44'33"E	281.44'	C26	84°53'22"	40.00'	59.26'	S26°33'28"W	53.99'
C10	20°17'01"	202.00'	71.51'	S20°25'33"E	71.14'	C27	106°47'38"	40.00'	74.56'	N12°50'03"W	64.22'
C11	31°02'37"	108.36'	108.36'	N84°45'44"W	107.04'	C28	76°02'04"	40.00'	53.08'	S75°45'06"W	49.27'
C12	55°55'41"	202.00'	197.18'	S51°45'07"W	189.44'	C29	87°16'52"	40.00'	60.93'	N19°52'18"W	55.21'
C13	34°04'19"	284.00'	156.99'	N06°45'07"E	154.69'	C30	92°43'08"	40.00'	64.73'	N70°07'42"E	57.89'
C14	90°00'00"	49.00'	76.97'	S34°42'57"W	69.30'	C31	15°03'19"	123.58'	32.47'	S02°45'23"E	32.38'
C15	34°04'19"	465.00'	276.52'	N06°45'07"E	272.46'	C32	15°02'45"	138.58'	36.39'	S02°45'40"E	36.29'
C16	34°04'19"	458.00'	272.36'	N06°45'07"E	268.36'	C33	55°56'49"	170.00'	166.00'	N51°44'33"E	159.49'
C17	90°00'00"	40.00'	62.83'	N34°42'57"E	56.57'						



VICINITY MAP  
1" = 2000'



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	ADJACENT PROP LINE
	LOT LINE
	INDICATES STREET NAME CHANGE
	EASEMENT AREA ABANDONMENT

LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
S.W.E.	SIDE WALK EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE					
BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE	BLK, LOT	SQ. FT.	ACRE			
A, 1	4431	0.102	C, 5	4400	0.101	D, 2	1980	0.045	D, 32	7217	0.166	E, 19	5884	0.135	E, 49	2133	0.049	F, 19	4668	0.107	G, 20	4400	0.101
A, 2	4400	0.101	C, 6	4400	0.101	D, 3	1980	0.045	D, 33	4783	0.110	E, 20	2273	0.052	E, 50	3737	0.086	F, 20	5983	0.137	G, 21	6952	0.160
A, 3	6220	0.143	C, 7	4400	0.101	D, 4	1980	0.045	D, 34	4924	0.113	E, 21	2149	0.049	E, 51	3298	0.076	F, 21	4924	0.113	G, 22	7297	0.168
A, 4	7778	0.179	C, 8X	1656	0.038	D, 5	3060	0.070	D, 35	4906	0.113	E, 22	3236	0.074	E, 52	2134	0.049	F, 22	2467	0.057	G, 23X	23448	0.538
A, 5	5147	0.118	C, 9	4400	0.101	D, 6	3060	0.070	D, 36	4936	0.113	E, 23	3230	0.074	E, 53	2134	0.049	F, 23	2420	0.056	G, 24	4271	0.098
A, 6	5117	0.117	C, 10	4400	0.101	D, 7	1980	0.045	D, 37X	3948	0.091	E, 24	2090	0.048	E, 54	2134	0.049	F, 24	3646	0.084	G, 25	2423	0.056
A, 7	5117	0.117	C, 11	5137	0.118	D, 8	1980	0.045	D, 38	4860	0.112	E, 25	2090	0.048	E, 55	3298	0.076	F, 25	3533	0.081	G, 26	2261	0.052
A, 8	5117	0.117	C, 12	5403	0.124	D, 9	1983	0.046	D, 39	4400	0.101	E, 26	2090	0.048	E, 56	3298	0.076	F, 26	2225	0.051	G, 27	2157	0.050
A, 9	5117	0.117	C, 13	5459	0.125	D, 10	3116	0.072	D, 40	4400	0.101	E, 27	5262	0.121	E, 57	2134	0.049	F, 27	2178	0.050	G, 28	3242	0.074
A, 10	5117	0.117	C, 14	5419	0.124	D, 11X	2604	0.060	D, 41	4400	0.101	E, 28	5262	0.121	E, 58	2134	0.049	F, 28	3753	0.086	G, 29	3230	0.074
A, 11	5117	0.117	C, 15	7208	0.165	D, 12	3996	0.092	D, 42	4400	0.101	E, 29	2090	0.048	E, 59	2134	0.049	F, 29X	21940	0.504	G, 30	2090	0.048
A, 12X	4945	0.114	C, 16	8569	0.197	D, 13	2264	0.052	D, 43	4900	0.112	E, 30	2090	0.048	E, 60	3783	0.087	G, 1X	21512	0.494	G, 31	2090	0.048
A, 13X	740371	16.997	C, 17	5117	0.117	D, 14	4206	0.097	E, 1	3646	0.084	E, 31	3230	0.074	F, 1	5967	0.137	G, 2	5780	0.133	G, 32	3230	0.074
B, 1	5926	0.136	C, 18	5157	0.118	D, 15	3895	0.089	E, 2	2090	0.048	E, 32X	27419	0.629	F, 2	4851	0.111	G, 3	4400	0.101	G, 33	3230	0.074
B, 2	4776	0.110	C, 19	5166	0.119	D, 16	2114	0.049	E, 3	2090	0.048	E, 33	3298	0.076	F, 3	4851	0.111	G, 4	4400	0.101	G, 34	2090	0.048
B, 3	4701	0.108	C, 20	5143	0.118	D, 17	3144	0.072	E, 4	2090	0.048	E, 34	2134	0.049	F, 4	4851	0.111	G, 5	4401	0.101	G, 35	2090	0.048
B, 4	6215	0.143	C, 21	5089	0.117	D, 18	3070	0.070	E, 5	2330	0.053	E, 35	2134	0.049	F, 5	4851	0.111	G, 6	4438	0.102	G, 36	3230	0.074
B, 5X	27679	0.635	C, 22	4858	0.112	D, 19	1980	0.045	E, 6	2330	0.053	E, 36	2134	0.049	F, 6	7272	0.167	G, 7	4562	0.105	G, 37	3230	0.074
B, 6	4400	0.101	C, 23	4401	0.101	D, 20	1980	0.045	E, 7	2090	0.048	E, 37	3589	0.082	F, 7	6105	0.140	G, 8	4400	0.101	G, 38	2090	0.048
B, 7	4400	0.101	C, 24	4400	0.101	D, 21	3060	0.070	E, 8	2090	0.048	E, 38	3298	0.076	F, 8	4400	0.101	G, 9	4400	0.101	G, 39	2090	0.048
B, 8	4400	0.101	C, 25	4400	0.101	D, 22X	2340	0.054	E, 9	2090	0.048	E, 39	2134	0.049	F, 9	4400	0.101	G, 10	4400	0.101	G, 40	2090	0.048
B, 9	4950	0.114	C, 26X	1656	0.038	D, 23	3330	0.076	E, 10	3230	0.074	E, 40	2134	0.049	F, 10	4400	0.101	G, 11	4400	0.101	G, 41	4326	0.099
B, 10	6147	0.141	C, 27	4400	0.101	D, 24	1980	0.045	E, 11X	2462	0.057	E, 41	3298	0.076	F, 11	6863	0.158	G, 12	4400	0.101	ROW	452126	10.379
B, 11	4400	0.101	C, 28	4400	0.101	D, 25	1980	0.045	E, 12	3245	0.074	E, 42	3298	0.076	F, 12	6927	0.159	G, 13	5462	0.125	OVERALL	2199343	50.490
B, 12	400	0.009	C, 29	4400	0.101	D, 26	1980	0.045	E, 13	2123	0.049	E, 43	2134	0.049	F, 13	4668	0.107	G, 14	5342	0.123			
B, 13	5444	0.125	C, 30	4400	0.101	D, 27	3060	0.070	E, 14	2173	0.050	E, 44	3605	0.083	F, 14	4668	0.107	G, 15	6730	0.154			
C, 1	6104	0.140	C, 31	4400	0.101	D, 28X	3319	0.076	E, 15	3501	0.080	E, 45	3737	0.086	F, 15	4668	0.107	G, 16	6678	0.153			
C, 2	4400	0.101	C, 32	4400	0.101	D, 29	4323	0.099	E, 16	3746	0.086	E, 46	2132	0.049	F, 16	4668	0.107	G, 17	4400	0.101			
C, 3	4400	0.101	C, 33	6104	0.140	D, 30	4320	0.099	E, 17	2629	0.060	E, 47	3737	0.086	F, 17	4668	0.107	G, 18	4400	0.101			
C, 4	4400	0.101	D, 1	3454	0.079	D, 31	5806	0.133	E, 18	4963	0.114	E, 48	3736	0.086	F, 18	4668	0.107	G, 19	4400	0.101			

## FINAL PLAT OF PECAN SQUARE PHASE 5A

BLOCK A, LOTS 1-11, 12X-12X; BLOCK B 1-4, 5X1 6-13; BLOCK C, LOTS 1-7, 8X, 9-25, 26X, 27-33; BLOCK D, LOTS 1-10, 11X, 12-21, 22X, 23-27, 28X, 29-36, 37X, 38-43; BLOCK E, LOTS 1-10, 11X, 12-31, 32X, 33-60; BLOCK F, LOTS 1-28, 29X; BLOCK G, LOTS 1X, 2-22, 23X, 24-41

BEING 50.488 ACRES IN THE

F.W. THORNTON SURVEY, ABSTRACT NO. 1244

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS  
218 RESIDENTIAL LOTS  
14 OPEN SPACE LOTS  
CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL



400 North Oklahoma Dr., Suite 105  
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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PROPERTY DESCRIPTION

50.488-ACRES

BEING a tract of land situated in the F. W. Thornton Survey, Abstract No. 1244, Town of Northlake, Denton County, Texas and being a portion of a called 114,000-acre tract of land described as Tract 2B-4 conveyed to Pecan Square Phase 2B, LLC., according to the document filed of record in Document No. 2020-118324 Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being a portion of the remainder of a called 460.677-acre tract of land described as Tract 1, conveyed to HP Gibbs, LP., according to the document filed of record in Instrument No. 2017-134732 Official Records, Denton County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with set with cap stamped "KHA" in the north line of Mulkey Lane Phase 1, an addition to the Town of Northlake, according to the plat filed of record in Instrument No. 2023-285 O.R.D.C.T., from which a 5/8-inch iron rod found with cap stamped "KHA" bears South 65°35'57" East, a distance of 431.64 feet;

THENCE North 65°35'57" West, with said north line, a distance of 1411.01 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE over and across said 114,000-acre tract the following bearings and distances:

North 20°35'57" West, a distance of 27.07 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 24°24'03" East, a distance of 11.38 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 2027.00 feet, a central angle of 12°12'08", and a chord bearing and distance of North 18°17'58" East , 430.88 feet;

With said curve, an arc distance of 431.69 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 78°05'03" East, a distance of 115.59 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 11°08'57" East, a distance of 67.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 09°36'09" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 08°03'21" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 06°30'33" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 04°57'45" East, a distance of 57.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 03°24'58" East, a distance of 57.83 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 02°00'15" East, passing the north line of said 114,000-acre tract, same being common with the south line of said 460.677-acre tract at a distance of 29.74 feet and continuing for a total distance of 63.21 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner in the south line of Campfire Trail and Pecan Square 3A, an addition to the Town of Northlake, according to the Plat filed of record in Instrument No. 2023-33 O.R.D.C.T., at the beginning of a curve to the left having a radius of 777.00 feet, a central angle of 12°08'19", and a chord bearing and distance of North 78°12'05" East , 164.31 feet;

THENCE with said south line the following bearings and distance:

With said curve, an arc distance of 164.62 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 723.00 feet, a central angle of 21°42'03", and a chord bearing and distance of North 82°58'57" East, 272.20 feet;

With said curve, an arc distance of 273.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 627.00 feet, a central angle of 07°36'19", and a chord bearing and distance of South 89°58'11" East, 83.17 feet;

With said curve, an arc distance of 83.23 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northwest corner of Block 3J, Lot 1X of Pecan Square 3A;

THENCE with the boundary of said Block 3J, Lot 1X the following bearings and distances:

South 01°46'47" West, a distance of 95.69 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 49.00 feet, a central angle of 64°25'12", and a chord bearing and distance of South 33°59'23" West , 52.24 feet;

With said curve, an arc distance of 55.09 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°11'59" West, a distance of 11.39 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 00°00'00" East, a distance of 27.32 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 66°11'59" East, a distance of 31.36 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 51.00 feet, a central angle of 64°25'12", and a chord bearing and distance of North 33°59'23" East , 54.37 feet;

With said curve, an arc distance of 57.34 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 01°46'47" East, a distance of 114.84 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the northeast corner of said Block 3J, Lot 1X, in the south line of said Campfire Trail at the beginning of a curve to the left having a radius of 627.00 feet, a central angle of 04°40'20", and a chord bearing and distance of North 82°03'07" East , 51.12 feet;

THENCE with the south line of said Campfire Trail the following bearings and distances:

With said curve, an arc distance of 51.13 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 77.86 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 55°17'03" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 10°17'03" East, a distance of 7.50 feet to a 5/8-inch iron rod found

with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 60.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 10°17'03" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 34°42'57" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 79°42'57" East, a distance of 53.51 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a curve to the right having a radius of 573.00 feet, a central angle of 34°03'11", and a chord bearing and distance of South 83°15'27" East , 335.56 feet;

With said curve, an arc distance of 340.56 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 66°13'52" East, with the south lines of said Pecan Square 3A, and a called 4,0018-acre tract of land described as Tract 4, conveyed to MHI Partnership LTD, according to the document filed of record in Instrument No. 2021-160253, O.R.D.C.T., and a called 12.8051 acre tract of land described as Tract 3 of land conveyed to CND-Pecan Square II, LLC, according to the document filed of record in Instrument No. 2021-160252 O.R.D.C.T., a distance of 448.81 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE with the southwesterly line of said CND-Pecan Square II, LLC tract the following bearings and distances:

South 21°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 23°46'08" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 54.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 23°46'08" East, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 68°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 218.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 21°13'52" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 23°46'08" West, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 66°13'52" East, a distance of 54.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 23°46'08" East, a distance of 7.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 68°46'08" East, a distance of 14.14 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the south corner of said 12.8051-acre tract;

South 66°13'52" East, a distance of 138.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE over and across said 114,000-acre tract the following bearings and distances:

South 23°46'08" West, a distance of 516.27 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 1000.00 feet, a central angle of 03°00'34", and a chord bearing and distance of South 22°15'51" West, 52.52 feet;

With said curve, an arc distance of 52.52 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 20°45'34" West, a distance of 135.53 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 24°14'26" West, a distance of 14.14 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 69°14'26" West, a distance of 36.63 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 173.00 feet, a central angle of 31°02'37", and a chord bearing and distance of North 84°45'44" West , 92.59 feet;

With said curve, an arc distance of 93.73 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 79°42'57" West, a distance of 333.65 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a curve to the left having a radius of 175.10 feet, a central angle of 55°33'05", and a chord bearing and distance of South 52°22'19" West , 163.19 feet;

With said curve, an arc distance of 169.76 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 23°47'16" West, a distance of 355.93 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 20°54'21" East, a distance of 13.02 feet to the POINT OF BEGINNING containing 2,199,271 square feet or 50.488 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That PECAN SQUARE PHASE 2B, LLC., HP GIBBS LP., ("Owner") does hereby adopt this plat designating the hereinabove property as PECAN SQUARE, PHASE 5A, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate in fee simple to Northlake Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being made without express or implied warranty. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system or any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

HP GIBBS LP.

a Texas limited partnership

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by

\_\_\_\_\_ of HP GIBBS LP, a Texas limited partnership, on behalf of the limited liability company.

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

PECAN SQUARE PHASE 2B, LLC.

a Texas limited liability company

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by

\_\_\_\_\_ of PECAN SQUARE PHASE 2B, LLC, a Texas limited liability company, on behalf of the limited liability company.

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

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Arthur, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

Daniel Arthur  
Registered Professional Land Surveyor No. 5933  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr., Suite 105  
Frisco, Texas 75009  
Phone 469-501-2200

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

APPROVAL BY TOWN OF NORTHLAKE STAFF

\_\_\_\_\_

Date \_\_\_\_\_

\_\_\_\_\_

Town Manager

\_\_\_\_\_

Town Secretary, Town of Northlake

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FINAL PLAT OF PECAN SQUARE PHASE 5A

BLOCK A, LOTS 1-11, 12X-12X; BLOCK B 1-4, 5X1 6-13; BLOCK C, LOTS 1-7, 8X, 9-25, 26X, 27-33; BLOCK D, LOTS 1-10, 11X, 12-21, 22X, 23-27, 28X, 29-36, 37X, 38-43; BLOCK E, LOTS 1-10, 11X, 12-31, 32X, 33-60; BLOCK F, LOTS 1-28, 29X; BLOCK G, LOTS 1X, 2-22, 23X, 24-41

BEING 50.488 ACRES IN THE

F.W. THORNTON SURVEY, ABSTRACT NO. 1244

IN THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

218 RESIDENTIAL LOTS

14 OPEN SPACE LOTS

CURRENT ZONING: MPD: SINGLE FAMILY RESIDENTIAL

Kimley»Horn

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503  
Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	1/29/2025	063226937	6 OF 6

OWNER/DEVELOPER:  
HHS-PECAN SQUARE DEVELOPMENT, LLC  
5601 Democracy Dr. Ste 300  
Plano, Texas 75024  
Phone: 972-789-3500

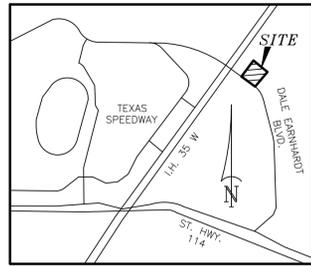
OWNER/DEVELOPER:  
MHI PARTNERSHIP LTD  
16980 Dallas Pkwy Ste 100  
Dallas, Texas 75248  
Phone: 972-484-6665

OWNER/DEVELOPER:  
CND-PECAN SQUARE II LLC  
1111 N Post Oak Rd  
Houston, Texas 77055  
Phone: 713-963-0500

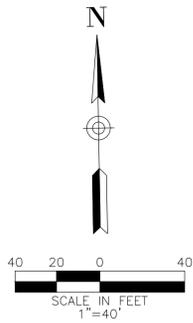
OWNER/DEVELOPER:  
HP GIBBS, LP  
3000 Turtle Creek Blvd  
Dallas, Texas 75219  
Phone: 214-777-2979  
Contact : Kyle Joyce

APPLICANT:  
Kimley-Horn and Associates, Inc.  
13455 Noel Road, Suite 700  
Dallas, Texas 75034  
Phone: 972-770-1376  
Contact : Jason Kaiser, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
CND-PECAN SQUARE II LLC  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Houston, Texas 77055  
Phone: 469-501-2200  
Contact : Daniel Arthur, R.P.L.S.



VICINITY MAP  
NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00015063.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this replat is to create additional easements for development on a previously recorded lot.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4023

DATE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

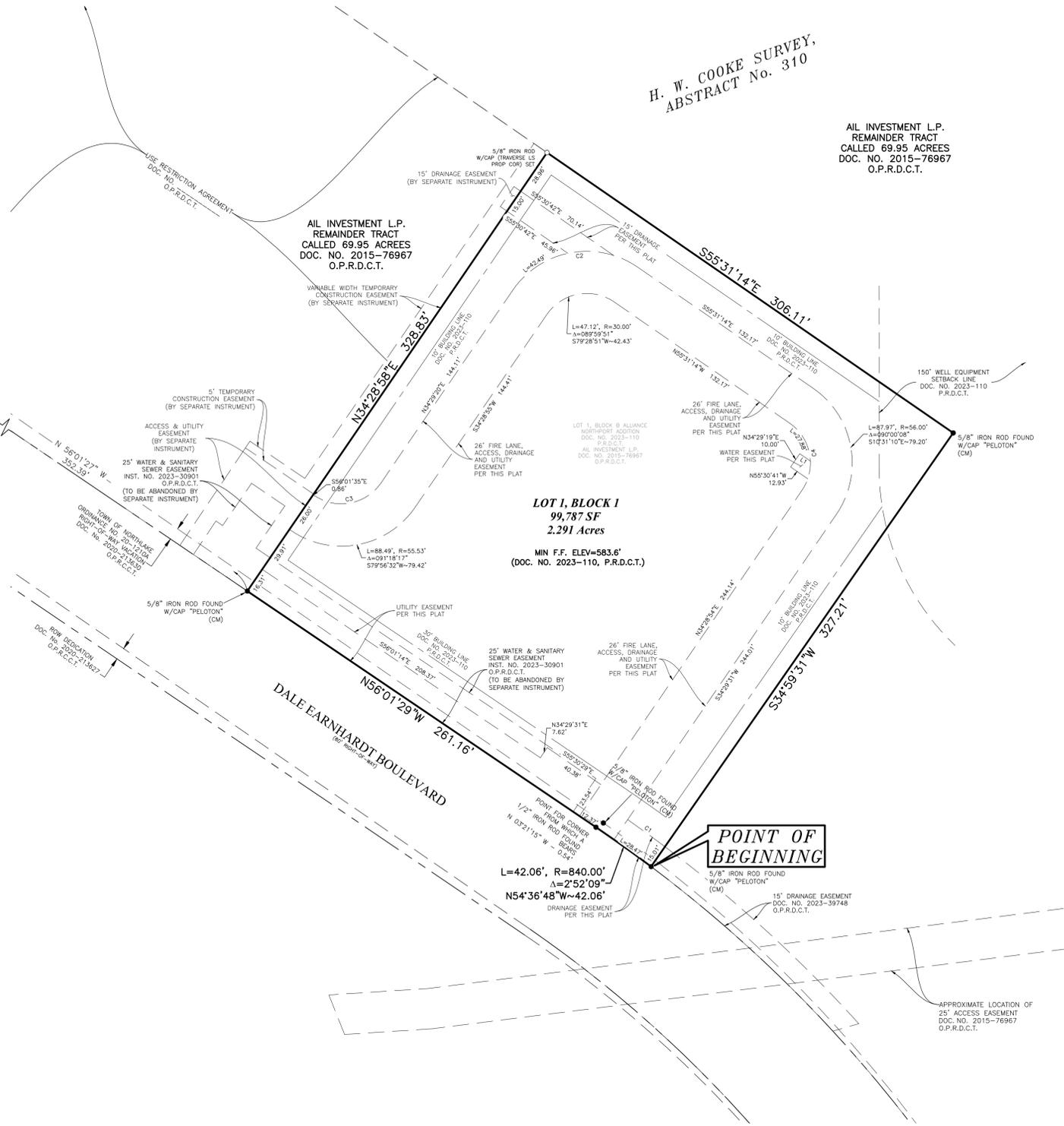
BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0495G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



Line Data Table		
Line #	Distance	Bearing
L1	8.04'	S55°30'41"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	28.60'	870.88'	001°52'55"	S54°10'40"E	28.60'
C2	87.96'	56.00'	089°59'51"	N79°28'51"E	79.19'
C3	46.85'	30.00'	089°28'29"	N79°14'11"E	42.23'
C4	47.13'	30.00'	090°00'08"	N10°31'10"W	42.43'

OWNER/DEVELOPER  
AIL Investment, LP  
13600 Heritage Parkway, Suite 200  
Fort Worth, Texas 76102

ENGINEER  
Triangle Engineering  
1782 W McDermott Drive  
Allen, Texas 75013

STATE OF TEXAS  
COUNTY OF DENTON

Being a 2.291 acre tract of land situated in the H. W. Cooke Survey, Abstract No. 310, Town of Northlake, Denton County, Texas, being a portion tract of land described by Special Warranty Deed to AIL Investment L.P., as recorded in Document Number 2015-76967, of the Official Public Records, Denton County, Texas (O.P.R.D.C.T.) and being a portion tract of land described by Town of Northlake Ordinance No. 20-1210A, Right-of-way Vacation, as recorded in Document No. 2020-213630, O.P.R.D.C.T., and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "PELTON" (Controlling Monument (CM)) found for corner, being the southerly line of said right-of-way vacation and being the northerly line of Dale Earnhardt Boulevard (an 80' right-of-way, by Dedication Deed recorded in Document Number 2015-74193, O.P.R.D.C.T.) and being the beginning of a non-tangent curve to the left, having a central angle of 02 degrees 52 minutes 09 seconds, a radius of 840.00 feet and being subtended by a chord bearing of North 54 degrees 36 minutes 48 seconds West, a chord distance of 42.06 feet;

THENCE along the common southerly line of said AIL Investment tract and the northerly right-of-way line of said Dale Earnhardt Boulevard the following two (2) calls:

- Along said curve to the left, in northwesterly direction, an arc distance of 42.06 feet to point for corner from which a 1/2 inch iron rod found, bears North 03 degrees 21 minutes 15 seconds West, a distance of 0.54 feet;
- North 56 degrees 01 minutes 29 seconds West, a distance of 261.16 feet to a 5/8 inch iron rod with cap stamped "PELTON" (CM) found, being in the northerly right-of-way line of said Dale Earnhardt Boulevard, from which a 1/2 inch iron rod found, bears North 56 degrees 01 minutes 27 seconds West - 352.39 feet;

THENCE departing said northerly right-of-way line of Dale Earnhardt Boulevard, across said AIL Investment tract the following three (3) calls:

- North 34 degrees 28 minutes 58 seconds East, a distance of 328.83 feet to a 5/8 inch iron rod with cap stamped "PELTON" (CM) found;
- South 55 degrees 31 minutes 14 seconds East, a distance of 306.11 feet to a 5/8 inch iron rod with cap stamped "PELTON" (CM) found;
- South 34 degrees 59 minutes 31 seconds West, a distance of 327.21 feet to POINT OF BEGINNING and containing 2.291 acres of land (99,787 square feet), more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT AIL Investment, LP, does hereby adopt this plat, designating herein described property as AIL Addition an addition to The Town of Northlake, Denton County, Texas, and do hereby dedicate to public use forever all streets and easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Any franchised public utility, including the city shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the city, shall have the right at all times of ingress and egress to and from and upon the easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Witness, my hand at \_\_\_\_\_ This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signature - AIL Investment, LP Representative

Printed Name

Title / Date

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

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

REPLAT  
LOT 1, BLOCK B  
ALLIANCE NORTHPORT  
ADDITION

BEING 2.291 ACRES  
SITUATED IN THE H.W. COOKE SURVEY  
ABSTRACT NO. 310  
BEING A REPLAT OF LOT 1, BLOCK B, ALLIANCE  
NORTHPORT ADDITION, TOWN OF NORTHLAKE,  
DENTON COUNTY, TEXAS  
DECEMBER 2024 **1 of 1**

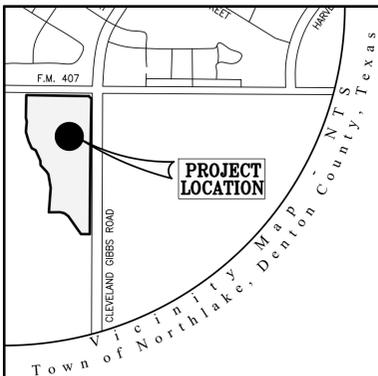
FOR DENTON COUNTY PURPOSES ONLY

CERTIFICATE OF APPROVAL:  
Approved by the Town of Northlake  
\_\_\_\_\_  
Town Manager, Town of Northlake  
ATTEST:  
\_\_\_\_\_  
Town Secretary, Town of Northlake  
Date \_\_\_\_\_



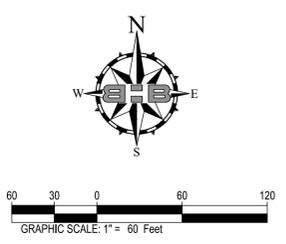
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321  
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: 2024.12.05 Drawn By: ER Project No.: TR-37-22



- LEGEND**
- CIRF.....Found 1/2-Inch Capped Iron Rod
  - CIRF(KHA).....Found 5/8-Inch Capped Iron Rod Marked "KHA"
  - D.E.....Drainage Easement
  - D.R.D.C.T.....Deed Records, Denton County, Texas
  - IRF.....Iron Rod Found
  - OIRS.....Set 5/8-Inch Capped Iron Rod marked "BHB INC"
  - MIN.FF.....Minimum Finished Floor Elevation
  - POB.....Point of Beginning
  - POC.....Point of Commencing
  - P.R.D.C.T.....Plat Records, Denton County, Texas
  - S.S.E.....Sanitary Sewer Easement
  - TXDOT.....Found 5/8-Inch Capped Iron Rod Marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY"
  - W.E.....Water Easement

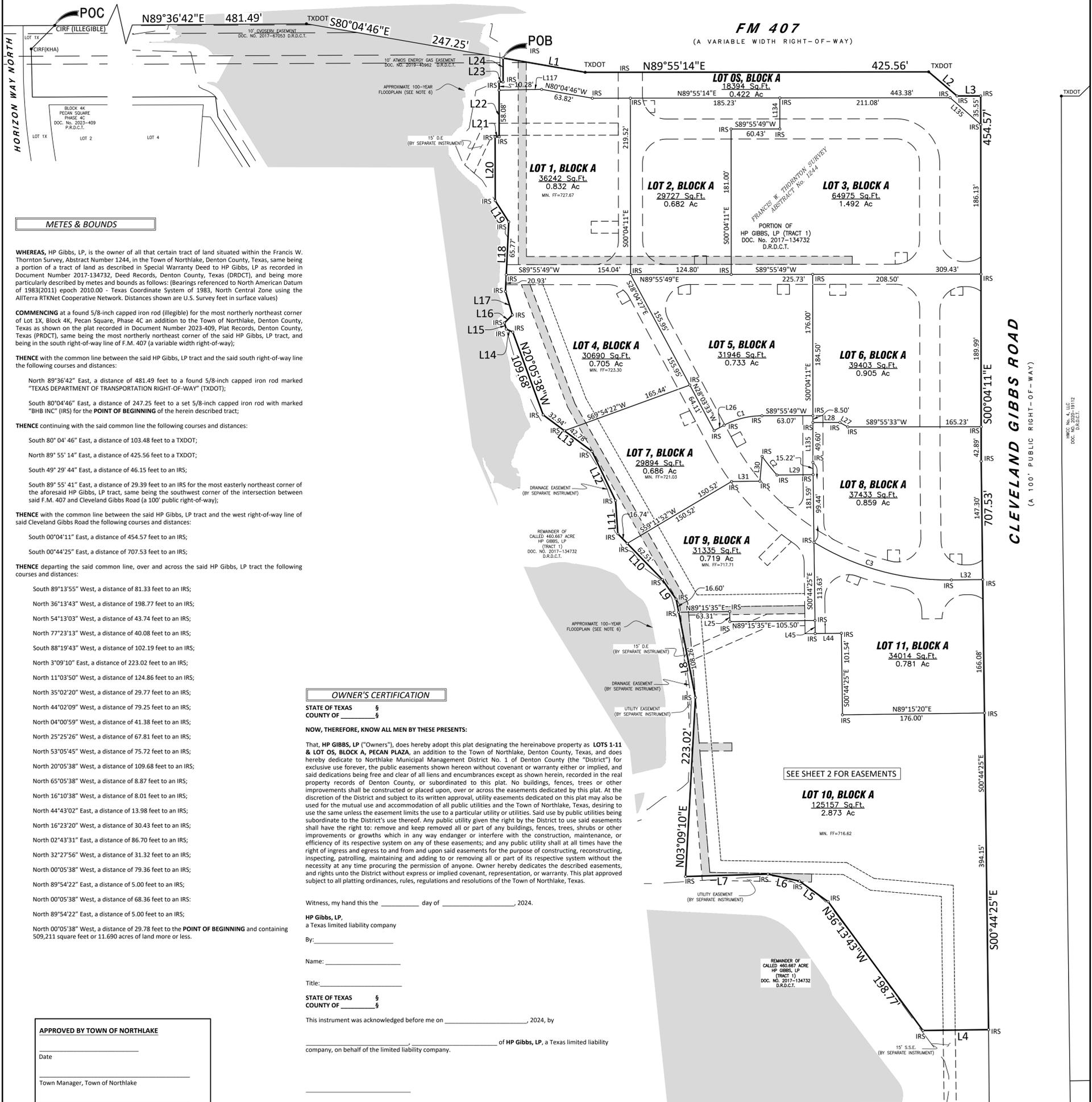
- GENERAL NOTES**
1. Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
  2. All property corners are 5/8 inch capped iron rod marked "BHB INC" set unless otherwise noted.
  3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
  4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
  5. Open areas and drainage system maintenance is the Property Owners Association responsibility.
  6. 100-year floodplain shown hereon for reference only and is based on graphical scaling and plotting per drainage study of flood plain limits by Kimley-Horn and Associates, Inc. project number 063226901, dated June 2023.



- FLOOD ZONE NOTES**
- Per FIRM, Flood Insurance Rate Map, Map Number 48121C0505G, Map Revised April 18, 2011 the surveyed area appears to be within the zones as follows: (All zone limits shown hereon are based on graphical scaling and plotting and do not represent a drainage study of flood plain limits.)
1. Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

LOT 43X OPEN SPACE  
HARVEST MEADOWS PHASE 2  
DOC. No. 2016-262  
P.R.D.C.T.

SEE PAGE 2 FOR  
EASEMENT ANNOTATIONS



**METES & BOUNDS**

**WHEREAS**, HP Gibbs, LP, is the owner of all that certain tract of land situated within the Francis W. Thornton Survey, Abstract Number 1244, in the Town of Northlake, Denton County, Texas, same being a portion of a tract of land as described in Special Warranty Deed to HP Gibbs, LP as recorded in Document Number 2017-134732, Deed Records, Denton County, Texas (DRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet in surface values)

**COMMENCING** at a found 5/8-inch capped iron rod (illegible) for the most northerly northeast corner of Lot 1X, Block 4K, Pecan Square, Phase 4C an addition to the Town of Northlake, Denton County, Texas as shown on the plat recorded in Document Number 2023-409, Plat Records, Denton County, Texas (PRDCT), same being the most northerly northeast corner of the said HP Gibbs, LP tract, and being in the south right-of-way line of F.M. 407 (a variable width right-of-way);

**THENCE** with the common line between the said HP Gibbs, LP tract and the said south right-of-way line the following courses and distances:

North 89°36'42" East, a distance of 481.49 feet to a found 5/8-inch capped iron rod marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY" (TXDOT);

South 80°04'46" East, a distance of 247.25 feet to a set 5/8-inch capped iron rod with marked "BHB INC" (IRS) for the **POINT OF BEGINNING** of the herein described tract;

**THENCE** continuing with the said common line the following courses and distances:

South 80°04'46" East, a distance of 103.48 feet to a TXDOT;

North 89°55'14" East, a distance of 425.56 feet to a TXDOT;

South 49°29'44" East, a distance of 46.15 feet to an IRS;

South 89°55'41" East, a distance of 29.39 feet to an IRS for the most easterly northeast corner of the aforesaid HP Gibbs, LP tract, same being the southwest corner of the intersection between said F.M. 407 and Cleveland Gibbs Road (a 100' public right-of-way);

**THENCE** with the common line between the said HP Gibbs, LP tract and the west right-of-way line of said Cleveland Gibbs Road the following courses and distances:

South 00°04'11" East, a distance of 454.57 feet to an IRS;

South 00°44'25" East, a distance of 707.53 feet to an IRS;

**THENCE** departing the said common line, over and across the said HP Gibbs, LP tract the following courses and distances:

South 89°13'55" West, a distance of 81.33 feet to an IRS;

North 36°13'43" West, a distance of 198.77 feet to an IRS;

North 54°13'03" West, a distance of 43.74 feet to an IRS;

North 77°23'13" West, a distance of 40.08 feet to an IRS;

South 88°19'43" West, a distance of 102.19 feet to an IRS;

North 3°09'10" East, a distance of 223.02 feet to an IRS;

North 11°03'50" West, a distance of 124.86 feet to an IRS;

North 35°02'20" West, a distance of 29.77 feet to an IRS;

North 44°02'09" West, a distance of 79.25 feet to an IRS;

North 04°00'59" West, a distance of 41.38 feet to an IRS;

North 25°25'26" West, a distance of 67.81 feet to an IRS;

North 53°05'45" West, a distance of 75.72 feet to an IRS;

North 20°05'38" West, a distance of 109.68 feet to an IRS;

North 65°05'38" West, a distance of 8.87 feet to an IRS;

North 16°10'38" West, a distance of 8.01 feet to an IRS;

North 44°43'02" East, a distance of 13.98 feet to an IRS;

North 16°23'20" West, a distance of 30.43 feet to an IRS;

North 02°43'31" East, a distance of 86.70 feet to an IRS;

North 32°27'56" West, a distance of 31.32 feet to an IRS;

North 00°05'38" West, a distance of 79.36 feet to an IRS;

North 89°54'22" East, a distance of 5.00 feet to an IRS;

North 00°05'38" West, a distance of 68.36 feet to an IRS;

North 89°54'22" East, a distance of 5.00 feet to an IRS;

North 00°05'38" West, a distance of 29.78 feet to the **POINT OF BEGINNING** and containing 509,211 square feet or 11.690 acres of land more or less.

**OWNER'S CERTIFICATION**

STATE OF TEXAS §  
COUNTY OF §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, HP GIBBS, LP ("Owners"), does hereby adopt this plat designating the hereinabove property as **LOTS 1-11 & LOT OS, BLOCK A, PECAN PLAZA**, an addition to the Town of Northlake, Denton County, Texas, and does hereby dedicate to Northlake Municipal Management District No. 1 of Denton County (the "District") for exclusive use forever, the public easements shown hereon without covenant or warranty either or implied, and said dedications being free and clear of all liens and encumbrances except as shown herein, recorded in the real property records of Denton County, or subordinated to this plat. No buildings, fences, trees or other improvements shall be constructed or placed upon, over or across the easements dedicated by this plat. At the discretion of the District and subject to its written approval, utility easements dedicated on this plat may also be used for the mutual use and accommodation of all public utilities and the Town of Northlake, Texas, desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. Owner hereby dedicates the described easements, and rights unto the District without express or implied covenant, representation, or warranty. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Northlake, Texas.

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

HP Gibbs, LP,  
a Texas limited liability company

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF §

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by \_\_\_\_\_ of HP Gibbs, LP, a Texas limited liability company, on behalf of the limited liability company.

Notary Public, State of Texas

**SURVEYOR'S CERTIFICATION**

I, Robert A. Lee, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby declare that this survey is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Texas Engineering and Land Surveying Practice Acts and Rules Concerning Practice and Licensure.

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

Purpose of Document: **Review**  
Surveyor: **Robert A. Lee**  
Registered Professional Land Surveyor No. **6895**  
Release Date: **12-12-2024**

Robert A. Lee  
State of Texas Registered Professional Land Surveyor  
No. 6895  
Date: December 12, 2024

**APPROVED BY TOWN OF NORTHLAKE**

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

Town Manager, Town of Northlake

Town Secretary, Town of Northlake

**B B**  
**BAIRD, HAMPTON & BROWN**  
building partners

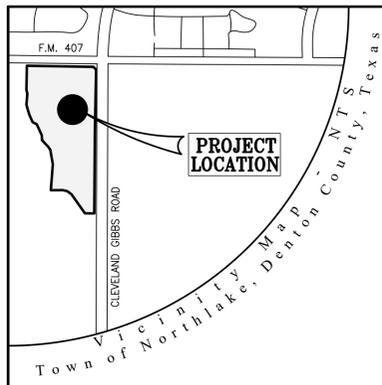
OWNER/DEVELOPER  
HP Gibbs, LP  
3000 Turtle Creek Blvd  
Dallas, TX 75219  
Kyle Joyce  
E-mail address: kyle.joyce@hillwood.com

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
ree@bhinc.com • 817.338.1277 • bhinc.com  
TBPELS Firm #44, #10011300

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE SOUTH LINE OF LOT OS, AND THE NORTH LINE OF LOTS 1-3.

SEE SHEET 2 FOR EASEMENTS

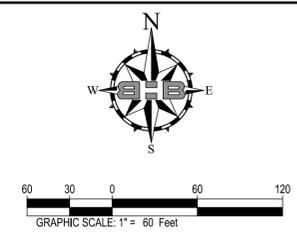
**AMENDING PLAT**  
**PECAN PLAZA**  
**LOTS 1-11 & LOT OS, BLOCK A**  
BEING 11.690 ACRES SITUATED WITHIN THE  
**FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244**  
AS RECORDED IN DOC. NO. 2017-134732, DRDCT  
**TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS**  
**DECEMBER 2024 SHEET 1 OF 2**



**LEGEND**

CIRF.....Found 1/2-inch Capped Iron Rod  
 CIRF(KHA).....Found 5/8-inch Capped Iron Rod Marked "KHA"  
 D.E.....Drainage Easement  
 D.R.D.C.T.....Deed Records, Denton County, Texas  
 IRF.....Iron Rod Found  
 OIRS.....Set 5/8-inch Capped Iron Rod marked "BHB INC"  
 MIN.FF.....Minimum Finished Floor Elevation  
 POB.....Point of Beginning  
 POC.....Point of Commencing  
 P.R.D.C.T.....Plat Records, Denton County, Texas  
 S.S.E.....Sanitary Sewer Easement  
 TXDOT.....Found 5/8-inch Capped Iron Rod Marked "TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY"  
 W.E.....Water Easement

- GENERAL NOTES**
1. Basis of bearing being North American Datum of 1983(2011) epoch 2010.00 - Texas Coordinate System of 1983, North Central Zone using the AllTerra RTKnet Cooperative Network. Distances shown are U.S. Survey feet displayed in surface values.
  2. All property corners are 5/8 inch capped iron rod marked 'BHB INC' set unless otherwise noted.
  3. This Survey has been prepared without benefit of a current Commitment for Title Insurance, additional easements or restrictions may affect this property
  4. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
  5. Open areas and drainage system maintenance is the Property Owners Association responsibility.
  6. 100-year floodplain shown hereon for reference only and is based on graphical scaling and plotting per drainage study of flood plain limits by Kimley-Horn and Associates, Inc. project number 063226901, dated June 2023.

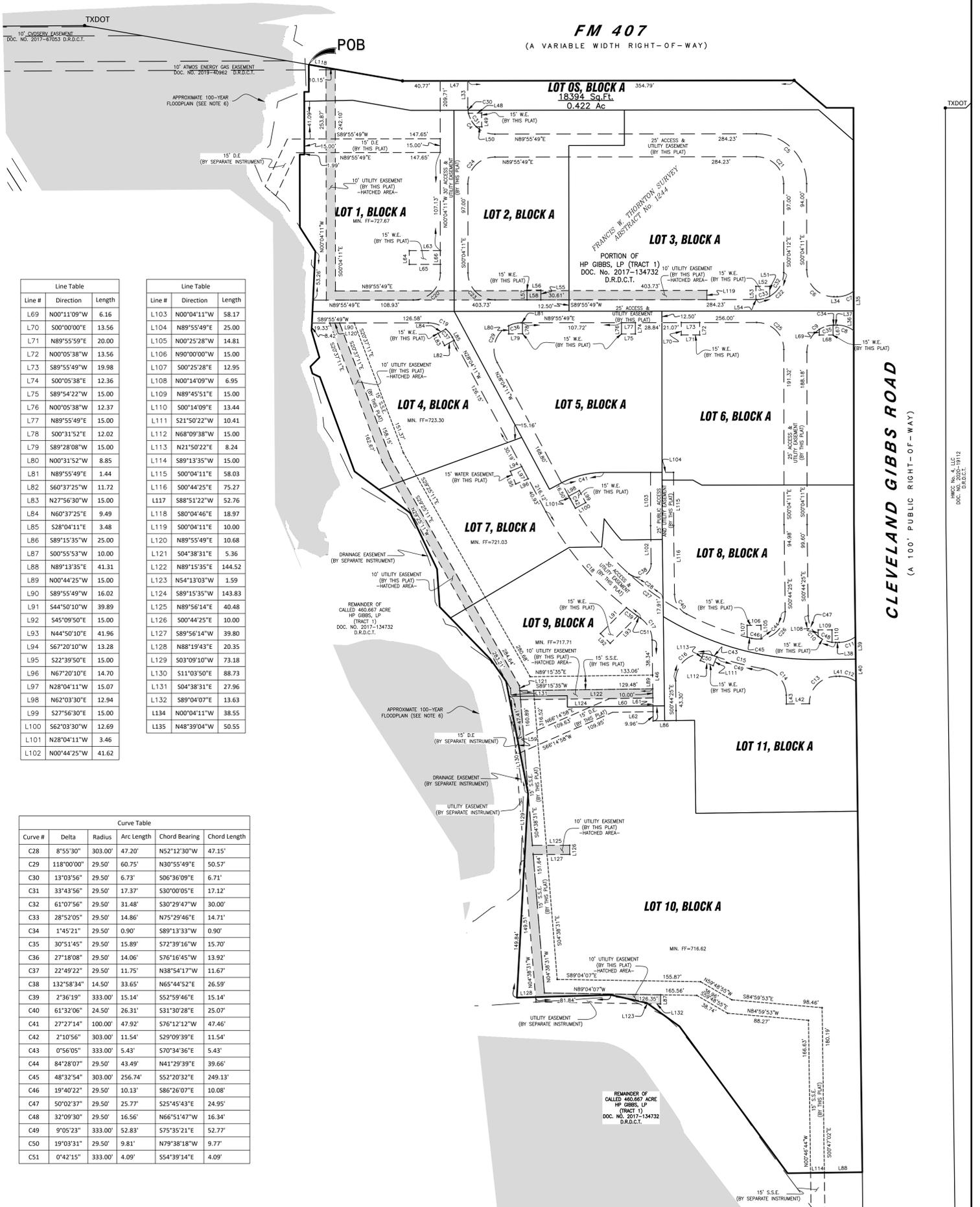


**FLOOD ZONE NOTES**

Per FIRM, Flood Insurance Rate Map, Map Number 48121C0505G, Map Revised April 18, 2011 the surveyed area appears to be within the zones as follows: (All zone limits shown hereon are based on graphical scaling and plotting and do not represent a drainage study of flood plain limits.)

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

LOT 43X OPEN SPACE  
 HARVEST MEADOWS PHASE 2  
 DOC. NO. 2016-262  
 P.R.D.C.T.



**Line Table**

Line #	Direction	Length
L1	S80°04'46"E	103.48
L2	S49°29'44"E	46.15
L3	S89°55'41"E	29.39
L4	S89°13'35"W	81.33
L5	N54°13'03"W	43.74
L6	N77°23'13"W	40.08
L7	S88°19'43"W	102.19
L8	N11°03'50"W	124.86
L9	N35°02'20"W	29.77
L10	N44°02'09"W	79.25
L11	N04°00'59"W	41.38
L12	N25°25'26"W	67.81
L13	N53°05'45"W	75.72
L14	N65°05'38"W	8.87
L15	N16°10'38"W	8.01
L16	N44°43'02"E	13.98
L17	N16°23'20"W	30.43
L18	N02°43'31"E	86.70
L19	N32°27'56"W	31.32
L20	N00°05'38"W	79.36
L21	N89°54'22"E	5.00
L22	N00°05'38"W	68.36
L23	N89°54'22"E	5.00
L24	N00°05'38"W	29.78
L25	S00°44'25"E	12.50
L26	S61°55'49"W	14.05
L27	S60°41'04"E	11.21
L28	N89°55'49"E	33.50
L29	N89°17'48"E	44.71
L30	N05°06'06"E	30.89
L31	N89°15'35"E	35.15
L32	N89°15'35"E	38.77
L33	S00°04'11"E	28.72
L34	N89°50'27"E	3.56

**Line Table**

Line #	Direction	Length
L35	N00°04'11"W	21.56
L36	S00°04'11"E	21.50
L37	S89°50'30"W	3.69
L38	N89°15'35"E	3.69
L39	S00°44'25"E	24.48
L40	S00°44'25"E	24.47
L41	S89°15'35"W	3.70
L42	S89°15'40"W	25.00
L43	N00°44'20"W	9.69
L44	N89°15'35"E	32.50
L45	S00°44'25"E	16.26
L46	N00°44'25"W	88.31
L47	N89°55'14"E	30.00
L48	N89°02'45"E	14.23
L49	S00°57'15"E	15.00
L50	S89°23'08"W	5.92
L51	N00°05'38"W	10.81
L52	S89°54'22"W	15.00
L53	S00°05'38"E	14.47
L54	N89°55'49"E	0.76
L55	N00°05'38"W	10.66
L56	S89°54'22"W	15.00
L57	S00°05'38"E	10.66
L58	N89°55'49"E	15.00
L59	S11°03'50"E	15.38
L60	S89°15'35"W	46.90
L61	S00°44'25"E	15.00
L62	S89°15'35"W	43.85
L63	S89°55'49"W	33.74
L64	N05°00'00"E	15.00
L65	N89°55'49"E	33.76
L66	N00°04'09"W	14.96
L67	S00°11'09"E	10.80
L68	S89°48'51"W	15.00

**Line Table**

Line #	Direction	Length
L69	N00°11'09"W	6.16
L70	S00°00'00"W	13.56
L71	N89°55'59"E	20.00
L72	N00°05'38"W	13.56
L73	S89°55'49"W	19.98
L74	S00°05'38"E	12.36
L75	S89°54'22"W	15.00
L76	N00°05'38"W	12.37
L77	N89°55'49"E	15.00
L78	S00°31'52"E	12.02
L79	S89°28'08"W	15.00
L80	N00°31'52"W	8.85
L81	N89°55'49"E	1.44
L82	S60°37'25"W	11.72
L83	N27°56'30"W	15.00
L84	N60°37'25"E	9.49
L85	S28°04'11"E	3.48
L86	S89°15'35"W	25.00
L87	S00°05'38"E	10.00
L88	N89°13'35"E	41.31
L89	N00°44'25"W	15.00
L90	S89°55'49"W	16.02
L91	S44°50'10"W	39.89
L92	S45°09'50"E	15.00
L93	N44°50'10"E	41.96
L94	S67°20'10"W	13.28
L95	S22°39'50"E	15.00
L96	N67°20'10"E	14.70
L97	N28°04'11"W	15.07
L98	N62°03'30"E	12.94
L99	S27°56'30"E	15.00
L100	S62°03'30"W	12.69
L101	N28°04'11"W	3.46
L102	N00°44'25"W	41.62

**Line Table**

Line #	Direction	Length
L103	N00°04'11"W	58.17
L104	N89°55'49"E	25.00
L105	N00°25'28"W	14.81
L106	N90°00'00"W	15.00
L107	S00°25'28"E	12.95
L108	N00°14'09"W	6.95
L109	N89°45'51"E	15.00
L110	S00°14'09"E	13.44
L111	S21°50'22"W	10.41
L112	N68°09'38"W	15.00
L113	N21°50'22"E	8.24
L114	S89°13'35"W	15.00
L115	S00°04'11"E	58.03
L116	S00°44'25"E	75.27
L117	S88°51'22"W	52.76
L118	S80°04'46"E	18.97
L119	S00°04'11"E	10.00
L120	N89°55'49"E	10.68
L121	S04°38'31"E	5.36
L122	N89°15'35"E	144.52
L123	N54°13'03"W	1.59
L124	S89°15'35"W	143.83
L125	N89°56'14"E	40.48
L126	S00°44'25"E	10.00
L127	S89°56'14"W	39.80
L128	N88°19'43"E	20.35
L129	S03°09'10"W	73.18
L130	S11°03'50"E	88.73
L131	S04°38'31"E	27.96
L132	S89°04'07"E	13.63
L133	N00°04'11"W	38.55
L134	N48°39'04"W	50.55

**Curve Table**

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	28°00'00"	100.00'	48.87'	S75°55'49"W	48.38'
C2	6°00'13"	283.00'	29.65'	N38°28'23"W	29.64'
C3	32°15'28"	318.00'	179.04'	N74°36'41"W	176.68'
C4	90°00'00"	29.50'	46.34'	S45°04'11"E	41.72'
C5	89°59'59"	54.50'	85.61'	S45°04'11"E	77.07'
C6	90°05'22"	29.50'	46.38'	S45°06'52"E	41.75'
C7	37°20'47"	29.50'	19.23'	N71°13'59"E	18.89'
C8	37°13'53"	29.50'	19.17'	N71°28'42"W	18.83'
C9	89°54'41"	29.50'	46.29'	S44°53'10"W	41.69'
C10	90°00'00"	29.50'	46.34'	S45°44'25"E	41.72'
C11	37°07'57"	29.50'	19.12'	N70°41'37"E	18.79'
C12	37°06'43"	29.50'	19.11'	N72°11'03"W	18.78'
C13	90°00'00"	29.50'	46.34'	S44°15'35"W	41.72'
C14	79°23'43"	29.50'	40.88'	N40°26'11"W	37.69'
C15	10°01'28"	333.00'	58.26'	N79°07'18"W	58.19'
C16	110°37'53"	29.50'	56.96'	S54°34'31"W	48.52'
C17	54°15'33"	29.50'	27.94'	N27°52'11"W	26.90'
C18	26°56'00"	333.00'	156.53'	S41°32'11"E	155.10'
C19	62°00'00"	29.50'	31.92'	N59°04'11"W	30.39'
C20	90°00'00"	29.50'	46.34'	N44°55'49"E	41.72'
C21	89°59'59"	29.50'	46.34'	S45°04'11"E	41.72'
C22	90°00'01"	29.50'	46.34'	S44°55'49"W	41.72'
C23	90°00'00"	29.50'	46.34'	N45°04'11"W	41.72'
C24	90°00'00"	29.50'	46.34'	N44°55'49"E	41.72'
C25	90°00'00"	29.50'	46.34'	S45°04'11"E	41.72'
C26	104°08'29"	29.50'	53.62'	S51°19'50"W	46.54'
C27	48°32'54"	303.00'	256.74'	S52°20'32"E	249.13'

**Curve Table**

Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C28	8°55'30"	303.00'	47.20'	N52°12'30"W	47.15'
C29	118°00'00"	29.50'	60.75'	N30°55'49"E	50.57'
C30	13°03'56"	29.50'	6.73'	S06°36'09"E	6.71'
C31	33°43'56"	29.50'	17.37'	S30°00'05"E	17.12'
C32	61°07'56"	29.50'	31.48'	S30°29'47"W	30.00'
C33	28°52'05"	29.50'	14.86'	N75°29'46"E	14.71'
C34	1°45'21"	29.50'	0.90'	S89°13'33"W	0.90'
C35	30°51'45"	29.50'	15.89'	S72°39'16"W	15.70'
C36	27°18'08"	29.50'	14.06'	S76°16'45"W	13.92'
C37	22°49'22"	29.50'	11.75'	N38°54'17"W	11.67'
C38	132°58'34"	14.50'	33.65'	N65°44'52"E	26.59'
C39	2°36'19"	333.00'	15.14'	S52°59'46"E	15.14'
C40	61°32'06"	24.50'	26.31'	S31°30'28"E	25.07'
C41	27°27'14"	100.00'	47.92'	S76°12'12"W	47.46'
C42	2°10'56"	303.00'	11.54'	S29°09'39"E	11.54'
C43	0°56'05"	333.00'	5.43'	S70°34'36"E	5.43'
C44	84°28'07"	29.50'	43.49'	N41°29'39"E	39.66'
C45	48°32'54"	303.00'	256.74'	S52°20'32"E	249.13'
C46	19°40'22"	29.50'	10.13'	S86°26'07"E	10.08'
C47	50°02'37"	29.50'	25.77'	S25°45'43"E	24.95'
C48	32°09'30"	29.50'	16.56'	N66°51'47"W	16.34'
C49	9°05'23"	333.00'	52.83'	S75°35'21"E	52.77'
C50	19°03'31"	29.50'	9.81'	N79°38'18"W	9.77'
C51	0°42'15"	333.00'	4.09'	S54°39'14"E	4.09'

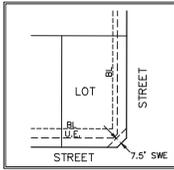
**BHB**  
**BAIRD, HAMPTON & BROWN**  
 building partners

**OWNER/DEVELOPER**  
 HP Gibbs, LP  
 3000 Turtle Creek Blvd  
 Dallas, TX 75219  
 Kyle Joyce  
 E-mail address: kyle.joyce@hillwood.com

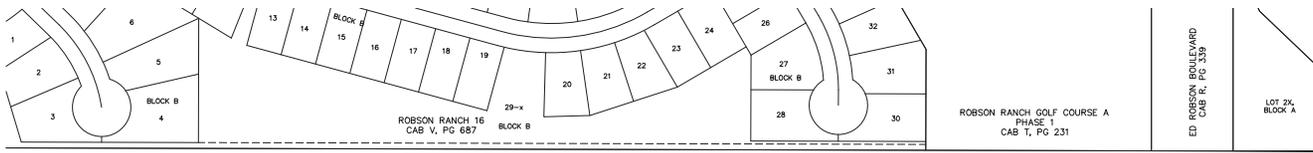
6300 Ridglea Place, Suite 700 Fort Worth, TX 76116  
 rfee@hbhb.com • 817.338.1277 • hbhbinc.com  
 TBPELS Firm #44, #10011300

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**AMENDING PLAT**  
**PECAN PLAZA**  
 LOTS 1-11 & LOT OS, BLOCK A  
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 FRANCIS W. THORNTON SURVEY, ABSTRACT NO. 1244  
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 DECEMBER 2024 SHEET 2 OF 2



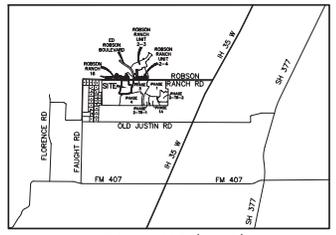
TYPICAL LOT  
SIDEWALK EASEMENT  
(N.T.S.)



ROBSON RANCH 16  
CAB V, PG 687

ED ROBSON BOULEVARD  
CAB R, PG 338

LOT 25,  
BLOCK A



VICINITY MAP (N.T.S.)

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	154.47	017°42'02"	500.00'	77.85'	S17°19'08"W	153.85'
C2	118.10	022°33'18"	300.00'	59.82'	N19°44'48"E	117.34'
C3	232.82	028°40'46"	500.00'	118.56'	S69°19'29"E	230.72'
C4	169.76	030°52'41"	315.00'	87.00'	S74°24'50"E	167.71'
C5	101.71	030°52'41"	165.00'	50.98'	N85°09'54"E	101.58'
C6	106.89	010°28'08"	585.00'	53.59'	N74°37'00"E	106.74'
C7	107.13	003°42'00"	1662.00'	53.68'	S07°37'35"E	107.31'
C8	600.01	020°41'04"	1662.00'	303.30'	S00°51'57"W	596.79'
C9	193.08	011°03'40"	1000.00'	96.84'	N05°40'37"E	192.78'
C10	98.73	018°51'18"	300.00'	49.81'	N80°25'37"W	98.28'
C11	191.08	004°59'16"	2195.00'	95.60'	S72°12'34"W	191.02'
C12	535.90	022°23'45"	1371.00'	271.41'	S07°48'10"W	532.49'
C13	34.89	006°39'47"	300.00'	17.46'	N86°31'22"W	34.87'
C14	227.10	028°01'24"	500.00'	115.54'	N13°09'26"E	225.15'
C15	43.56	008°19'12"	300.00'	21.82'	S85°41'40"E	43.53'
C16	43.56	008°19'12"	300.00'	21.82'	S85°41'35"E	43.54'
C17	19.39	003°42'11"	300.00'	9.70'	N88°00'10"W	19.39'
C18	146.16	16°29'12"	50.00'	456.05'	N35°51'25"E	99.40'
C19	132.09	15°22'01"	50.00'	195.92'	S45°08'44"W	96.89'
C20	78.54	09°07'00"	50.00'	50.00'	S45°08'44"W	70.71'
C21	39.27	09°07'00"	25.00'	25.00'	S45°08'44"W	35.36'

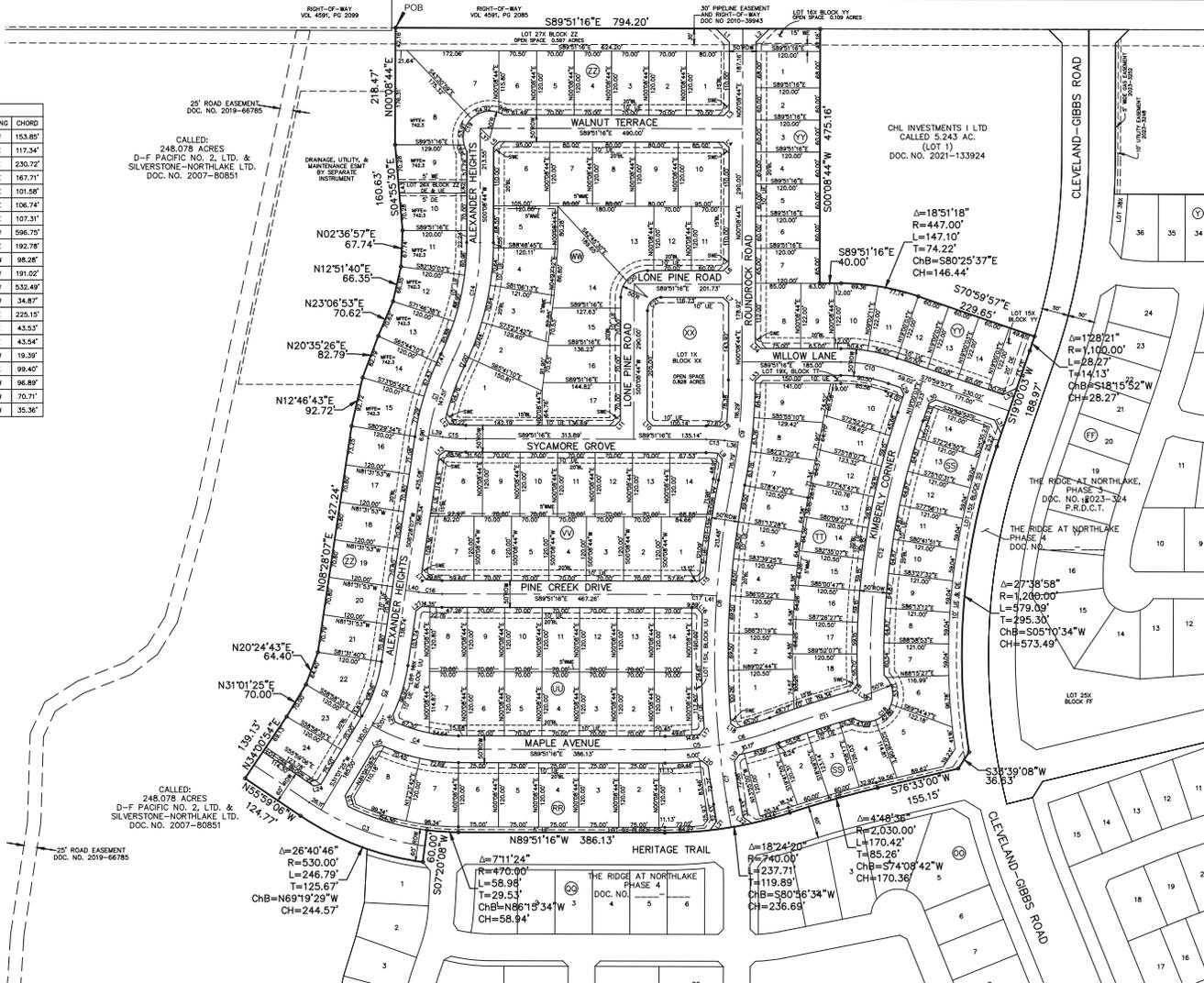
CALLER:  
248.078 ACRES  
D-F PACIFIC NO. 2, LTD. &  
SILVERSTONE-NORTHLAKE LTD.  
DOC. NO. 2007-80851

25' ROAD EASEMENT  
DOC. NO. 2019-66785

25' ROAD EASEMENT  
DOC. NO. 2019-66785

LINE TABLE		LINE TABLE			
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N44°51'16"W	35.36'	L22	N55°44'05"W	20.74'
L2	S45°08'44"W	35.36'	L23	S15°57'29"E	20.47'
L3	N45°08'44"E	14.14'	L24	N77°28'42"E	13.78'
L4	S44°51'16"E	14.14'	L25	N73°29'55"E	14.75'
L5	S45°08'44"W	14.14'	L26	N19°10'08"W	13.99'
L6	N45°08'44"E	14.14'	L27	N3°01'08"E	14.25'
L7	S44°51'16"E	14.14'	L28	N35°50'50"E	15.72'
L8	N50°28'33"E	14.04'	L29	S25°59'57"E	14.14'
L9	N37°32'25"W	13.80'	L30	S84°00'03"W	14.14'
L10	N44°51'16"W	14.14'	L31	S25°59'57"E	28.28'
L11	N45°08'44"E	14.14'	L32	S84°00'03"W	28.28'
L12	S34°47'34"E	13.45'	L33	N45°08'50"E	14.14'
L13	S53°08'43"W	14.22'	L34	N44°51'16"W	14.14'
L14	N37°03'39"W	14.01'	L35	S09°28'52"E	47.75'
L15	N49°03'02"E	14.33'	L36	N83°17'29"W	23.20'
L16	N41°59'05"W	14.19'	L37	N44°51'16"W	25.42'
L17	N39°07'50"E	14.40'	L38	S54°18'51"E	12.85'
L18	S53°22'12"E	13.06'	L39	N81°32'04"W	26.31'
L19	N35°22'43"E	14.83'	L40	S81°31'53"E	24.90'
L20	S51°50'34"E	14.14'	L41	N86°09'05"W	26.93'
L21	N36°46'55"E	20.74'			

CALLER:  
248.078 ACRES  
D-F PACIFIC NO. 2, LTD. &  
SILVERSTONE-NORTHLAKE LTD.  
DOC. NO. 2007-80851



CHL INVESTMENTS I LTD  
CALLED 5.243 AC.  
(LOT 1)  
DOC. NO. 2021-133924

$\Delta=18°51'18"$   
 $R=447.00'$   
 $L=147.10'$   
 $T=74.22'$   
 $Ch=580°25'37"E$   
 $CH=146.44'$

$\Delta=128°21'$   
 $R=1,100.00'$   
 $L=28.27'$   
 $T=14.13'$   
 $Ch=181°5'52"W$   
 $CH=28.27'$

$\Delta=27°38'58"$   
 $R=1,206.00'$   
 $L=579.30'$   
 $T=295.30'$   
 $Ch=505°10'34"W$   
 $CH=573.49'$

$\Delta=26°40'46"$   
 $R=530.00'$   
 $L=246.79'$   
 $T=125.67'$   
 $Ch=N69°19'29"W$   
 $CH=244.57'$

$\Delta=18°24'20"$   
 $R=740.00'$   
 $L=237.71'$   
 $T=119.89'$   
 $Ch=N80°36'34"W$   
 $CH=236.69'$

$\Delta=4°48'36"$   
 $R=2,030.00'$   
 $L=170.42'$   
 $T=85.26'$   
 $Ch=57°4'08"42"W$   
 $CH=170.36'$



GRAPHIC SCALE  
(IN FEET)  
1 inch = 100 ft.

- LEGEND**
- IRF IRON ROD FOUND
  - BL BUILDING LINE
  - ROW RIGHT-OF-WAY
  - PIS VOLUME
  - PG PAGE
  - DOC. NO. DOCUMENT NUMBER
  - R RADIUS
  - SWE SIDEWALK EASEMENT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - WE WATERLINE EASEMENT
  - WME WALL MAINTENANCE EASEMENT
  - N.T.S. NOT TO SCALE
  - ▲ STREET NAME CHANGE INDICATOR

- NOTES:**
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWAL OF UTILITIES AND BUILDING PERMITS.
  - ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "BI" SET UNLESS OTHERWISE NOTED.
  - ACCORDING TO COMMUNITY PANEL NO. 48121C05056 AND 48121C03656 DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**FINAL PLAT**  
**THE RIDGE AT NORTHLAKE,  
PHASE 5**  
123 RESIDENTIAL LOTS AND 12 COMMON AREA LOTS  
BEING ALL OF THAT CALLED 36.651 ACRE TRACT,  
TMRY RIDGE LIMITED PARTNERSHIP  
BEING 36.651 ACRES OUT OF THE  
PATRICK ROCK SURVEY, ABSTRACT NO. 1063,  
THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

**TMRY RIDGE LIMITED PARTNERSHIP OWNER/DEVELOPER**  
6735 Salt Cedar Way, Building 1, Suite 200 (214)974-0906  
Frisco, Texas 75034  
Contact: Logan Kidwell

**JBI PARTNERS, INC. SURVEYOR/ENGINEER**  
2121 Midway Road, Suite 300 (972)248-7676  
Carrollton, Texas 75006  
Contact: Daniel Dewey, P.E.  
TBP# No. F-438 TPL# No. 100766000

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TMRY Ridge Limited Partnership is the owner of a parcel of land situated in the Town of Northlake, Denton County, Texas, a part of the Patrick Rock Survey, Abstract No. 1063, and being all of that called 36.651 acre tract of land described in a special warranty deed to TMRY Ridge Limited Partnership as recorded in Document No.2018-93826, Official Public Records in Denton County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "UBI" found at the northwest corner of said 36.651 acre tract, solid point being in the south right-of-way line of Robson Ranch Road (a variable wide right-of-way);

THENCE along the north line of said 36.651 acre tract of land, along the south line of said Robson Ranch Road, South 89 degrees 51 minutes 16 seconds East, 794.20 feet to a one-half inch iron rod with cap stamp "UBI" set (hereinafter called "iron rod set") for corner, being the most northerly northeast corner of said 36.651 acre tract and the northwest corner of a called 5.234 acre tract of land described in deed to CHL Investments I Ltd. recorded as Document No. 2021-133924, Official Public Records, Denton County, Texas;

THENCE along the easterly line of said 36.651 acre tract and the west line of said 5.243 acre tract, South 00 degrees 08 minutes 44 seconds West, 475.16 feet to a one-half inch iron rod set for an inside "ell" corner of said 36.651 acre tract and the southwest corner of said 5.243 acre tract;

THENCE along the easterly north line of said 36.651 acre tract and the south line of said 5.243 acre tract as follows: South 89 degrees 51 minutes 16 seconds East, 40.00 feet to a one-half inch iron rod set for corner being the beginning of a curve to the right;

Southwesterly, 147.10 feet along solid curve to the right which has a central angle of 18 degrees 51 minutes 18 seconds, a radius of 447.00 feet, a tangent of 74.22 feet, and whose chord bears South 80 degrees 25 minutes 37 seconds East, 146.44 feet to a one-half inch iron rod set for corner;

South 70 degrees 59 minutes 57 seconds East, 229.65 feet to a one-half inch iron rod set for the southeast corner of said 5.243 acre tract and the most easterly northeast corner of said 36.651 acre tract, being in the westerly right-of-way line of Cleveland-Gibbs Road (100 foot R.O.W.) as shown on plat of The Ridge at Northlake, Phase 4 recorded as Document No. 2024-\_\_\_\_\_, Plat Records, Denton County, Texas, the beginning of a non-tangent curve to the right;

THENCE along the easterly line of said 36.651 acre tract and said westerly right-of-way line as follows: Southwesterly, 28.27 feet along solid curve to the right which has a central angle of 01 degrees 28 minutes 21 seconds, a radius of 1,100.00 feet, a tangent of 14.13 feet, and whose chord bears South 18 degrees 15 minutes 52 seconds West, 28.27 feet to a one-half inch iron rod set for corner;

South 19 degrees 00 minutes 03 seconds West, 188.97 feet to a one-half inch iron rod set for corner, the beginning of a curve to the left;

Southwesterly, 579.09 feet along solid curve to the left which has a central angle of 27 degrees 38 minutes 58 seconds, a radius of 1,200.00 feet, a tangent of 295.30 feet, and whose chord bears South 05 degrees 10 minutes 34 seconds West, 573.49 feet to a one-half inch iron rod set for the northeast end of a right-of-way corner clip;

THENCE along said right-of-way corner clip, South 33 degrees 39 minutes 08 seconds West, 36.63 feet to a one-half inch iron rod set for the southwest end of said corner clip, being in the southerly line of said 36.651 acre tract and the northerly right-of-way line of Heritage Trail as shown on said plat of The Ridge at Northlake, Phase 4;

THENCE along the southerly line of said 36.651 acre tract and said northerly right-of-way line as follows: South 76 degrees 33 minutes 00 seconds West, 155.15 feet to a one-half inch iron rod set for corner, the beginning of a curve to the left;

Southwesterly, 170.42 feet along solid curve to the left which has a central angle of 04 degrees 48 minutes 36 seconds, a radius of 2,030.00 feet, a tangent of 85.26 feet, and whose chord bears South 74 degrees 08 minutes 42 seconds West, 170.36 feet to a one-half inch iron rod set for corner the beginning of a reverse curve to the right;

Southwesterly, 237.71 feet along solid curve to the right which has a central angle of 18 degrees 24 minutes 20 seconds, a radius of 740.00 feet, a tangent of 119.89 feet, and whose chord bears South 80 degrees 56 minutes 34 seconds West, 236.69 feet to a one-half inch iron rod set for corner;

North 89 degrees 51 minutes 16 seconds West, 386.13 feet to a one-half inch iron rod set for corner, the beginning of a curve to the right;

Northwesterly, 58.98 feet along solid curve to the right which has a central angle of 07 degrees 11 minutes 24 seconds, a radius of 470.00 feet, a tangent of 29.53 feet, and whose chord bears North 86 degrees 15 minutes 34 seconds West, 58.94 feet to a one-half inch iron rod set for corner, being the most northerly northeast corner of said The Ridge at Northlake Phase 4;

THENCE departing said northerly right-of-way, along the northerly west line of said Phase 4, South 07 degrees 20 minutes 08 seconds West, 60.00 feet to a one-half inch iron rod set for corner being in the southerly line of said 36.651 acre tract, the beginning of a non-tangent curve to the right;

THENCE along the southern line of said 36.651 acre tract as follows: Northwesterly, 246.79 feet along solid curve to the right which has a central angle of 26 degrees 40 minutes 46 seconds, a radius of 530.00 feet, a tangent of 125.67 feet, and whose chord bears North 09 degrees 19 minutes 29 seconds West, 244.57 feet to a one-half inch iron rod set for corner;

North 55 degrees 59 minutes 06 seconds West, 124.77 feet to a one-half inch iron rod set for the southwest corner of said 36.651 acre tract;

THENCE along the westerly line of said 36.651 acre tract as follows: North 34 degrees 00 minutes 54 seconds East, 139.13 feet to a one-half inch iron rod set for corner;

North 31 degrees 01 minutes 25 seconds East, 70.00 feet to a one-half inch iron rod set for corner;

North 20 degrees 24 minutes 43 seconds East, 64.40 feet to a one-half inch iron rod set for corner;

North 08 degrees 28 minutes 07 seconds East, 427.24 feet to a one-half inch iron rod set for corner;

North 12 degrees 46 minutes 43 seconds East, 92.72 feet to a one-half inch iron rod set for corner;

North 20 degrees 35 minutes 26 seconds East, 82.79 feet to a one-half inch iron rod set for corner;

North 23 degrees 06 minutes 53 seconds East, 70.62 feet to a one-half inch iron rod set for corner;

North 12 degrees 51 minutes 40 seconds East, 66.35 feet to a one-half inch iron rod set for corner;

North 02 degrees 36 minutes 57 seconds East, 67.74 feet to a one-half inch iron rod set for corner;

North 04 degrees 55 minutes 30 seconds West, 160.63 feet to a one-half inch iron rod set for corner;

North 00 degrees 08 minutes 44 seconds East, 218.47 feet to the POINT OF BEGINNING and containing 1,596,541 square feet or 36.651 acres of land.

BASIS OF BEARING: The basis of bearing is derived from the TEXAS WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TMRY RIDGE LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as THE RIDGE AT NORTHLAKE, PHASE 5, an addition to the Town of Northlake, Denton County, Texas.

The easements shown herein are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Northlake for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the Town of Northlake.

TMRY Ridge Limited Partnership, a Texas limited partnership

BY: TM Ridge GP, LLC, a Texas limited liability company, its general partner

BY: Taylor Morrison of Texas, Inc., a Texas corporation, its managing member

BY: Tom Cawthon, Division President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed. In the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Table with 12 columns: LOT AREA TABLE, BLOCK-LOT, SQUARE FEET, ACRES, and 11 lot numbers (RR-1 to SS-14) with their respective dimensions and acreage.

APPROVED BY TOWN OF NORTHLAKE
DATE:
TOWN MANAGER, TOWN OF NORTHLAKE
TOWN SECRETARY, TOWN OF NORTHLAKE

FINAL PLAT

THE RIDGE AT NORTHLAKE, PHASE 5

123 RESIDENTIAL LOTS AND 12 COMMON AREA LOTS

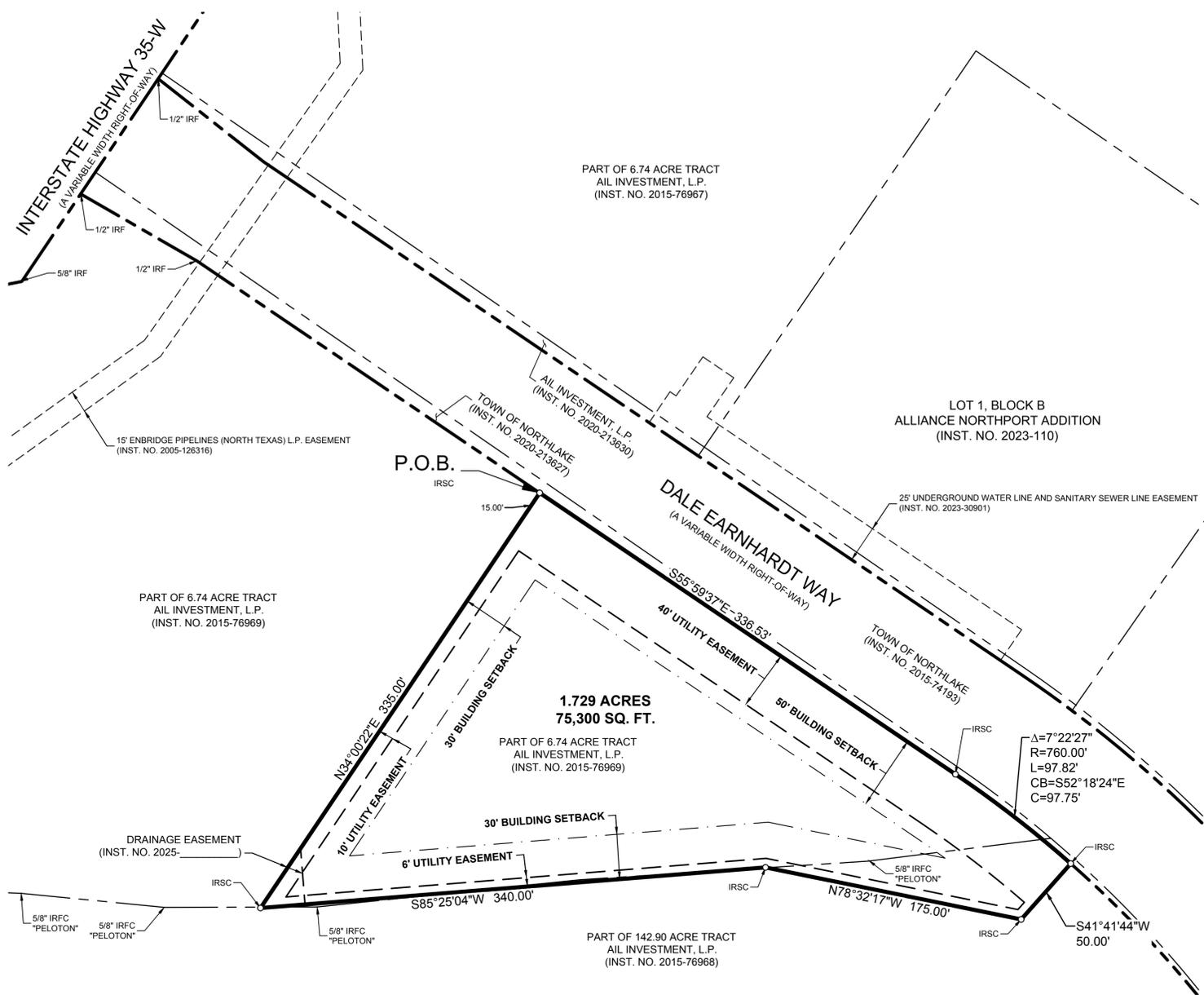
BEING ALL OF THAT CALLED 36.651 ACRE TRACT, TMRY RIDGE LIMITED PARTNERSHIP, BEING 36.651 ACRES OUT OF THE PATRICK ROCK SURVEY, ABSTRACT NO. 1063,

THE TOWN OF NORTHLAKE, DENTON COUNTY, TEXAS

TMRY RIDGE LIMITED PARTNERSHIP OWNER/DEVELOPER
6735 Salt Cedar Way, Building 1, Suite 200 (214)974-0906
Frisco, Texas 75034
Contact: Logan Kidwell

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey, P.E.
TBP# No. F-438 TPL# No. 10076600

Vertical text on the right edge: Drawing: H:\Projects\040008--The Ridge at Northlake\Survey\040008P1-PHS5.dwg Saved By: autout. Save Time: 1/6/2025 4:50 PM Plotted by: autout Plot Date: 1/24/2025 4:55 AM



**OWNER'S CERTIFICATE**  
 STATE OF TEXAS §  
 COUNTY OF DENTON §

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

**WHEREAS** AIL Investments, L.P. is the sole owner of a 1.729 acre (75,300 square foot) tract of land situated in the H. W. Cook Survey, Abstract No. 310, Town of Northlake, Denton County, Texas; said tract being a portion of that called 6.74 acre tract of land described in Special Warranty Deed to AIL Investment, L.P. recorded in Instrument No. 2015-76969 and a portion of that called 142.90 acre tract of land described in Special Warranty Deed to AIL Investment, L.P. recorded in Instrument No. 2015-76968, both of the Official Public Records of Denton County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "KHA" set in the southwest right-of-way line of Dale Earnhardt Way (a variable width right-of-way);

**THENCE** South 55°59'37" East, along the said southwest right-of-way line of Dale Earnhardt Way, a distance of 336.53 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a tangent curve to the right with a radius of 760.00 feet, a central angle of 07°22'27", and a chord bearing and distance of South 52°14'24" East, 97.75 feet;

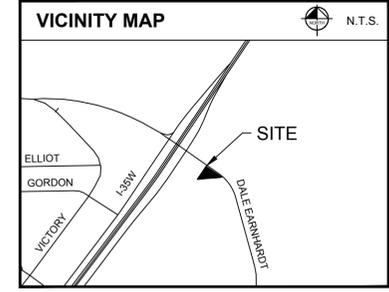
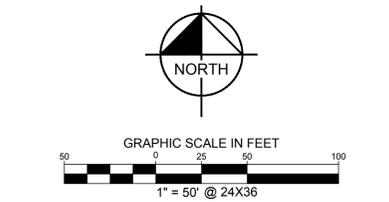
**THENCE** in a southeasterly direction, continuing along the said southwest right-of-way line of Dale Earnhardt Way and with said tangent curve to the right, an arc distance of 97.82 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner in the northeast line of said called 142.90 acre tract;

**THENCE** South 41°41'44" West, departing the said southwest right-of-way line of Dale Earnhardt Way, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 78°32'17" West, a distance of 175.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** South 85°25'04" West, a distance of 340.00 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

**THENCE** North 34°00'22" East, a distance of 335.00 feet to the **POINT OF BEGINNING** and containing 75,300 square feet or 1.729 acres of land, more or less.



**LINE TYPE LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	DENIAL OF ACCESS LINE

**SURVEYOR'S CERTIFICATION**

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my supervision on August 22, 2024 and that all corners are shown hereon.

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

Michael Cleo Billingsley  
 Registered Professional Land Surveyor  
 No. 6558

Date \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Michael Cleo Billingsley known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on September 23, 2024 with an applied combined scale factor of 1.00015063.
  - The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0495G, for Denton County, Texas and incorporated areas, dated April 18, 2011, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - The purpose of this plat is to create one lot.
  - Notice: Selling a portion of any lot within this addition by metes and bounds is a violation of state law and city ordinance and is subject to fines and withholding of utility services and building permits.

**OWNER'S DEDICATION**

STATE OF TEXAS §  
 COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That AIL Investment, L.P., does hereby adopt this plat designating the herein described property as NORTHLAKE FIRE STATION, LOT 1, BLOCK A, an addition to the Town of Northlake, Denton County, Texas and does hereby dedicate to the public use forever the streets and easements shown on this plat, except those easements and rights-of-way created or dedicated by separate instrument as shown hereon, for the mutual use and accommodation of all public utilities desiring to use or using same, any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements strips and any public utility shall, at all times have the right of ingress and egress to and from and upon the said strips for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

EXECUTED this the \_\_\_\_ day of \_\_\_\_\_, A.D., 2025

AIL Investment, L.P.

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

STATE OF TEXAS §  
 COUNTY OF TARRANT §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of \_\_\_\_\_

Type or print Notary's Name \_\_\_\_\_

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

**APPROVED BY THE TOWN OF NORTHLAKE ON:**

Date	_____
Town Manager	_____
Town Secretary, Town of Northlake	_____

**OWNER**  
 AIL INVESTMENT, L.P.  
 9800 HILLWOOD PARKWAY, SUITE 300  
 FORT WORTH, TX 76177  
 KIMBERLY COLE  
 KIMBERLY.COLE@HILLWOOD.COM

**DEVELOPER**  
 DENTON COUNTY ESD NO. 1  
 511 S. BIBBONS ROAD  
 ARGYLE, TX 76226  
 CHIEF RICKY VAUGHAN  
 RVAUGHAN@DENTONCOUNTYESD1.GOV  
 940-484-7102

**ENGINEER**  
 KIMLEY-HORN AND ASSOC. INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 JEFF LANDON, PE  
 817-900-8530  
 JEFF.LANDON@KIMLEY-HORN.COM

**SURVEYOR**  
 KIMLEY-HORN AND ASSOC. INC.  
 801 CHERRY STREET, UNIT 11, SUITE 1300  
 FORT WORTH, TEXAS 76102  
 MICHAEL CLEO BILLINGSLEY, RPLS  
 817-335-6511  
 MICHAEL.BILLINGSLEY@KIMLEY-HORN.COM

**FINAL PLAT**  
 OF  
**NORTHLAKE FIRE STATION**  
 LOT 1, BLOCK A,  
 BEING 1.729 ACRES IN THE  
 H. W. COOK SURVEY, ABSTRACT No. 310  
 IN THE TOWN OF NORTHLAKE,  
 DENTON COUNTY, TEXAS  
 1 COMMERCIAL LOT

**Kimley»Horn**

Scale 1" = 50'	Drawn by GRW	Checked by MCB	Date 2/4/2025	Project No. 066082213	Sheet No. 1 OF 1
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**NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION**

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**DATE:** February 18, 2025  
**REF. DOC.:** Town of Northlake Home Rule Charter  
**SUBJECT:** Consider approval of meeting minutes for January 21, 2025  
**GOALS/  
OBJECTIVES:** Invest in Infrastructure; 4.5 - Leverage technology and equipment to deliver services

---

**BACKGROUND INFORMATION:**

- Approval of Meeting Minutes:
  - January 21, 2025

**P&Z ACTION:**

Approve Minutes Draft as presented



**NORTHLAKE PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
TOWN HALL - COUNCIL CHAMBER ROOM  
1500 COMMONS CIRCLE, SUITE 300, NORTHLAKE, TEXAS 76226  
JANUARY 21, 2025**

After determining that a quorum was present, the Planning and Zoning Commission convened a Regular Meeting on January 21, 2025, at 5:30 p.m., in the Town Hall - Council Chambers, 1500 Commons Circle, Suite 300, Northlake, Texas, where the following was discussed and/or considered:

**1. CALL TO ORDER**

Chairperson Pezzuto called the meeting to order at 5:30 p.m., roll call was noted as follows:

Joshua Pezzuto  
Chris Amarante  
Linda King  
Robert Keeker

Jana Hall  
Danny Simpson  
Saketh Parsa

**Staff Present:**

Drew Corn, Town Manager                      Nathan Reddin, Development Services Director  
Zolaina Parker, Town Secretary      Lora Hutchings, Planning & Permitting Coordinator

**2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

**A. Briefing - Approved Plats Report**

The item was presented by Nathan Reddin, Development Services Director, and commentary followed.

There was no consensus as the item was for information purposes only.

**3. PUBLIC INPUT**

None

**4. ACTION ITEMS**

**A. Consider approval of meeting minutes for November 19, 2024  
APPROVED**

The item was presented, and discussion followed.

Vice-Chairperson King moved to approve the item as presented. Motion seconded by Commissioner Keeker. Motion Passed.

AYES (7): Amarante, Pezzuto, Hall, King, Simpson, Parsa, Keeker

NAYS (0): None

ABSENT (0): None

- B. Consider approval of a Site Plan of Homewood Suites, a proposed 111-room hotel on a 2.054-acre lot, being Lot 5R2R, Block 2, Texas Speedway Centre, generally located on the east side of Raceway Drive approximately 700 feet south of SH 114 at 13311 Raceway Drive - Case # 24-SP00007

**APPROVED**

The item was presented, and discussion followed.

Commissioner Hall moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion Passed.

AYES (7): Amarante, Pezzuto, Hall, King, Simpson, Parsa, Keeker

NAYS (0): None

ABSENT (0): None

- C. Consider approval of a Site Plan of EMB Fire Station Denton County ESD No. 1, a proposed 5,195 square-foot fire station on a 1.729-acre tract of land in the H.W. Cook Survey, Abstract No. 310, generally located south of Dale Earnhardt Way approximately 700 feet east of IH 35W at 3850 Dale Earnhardt Way - Case # 24- SP00011

**APPROVED**

The item was presented, and discussion followed.

Vice Chairperson King moved to approve the item as presented. Motion seconded by Commissioner Amarante. Motion Passed.

AYES (7): Amarante, Pezzuto, Hall, King, Simpson, Parsa, Keeker

NAYS (0): None

ABSENT (0): None

5. **ADJOURN**

With no further business, Chairperson Pezzuto adjourned the meeting at 5:51 p.m.

---

Joshua Pezzuto, Chairperson

Attest:

---

Zolaina R. Parker, Town Secretary

MINUTES APPROVED ON: \_\_\_\_\_

---

## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

---



**DATE:** February 18, 2025

**REF. DOC.:** Unified Development Code (UDC) ; Engineering Design Manual (EDM); Alliance Northport Commercial Planned Development (C-PD)

**SUBJECT:** Consider approval of a Site Plan of Staybridge Suites, a proposed 99-room hotel on a 2.25-acre lot, Lot 1, Block B, Alliance Northport Addition, generally located on the north side of Dale Earnhardt Way approximately 700 feet east of IH 35W at 3855 Dale Earnhardt Way - Case # 24-SP00009

**GOALS/  
OBJECTIVES:** Protect the Public; 1.4 - Ensure safe community standards and processes

---

### BACKGROUND INFORMATION:

**Owner/Developer:** PK Hospitality, LP

**Applicant/Engineer:** Triangle Engineering

**Zoning:** C-PD - Commercial Planned Development

**Site:**

- 2.25-acre lot platted as Lot 1, Block B, Alliance Northport Addition
- Located at 3855 Dale Earnhardt Way

**Summary:**

- Site Plan shows:
  - One 19,968 square-foot hotel with 99 rooms
  - 99 parking spaces

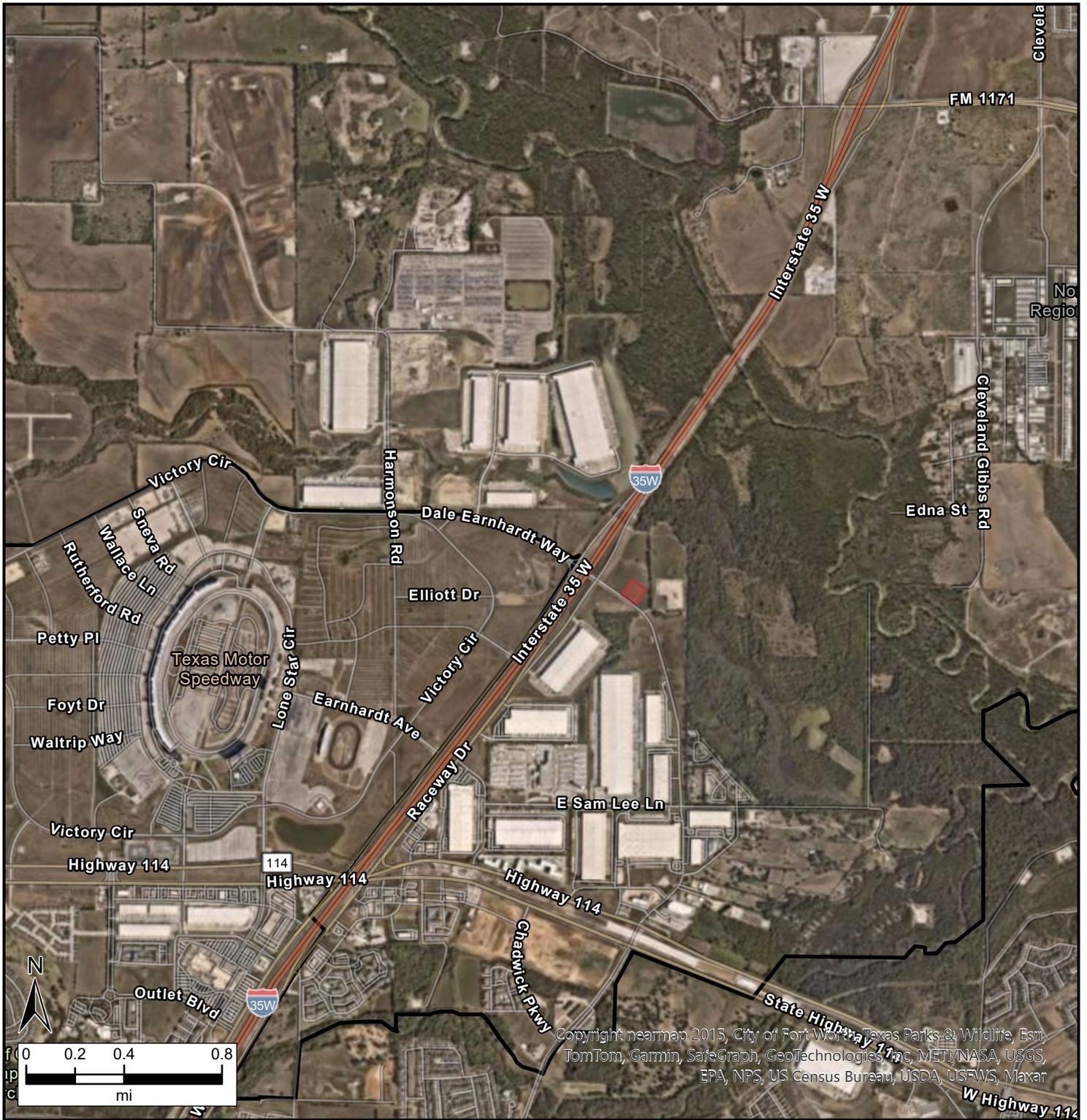
**Staff Analysis:**

- Applicant submitted site plan application according to UDC requirements
- Site Plan Package includes:
  - Site Plan
  - Landscape Plan
  - Building Elevations
- Site Plan Package:
  - Meets or exceeds development standards outlined in C-PD and UDC

### P&Z ACTION:

- Consider approval of site plan as submitted

# Staybridge Suites Location Map



# Staybridge Suites Aerial Map

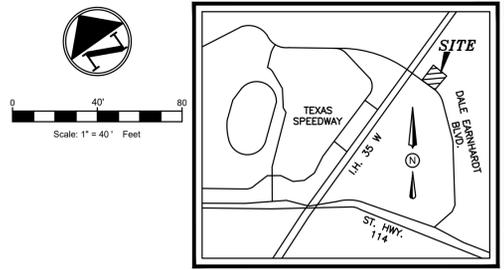


BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 34°28'58.10" E	328.83'
L2	S 55°31'13.90" E	306.11'
L3	S 34°59'31.10" W	327.21'
L4	N 56°01'28.90" W	261.16'

BOUNDARY CURVE DATA					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	840'	42.06'	2.87	N 54°36'48" W	42.06

**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.



**VICINITY MAP**  
N.T.S.

**EXISTING LEGEND**

---	BOUNDARY LINE
---	ADJOINER BOUNDARY LINE
---	EASEMENT LINE (AS NOTED)
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE (AS NOTED)
---	OVERHEAD ELECTRIC LINE
○	SET IRON ROD (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
⊗	"X" CUT FOUND
⊗	"X" CUT SET
⊗	WATER METER
○ FH	FIRE HYDRANT
○ SS	SANITARY SEWER MAN HOLE
□ CV	CABLE VAULT
□ UV	UTILITY VAULT
⊗	FIBER OPTIC MARKER
⊗	WATER VALVE
⊗	TRAFFIC SIGN
⊗	STORM MAN HOLE
⊗	LIGHT POLE
⊗	POWER POLE
⊗	BENCH MARK
(CM)	CONTROL MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS

**SITE DATA SUMMARY TABLE**

SITE ACREAGE:	2.25 ACRES (98,010 S.F.)
ZONING:	PD - COMMERCIAL BASE ZONING
PROPOSED USE:	HOTEL
BUILDING AREA:	19,968 S.F. (FOOTPRINT) 78,277 TOTAL
NUMBER OF STORIES:	4
BUILDING HEIGHT:	59'-5"
BUILDING COVERAGE:	20.37%
FLOOR AREA RATIO:	0.20
NUMBER OF GUEST ROOMS:	99
IMPERVIOUS AREA:	69,607 S.F. (71.02%)
PERVIOUS/LANDSCAPE AREA:	28,403 S.F. (28.98%)
REGULAR PARKING REQUIRED:	99 SPACES
1 SPACE PER ROOM PLUS 1 SPACE PER PATRON SEAT IN ROOM PLUS 5 SPACES PER 1,000 S.F. DISPLAY/ BALL ROOM	
REGULAR PARKING PROVIDED:	95 SPACES
HANDICAP PARKING REQUIRED:	4 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	99 SPACES

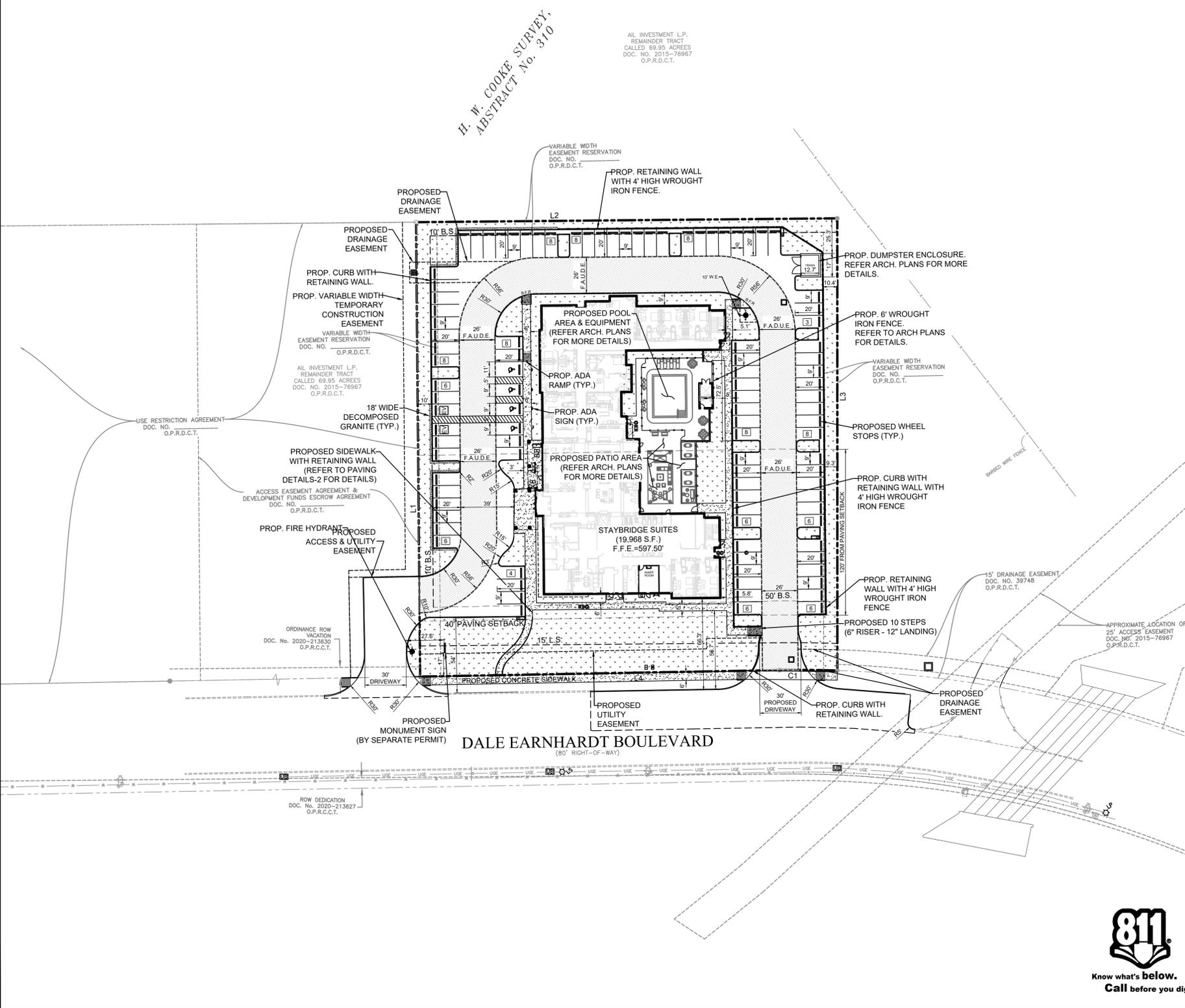
**EASEMENT/SETBACK LEGEND**

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS EASEMENT	F.A.E.
FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRIC VEHICLE	EV
UTILITY EASEMENT	U.E.
BARRIER FREE RAMP	B.F.R.

- NOTES**
- ALL STRIPING TO BE WHITE (FIRE LANE RED AND ADA BLUE ALLOWED WHERE REQUIRED).
  - ALL WHEEL STOPS TO BE UNPAINTED AND ANCHORED INTO THE PAVEMENT.
  - ELECTRIC VEHICLE STATIONS TO BE WHITE IN COLOR.
  - GC TO MATCH ALL PERTINENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, LIGHT POLES, FIXTURES, BIKE RACKS, BOLLARDS, SIGNAGE, PAVERS, ETC. TO ALLIANCE DEVELOPMENT GUIDELINES AND PROVIDED SUPPLEMENTAL GUIDELINES.
  - ALL ADA TRUNCATED DOME PADS ARE TO BE OF GREY/PURPLE COLOR.

**SITE LEGEND**

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
FIRE LANE HATCH	---
SIDEWALK HATCH	---
STRIPING	---
LANDSCAPE AREA	---
DECOMPOSED GRANITE	---
PARKING SPACES	---
MONUMENT/PYLON SIGN	---
WHEEL STOPS	---
HANDICAP LOGO	---
HANDICAP SIGN	---
RAMP	---
BOLLARD	---
TRAFFIC ARROW	---
FIRE HYDRANT	---
DUMPSTER	---
SANITARY SEWER MANHOLE	---
SANITARY SEWER CLEANOUT	---
SANITARY SEWER DOUBLE CLEANOUT	---
SANITARY SEWER SAMPLE PORT	---
GREASE TRAP	---
DOMESTIC WATER METER	---
IRRIGATION METER	---
GAS METER	---
TRANSFORMER	---
LIGHT POLE	---
POWER POLE	---
ELECTRIC VAULT	---



H. W. COOKE SURVEY,  
ABSTRACT No. 310

ALL INVESTMENT L.P.  
REMAINDER TRACT  
CALLED 69.95 ACRES  
DOC. NO. 2015-76967  
O.P.R.D.C.T.

USE RESTRICTION AGREEMENT  
DOC. NO. O.P.R.D.C.T.

ACCESS EASEMENT AGREEMENT &  
DEVELOPMENT FUNDS ESCROW AGREEMENT  
DOC. NO. O.P.R.D.C.T.

ORDINANCE ROW  
VACATION  
DOC. No. 2020-213630  
O.P.R.D.C.T.

ROW DEDICATION  
DOC. No. 2020-213627  
O.P.R.D.C.T.



NO.	DATE	DESCRIPTION	BY
1	11/30/23	1st CITY SUBMITTAL	KP
2	04/19/24	2nd CITY SUBMITTAL	KP
3	09/25/24	3rd CITY SUBMITTAL	KP
4	12/20/24	4th CITY SUBMITTAL	KP



**SITE PLAN**  
**STAYBRIDGE SUITES**  
DALE EARNHARDT BOULEVARD  
TOWN OF NORTHLAKE  
DENTON COUNTY, TEXAS-76262

**TRIANGLE ENGINEERING LLC**  
T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	KR	12/20/24	SCALE BAR	127-22	C-3.0

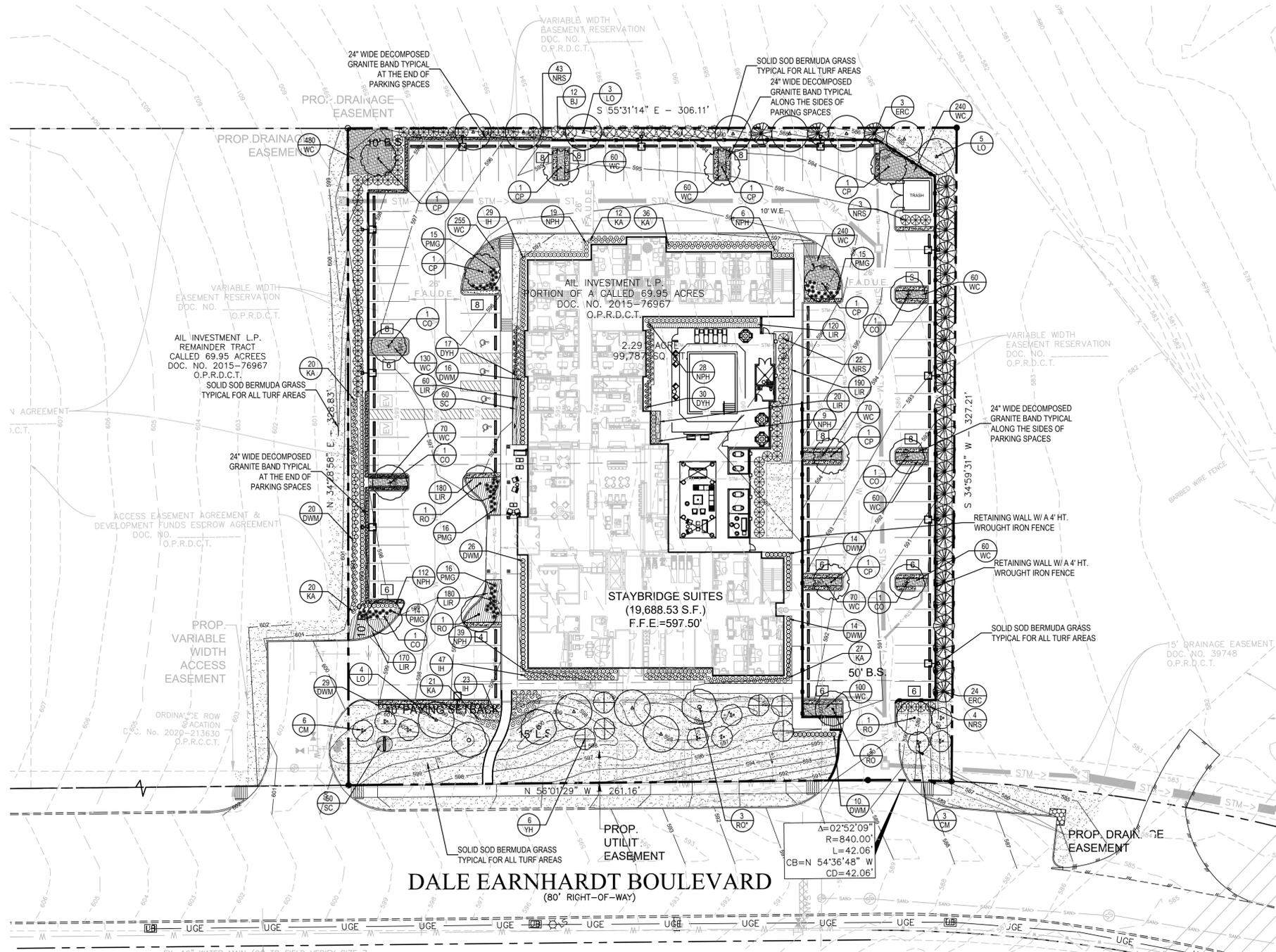
TX. P.E. FIRM #11525



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



**STAYBRIDGE SUITES**  
DALE EARNHARDT WAY  
TOWN OF NORTH LAKE, TEXAS



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL, FREE FROM LIMBS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**LANDSCAPE TABULATIONS**

STREET LANDSCAPE:  
REQUIRED LANDSCAPE: (1) GROUP 1 TREE PER 50 L.F.  
3"-6" CALIPER WITH AN AVE. CALIPER OF 4"  
(5) GROUP 2 TREES PER 100 L.F.

DALE EARNHARDT WAY (304 L.F.)

REQUIRED	PROVIDED
(6) GROUP 1 TREES	(7) GROUP 1 TREES
	(4) 6" CALIPER LIVE OAK TREES
	(3) 3" CALIPER RED OAK TREES
(15) GROUP 2 TREES	(14) GROUP 2 TREES

REQUIREMENT: EATHERN BERMS SHALL BE REQUIRED AS PER THE PARKWAY LANDSCAPE PLAN AND / OR STREET FRONTAGE PLAN.  
ALONG ALL STREETS BERMS SHALL BE REQUIRED BETWEEN STREET PAVING AND ALL SITE PAVING.

BERMS SHALL HAVE AN AVERAGE HEIGHT OF 36 INCHES MEASURED FROM THE TOP OF THE BERM ELEVATION OF THE BACK OF THE STREET CURB, OR PARKING LOT CURB WHICHEVER IS GREATER.

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	4	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk	
RO*	3	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 10' ht., 5' spread, 6' clear straight trunk	
CM	9	Crepe Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 10' ht., 4' spread, multi-trunk	
CO	6	Tree Yaupon	<i>Ilex vomitoria</i>	2" cal.	container, 10' ht., 4' spread, multi-trunk	
CP	8	Chinese Pistache	<i>Pistachia chinensis</i>	4" cal.	B&B, 15' ht., 5' spread, 6' clear straight trunk	
LO	12	Live Oak	<i>Quercus virginiana</i>	6" cal.	container, 16' ht., 8' spread, 7' clear straight trunk	

SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BJ	12	Brodie Juniper	<i>Juniperus virginiana 'Brodie'</i>	30 gal.	container, 6' ht., 4' spread	
ERC	27	Eastern Red Cedar	<i>Juniperus virginiana</i>	30 gal.	container, 5' ht., 4' spread	
IH	139	Indian Hawthorne	<i>Fraxiopsis indica 'Clara'</i>	3 gal.	container, 18" ht., 18" spread	
DYH	47	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container, 18" ht., 18" spread	
DWM	129	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	3 gal.	container, 18" ht., 20" spread	
NPH	158	Needlepoint Holly	<i>Ilex x cornuta 'needlepoint'</i>	7 gal.	container, 36" ht., 30" spread	
NRS	72	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	10 gal.	container, 42 ht., 36" spread, 36" o.c.	
KA	96	Kaleidoscope Abelia	<i>Abelia x grandifolia</i>	3 gal.	container, 18" ht., 18" spread	
PMG	76	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container full, well rooted	

GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	920	Liriope	<i>Liriope muscari</i>	4" pots	container full, well rooted	
SC	110	Seasonal Color		4" pots	container, selection by owner	
WC	1955	Purple Wintercreeper	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	container, 3-12" runners, 12" o.c.	
		Bermudagrass '419'	<i>Cynodon dactylon '419'</i>		solid sod refer to notes	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

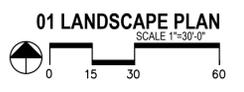
ANY AREA THAT IS DISTURBED DURING CONSTRUCTION AND DOES NOT SHOW TO BE PLANTING TO BE INSTALLED SHALL BE RE-ESTABLISHED WITH SOLID SOD BERMUDA GRASS.

**ISSUE:**  
CITY COMMENTS 12.04.2023  
CITY COMMENTS 04.24.2024  
DRB COMMENTS 08.15.2024  
DRB COMMENTS 09.11.2024

**DATE:**  
09.11.2024

**SHEET NAME:**  
LANDSCAPE PLAN

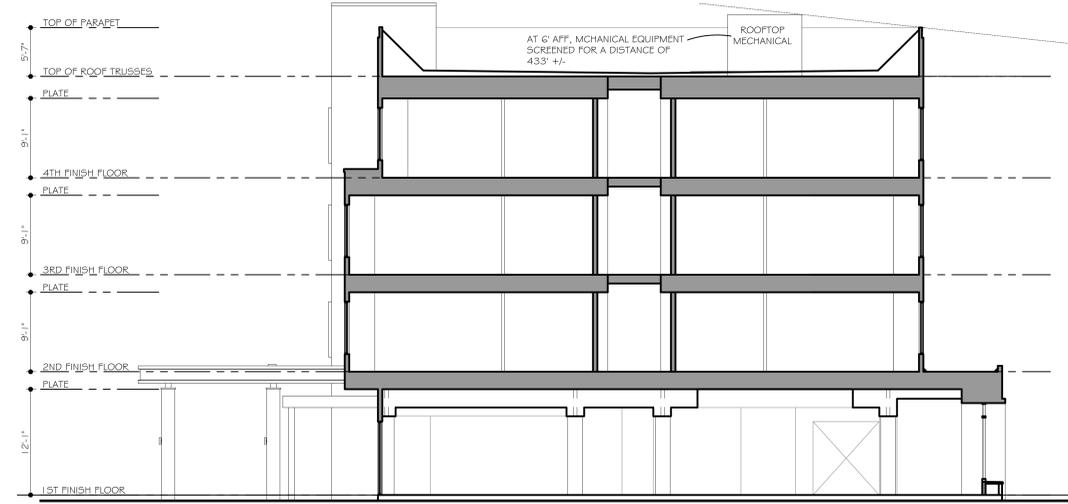
**SHEET NUMBER:**



**L.2**







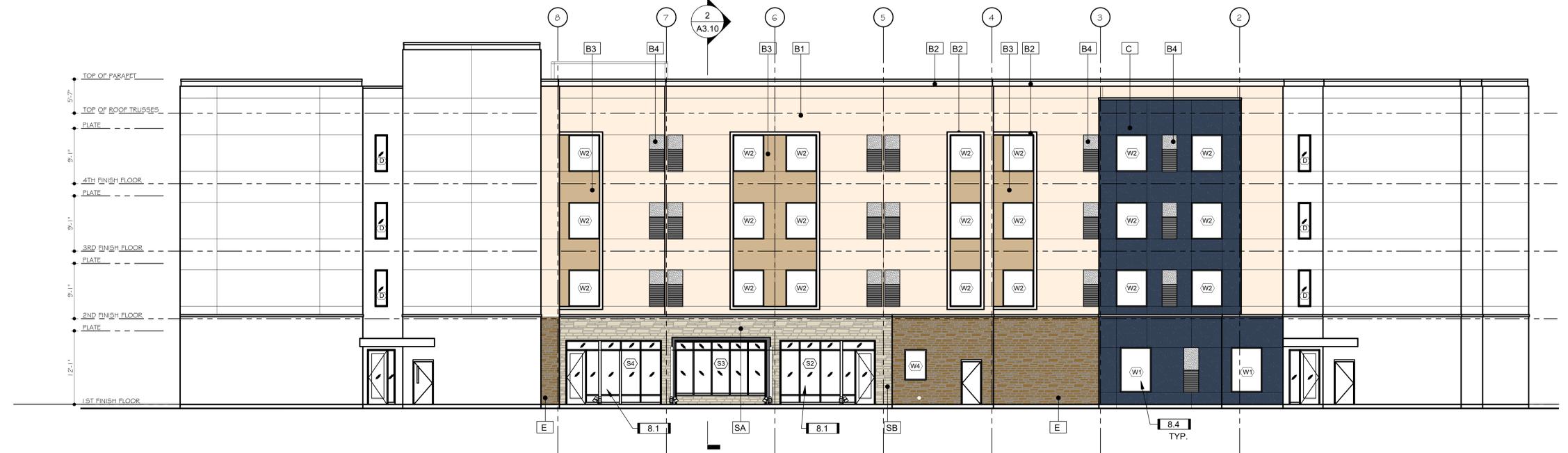
**3** BUILDING SECTION  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

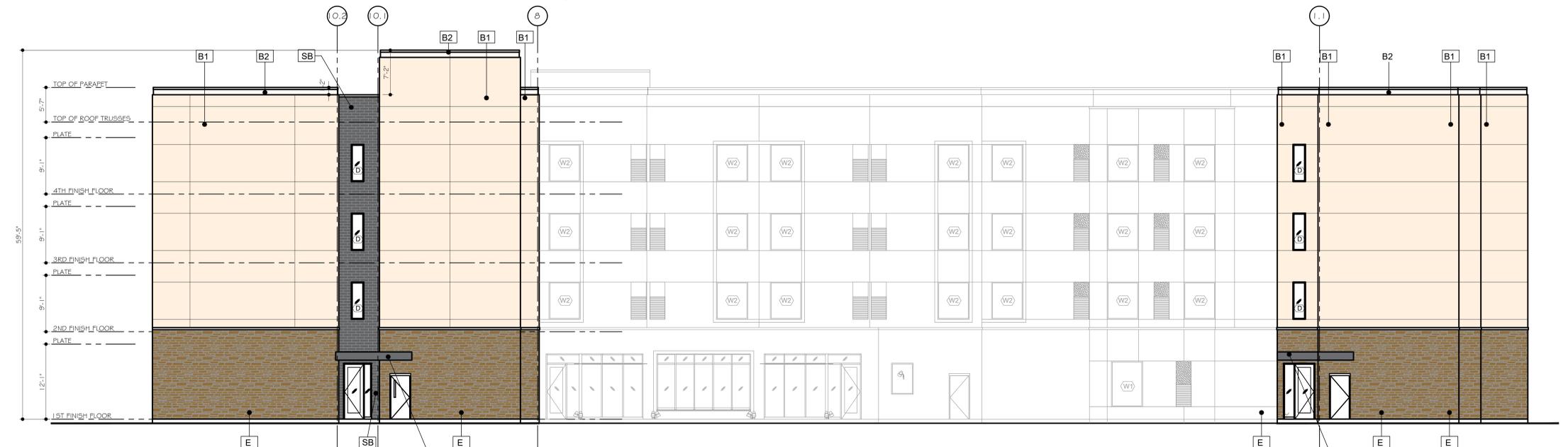
- REFER TO REFLECTED CEILING PLANS FOR CEILING HEIGHT REQUIREMENTS.
- BASIS OF STRUCTURAL DESIGN IS WOOD FRAME.
- REFER TO EXTERIOR FINISH SUPPLEMENTAL DOCUMENT FOR ALL FINISHES.
- REFER TO DESIGN GUIDELINES FOR MATERIAL AND COLOR INFORMATION.
- EXHAUST TERMINALS TO BE A MINIMUM OF 10'-0" FROM ANY VTAC LOUVER.
- REFER TO SHEET G0.01 FOR LIGHTING FIXTURES.

**LEGENDS - EXTERIOR MATERIALS**

	SA SYNTHETIC STONE - COLOR A
	B1 COLOR 1 - EIFS
	B2 COLOR 2 - EIFS
	B3 COLOR 3 - EIFS
	B4 COLOR 4 - EIFS (MATCH LOUVER COLOR)
	C COLOR 5 - EIFS
	SB STONE VENEER - COLOR B
	E STONE VENEER - COLOR D



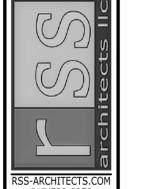
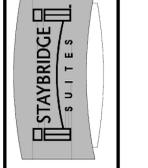
**2** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



**1** SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISION	NO.

PROPOSED HOTEL PROJECT:  
STAYBRIDGE SUITES BY IHG  
DALE EARNHART BLVD @ IH-35 W  
NORTHLAKE, DENTON COUNTY - TX



RSS-ARCHITECTS.COM  
817/538-9258  
Date: 10-14-2024  
Job: 22022  
Sheet:

**A1.07**



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## NORTHLAKE PLANNING & ZONING COMMISSION COMMUNICATION

---



**DATE:** February 18, 2025

**REF. DOC.:** Unified Development Code (UDC); The Pathway to 2040 Northlake Comprehensive Plan Update

**SUBJECT:** Consider a recommendation of an amendment to the Industrial Planned Development (I-PD) applicable to approximately 251 acres of land generally located on McPherson Drive approximately 2,000 feet west of the intersection with Harmonson Road. Exel Inc. d/b/a DHL Supply Chain is the owner/developer. Kimley-Horn is the applicant/engineer. Case # 25-PDA00001

- i. Public Hearing
- ii. Consider Recommendation

**GOALS/ OBJECTIVES:** Plan Intentionally and Responsibly; 3.1 - Identify and plan for changes in codes and zoning that enhance desired development

---

### BACKGROUND INFORMATION:

- Site:**
- Approximately 251 acres
  - Located on McPherson Drive approximately 2,000 feet west of the intersection with Harmonson Road
- Owner/Developer:**
- Exel Inc. d/b/a DHL Supply Chain
- Applicant/Engineer:**
- Kimley-Horn
- Current Zoning:**
- I-PD - Industrial Planned Development
- Future Land Use:**
- Industrial Innovation place type
    - Supports industrial uses that sustain community's tax base.
    - May include corporate headquarters and clean industrial uses, such as:
      - Research and development
      - Data centers
      - Showrooms
      - Shipment and warehousing
    - Heavy industrial uses should be limited
- Proposed Amendment:**
- Current Planned Development (PD)
    - Based on I-Industrial zoning standards with few modifications
    - Purpose “to provide flexibility in terms of development while maintaining standards that will encourage future growth.”
  - Proposed PD Amendments
    - Purpose to more closely align with an adjacent PD district to south and west
    - Changes are highlighted in proposed ordinance and include:
      - Updated concept plan

- Additional permitted uses
- Increase in maximum height from 65 feet to 120 feet
- Increased in Floor Area Ratio (FAR) from 0.5 to 1.0
- Changes to parking standards including:
  - Allowance of minimum 9' x 18' parking spaces
  - Specific screening and fencing standards
  - Waiver of oil and gas drilling regulations
  - Addition of minimum open space requirement
- All proposed changes match adjacent PD

Staff Analysis:

- Request conforms with future land use designation of the Northlake Comprehensive Plan
- Planned development amendment application is acceptable for consideration

Public Hearing:

- Public hearing is required prior to acting on PD amendment request
- Notice of public hearing provided per UDC
- As of February 14th no written comments have been received

Next Steps:

February 27th Town Council Meeting

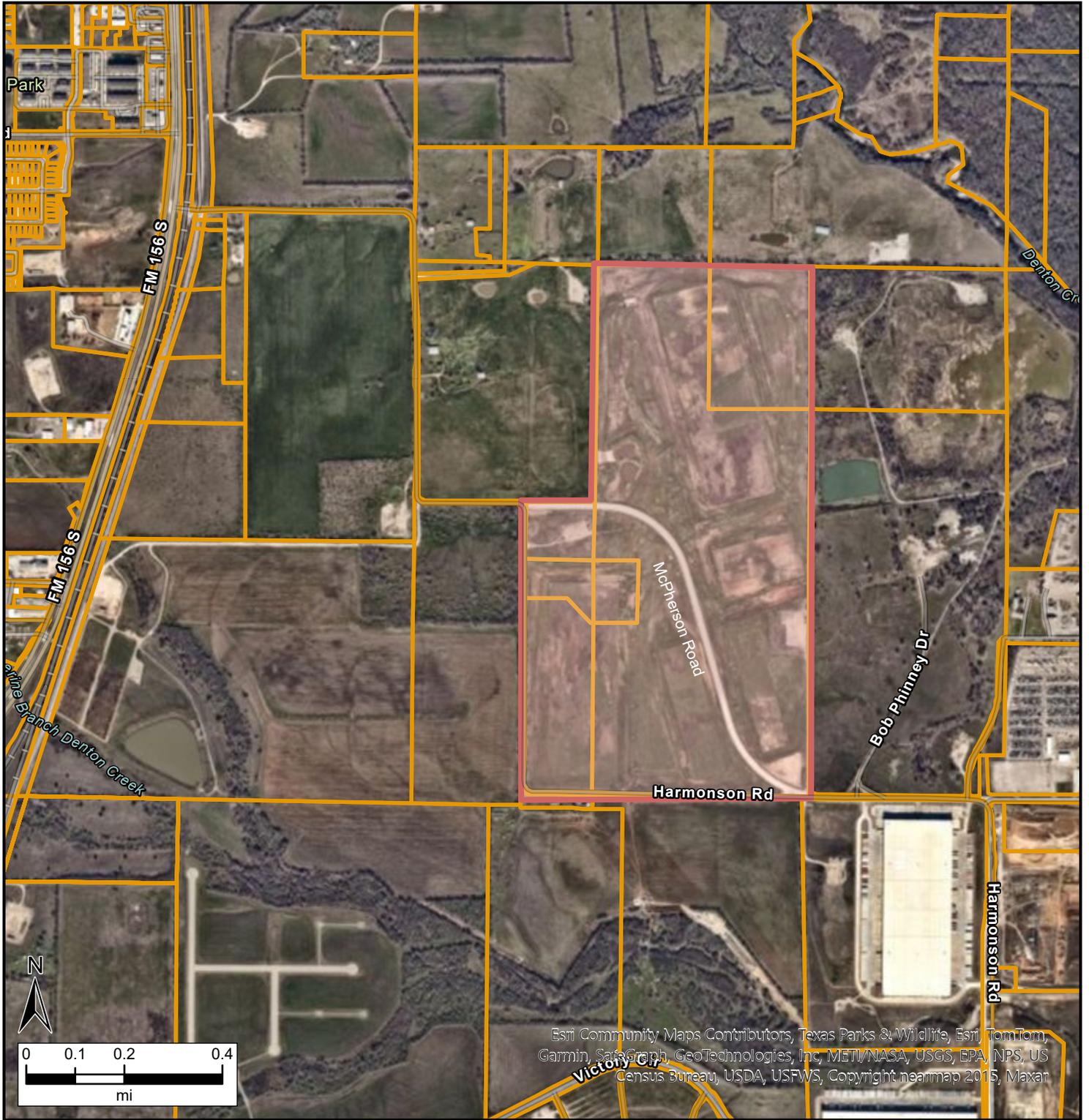
- Hold public hearing
- Consider approval of planned development amendment

**P&Z ACTION:**

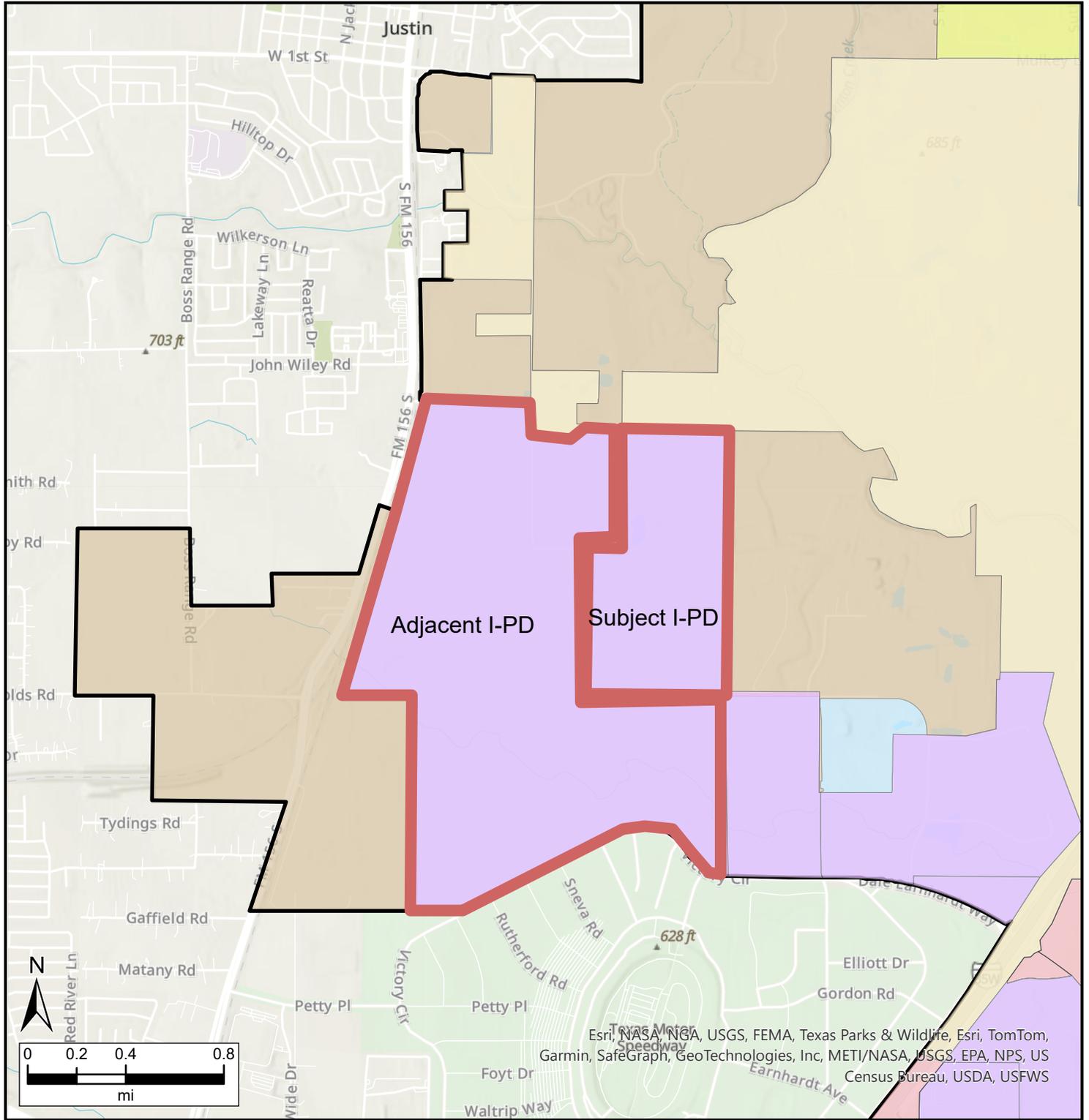
- Hold public hearing
- Recommend approval, approval with conditions, or disapproval of planned development amendment



# DHL - Aerial Map



# Zoning Map



Esri, NASA, NGA, USGS, FEMA, Texas Parks & Wildlife, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

## Legend

### Town of Northlake Zoning

- Commercial
- Commercial\Planned Development
- Neighborhood Commercial
- Industrial
- Industrial\Planned Development
- Mixed-Use\Planned Development
- HUD Code Manufactured Housing
- Rural Residential min 5 ac

- Rural Residential\Planned Development
- Rural Estate min 1 ac
- Rural Estate\Planned Development min 1 ac
- Agricultural
- Northlake Boundary
- Incorporated Area
- Extraterritorial Jurisdiction
- Limited Purposes Annexation

### Town of Northlake Incorporated Area and ETJ





TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE

NO. \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES OF THE TOWN, THE SAME BEING THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF NORTHLAKE, AND AMENDING ORDINANCE NO. 21-0722F, BY CHANGING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON THAT CERTAIN TRACT OF LAND LEGALLY DESCRIBED AS AN APPROXIMATELY 251.044 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 910, THE H. ANDERSON SURVEY, ABSTRACT NO. 25, AND THE S.A. VENTERS SURVEY, ABSTRACT NO. 1313; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN EXCEPT AS MODIFIED HEREIN; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Northlake, Texas ("Town") is a home rule municipality located in Denton County, Texas; and

**WHEREAS**, the tracts of land described and depicted in **Exhibit "A" and Exhibit "B"** are collectively referred to as the "Property"; and

**WHEREAS**, the Town Council of the Town of Northlake ("Town Council") heretofore adopted Ordinance No. 21-0722F, which established the zoning of "I-PD" Industrial Planned Development for a 251.044-acre tract of land located in the M.E.P. & P.R.R. Survey, Abstract No. 910, the H. Anderson Survey, Abstract No. 25, and the S.A. Venters Survey, Abstract No. 1313, in the Town of Northlake, Denton County, Texas, which tract of land are more particularly described and depicted in **Exhibit "A" and Exhibit "B"**, respectively, of which are attached and incorporated as if fully set forth herein (the "Property") and established a Concept Plan for the Property, attached thereto as Exhibit B, and established Development Standards for the Property, attached thereto as Exhibit C; and

**WHEREAS**, the Town of Northlake has received a request from the Property owner (the "Owner") to amend the Development Standards and Concept Plan of the established "I-PD" Industrial Planned Development District as set forth in Ordinance No. 21-0722F; and

**WHEREAS**, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

**WHEREAS**, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on February 18, 2025, the Planning and Zoning Commission recommended to the Town Council the adoption of amendments to the Unified Development Code as set forth in this Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered the recommendation of the Planning and Zoning Commission of the Town, and among other things, the character of the land and its sustainability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the Town, and the Town Council does hereby find that the rezoning approved hereby accomplishes such objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**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.** Findings. After due deliberation and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Northlake, Texas, and of the public health, safety, and welfare. The 251.044-acre Property more fully described in Exhibit "A" is zoned "I-PD" Industrial Planned Development with the concept plan as provided in Exhibit "B" and development standards as provided in Exhibit "C" attached hereto.

**SECTION 2.** Amendments. Chapter 12 of the Code of Ordinances for the Town of Northlake, the same being the Town's Unified Development Code, is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended are hereby ratified and affirmed:

The use of the Property described in Exhibit "A" shall be subject to the Concept Plan attached in Exhibit "B", all applicable regulations contained in the Development Standards provided in Exhibit "C", the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

**SECTION 3.** Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**SECTION 4.** Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 5.** Penalty. Any person, firm, entity, or corporation who violates any provision of this

Ordinance or Town of Northlake’s Unified Development Code Chapter 12, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Town from filing suit to enjoin the violation. Town retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**SECTION 6.** Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, this \_\_\_\_ day of February 2025.

Town of Northlake, Texas

\_\_\_\_\_

Brian Montini, Mayor

Attest:

\_\_\_\_\_

Zolaina Parker, Town Secretary

**EXHIBIT A**  
**Legal Description of Property**

BEING all that certain 251.044 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas, and being a portion of that certain tract of land conveyed to 6 McFarm, LLC, by deed recorded in Document Number 2017-15557, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a spike nail found for the most westerly northwest corner of said McFarm tract, same being the most northerly northeast corner of that certain tract of land conveyed to Petrus Investment, L.P., by deed recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, and being in a westerly bend of Harmonson Road (a prescriptive right-of-way), same being in the south line of that certain tract of land conveyed to Keith Family Limited Partnership, by deed recorded in Document Number 2009-35481, said Official Public Records;

THENCE along the common line of said Mcfarm tract and said Keith tract as follows:

North 89 deg. 44 min. 30 sec. East, a distance of 637.17 feet to a 3/8 inch iron rod with yellow cap stamped "RPLS 1629" found for corner, same being the southeast corner of said Keith tract;

North 00 deg. 15 min. 37 sec. West, a distance of 2176.57 feet to a 3/8 inch iron rod found for the most northerly northwest corner of said McFarm tract, same being the northeast corner of said Keith tract, same being in the south line of that certain tract of land conveyed to Cameron B. Ketchersid, by deed recorded in Document Number 2016-1739, aforesaid Official Public Records;

THENCE along the common line of said McFarm tract and said Ketchersid tract as follows:

North 89 deg. 41 min. 07 sec. East, a distance of 1022.69 feet to a point for corner;

South 00 deg. 20 min. 45 sec. East, a distance of 41.30 feet to a 60D nail found for corner;

South 89 deg. 45 min. 59 sec. East, a distance of 894.40 feet to a 60D nail found for the northeast corner of said McFarm tract, same being the northwest corner of that certain tract of land conveyed to Crockett Concrete Co. Inc., by deed recorded in Volume 1593, Page 275, aforesaid Deed Records;

THENCE South 00 deg. 43 min. 47 sec. East, along the common line of said McFarm tract and said Crockett tract, a distance of 4770.18 feet to a point for the southeast corner of said McFarm tract, same being the southwest corner of said Crockett tract, same being in the north line of that certain tract of land conveyed to Richard Howard Foster, Marilyn Stewart, and Karen Elaine Lewis, by deed recorded in Volume 4301, Page 1840, said Deed Records, same being in the approximate centerline of aforesaid Harmonson Road;

THENCE North 89 deg. 40 min. 48 sec. West, along the common line of said Mcfarm tract and said Foster, Stewart, and Lewis tract, same being the approximate centerline of said Harmonson road, passing at a

distance of 80.07 feet, a 5/8 inch iron rod found for the northwest corner of said Foster, Stewart, and Lewis tract, same being the most easterly northeast corner of aforesaid Petrus tract, and continuing along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, passing a northwest corner of said Petrus tract, same being the northeast corner of that certain tract of land conveyed to Rita Jane Solomon, by deed recorded in Volume 803, Page 1, said Deed Records, and continuing along the common line of said McFarm tract and said Solomon tract, and continuing along the approximate centerline of said Harmonson Road, a total distance of 2590.04 feet to a 1/2 inch iron rod found for the most southerly southwest corner of said McFarm tract, same being the northwest corner of said Solomon tract, same being in the east line of aforesaid Petrus tract, same being on the west side of a northerly bend of said Harmonson Road;

THENCE North 00 deg. 20 min. 10 sec. West, along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, a distance of 2615.28 feet to the POINT OF BEGINNING and containing 251.044 acres of computed land, more or less.

**EXHIBIT B**  
**Concept Plan Exhibit**

**[See following page]**



GRAPHIC SCALE IN FEET  
0 75 150 300

AIL INVESTMENT, L.P.  
(INST. NO. 2021-143348)

BUILDING 5  
1,972 X 620'  
1,222,640 SF  
FFE = 608.0

EXISTING  
GAS PAD

BUILDING 2  
756' X 420'  
317,520 SF  
FFE = 625.25

TEXAS INDUSTRIES  
INC.  
(VOL. 1593, PG. 289)

PART OF  
PETRUS INVESTMENTS, L.P.  
(INST. NO. 1998-117448)

EXEL INC.  
(INST. NO. 2021-160275)

EXISTING  
GAS PAD

HARMONSON ROAD  
(AN APPARENT VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, BY USE &  
OCCUPATION. DEDICATION NOT FOUND IN THE PUBLIC RECORD)

BUILDING 4  
1,798' X 620'  
1,114,760 SF  
FFE = 637.05

MCPHERSON ROAD  
(60' FROM)

BUILDING 3  
1,188' X 310'  
368,280 SF  
FFE = 629.15

BUILDING 1  
870' X 260'  
224,640 SF  
FFE = 630.0

# 6 McFarm - Concept Plan

Northlake, TX  
01/28/2025

**EXHIBIT C**  
**Development Standards**  
**6 McFarm Property**  
**251.044 ACRES**

Statement of Purpose and Intent

The intent of this Planned Development ("PD") is to provide regulations for the development of an industrial business park (the "Project") on 251.044 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth. Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the "UDC").

Project Location

The Project is located in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas and is more fully described in the attached legal description (Exhibit A).

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

Exhibit A      Legal Description of Property

Exhibit B      Concept Plan Exhibit

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC in effect on the effective date of this PD (hereinafter, the "Zoning Ordinance").
2. The base zoning for the Property shall comply with the Industrial (I) zoning district as it exists in the Zoning Ordinance, excluding Article 13 which is hereby made inapplicable to the Property (the "Development Standards").
3. **Land Use Regulations.** Development within the Property shall comply with the following land use regulations:
  - a. **Permitted Uses.** In addition to the uses allowed by right under the Industrial (I) zoning district, the following uses shall be permitted by right within the subject property:
    - Call Center and Telemarketing Services
    - Cold Storage Warehouse

- Data Processing Center and/or Services
- Distribution Warehouse
- Electric power substation (a subsidiary facility of an electric power station through which electricity is passed for transmission, transformation or distribution)
- Electric power generation, or power storage (a facility that generates or stores electricity) to support electric power for multiple properties as either as primary or back-up
- Fueling station (automobiles and trucks plus alternative fueling stations for biodiesel, compressed natural gas, ethanol, electric charging, hydrogen, liquefied natural gas, propane and any other fuel source for vehicles)
- General Warehouse
- Logistics Warehouse
- Moderate manufacturing (manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, including basic industrial processing, provided that such operations are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations)
- Office Showroom
- Outdoor Storage
- Package Delivery Services
- Telecommunication antennas/towers (per Section 8.6 of the UDC)
- Vertical/Indoor farming operation (the practice of growing produce in vertically stacked layers in enclosed structures)

**b. Height Regulations.** Structures shall not exceed 120 feet in height.

**c. Dimensional Regulations.** Front, side, side adjacent to street and rear yard setbacks for all uses shall conform to the Industrial dimensions set forth in Table 5.1 of the UDC. Floor Area Ratio (FAR) for all commercial uses shall be 1.0.

**d. Off-street Parking.** Off-street parking shall conform to the parking regulations set forth in Article 10 of the UDC except as follows:

- All industrial uses shall meet a minimum of 1 space for each 10,000 square feet of total floor area
- Each standard off-street surface parking space shall measure not less than nine feet (9') by eighteen feet (18') feet, exclusive of access drives and aisles, and shall be of usable shape and condition.

**e. Off-street Loading.** Off-street loading shall conform to the regulations set forth in Article 10 UDC.

**f. Exterior Construction and Design Standards.** All building products and materials approved for use by a national model code published within the last three code cycles that applies to the construction, renovation, maintenance or other alteration of a building are authorized for exterior use. Otherwise, no exterior building materials design standards shall apply.

**g. Landscaping.** Landscaping shall conform to the regulations set forth in Section 9.10 of the UDC.

**h. Signage.** Signage shall conform to the regulations set forth in Article 11 of the UDC.

**i. Operational Standards.** Permitted uses shall be entitled to operate seven days per week. Hours of operations will be:

Monday through Sunday – Twenty-four hours per day.

**j. Screening and Fencing.** (i) outdoor storage areas facing public rights-of-way shall be screened with a minimum three-foot (3') undulating berm or with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not exceeding six feet (6') in vertical height and located fifty feet (50') from exterior walls shall be permitted but shall be screened with a quality metal material (as reasonably determined by Owner) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) eight-foot (8') black-coated chain-link fencing shall be permitted.

**k. Oil and Gas Drilling Regulations.** Article 13 of the UDC shall not apply to the Property.

**l. Open Space Requirements.** A minimum of ten percent (10%) of the gross acreage of the development shall be preserved as open space. Otherwise, the requirements of Section 9.6 of the UDC shall not apply to the Property.

4. **Minor Revisions to Planned Development Regulations.** The Mayor, the Town Manager or a designee may administratively approve in writing minor revisions to the Development Standards, including without limitation, the following: (i) an increase in the height of any structure by ten percent (10%) or less; (ii) a setback reduction of ten percent (10%) or less; (iii) an increase in lot coverage of ten percent (10%) or less; (iv) minor setback reductions associated with oil and gas well, well head or similar improvements or equipment; or (v) relocation of structures provided setbacks are maintained except as otherwise provided above, parking is not reduced, uses are not added to the list of permitted uses, and circulation is approved by the Town Manager or a designee.

5. **Compliance With Planned Development Regulations.** Except for variances specifically authorized to be considered by the Board of Adjustment (the "BOA") in Sec. 3.4 of the UDC, the Town Council may waive strict compliance with the Development Standards on a case-by-case basis when a developer demonstrates, to the reasonable satisfaction of the Town Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.

6. **Exceptions to Planned Development Regulations.** The Town Council hereby approves the following exceptions to the Development Standards: (i) loading dock areas for the Project may be oriented facing public rights-of-way so long as a developer utilizes, at a minimum, three foot (3') undulating berms with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) the loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not exceeding six feet (6') in vertical height and located

fifty feet (50') from exterior walls shall be permitted for the Project but shall be screened with a quality metal material (as reasonably determined by the developer) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) the setback from any well head shall be one hundred feet (100").

7. **Compliance With Planned Development Regulations.** Except for variances specifically authorized to be considered by the Board of Adjustment (the "BOA") in Section 3.4 of the UDC, the Town Council may waive strict compliance with the Planned Development Regulations on a case-by-case basis when a developer demonstrates, to the reasonable satisfaction of the Town Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.
8. **Conflict.** In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.
9. **Concept Plan.** The Concept Plan attached hereto as Exhibit B and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time. Revisions to the Concept Plan shall not be considered to be amendments to the PD zoning requirements and, in addition to the ability of the Town Manager or designee to change the same under Section 5.100 of the UDC, shall be administratively reviewed and approved by the Town Manager, or his/her designee provided the change does not (i) increase the height of any structure by more than ten percent (10%); (ii) reduce a setback by more than ten percent (10%) or less; (iii) increase lot coverage by more than ten percent (10%); or (iv) add uses to the permitted uses.
10. Site Plans shall be required for all developments within this PD in general accordance with the Concept Plan and be processed according to Sec. 12.15 of the UDC. The process for approving required Concept Plans and Site Plans may not be used to require conditions that conflict with or are inconsistent with the terms of this document. Concept Plans and Site Plans may be submitted and approved on a project-by-project basis, and no particular phasing or development schedule shall be required.



TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE

**ORDINANCE NO. 21-0722F**

**AN ORDINANCE AMENDING ORDINANCE NO. 13-0124A BEING THE NORTHLAKE UNIFIED DEVELOPMENT CODE AS AMENDED, BY CHANGING THE ZONING CLASSIFICATION OF A 251.044 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 910, THE H. ANDERSON SURVEY, ABSTRACT NO. 25, AND THE S.A. VENTERS SURVEY, ABSTRACT NO. 1313, IN THE TOWN OF NORTHLAKE FROM "I" INDUSTRIAL TO "I-PD" INDUSTRIAL PLANNED DEVELOPMENT AND REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING FOR THE ADOPTION OF DEVELOPMENT STANDARDS; PROVIDING FOR THE ADOPTION OF A CONCEPT PLAN; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Northlake, as an incorporated municipality in the State of Texas, has been given the authority by Chapter 211 of the Local Government Code to establish zoning and amend zoning in accordance with Chapter 211; and

**WHEREAS**, the Town Council of the Town of Northlake heretofore adopted Ordinance No. 13-0124A establishing the Unified Development Code which contains the zoning regulations of the Town of Northlake; and

**WHEREAS**, the Unified Development Code and Official Zoning Map established the zoning of "I" Industrial for a 251.044-acre tract of land located in the M.E.P. & P.R.R. Survey, Abstract No. 910, the H. Anderson Survey, Abstract No. 25, and the S.A. Venters Survey, Abstract No. 1313, in the Town of Northlake, Denton County, Texas (the "Property"); and

**WHEREAS**, the Unified Development Code provides for adoption of Planned Development Districts; and

**WHEREAS**, the Town of Northlake has received a request from the owners of the Property to rezone the Property to establish an "I-PD" Industrial Planned Development District; and

**WHEREAS**, the Town of Northlake heretofore adopted Ordinance No. 16-1208E on December 12, 2016, The Pathway to 2040 Northlake Comprehensive Plan Update, and the requested rezoning complies with recommendations of the plan; and

**WHEREAS**, all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication, and procedural requirements for zoning of property have been complied with; and

**WHEREAS**, upon review and consideration of the Planning and Zoning Commission following a public hearing at their meeting on June 29, 2021, the Planning and Zoning Commission recommended approval of the zoning change as provided herein; and

**WHEREAS**, a public hearing was held by the Town Council of the Town of Northlake on July 22, 2021 with respect to the zoning change described herein; and

**WHEREAS**, the Town Council of the Town of Northlake does hereby deem it advisable and in the public interest to approve the zoning change request and establish a "I-PD" Industrial Planned Development District on the Property.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, TEXAS THAT:**

**SECTION 1.** The 251.044-acre Property more fully described in Exhibit "A" shall be zoned "I-PD" Industrial Planned Development with the concept plan as provided in Exhibit "B" and development standards as provided in Exhibit "C" attached hereto.

**SECTION 2.** The use of the Property described in Exhibit "A" shall be subject to all applicable regulations contained in the Development Standards provided in Exhibit "C", the Unified Development Code, and all other applicable and pertinent ordinances of the Town of Northlake.

**SECTION 3.** This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the Town of Northlake, and this ordinance shall not operate to repeal or affect the Code of Ordinances of the Town of Northlake or any other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such Code of Ordinances or any other ordinances are hereby repealed.

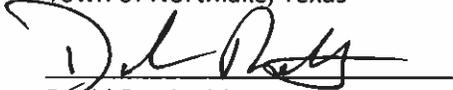
**SECTION 4.** It is hereby declared to be the intention of the Northlake Town Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since same would have been enacted by the Town Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 5.** Any person, firm, association of persons, corporation or other organization violating the provisions of this ordinance shall be deemed to be guilty of a misdemeanor and, upon conviction, shall be fined an amount not to exceed \$2,000.00. Each day that a violation continues shall be deemed a separate offense.

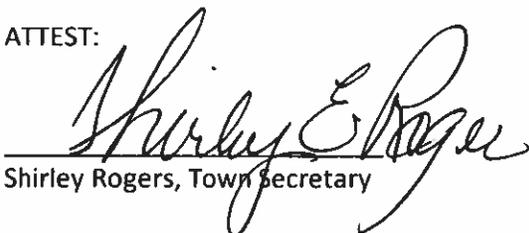
**SECTION 6.** This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the laws of the State of Texas.

**PASSED AND APPROVED ON THIS THE 22nd DAY OF JULY, 2021**

Town of Northlake, Texas

  
David Rettig, Mayor

ATTEST:

  
Shirley Rogers, Town Secretary



**EXHIBIT A**  
**Legal Description of Property**

BEING all that certain 251.044 acre tract of land situated in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas, and being a portion of that certain tract of land conveyed to 6 McFarm, LLC, by deed recorded in Document Number 2017-15557, Official Public Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a spike nail found for the most westerly northwest corner of said McFarm tract, same being the most northerly northeast corner of that certain tract of land conveyed to Petrus Investment, L.P., by deed recorded in Volume 4246, Page 546, Deed Records, Denton County, Texas, and being in a westerly bend of Harmonson Road (a prescriptive right-of-way), same being in the south line of that certain tract of land conveyed to Keith Family Limited Partnership, by deed recorded in Document Number 2009-35481, said Official Public Records;

THENCE along the common line of said McFarm tract and said Keith tract as follows:

North 89 deg. 44 min. 30 sec. East, a distance of 637.17 feet to a 3/8 inch iron rod with yellow cap stamped "RPLS 1629" found for corner, same being the southeast corner of said Keith tract;

North 00 deg. 15 min. 37 sec. West, a distance of 2176.57 feet to a 3/8 inch iron rod found for the most northerly northwest corner of said McFarm tract, same being the northeast corner of said Keith tract, same being in the south line of that certain tract of land conveyed to Cameron B. Ketchersid, by deed recorded in Document Number 2016-1739, aforesaid Official Public Records;

THENCE along the common line of said McFarm tract and said Ketchersid tract as follows:

North 89 deg. 41 min. 07 sec. East, a distance of 1022.69 feet to a point for corner;

South 00 deg. 20 min. 45 sec. East, a distance of 41.30 feet to a 60D nail found for corner;

South 89 deg. 45 min. 59 sec. East, a distance of 894.40 feet to a 60D nail found for the northeast corner of said McFarm tract, same being the northwest corner of that certain tract of land conveyed to Crockett Concrete Co. Inc., by deed recorded in Volume 1593, Page 275, aforesaid Deed Records;

THENCE South 00 deg. 43 min. 47 sec. East, along the common line of said McFarm tract and said Crockett tract, a distance of 4770.18 feet to a point for the southeast corner of said McFarm tract, same being the southwest corner of said Crockett tract, same being in the north line of that certain tract of land conveyed to Richard Howard Foster, Marilyn Stewart, and Karen Elaine Lewis, by deed recorded in Volume 4301, Page 1840, said Deed Records, same being in the approximate centerline of aforesaid Harmonson Road;

THENCE North 89 deg. 40 min. 48 sec. West, along the common line of said McFarm tract and said Foster, Stewart, and Lewis tract, same being the approximate centerline of said Harmonson road, passing at a distance of 80.07 feet, a 5/8 inch iron rod found for the northwest corner of said Foster, Stewart, and Lewis tract, same being the most easterly northeast corner of aforesaid Petrus tract, and continuing along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, passing a northwest corner of said Petrus tract, same being the northeast corner of that certain tract of land conveyed to Rita Jane Solomon, by deed recorded in Volume 803, Page 1, said Deed Records, and continuing along the common line of said McFarm tract and said Solomon tract, and continuing along the approximate centerline of said Harmonson Road, a total distance of 2590.04 feet to a 1/2 inch iron rod found for the most southerly southwest corner of said McFarm tract, same being the northwest corner of said Solomon tract, same being in the east line of aforesaid Petrus tract, same being on the west side of a northerly bend of said Harmonson Road;

THENCE North 00 deg. 20 min. 10 sec. West, along the common line of said McFarm tract and said Petrus tract, and continuing along the approximate centerline of said Harmonson Road, a distance of 2615.28 feet to the POINT OF BEGINNING and containing 251.044 acres of computed land, more or less.

**EXHIBIT B**  
**Concept Plan Exhibit**

**[See following page]**

CAMERON R. KEICHERSU  
DOC NO. 2016-1739

TEXAS POWER & LIGHT  
COMPANY AGREEMENT  
VOL. 700, PG. 122  
(NO WIDTH SPECIFIED)

APPROXIMATE LOCATION OF DEVON  
ENERGY OPERATING COMPANY, L.P.  
A SOUTH GAS UNIT LEASE  
DOC NO. 7005-00315

KEITH FAMILY LIMITED  
PARTNERSHIP  
DOC NO. 2009-15481

CROCKETT CONCRETE CO. INC.  
VOL. 1593, PG. 275

HARMONSON ROAD  
(PRESCRIPTIVE GRAVEL  
RIGHT-OF-WAY)

Future Building  
260'X700'  
182,000 SF ±

Future Building  
520'X1600'  
832,000 SF ±

DETENTION

Existing Gas  
Pad 4 Acres ±

DETENTION

Future Building  
300'X900'  
270,000 SF ±

CROCKETT CONCRETE CO. INC.  
VOL. 1593, PG. 275

Existing Gas  
Pad 3 Acres ±

PETRUS INVESTMENT, L.P.  
VOL. 4246, PG. 546

BUILDING 1  
1,755 X 570  
1,000,350 SF +/-

BUILDING 2  
1100 X 470  
517,000 SF +/-

Future Building  
250'X800'  
200,000 SF ±

HARMONSON ROAD  
(PRESCRIPTIVE GRAVEL  
RIGHT-OF-WAY)

DETENTION

DETENTION

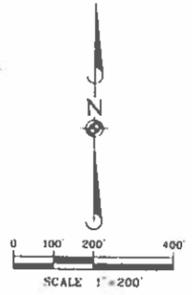
RITA JANE SOLOMON  
VOL. 803, PG. 1

HARMONSON ROAD  
(PRESCRIPTIVE GRAVEL  
RIGHT-OF-WAY)

PETRUS INVESTMENT, L.P.  
VOL. 4246, PG. 546

PETRUS INVESTMENT, L.P.  
VOL. 4246, PG. 546

RICHARD HOWARD FOSTER,  
MARLYN SILWART AND  
KAREN ELAINE LEWIS  
VOL. 4301, PG. 1840



6 McFarm  
Northlake, TX

# Concept Plan

06.10.2021 SCALE: 1"=200' XX-XX



DRAWN BY: [ ] NOTES: [ ]

**EXHIBIT C**  
**Development Standards**  
**6 McFarm Property**  
**251.044 ACRES**

Statement of Purpose and Intent

The intent of this Planned Development (PD) is to provide regulations for the development of an industrial business park (the "Project") on 251.044 acres of land (the "Property") within the Town of Northlake, Texas (the "Town"). These regulations are intended to provide flexibility in terms of development while maintaining standards that will encourage future growth. Except as modified or amended herein, this Planned Development shall conform to all applicable sections of the Town's Unified Development Code (the "UDC").

Project Location

The Project is located in the M.E.P. & P.R.R. Survey, Abstract No. 910, H. Anderson Survey, Abstract No. 25, and the S. A. Venters Survey, Abstract No. 1313, Town of Northlake, Denton County, Texas and is more fully described in the attached legal description (Exhibit A).

Development Standards

All development within the boundary of this Planned Development District shall adhere to the rules and regulations set forth herein. This zoning document and the Exhibits listed below supersede any existing zoning, use and development regulations for the tract of land described herein.

- Exhibit A     Legal Description of Property
- Exhibit B     Concept Plan Exhibit

Development Regulations

1. Except as otherwise defined in this PD, terms used herein shall be the same as those found in the UDC in effect on the effective date of this PD (hereinafter, the "Zoning Ordinance").
2. The base zoning for the Property shall comply with the Industrial (I) zoning district as it exists in the Zoning Ordinance, excluding Article 13 which is hereby made inapplicable to the Property (the "Development Standards"). In addition to the uses allowed by right under the Industrial (I) zoning district, the following uses shall be permitted by right within the subject property:

- Call Center and Telemarketing Services
- Cold Storage Warehouse
- Data Processing Center and/or Services
- Distribution Warehouse
- General Warehouse
- Logistics Warehouse
- Office Showroom
- Package Delivery Services

3. The Mayor, the Town Manager or a designee may administratively approve in writing minor revisions to the Development Standards, including without limitation, the following: (i) an increase in the height of any structure by ten percent (10%) or less; (ii) a setback reduction of ten percent (10%) or less; (iii) an increase in lot coverage of ten percent (10%) or less; (iv) minor setback reductions associated with oil and gas well, well head or similar improvements or equipment; or (v) relocation of structures provided setbacks are maintained except as otherwise provided above, parking is not reduced, uses are not added to the list of permitted uses, and circulation is approved by the Town Manager or a designee.
4. Except for variances specifically authorized to be considered by the Board of Adjustment (the "BOA") in Sec. 3.4 of the UDC, the Town Council may waive strict compliance with the Development Standards on a case-by-case basis when a developer demonstrates, to the reasonable satisfaction of the Town Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.
5. The Town Council hereby approves the following exceptions to the Development Standards: (i) loading dock areas for the Project may be oriented facing public rights-of-way so long as a developer utilizes, at a minimum, three foot (3') undulating berms with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) the loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not exceeding six feet (6') in vertical height and located fifty feet (50') from exterior walls shall be permitted for the Project but shall be screened with a quality metal material (as reasonably determined by the developer) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) the setback from any well head shall be one hundred feet (100").
6. In the event of any conflict between this PD and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), this PD shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of this PD are hereby made inapplicable to the Property.
7. The Concept Plan attached hereto as Exhibit B and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time. Revisions to the Concept Plan shall not be considered to be amendments to the PD zoning requirements and, in addition to the ability of the Town Manager or designee to change the same under Section 5.10D of the UDC, shall be administratively reviewed and approved by the Town Manager, or his/her designee provided the change does not (i) increase the height of any structure by more than ten percent (10%); (ii) reduce a setback by more than ten percent (10%) or less; (iii) increase lot coverage by more than ten percent (10%); or (iv) add uses to the permitted uses.
8. Site Plans shall be required for all developments within this PD in general accordance with the Concept Plan and be processed according to Sec. 12.15 of the UDC. The process for approving required Concept Plans and Site Plans may not be used to require conditions that conflict with or

are inconsistent with the terms of this document. Concept Plans and Site Plans may be submitted and approved on a project by project basis, and no particular phasing or development schedule shall be required.



TOWN OF NORTHLAKE, TEXAS  
OFFICIAL ORDINANCE

NO. 23-0622B

**AN ORDINANCE OF THE TOWN OF NORTHLAKE, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES OF THE TOWN, THE SAME BEING THE UNIFIED DEVELOPMENT CODE OF THE TOWN OF NORTHLAKE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY CHANGING THE ZONING CLASSIFICATION ON THOSE CERTAIN TRACTS OF LAND LEGALLY DESCRIBED AS AN APPROXIMATELY 77.304 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 910, AN APPROXIMATELY 22.041 ACRE TRACT OF LAND IN THE H.W. COOK SURVEY, ABSTRACT NO. 310, AND AN APPROXIMATELY 784.604 ACRE TRACT OF LAND SITUATED IN THE HOLLAND ANDERSON SURVEY, ABSTRACT NO. 25, THE GUADALUPE CARDINAS SURVEY, ABSTRACT NO. 215, THE WILLIAM GAFFIELD SURVEY, ABSTRACT NO. 448, THE M.E.P. & P. RR. CO. SURVEY, ABSTRACT NO. 910, AND THE MARY POLK SURVEY, ABSTRACT NO. 993, DENTON COUNTY, TEXAS, FROM THEIR ZONING CLASSIFICATIONS OF UNZONED AND RR RURAL RESIDENTIAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT, WITH A BASE DISTRICT OF I INDUSTRIAL; PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN EXCEPT AS MODIFIED HEREIN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT DISTRICT FOR THE PROPERTY; PROVIDING SEVERABILITY, REPEALING AND SAVINGS CLAUSES; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE**

**WHEREAS**, the Town of Northlake, Texas (“Town”) is a home rule municipality located in Denton County, Texas; and

**WHEREAS**, the Town Council of the Town of Northlake, Texas (“Town Council”) adopted Chapter 12 of its Code of Ordinances, the same being the Unified Development Code of the Town, which zoned the land legally described as an approximately 77.304 acre tract of land situated in the M.E.P. & P. RR. Co. Survey, Abstract No. 910, Denton County, Texas, and as an approximately 22.041 acre tract of land in the H.W. Cook Survey, Abstract No. 310, Denton County, Texas, described and depicted in **Exhibits “A” and “B”**, respectively, of which are attached and incorporated as if fully set forth herein; and

**WHEREAS**, the Town Council adopted Ordinance No. 23-0622A which annexed into the corporate limits of the Town the land legally described as an approximately 784.604 acre tract of land situated in the Holland Anderson Survey, Abstract No. 25, the Guadalupe Cardinas Survey, Abstract No. 215, the William Gaffield Survey, Abstract No. 448, the M.E.P. & P. RR. Co. Survey, Abstract No. 910, and the Mary Polk Survey, Abstract No. 993, Denton County, Texas, and described and depicted in **Exhibit “C”** of which is attached and incorporated as if fully set forth herein; and

**WHEREAS**, the tracts of land described and depicted in **Exhibit “A”, Exhibit “B” and Exhibit “C”** are collectively referred to as the “Property”; and

**WHEREAS**, the Property owner (the “Owner”) has made an application under the provisions of the Unified Development Code of the Town of Northlake for a zone change to PD, Planned Development District; and

**WHEREAS**, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of amendments to the Unified Development Code as set forth in this Ordinance; and

**WHEREAS**, after complying with all legal notices, requirements, and conditions, a public hearing was held before Town Council at which the Town Council considered the recommendation of the Planning and Zoning Commission of the Town, and among other things, the character of the land and its sustainability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the Town, and the Town Council does hereby find that the rezoning approved hereby accomplishes such objectives.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF NORTHLAKE, 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.**        Findings. After due deliberation and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Northlake, Texas, and of the public health, safety, and welfare.

**Section 3.**        Zoning Amendments. Chapter 12 of the Code of Ordinances for the Town of Northlake, the same being the Town’s Unified Development Code, is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, phrases, and words not expressly amended are hereby ratified and affirmed:

The zoning on the Property is hereby changed from Unzoned and RR Rural Residential District to PD, Planned Development District, with the base zoning designation I Industrial District. The Property shall be subject to all applicable Town ordinances and regulations, including the Planned Development Regulations attached in **Exhibit “D”**, and the Concept Plan attached in **Exhibit “E”** for the Property zoned herein.

**Section 4.**        Zoning Map. The Official Zoning Map of the Town of Northlake, adopted by Article 2, Section 2.1 of the Unified Development Code for the Town of Northlake, and on file in the office of the Town Secretary is hereby amended to reflect the foregoing zoning use changes herein made.

**Section 5.** Severability. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

**Section 6.** Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**Section 7.** Penalty. Any person, firm, entity, or corporation who violates any provision of this Ordinance or Town of Northlake's Unified Development Code Chapter 12, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Town from filing suit to enjoin the violation. Town retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**Section 8.** Effective Date. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

**PASSED AND APPROVED** by the Town Council of the Town of Northlake, Texas, this 22nd day of June 2023.

Town of Northlake, Texas

*David Rettig*

David Rettig, Mayor

Attest:

*Zolaina R. Parker*

Zolaina R. Parker, Town Secretary



## EXHIBIT "A"

### Property Description and Depiction

Description of a Planned Development

784.604 Acres

BEING THAT TRACT OF LAND SITUATED IN THE H. HENDERSON SURVEY, ABSTRACT NUMBER 25, THE G. CARDINAS SURVEY, ABSTRACT NUMBER 215, THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT NUMBER 910 AND THE MARY POLK SURVEY, ABSTRACT NUMBER 993, DENTON COUNTY, TEXAS AND BEING THE REMAINDERS OF THOSE TRACTS OF LAND (TRACT 1 AND TRACT 5) DESCRIBED BY DEED TO PETRUS INVESTMENT, L.P. RECORDED IN VOLUME 4246, PAGE 546 OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO EAGLE INCOME PROPERTIES, LP, RECORDED IN INSTRUMENT NUMBER 2021-105710 SAID REAL PROPERTY RECORDS AND ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENTS, L.P., RECORDED IN INSTRUMENT NUMBER 2023-10912 SAID REAL PROPERTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT IN THE NORTH LINE OF TEXAS MOTOR SPEEDWAY, AN ADDITION TO THE CITY OF FORT WORTH RECORDED IN INSTRUMENT NUMBER 2004-10521 (CABINET V, SLIDE 493 OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID TRACT 5 AND BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO NORTHLAKE 156 & 114, L.P., RECORDED IN INSTRUMENT NUMBER 2021-68670 SAID REAL PROPERTY RECORDS;

THENCE, WITH THE WEST LINE OF TH REMAINDER OF SAID TRACT 1, THE FOLLOWING BEARINGS AND DISTANCES;

N 00°13'52"W, 3839.50 FEET;

S 89°44'57"W 1369.32 FEET TO THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GW MANUFACTURING SOLUTIONS, LLC RECORDED IN INSTRUMENT NUMBER 2016-147102 OF SAID REAL PROPERTY RECORDS;

N 17°13'03"E 2445.82 FEET, WITH THE WEST LINE OF SAID GE TRACT, TO THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO GE MANUFACTURING SOLUTIONS, LLC RECORDED IN INSTRUMENT NUMBER 2015-148414 SAID REAL PROPERTY RECORDS;

THENCE N 89°42'44"E, 10.45 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF AFOEMENTIONED EAGLE INCOME PROPERTIES TRACT;

THENCE WITH THE WEST LINE OF SAID EAGLE INCOME PROPERTIES TRACT THE FOLLOWING BEARINGS AND DISTANCES;

N 17°16'33"E, 2233.45 FEET;

N 15°33'59"E, 424.69 FEET;

N 09°27'41"E, 424.03 FEET TO THE NORTHWEST CORNER OF AFORESAID EAGLE INCOME TRACT ON THE SOUTH SIDE OF HARMONSON ROAD (A PAVED TRAVELED ROADWAY OF UNDETERMINED WIDTH)

THENCE S 89°57'13"E, 143.08 FEET, ALONG THE SOUTHSIDE OF HARMONSON ROAD TO THE WEST LINE OF AFOREMENTIONED AIL INVESTMENT, L.P. TRACT

THENCE N 00°29'48"W, 17.06 FEET, WITH SAID WEST LINE, TO THE APPROXIMATE CENTERLINE OF SAID HARMONSON ROAD;

THENCE N 89°53'17"E, ALONG THE APPROXIMATE CENTERLINE OF HARMONSON ROAD, AT 205.11 FEET THE NORTHEAST CORNER OF SAID AIL TRACT, IN ALL A DISTANCE OF 1,741.50 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED EAGLE INCOME TRACT;

THENCE S 00°30'04"E, 2604.31 FEET, TO THE EASTERLY NORTHWEST CORNER OF AFOREMENTIONED PETRUS TRACT;

THENCE N 89°21'08"E, AT 15.9 FEET, ALONG THE APPROXIMATE CENTERLINE OF MCPHERSON ROAD, (A PAVED TRAVELED ROADWAY OF UNDETERMINED WIDTH) THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO AIL INVESTMENT, LP RECORDED IN INSTRUMENT NUMBER 2021-145548, SAID REAL PROPERTY RECORDS, IN ALL, CONTINUING WITH MCPHERSON ROAD, A DISTANCE OF 967.80 FEET;

THENCE WITH THE EAST LINE OF AFOREMENTIONED TRACT 1 THE FOLLOWING COURSES AND DISTANCE;

S 00°39'02"E, AT 2620.9 FEET THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO RITA SOLOMON RECORDED IN VOLUME 801, PAGE 1 SAID REAL PROPERTY RECORDS, IN ALL A DISTANCE OF 2697.29 FEET;

S 89°20'58"W, 275.51 FEET;

S 00°07'56"W 35.58 FEET TO THE WESTERLY NORTHWEST CORNER OF AFOREMENTIONED TRACT 5;

THENCE WITH THE NORTH AND EAST LINE OF THE REMAINDER OF SAID TRACT 5 THE FOLLOWING BEARINGS AND DISTANCES;

S 89°40'15"E 923.46 FEET;

N 00°18'15"W 116.67 FEET, TO THE APPROXIMATE CENTERLINE OF AFOREMENTIONED MCPHERSON ROAD;

S 89°40'59"E 1862.78 FEET ALONG SAID MCPHERSON ROAD;

S 02°01'26"E 3206.29 FEET TO THE NORTH LINE OF AFOREMENTIONED TEXAS MOTOR SPEEDWAY AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

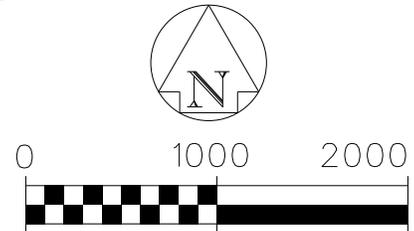
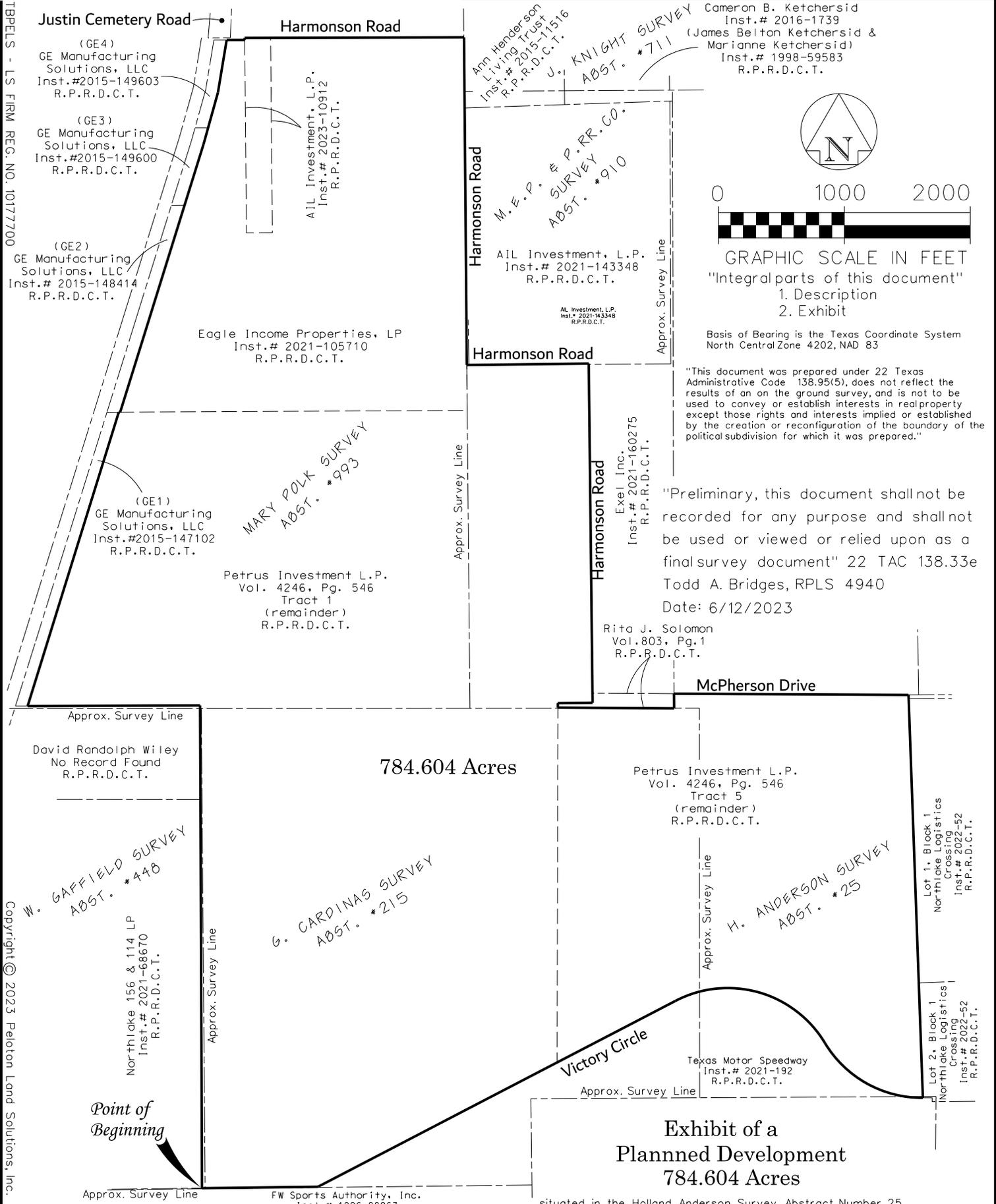
THENCE WITH THE NORTH LINE OF TEXAS MOTOR SPEEDWAY THE FOLLOWING COURSES AND DISTANCES;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 932.50 FEET, THROUGH A CENTRAL ANGLE OF 59°21'54" HAVING A RADIUS OF 900.00 FEET, THE LONG CHORD OF WHICH BEARS N 60°39'51"W, 891.35 FEET, TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 1358.94 FEET, THROUGH A CENTRAL ANGLE OF 86°30'45", HAVING A RADIUS OF 900.00 FEET, THE LONG CHORD OF WHICH BEARS N 74°14'17"W 1233.47 FEET;

S 62°30'21"W , PASSING AT 1061.0 FEET THE SOUTHWEST CORNER OF THE REMAINDER OF AFOREMENTIONED TRACTS 1 AND 5, IN ALL A DISTANCE OF 3201.79 FEET;

THENCE 5 S 89°17'18"W 921.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 34,177,350 SQUARE FEET OR 784.604 ACRES OF LAND MORE OR LESS.



"Integral parts of this document"  
 1. Description  
 2. Exhibit

Basis of Bearing is the Texas Coordinate System  
 North Central Zone 4202, NAD 83

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e  
 Todd A. Bridges, RPLS 4940  
 Date: 6/12/2023

Rita J. Solomon  
 Vol. 803, Pg. 1  
 R.P.R.D.C.T.

McPherson Drive

784.604 Acres

Petrus Investment L.P.  
 Vol. 4246, Pg. 546  
 Tract 5  
 (remainder)  
 R.P.R.D.C.T.

Texas Motor Speedway  
 Inst. # 2021-192  
 R.P.R.D.C.T.

**Exhibit of a  
 Planned Development  
 784.604 Acres**

situated in the Holland Anderson Survey, Abstract Number 25, the Guadalupe Cardinas Survey, Abstract Number 215, the William Gaffield Survey, Abstract Number 448, the M.E.P. & P.R.R. Co. Survey, Abstract Number 910, and the Mary Polk Survey, Abstract Number 993, Town of Northlake, Denton County, Texas.

TBPELS - LS FIRM REG. NO. 10177700

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**PELTON**  
 LAND SOLUTIONS  
 9800 HILLWOOD PARKWAY, SUITE 250  
 FORT WORTH, TEXAS 76177 PH.# 817-562-3350

## EXHIBIT "B"

### Property Description and Depiction

#### Description of a Planned Development

##### 22.041 Acres

**BEING** that tract of land situated in the H.W. Cook Survey, Abstract Number 310, Denton County, Texas and being a portion of the remainder of that tract of land described by deed to Petrus Investment L.P., recorded in Volume 4246, Page 546 (Tract II, remainder), Real Property Records, Denton County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at the northwest corner of said remainder tract, being in the south line of Lot 4, Block 1, Northlake 35 Logistics Park, an addition to the Town of Northlake, recorded in Instrument Number 2022-55, said Real Property, Records, from which the southwest corner of same, bears S 89°45'34" W, 5.72 feet;

**THENCE** N 89°45'34" E, at 2121.15 passing the southeast corner of Lot 10X, Block 1, Northlake 35 Logistics Park, an addition to the Town of Northlake, recorded in Instrument Number 2022-57, Real Property Records, Denton County, Texas, in all 2300.52 feet to the west right-of-way line of Interstate Highway 35W;

**THENCE** S 40°25'15" W, 594.99 feet, continuing with said west right-of-way line;

**THENCE** S 33°57'48" W, 360.80 feet, with said west right-of-way line;

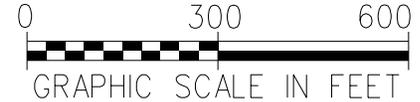
**THENCE** S 67°02'11" W, 72.51 feet, with said west right-of-way line to the northeast corner of Dedication Deed to the City of Fort Worth, recorded in Instrument Number 2001-105875, being in the north right-of-way line Dale Earnhardt Way (a 120 foot right-of-way), recorded in Dedication Deed, Instrument Number 2001-6337, both of Real Property Records, Denton County, Texas;

**THENCE** N 66°08'09" W, 640.72 feet, departing said west right-of-way line, with said north right-of-way line, to the beginning of a curve to the left;

**THENCE** continuing with said north right-of-way line and with said curve to the left, an arc distance of 1126.89 feet, through a central angle of 13°52'33", having a radius of 4653.10 feet, the long chord which bears N 70°39'04" W, 1124.13 feet;

**THENCE** N 00°05'01" E, 139.18 feet to the **Point of Beginning** and containing 960,090 square feet or 22.041 acres of land more or less.

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



Basis of Bearing is the Texas Coordinate System North Central Zone 4202, NAD 83

"Integral parts of this document"  
1. Description  
2. Exhibit

W. MURRAY SURVEY  
ABST. # 890

LOT 10X, BLOCK 1  
NORTHLAKE 35 LOGISTICS PARK  
INST.#2022-57  
R.P.R.D.C.T.

USA  
VOL. 373, PG. 452  
R.P.R.D.C.T.

M. E. P. & P. R. R. CO. SURVEY  
ABST. # 642

LOT 4, BLOCK 1  
NORTHLAKE 35 LOGISTICS PARK  
INST.#2022-55  
R.P.R.D.C.T.

McPherson Drive

Point of Beginning

Approx. Survey Line

(TRACT 2)  
REMAINDER  
PETRUS INVESTMENT, L.P.  
VOL. 2470, PG. 696  
D. R. D. C. T.

HW COOKE SURVEY  
ABST. # 310

Dale Earnhardt Way  
(120' Right-of-Way)  
Inst. # 2001-6337

FW SPORTS AUTHORITY, INC.  
CC# 96-R0088963  
INST.#2022-57  
R.P.R.D.C.T.

CITY OF FORT WORTH  
INST. # 2001-105875

Interstate Highway 35W  
(Variable Width Right-of-Way)

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e  
Todd A. Bridges, RPLS 4940  
Date: 5/31/2023

# Exhibit of a Planned Development - 22.041 Acres

Situated in the H.W. Cook Survey, Abstract Number 310,  
Denton County, Texas.

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9600 HILLWOOD PARKWAY, SUITE 250  
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

JOB # HWA23012

DRAWN BY: S. PONCE

CHECKED BY: T. BRIDGES

DATE: 05/04/2023

ACF# 8462  
PAGE # 2 of 2

**EXHIBIT "C"**

**Property Description and Depiction**

**Description of a Planned Development**

**77.304 Acres**

**BEING** a tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 910, Denton County, Texas and being all of that tract of land described by deed to AIL Investment, L.P., recorded in Instrument Number 2021-143348 of the Real Property Records of Denton County, Texas and being more particularly described by metes and bounds as follows;

**BEGINNING** at the southwest corner of said AIL Investment tract, and at an "ell" corner in the approximate centerline of Harmonson Road (a paved traveled roadway of undetermined width);

**THENCE** N 00°55'21"W, 1998.66 feet, along said approximate centerline, to the east edge of the asphalt of said Harmonson Road and at the southwest corner of that tract of land described by deed to James Belton Ketchersid & Marianne Ketchersid, recorded in Instrument Number 1998-59583, said real property records;

**THENCE** with the south line of said Ketchersid tract the following bearings and Distances;

N 87°10'55"E, 813.60 feet;

N 68°54'58"E, 400.48 feet;

N 89°40'20"E, 441.48 feet, to the northeast corner of said AIL Investment tract and the northwest corner of that tract of land described by deed to Exel, Inc., recorded in Instrument Number 2021-160275, said real property records;

**THENCE** with the east line of said AIL Investment tract and the west line of said Exel, Inc. tract, the following bearings and distances;

S 00°20'41"E, 566.22 feet;

S 00°22'01"E, 922.90 feet;

S 00°01'38"E, 687.51 feet, to the southeast corner of said AIL Investment tract and an "ell" corner in said west line;

**THENCE** S 89°42'02"W, 1605.24 feet, with the south line of said AIL tract, to the **Point of Beginning** and containing 3,367,380 square feet or 77.304 acres of land more or less.

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in realproperty except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



GRAPHIC SCALE IN FEET

Basis of Bearing is the Texas Coordinate System North Central Zone 4202, NAD 83

"Integral parts of this document"

- 1. Description
2. Exhibit

TBPELIS - LS FIRM REG. NO. 10177700

Harmonson Road

J. KNIGHT SURVEY
ABST. #711

Cameron B. Ketchersid
Inst.# 2016-1739

Ann Henderson (James Belton Ketchersid & Marianne Ketchersid)
Living Trust Inst.# 1998-59583
Inst.# 2015-11516 R.P.R.D.C.T. R.P.R.D.C.T.

Harmonson Road

Eagle Income Properties, LP
Inst.# 2021-105710
R.P.R.D.C.T.

M.E.P. & P.R.R.CO. SURVEY
ABST. #910

AIL Investment, L.P.
Inst.# 2021-143348
R.P.R.D.C.T.

H. ANDERSON SURVEY
ABST. #25

Exel Inc.
Inst.# 2021-160275
R.P.R.D.C.T.

MARY POLK SURVEY
ABST. #993

Point of Beginning

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Petrus Investment L.P.
Vol. 4246, Pg. 546
Tract 1 (remainder)
R.P.R.D.C.T.

Approx. Survey Line

Harmonson Road

Approx. Survey Line

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 5/31/2023

Exhibit of a
Planned Development - 77.304 Acres

Situated in the M.E.P. & P.R.R. Co. Survey, Abstract Number 910,
Town of Northlake, Denton County, Texas.

ACF# 8461

PELTON LAND SOLUTIONS
9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Table with 5 columns: JOB # HWA23012, DRAWN BY: S. Ponce, CHECKED BY: T. Bridges, DATE: 05/04/2023, PAGE # 2 of 2

**EXHIBIT “D”**  
**Planned Development Regulations**

Development within the Property shall conform to all requirements for the I Industrial District, as prescribed by Chapter 12 of the Unified Development Code (“UDC”), except for the following modifications:

**A. Land Use Regulations.** Development within the Property shall comply with the following land use regulations:

**1. Permitted Uses.** Permitted uses shall include all uses permitted in the I Industrial District plus:

- Restaurant;
- Retail/commercial;
- Laundry/dry cleaning;
- Bank
- Hotel or motel
- Vertical/Indoor farming operation (the practice of growing produce in vertically stacked layers in enclosed structures);
- Truck stop (allowed by right only in the portion of the Property identified as the Limited Use Zone depicted on the Concept Plan attached hereto and incorporated herein by reference (the “Limited Use Zone”) and elsewhere by Specific Use Permit);
- Fueling station (automobiles and trucks plus alternative fueling stations for biodiesel, compressed natural gas, ethanol, electric charging, hydrogen, liquefied natural gas, propane and any other fuel source for vehicles).
- Moderate manufacturing (manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products, and incidental storage, sales and distribution of such products, including basic industrial processing, provided that such operations are not noxious or offensive due to odors, smoke, dust, noise, fumes or vibrations);
- Outdoor storage;
- Telecommunication antennas/towers (per Section 8.6 of the UDC);
- Data Center (real and personal property consisting of buildings or structures specifically designed or modified to house networked computers and data and transaction processing equipment and related infrastructure support equipment, including, without limitation, power and cooling equipment, used primarily to provide, as a service to persons other than the company operating the data center, data and transaction processing services, outsource information technology services and computer equipment colocation services, or, used primarily

to provide, to a single user, including the user's affiliates, customers, lessees, vendors and other persons authorized by the user, data and transaction processing services);

- Electric power substation (a subsidiary facility of an electric power station through which electricity is passed for transmission, transformation or distribution);
- Electric power generation, or power storage (a facility that generates or stores electricity) to support electric power for multiple properties as either as primary or back-up.
- Aviation (plus flight testing and training related to traditional aviation aircraft [helicopters], Advanced Air Mobility aircraft [Unmanned Aircraft Systems (UAS)], Electric Vertical and Takeoff Landing [eVOTL] aircraft, and Rural Advanced Mobility [RAM]; and testing of aviation related computer hardware/software and including ground based radar systems, Infrared systems, lidar technology, global positioning systems, airborne cameras, and ground based cameras. Traditional aviation aircraft, UAS, eVTOL and RAM Flight testing shall not be limited to only day light operations. All FAA regulations pertaining to traditional aviation aircraft, UAS, eVTOL and RAM will come before any municipal codes, ordinance, or zoning regulations.
- Cold Storage Facility (real and personal property consisting of buildings or structures specifically designed for the cooling, freezing, and cold storage of perishable food products and other perishables).

2. **Height Regulations.** Structures shall not exceed 120 feet in height.
3. **Dimensional Regulations.** Front, side, side adjacent to street and rear yard setbacks for all uses shall conform to the I Industrial dimensions set forth in Table 5.1 of the UDC. Floor Area Ratio (FAR) for all commercial uses shall be 1.0.
4. **Off-street Parking.** Off-street parking shall conform to the parking regulations set forth in Article 10 of the UDC except as follows:
  - All industrial uses shall meet a minimum of 1 space for each 10,000 square feet of total floor area.
  - Aviation - no minimum parking requirement.
  - Each standard off-street surface parking space shall measure not less than nine feet (9') by eighteen feet (18') feet, exclusive of access drives and aisles, and shall be of usable shape and condition.
5. **Off-street Loading.** Off-street loading shall conform to the regulations set forth in Article 10 UDC.
6. **Exterior Construction and Design Standards.** All building products and materials approved for use by a national model code published within the

last three code cycles that applies to the construction, renovation, maintenance or other alteration of a building are authorized for exterior use. Otherwise, no exterior building materials design standards shall apply.

7. **Landscaping.** Except for aviation uses, which shall have no landscaping requirement, landscaping shall conform to the regulations set forth in Section 9.10 of the UDC.
8. **Signage.** Signage shall conform to the regulations set forth in Article 11 of the UDC.
9. **Operational Standards.** Permitted uses shall be entitled to operate seven days per week. Hours of operations shall be:  
  
Monday through Sunday – Twenty-four hours per day.
10. **Screening and Fencing.** (i) outdoor storage areas facing public rights-of-way shall be screened with a minimum three-foot (3') undulating berm or with tree and shrub plantings in compliance with the Town's landscaping standards in effect on the effective date hereof; (ii) loading docks facing public rights-of-way shall be exempt from vertical articulation; (iii) rooftop equipment not exceeding six feet (6') in vertical height and located fifty feet (50') from exterior walls shall be permitted but shall be screened with a quality metal material (as reasonably determined by Owner) in a color that is light and/or matches the building color, and such screen may be a maximum height of six feet (6'); and (iv) eight-foot (8') black-coated chain-link fencing shall be permitted.
11. **Oil and Gas Drilling Regulations.** Article 13 of the UDC shall not apply to the Property.
12. **Open Space Requirements.** A minimum of ten percent (10%) of the gross acreage of the development shall be preserved as open space. Otherwise, the requirements of Section 9.6 of the UDC shall not apply to the Property.

**B. Minor Revisions to Planned Development Regulations.** The Mayor, the Town Manager or a designee may administratively approve in writing minor revisions to the Planned Development Regulations, including without limitation, the following: (i) an increase in the height of any structure by ten percent (10%) or less; (ii) a setback reduction of ten percent (10%) or less; (iii) an increase in lot coverage of ten percent (10%) or less; (iv) parking reductions of ten percent (10%) or less; or (v) relocation of structures provided setbacks are maintained except as otherwise provided above, parking is not reduced, uses are not added to the list of permitted uses, and circulation is approved by the Town Manager or a designee.

**C. Compliance With Planned Development Regulations.** Except for variances specifically authorized to be considered by the Board of Adjustment (the "BOA") in Section 3.4 of the UDC, the Town Council may waive strict compliance with the Planned Development Regulations on a case-by-case basis when a developer demonstrates, to the reasonable satisfaction of the Town Council, that the requested waiver: (i) is not contrary to the public interest; (ii) does not cause injury to adjacent property; and (iii) does not materially adversely affect the quality of development.

**D. Conflict.** In the event of any conflict between these Planned Development Regulations and any other ordinance, rule, regulation, standard, policy, order, guideline or other Town-adopted or Town-enforced requirement, whether existing on the effective date or hereinafter adopted by the Town (collectively, "Town Zoning Ordinances and Regulations"), these Planned Development Regulations shall prevail and control. All Town Zoning Ordinances and Regulations that are inconsistent with the terms and provisions of these Planned Development Regulations are hereby made inapplicable to the Property.

**E. Concept Plan.** The Concept Plan attached hereto as Exhibit "D" and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this Planned Development. Because of anticipated development dynamics, it is anticipated that the overall Concept Plan will change from time to time. Revisions to the Concept Plan, including expansion of the Limited Use Zone, shall not be considered to be amendments to the Planned Development zoning requirements and, in addition to the ability of the Town Manager or designee to change the same under Section 5.10 D. of the UDC, shall be administratively reviewed and approved by the Town Manager, or his/her designee provided the change does not (i) increase the height of any structure by more than ten percent (10%); (ii) reduce a setback by more than ten percent (10%) or less; (iii) increase lot coverage by more than ten percent (10%); or (iv) add uses to the permitted uses.

**EXHIBIT "E"**  
**Concept Plan**



May 8, 2023

# Concept Plan

