



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda Planning and Zoning Commission

Wednesday, May 13, 2026

5:30 PM

Council Work Session Room
&
Council Chambers

Amended on May 7, 2026, at 11:35 a.m.

WORK SESSION BEGINS AT 5:30 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING COMMISSION

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, May 13, 2026, at 5:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

2. Work Session Reports

- A. [PZ26-082](#) Receive a report and hold a discussion regarding the Planning and Zoning Commission's role in relation to the City's historic preservation program.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, May 13, 2026, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
B. Texas Flag

"Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible."

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ26-079](#) Consider approval of the April 29, 2026, Planning and Zoning meeting minutes.

Attachments: [April 29, 2026 P&Z Minutes](#)

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [FP26-0012b](#) Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012b, Summit 35, Julie Wyatt)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)
 [Exhibit 5 - 3rd Extension Request](#)

- B. [FP26-0004a](#) Consider a request by Kimley-Horn on behalf of the property owner, HR 3200 LP, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004a, Landmark Phase 2 North, Cameron Robertson)

Attachments: [Exhibit 1 - Agenda Information Sheet](#)
 [Exhibit 2 - Staff Analysis](#)
 [Exhibit 3 - Site Location Map](#)
 [Exhibit 4 - Final Plat](#)

4. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-080](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

Attachments: [Matrix 2026](#)

5. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 7, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 13, 2026

SUBJECT

Receive a report and hold a discussion regarding the Planning and Zoning Commission's role in relation to the City's historic preservation program.

BACKGROUND

In response to recent discussion among the Planning and Zoning Commission in regard to local historic landmark designations, staff is presenting a work session discussion regarding the City of Denton's historic preservation program and the Planning and Zoning Commission's role in relation to this program. Topics will include, but are not limited to the following:

- City of Denton's preservation history
- Historic Landmark process
- Historic District and Conservation District processes
- Planning and Zoning Commission's role
- Historic Landmark Commission's role

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner/Historic Preservation Officer

MINUTES
PLANNING AND ZONING COMMISSSION
April 29, 2026

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, April 29, 2026, at 5:04 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs and Commissioner Erica Garland

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following items were not presented, and no discussion was had:

3.A (FP26-0003c, 5.A (Z25-0017), 5.B (Z26-0004) and 5.D (S25-0008)

The following items were presented, and discussion was had:

4.A (FP26-00013a), 4.B (FP26-0011a), 4.C (FP26-0012a), 5.C (PD26-0001a),

Chair Pruett called a recess at 5:21 p.m. Chair Pruett reconvened the Work Session at 5:28 p.m.

3. Work Session Reports

A. PZ26-069 Receive a report and hold a discussion regarding Data Centers.

Staff presented the report to the Commission and a discussion followed.

Following discussion, there was no direction provided as the item was for presentation/discussion purposes.

The Work Session was adjourned at 5:57 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, April 29, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

ABSENT: Vice-Chair Clay Riggs and Commissioner Erica Garland

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
- B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-071 Consider approval of the April 8, 2026, Planning and Zoning meeting minutes.

Commissioner Dyer moved to approve the April 8, 2026, Planning and Zoning meeting minutes. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

3. CONSENT AGENDA

- A. FP26-0003c Consider a request by Double R. Devco, LLC for a Final Plat of Hickory Grove, Phase 6. The 66.521-acre site is generally located at the southeast corner of Jackson Road and Nail Road in City of Denton's ETJ Division 1, Denton County, Texas. (FP26-0003c, Hickory Grove 6, Mia Hines).

Commissioner Ketchersid moved to approve the Consent Agenda. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP26-0013a Consider a request by Quiddity Engineering on behalf of TG Duchess Denton, LLC., for a Final Plat of Olivo Apartments. The 18.897-acre site is generally located south of Duchess Drive, approximately 794.21 feet west of Loop 288 in City of Denton, Denton County, Texas. (FP26-0013, Olivo Apartments, Angie Manglaris).

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. FP26-0011a Consider a request by Kimley-Horn on behalf of the property owner, Honey Farms Estates, LLC, for a Final Plat of the Honey Farms Estates Addition. The approximately 9.24-acre site is generally located on the south side of Sanders Road, approximately 1,910 feet east of Country Club Road in the City of Denton, Denton County, Texas. (FP26-0011, Honey Farms Estates, Ashley Ekstedt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. FP26-0012a Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012, Summit 35, Julie Wyatt)

City staff presented the item. No discussion followed.

Commissioner McDuff moved to approve the extension of the item to a date certain of May 27, 2026. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0017 Hold a public hearing and consider making a recommendation to City Council regarding a request by Kimley-Horn on behalf of the property owner, Denton Double Down, LLC, to rezone approximately 4.37 acres of land from a Residential Rural (RR) zoning district to a Suburban Corridor (SC) zoning district. The subject site is generally located on the south side of Hartlee Field Road, approximately 580 feet east of East Sherman Drive in the City of Denton, Denton County, Texas. (Z25-0017, Denton Striker, Ashley Ekstedt)

Chair Pruett opened the public hearing.

This item was presented, and no discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Dyer moved to approved the item as presented. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- B. Z26-0004 Hold a public hearing and consider making a recommendation to City Council regarding a request by Nick Johnson and Joann Madrie to rezone approximately 3.3 acres of land from a Residential Rural (RR) zoning district to a Residential 1 (R1) zoning district. The subject site is generally located on the north side of Chinn Road, approximately 1,180 feet east of Ganzer Road in the City of Denton, Denton County, Texas. (Z26-0004, Chinn Rezoning, Ashley Ekstedt)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Commissioner Dyer moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- C. PD26-0001a Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams on behalf of the property owner, Non-Typical Properties, LLC to rezone approximately 0.786 acres from Residential 7 (R7) zoning district to Overlay Planned Development with a Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally located at the northwest corner of the intersection of Jagoe Street and Scripture Street in the City of Denton, Denton County, Texas. (PD26-0001a, 1716 Scripture US Aviation Development Overlay, Sean Jacobson)

The public hearing was opened at the March 18, 2026, meeting.

This item was presented, and discussion followed.

Citizen comments received are noted on Exhibit A.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (7): Chair Eric Pruett, Vice-Chair Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

- D. Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for a Monopole Tower over 85 feet use on approximately 0.048 acres of land, approximately located on the western corner of North Elm Street and Riney Road in the City of Denton, Denton County, Texas. (S25-0008, Bryce Van Arsdale)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Chair Pruett closed the Public Hearing.

Commissioner Ketchersid moved to approved the item as presented. Motion seconded by Commissioner McDuff. Motion carried.

AYES (5): Chair Eric Pruett, Commissioners: Lisa Dyer, Keith Ketchersid, Sherri McDade, and Mary Ann McDuff

NAYS (0): None

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-072: Staff provided updates regarding the matrix and City Council items. No items were added to the matrix.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:02 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

_____ Date

X_____

Cathy Welborn, Administrative Assistant

_____ Date

Minutes approved on: _____

April 29, 2026 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Deborah French	Not Provided	Z26-0004	Not Stated	In Person	Please see video for comment.
Randi Rivera (Applicant)	4400 State Highway 121 Ste. 800, Lewisville, 75056	PD26-0001A	Support	In Person	Please see video for comment.



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AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 13, 2026

SUBJECT

Consider a request by Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35 for a Final Plat of Summit 35 Addition. The approximately 68.175-acre property is generally located east of North Interstate 35, north of Loop 288, and southwest of Highway 77 (North Elm Street) in the City of Denton, Denton County, Texas. (FP26-0012b, Summit 35, Julie Wyatt)

BACKGROUND

The purpose of this Final Plat is to create six lots on 68 acres zoned Planned Development-General Office (PD-GO). While an end user has not yet been identified, all lots are intended to be developed to accommodate industrial, office, or warehouse uses in accordance with the approved zoning.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	March 9, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	30 Days
Resubmittal Date:	April 6, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Days in Review:	23 Days
Resubmittal Date:	April 22, 2026
Planning & Zoning Commission Meeting	May 13, 2026
Days in Review	21

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699. The applicant has requested a 30-day extension to allow for additional time to work through staff's comments on the plat and allow for additional review (see Exhibit 5). The applicant may request additional 30-day extensions in the future if they are determined to be necessary.

This is the third extension request for this item.

OPTIONS

1. Approve requested extension
2. Approve as submitted
3. Deny with reasons

RECOMMENDATION

Staff recommends denial of this plat as it does not meet the established criteria for approval. However, Staff has no objection to the requested 30-day extension to allow for additional time to work through staff's comments on the plat and additional review (see Exhibit 5). The requested extension could be granted to a date certain of May 27, 2026.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
July 16, 1991	City Council	Ordinance 91-101 established PD-142 with permitted uses, development standards, and Development Plan	Approved
August 27, 2025	Planning and Zoning Commission	Rezoning to PD-GO (Z25-0008)	Recommended Approval
September 16, 2025	City Council	Rezoning to PD-GO (Z25-0008)	Approved
April 8, 2026	Planning and Zoning Commission	Plat Extension Request	Approved
April 29, 2026	Planning and Zoning Commission	2 nd Plat Extension Request	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat
5. 3rd Extension Request

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Julie Wyatt, AICP
Principal Planner

Planning Staff Analysis

FP26-0012b, Summit 35

District 3

Planning & Zoning Commission

REQUEST:

Final plat for an approximately 68.175-acre site

APPLICANT:

Mack Mattke of Kimley Horn & Associates on behalf of CATDENTON 35

RECOMMENDATION:

Staff recommends denial of this plat as it does not meet the established criteria for approval.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist (FPC), authorized by DDC Subsection 2.6.4D.3. Prior to approval, the comments outlined in Criterion #2 and 15 must be addressed.	☐	☒	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Plat does not meet all applicable review criteria of DDC Section 2.6.4D as described herein. See Criteria # 2 and 15 for details.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
2. Prior Approvals				
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: The proposed Final Plat is consistent with the zoning requirements. In order to comply with the criterion, the following must be addressed: Pending CEP25-0080 approval (DDC 2.6.4C.2.d)		☐	☒	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. Findings: There are no competing plan goals, policies, and strategies for this site.		☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings: The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #2 and 15 for details.		☐	☒	☐

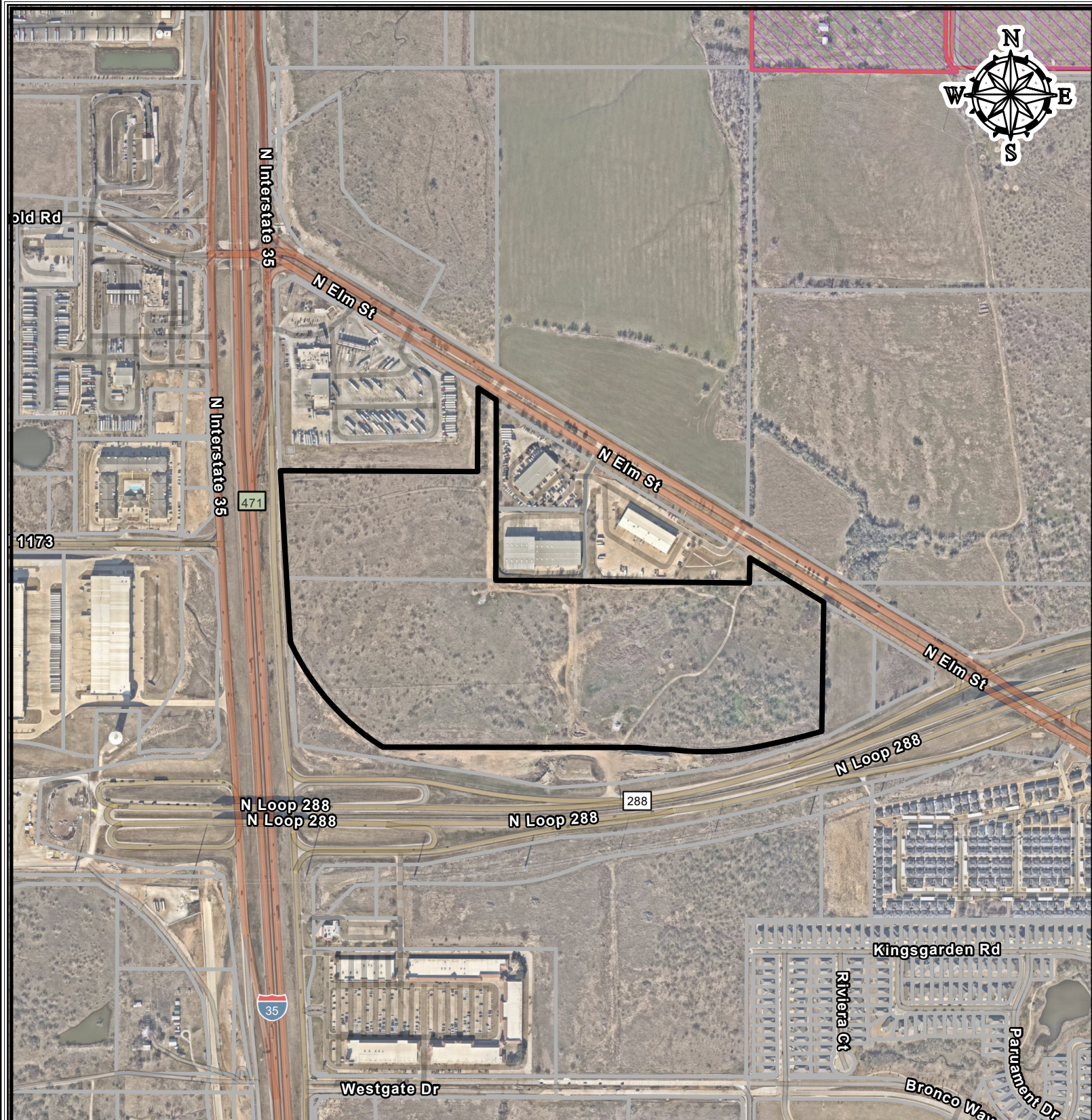
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
b. Compliance with these standards is applied at the level of detail required for the subject submittal. Findings: The proposed Final Plat provides sufficient detail required for the submittal.		☒	☐	☐
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations. Findings: The proposed Final Plat does not meet all criteria set forth by the Final Plat Checklist, authorized by DDC Subsection 2.6.4D.3. See Criteria # 2 and 15 for details.		☐	☒	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC. Findings: There are no development agreements applicable to this Final Plat.		☐	☐	☒
7. Minimizes Adverse Environmental Impacts				
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒

Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The Final Plat does not comply with the applicable DDC requirements as described herein. See Criteria #2 and 15 for details.		☐	☒	☐
11. Provides Adequate Road Systems				
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: The Final Plat has adequate road capacity and complies with this criterion.		☒	☐	☐
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings: There is adequate capacity to serve the proposed development.		☒	☐	☐

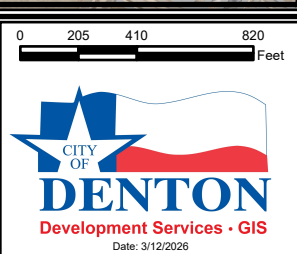
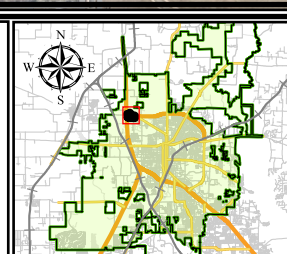
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: There is no phasing plan associated with the proposed Final Plat.		☐	☐	☒

Final Plat Review Applicability Criteria (DDC Section 2.6.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: There is no approved preliminary plat associated with the proposed Final Plat.		☐	☐	☒
15. Whether the development will substantially comply with all requirements of this DDC. Findings: The Final Plat does not comply with the applicable requirements of the Denton Development Code as described herein and as outlined below: 1. Drainage easements are subject to further review based on pending comments from CEP25-0080. Boundaries sha also be dimensioned (DCM 4.12 and FPC 3.7) 2. Proposal shows drainage and detention easement encroaches into No Build Easement. Provide information as to what types of encroachments are permitted (DDC 7.8.10) 3. Confirm allowable improvements in No Build Easement. If none allowed, fire lane access will encroach into this easement and must be relocated. (DDC 7.8.10)		☐	☒	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: The Final Plat does not comply with the applicable technical standards and specifications as described herein. See Criteria #2 and #15 for details.		☐	☒	☐

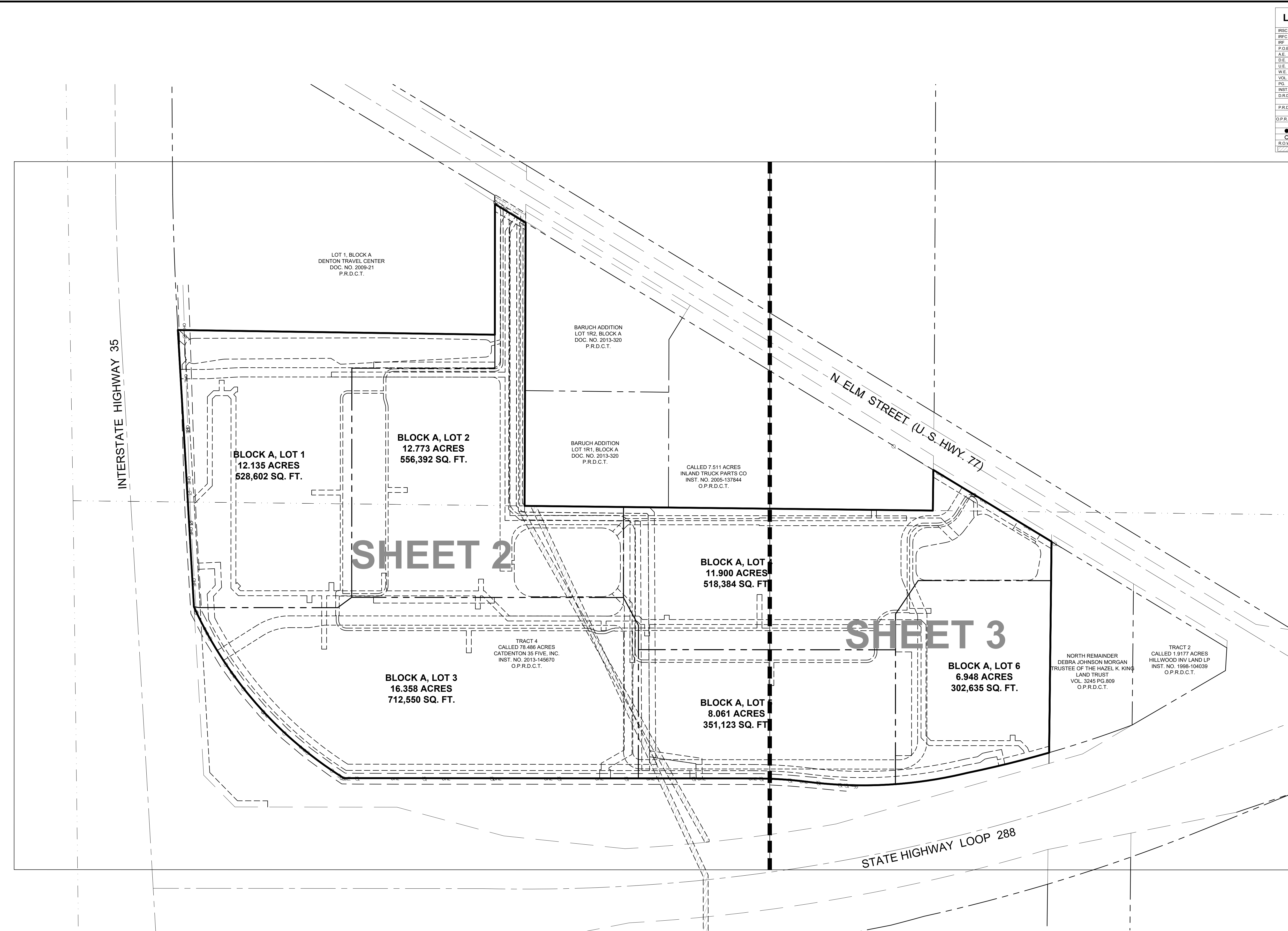
FP26-0012 Aerial Site Location



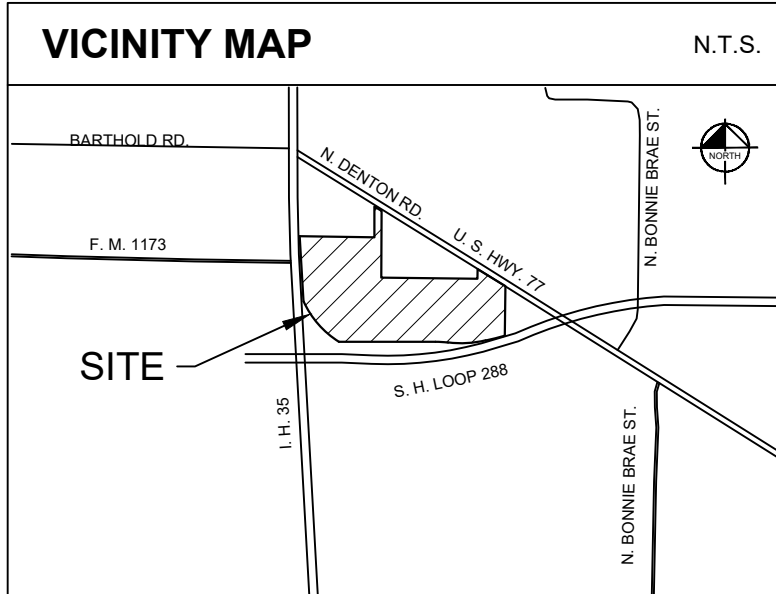
- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40



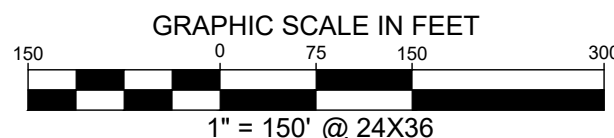
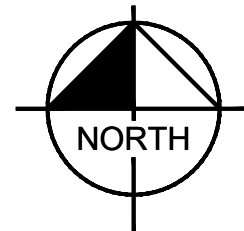
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."



LEGEND	
IRSC	5/8" IRON ROD W/ "MM" CAP SET
IRFC	IRON ROD FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
VOL.	VOLUME
PJ.	PAGE
INST.	INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
●	FOUND MONUMENT
○	SET MONUMENT
R.O.W.	RIGHT-OF-WAY
PORTION TO BE VACATED	



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENT LINE
---	ABSTRACT LINE
---	CENTERLINE
---	ESA LIMIT LINE
---	INTERIOR ROW PARCEL LINE
---	OVERHEAD ELECTRIC LINE
---	ONE
---	OVERHEAD ELECTRIC DISTRIBUTION LINE CLEARANCE ZONE



SEE NOTES ON SHEET 4
SEE LINE & CURVE & LOT TABLE ON
SHEET 3

IMPORTANT NOTICE:
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FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

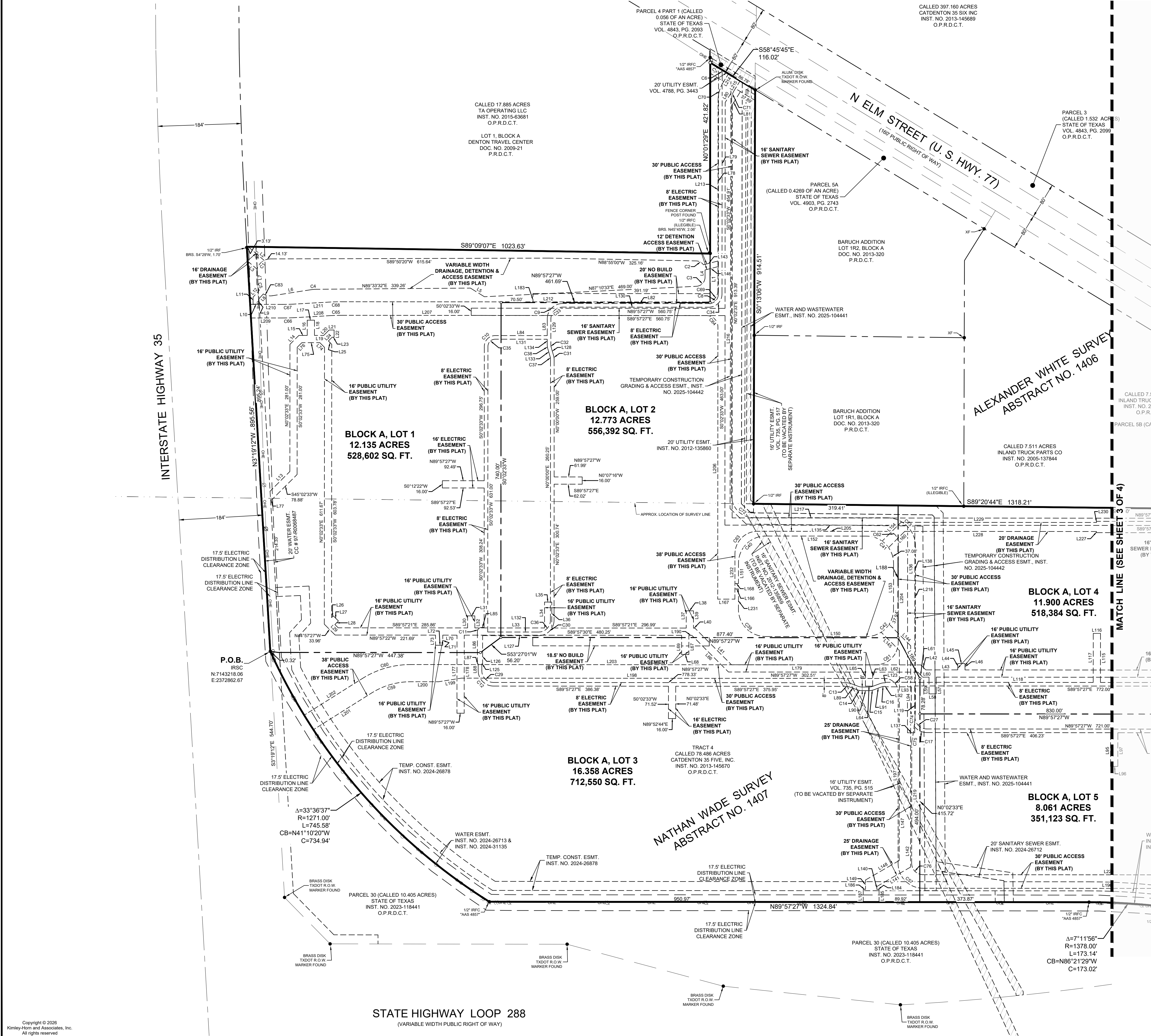
6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

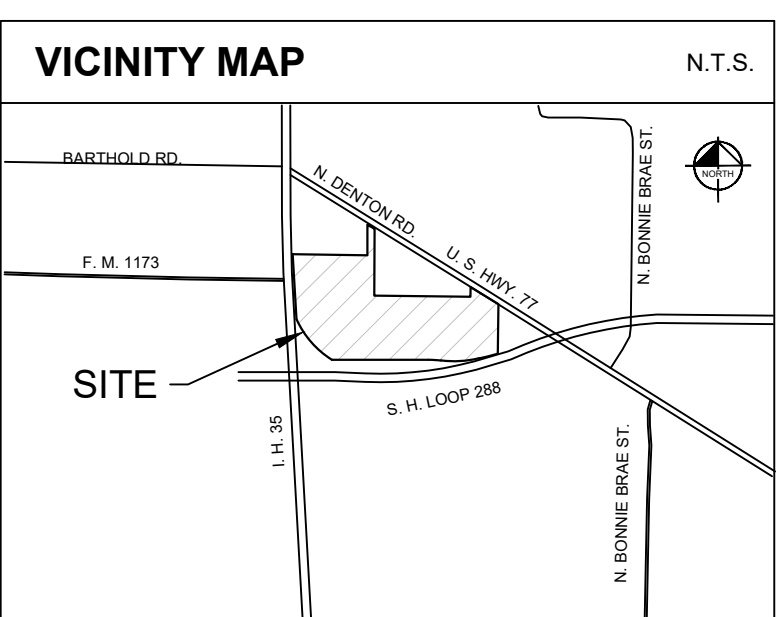
SURVEYOR:	Kimley»Horn				
	6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 Fax No. (972) 335-3779		
Scale	Drawn by	Checked by	Date	Project No.	SHEET
1" = 150'	MBM/JCC	KHA	APRIL 2026	063411024	1 OF 4

OWNER:
Caldenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

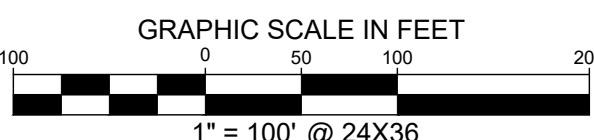
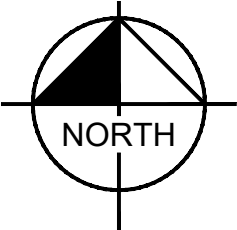
APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattke, P.E.



LEGEND	
IRSC	5/8" IRON ROD W/ "MMA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.B.	POINT OF BEGINNING
A.E.	ACCESS EASEMENT
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LINE TYPE LEGEND	
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---	OVERHEAD ELECTRIC LINE
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SEE NOTES ON SHEET 4
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FINAL PLAT SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

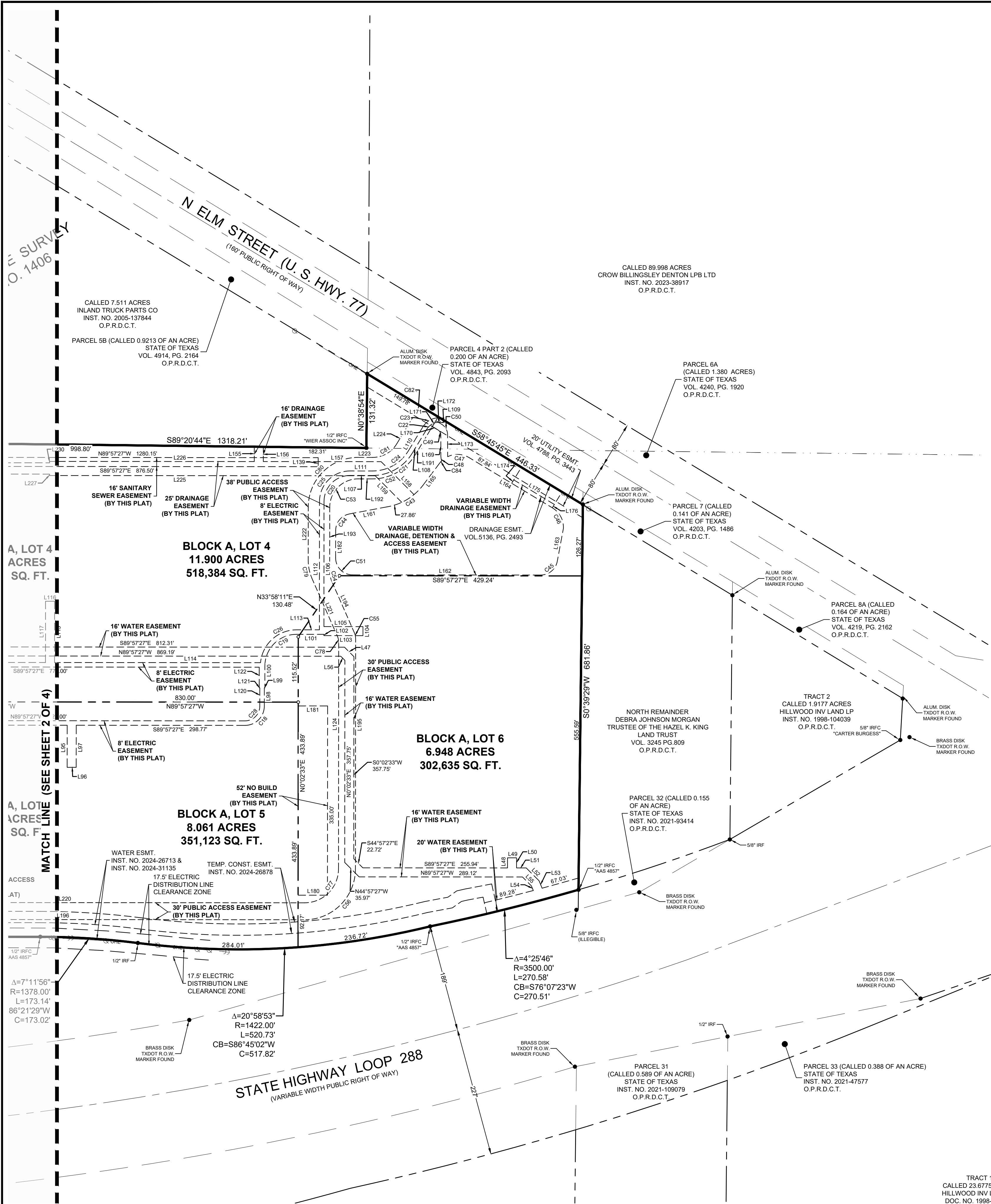
6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

SURVEYOR: Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale 1" = 100'	Drawn by MBM/JCC	Checked by KHA	Date APRIL 2026	Project No. 063411024	SHEET 2 OF 4

OWNER:
Caldenton 35 Five, Inc.
18950 Dallas Pkwy., Suite 120
Dallas, Texas 75248
Ph: 972-732-9000
Contact: Shula Netzer

APPLICANT:
Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattke, P.E.



LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S00°02'33\"W	108.48'		L41	S44°57'09\"E	114.51'		L81	N31°35'38\"E	33.58'		L121	S89°57'27\"E	1.01'		L161	S79°18'59\"W	67.16'		L201	N57°45'52\"E	152.03'	
L2	N49°27'54\"W	46.34'		L42	S44°57'27\"E	15.56'		L82	N89°57'27\"W	323.00'		L122	S00°02'33\"W	36.50'		L162	S89°57'27\"E	332.76'		L202	N57°45'52\"E	152.03'	
L3	N49°27'54\"W	27.66'		L43	S89°57'27\"E	70.69'		L83	S00°02'33\"W	37.01'		L123	S00°02'33\"W	1.01'		L163	N10°28'59\"E	59.29'		L203	S89°57'27\"E	1026.90'	
L4	N00°02'33\"E	16.13'		L44	N00°02'33\"E	14.00'		L84	N89°57'27\"W	115.00'		L124	S00°02'33\"W	401.42'		L164	N58°53'36\"W	172.16'		L204	S00°02'33\"W	220.00'	
L5	S58°13'10\"E	36.29'		L45	S89°57'27\"E	16.00'		L85	N89°57'22\"W	5.75'		L125	N89°59'45\"E	1.75'		L165	S37°00'14\"W	48.08'		L205	N89°57'27\"W	285.90'	
L6	N81°07'58\"E	84.48'		L46	S00°02'33\"W	14.00'		L86	S00°02'33\"W	71.50'		L126	N00°02'33\"E	62.49'		L166	N89°57'27\"W	7.29'		L206	N00°02'33\"E	601.50'	
L7	S00°02'33\"W	21.70'		L47	S44°57'27\"E	23.60'		L87	N89°59'45\"E	1.75'		L127	S89°57'22\"E	123.75'		L167	N89°57'27\"W	38.00'		L207	N89°57'27\"W	804.50'	
L8	S42°13'00\"W	15.91'		L48	N00°02'33\"E	17.91'		L88	S00°02'33\"W	15.00'		L128	N16°13'04\"W	17.49'		L168	N89°57'27\"W	7.29'		L208	S86°44'17\"W	78.84'	
L9	S00°02'33\"W	10.83'		L49	S89°57'27\"E	16.00'		L89	S69°11'36\"E	15.80'		L129	N00°02'33\"E	56.70'		L169	S00°14'07\"E	39.13'		L209	N89°57'27\"W	69.59'	
L10	N89°57'27\"W	12.00'		L50	S00°02'33\"W	17.91'		L90	S89°57'27\"E	14.50'		L130	S89°57'27\"E	323.00'		L170	S58°45'45\"E	11.97'		L210	N89°57'27\"W	70.77'	
L11	N00°02'33\"E	15.46'		L51	S89°57'27\"E	17.18'		L91	N69°11'36\"E	15.65'		L131	N89°57'27\"W	115.00'		L171	S31°10'02\"W	12.00'		L211	S86°44'17\"W	78.73'	
L12	N42°13'00\"E	20.61'		L52	S44°57'27\"E	32.04'		L92	S00°02'33\"W	0.99'		L132	S89°57'22\"E	112.50'		L172	N58°45'45\"W	11.99'		L212	N89°57'27\"W	804.50'	
L13	N45°02'33\"E	61.82'		L53	S22°27'27\"E	14.21'		L93	S89°57'27\"E	57.50'		L133	N16°13'04\"W	17.49'		L173	N00°14'07\"W	39.72'		L213	S00°02'33\"W	420.68'	
L14	N45°02'33\"E	27.84'		L54	N22°27'27\"W	8.92'		L94	S00°02'33\"W	67.01'		L134	N00°02'33\"E	11.69'		L174	S31°06'24\"W	7.11'		L214	S31°35'38\"W	22.76'	
L15	S89°57'27\"E	18.49'		L55	N44°57'27\"W	22.23'		L95	S00°02'33\"W	74.52'		L135	S89°57'27\"E	403.65'		L175	N58°45'45\"W	83.99'		L215	N31°35'38\"E	25.77'	
L16	N00°02'33\"E	33.75'		L56	N44°57'27\"W	10.34'		L96	N89°52'44\"E	16.00'		L136	S00°02'33\"W	458.50'		L176	S31°06'24\"W	6.92'		L216	N00°02'33\"E	875.01'	
L17	S89°57'27\"E	16.00'		L57	S00°02'33\"W	37.00'		L97	N00°02'33\"E	74.48'		L137	S89°57'27\"E	16.00'		L177	N00°02'38\"E	172.49'		L217	N89°57'27\"W	293.90'	
L18	S00°02'33\"W	33.75'		L58	N89°57'27\"W	16.00'		L98	N00°02'33\"E	32.50'		L138	N00°02'33\"E	458.50'		L178	S00°02'38\"W	172.49'		L218	N00°02'33\"E	352.09'	
L19	S89°57'27\"E	20.34'		L59	N00°02'33\"E	37.00'		L99	S89°57'27\"E	0.99'		L139	N00°02'33\"E	16.00'		L179	S89°57'27\"E	418.19'		L219	N89°57'27\"E	266.33'	
L20	N45°02'33\"E	16.97'		L60	N89°57'27\"W	13.81'		L100	N00°02'33\"E	38.73'		L140	S00°02'33\"W	6.21'		L180	S89°57'27\"E	52.00'		L220	N89°57'27\"W	834.50'	
L21	S89°57'27\"E	11.01'		L61	N44°57'27\"W	15.96'		L101	S89°57'27\"E	48.38'		L141	S60°02'33\"W	85.93'		L181	N89°57'27\"W	52.00'		L221	S23°42'39\"E	111.98'	
L22	S00°02'33\"W	16.00'		L62	N89°57'27\"W	99.69'		L102	S00°02'33\"W	2.25'		L142	S00°02'33\"W	488.95'		L182	N00°02'33\"W	48.42'		L222	S00°02'33\"W	94.29'	
L23	N89°57'27\"W	4.38'		L63	S00°02'33\"W	31.00'		L103	S89°57'27\"E	69.14'		L143	N75°35'14\"E	33.14'		L183	N00°02'33\"E	20.00'		L223	N89°57'27\"W	25.77'	
L24	S45°02'33\"W	11.66'		L64	N89°57'27\"W	16.00'		L104	N00°07'16\"W	16.00'		L144	S44°57'27\"E	67.41'		L184	S89°57'27\"E	5.00'		L224	S31°10'00\"W	69.62'	
L25	S44°57'27\"E	10.53'		L65	N00°02'33\"E	31.00'		L105	N89°57'27\"W	69.09'		L145	N44°57'27\"W	57.05'		L185	S00°02'33\"W	26.05'		L225	N89°57'27\"W	576.27'	
L26	N45°02'33\"E	5.52'		L66	N44°57'09\"W	114.51'		L106	N00°02'33\"E	221.52'		L146	S75°35'14\"W	29.42'		L186	N89°57'27\"W	5.00'		L226	S89°57'27\"E	362.22'	
L27	S44°57'27\"E	16.00'		L67	S00°02'33\"W	42.50'		L107	S89°57'27\"E	39.89'		L147	N00°02'33\"E	464.17'		L187	S00°02'33\"W	26.05'		L227	N00°02'33\"E	2.50'	
L28	S45°02'33\"W	11.10'		L68	N89°57'27\"W	16.00'		L108	N31°10'00\"E	49.29'		L148	N60°02'33\"E	85.93'		L188	S00°02'33\"W	262.30'		L228	N89°57'27\"W	423.58'	
L29	S44°57'27\"E	10.29'		L69	N00°02'33\"E	42.50'		L109	N31°14'15\"E	4.42'		L149	N00°02'33\"E	20.64'		L189	S28°16'38\"E	102.24'		L229	N89°57'27\"W	431.86'	
L30	N00°02'38\"E	26.61'		L70	N89°57'19\"W	31.44'		L110	S31°10'00\"W	49.29'		L150	S89°57'27\"E	222.61'		L190	N89°46'59\"W	6.53'		L230	S00°02'33\"W	2.50'	
L31	S89°57'27\"E	16.00'		L71	S00°02'33\"W	22.39'		L111	N89°57'27\"W	39.89'		L151	S00°02'33\"W	45.00'		L191	N31°10'02\"E	78.67'		L231	S00°02'33\"W	45.00'	
L32	S00°02'38\"W	26.61'		L72	N89°57'27\"W	16.00'		L112	S00°02'33\"W	227.27'		L152	N89°57'27\"W	222.61'		L192	S89°57'27\"E	25.77'		L232	S00°02'33\"W	100.00'	
L33	N89°57'21\"E	154.00'		L73	N00°02'33\"E	22.39'		L113	N89°57'27\"W	40.38'		L153	N00°02'33\"E	102.00'		L193	N00°02'33\"E	112.47'					
L34	N00°02'39\"E	57.28'		L74	N44°57'27\"W	14.59'		L114	N89°57'27\"W	364.49'		L154	N45°02'33\"E	58.83'		L194	N23°42'39\"W	96.43'					
L35	S89°57'27\"E	16.00'		L75	N89°57'27\"W	39.72'		L115	N00°02'33\"E	106.51'		L155	N00°02'33\"E	26.25'		L195	N00°02'33\"E	407.73'					
L36	S00°02'39\"W	57.26'		L76	S45°02'33\"W	14.59'		L116	S89°52'44\"W	16.00'		L156	S00°02'33\"W	26.07'		L196	S89°57'27\"E	834.50'					
L37	N00°02'38\"E	38.11'		L77	N89°57'27\"W	2.84'		L117	S00°02'33\"W	108.46'		L157	S89°57'27\"E	208.41'		L197	S00°02'33\"W	378.50'					
L38	S89°57'27\"E	16.00'		L78	S00°02'33\"W	486.41'		L118	N89°57'27\"W	459.27'		L158	S44°57'27\"E	82.42'		L198	S89°57'27\"E	934.99'					
L39	S00°02'38\"W	38.11'		L79	N00°02'33\"E	486.41'		L119	N00°02'33\"E	69.01'		L159	N44°57'27\"E	66.45'		L199	N80°58'03\"E	50.64'					
L40	S89°57'16\"E	3.06'		L80	S31°35'38\"W	38.00'		L120	S00°02'33\"W	32.50'		L160	S45°02'33\"W	50.54'		L200	S89°58'09\"E	61.90'					

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°47'47"	30.00'	47.02'	N44°56'27"E	42.35'	C41	90°00'00"	60.00'	94.25'	N44°57'27"W	84.85'	C81	58°52'33"	50.00'	51.38'	N60°36'17"E	49.15'
C2	53°59'37"	20.00'	18.85'	N61°55'11"W	18.16'	C42	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'	C82	17°27'04"	30.28'	9.22'	N23°30'59"E	9.19'
C3	87°08'00"	20.00'	30.42'	N43°36'33"E	27.57'	C43	44°02'08"	100.00'	76.86'	N59°01'18"E	74.98'	C83	39°53'16"	30.00'	20.89'	S78°55'24"E	20.47'
C4	6°25'35"	100.00'	14.71'	S85°20'45"W	14.69'	C44	79°18'39"	30.00'	41.53'	S39°41'53"W	38.29'	C84	8°51'14"	40.00'	6.18'	S41°25'51"W	6.17'
C5	35°56'51"	30.00'	18.82'	S17°55'53"E	18.51'	C45	79°10'24"	30.00'	41.46'	N50°27'21"E	38.23'						
C6	16°39'45"	34.00'	9.89'	N08°17'19"W	9.85'	C46	61°39'28"	40.00'	43.05'	N28°03'52"W	41.00'						
C7	44°38'48"	26.00'	20.26'	N22°16'51"W	19.75'	C47	56°51'56"	40.00'	39.70'	N87°19'34"W	38.09'						
C8	90°00'00"	21.00'	32.99'	N45°02'33"E	29.70'	C48	21°27'43"	22.00'	8.24'	S10°57'58"E	8.19'						
C9	90°00'00"	34.00'	53.41'	S45°02'33"W	48.08'	C49	51°28'12"	10.00'	8.98'	N33°01'39"W	8.68'						
C10	90°00'00"	24.00'	37.70'	S45°02'33"W	33.94'	C50	53°46'15"	22.00'	20.65'	N31°52'38"W	19.90'						
C11	90°00'00"	9.00'	14.14'	S45°02'36"W	12.73'	C51	90°00'00"	30.00'	47.12'	S44°57'27"E	42.43'						
C12	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C52	58°52'33"	88.00'	90.43'	N60°36'17"E	86.50'						
C13	20°45'51"	26.00'	9.42'	N79°34'31"W	9.37'	C53	90°00'00"	50.00'	78.54'	S45°02'33"W	70.71'						
C14	20°45'51"	34.00'	12.32'	S79°34'31"E	12.25'	C54	23°45'12"	50.00'	20.73'	S11°50'03"W	20.58'						
C15	20°50'57"	34.00'	12.37'	N79°37'04"E	12.30'	C55	23°45'12"	25.00'	10.36'	N11°50'03"W	10.29'						
C16	20°50'57"	26.00'	9.46'	S79°37'04"W	9.41'	C56	90°00'00"	90.00'	141.37'	N45°02'33"E	127.28'						
C17	90°00'00"	34.00'	53.41'	S44°57'27"E	48.08'	C57	90°00'00"	55.00'	86.39'	S44°57'27"E	77.78'						
C18	90°00'00"	34.00'	53.41'	N45°02'33"E	48.08'	C58	90°00'00"	30.00'	47.12'	N44°57'27"W	42.43'						
C19	90°00'00"	56.00'	87.96'	S45°02'33"W	79.20'	C59	32°16'42"	162.00'	91.26'	S73°54'13"W	90.06'						
C20	90°00'00"	46.00'	72.26'	S45°02'33"W	65.05'	C60	32°16'42"	200.00'	112.67'	S73°54'13"W	111.19'						
C21	58°52'33"	82.00'	84.26'	N60°36'17"E	80.60'	C61	90°00'00"	50.00'	78.54'	N45°02'33"E	70.71'						
C22	73°40'45"	26.00'	33.43'	S68°00'23"W	31.18'	C62	90°00'00"	25.00'	39.27'	N44°57'27"W	35.36'						
C23	59°53'05"	34.00'	35.54'	S61°06'33"W	33.94'	C63	89°45'52"	50.10'	78.50'	S45°02'33"W	70.71'						
C24	58°52'33"	74.00'	76.04'	N60°36'17"E	72.74'	C64	90°00'00"	25.00'	39.27'	N44°57'27"W	35.36'						
C25	90°00'00"	54.00'	84.82'	S45°02'33"W	76.37'	C65	3°18'16"	500.00'	28.84'	S88°23'25"W	28.83'						
C26	84°48'39"	64.00'	94.75'	S47°37'48"W	86.33'	C66	2°51'45"	500.00'	24.98'	N88°36'40"E	24.98'						
C27	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'	C67	2°50'55"	470.00'	23.37'	N88°37'05"E	23.37'						
C28	90°00'00"	26.00'	40.84'	N45°02'33"E	36.77'	C68	3°18'16"	530.00'	30.57'	S88°23'25"W	30.56'						
C29	90°00'00"	26.00'	40.84'	S44°57'27"E	36.77'	C69	90°00'00"	25.00'	39.27'	N45°02'33"E	35.36'						
C30	90°00'00"	34.00'	53.41'	N45°02'36"E	48.08'	C70	31°33'05"	75.00'	41.30'	S15°49'05"W	40.78'						
C31	16°13'04"	34.00'	9.62'	N08°06'32"W	9.59'	C71	31°33'05"	35.00'	19.27'	S15°49'05"W	19.03'						
C32	16°15'37"	26.00'	7.38'	S08°05'15"E	7.35'	C72	90°00'00"	50.00'	78.54'	S44°57'27"E	70.71'						
C33	90°00'00"	26.00'	40.84'	S45°02'33"W	36.77'	C73	90°00'00"	63.00'	98.96'	N44°57'27"W	89.10'						
C34	90°00'00"	26.00'	45.55'	N45°02'33"W	41.01'	C74	11°08'04"	400.00'	77.73'	N05°36'35"E	77.61'						
C35	90°00'00"	16.00'	25.13'	S45°02'33"W	22.63'	C75	11°08'06"	25.00'	4.88'	S05°36'34"W	4.85'						
C36	90°00'00"	26.00'	40.84'	N45°02'36"E	36.77'	C76	90°00'00"	25.00'	39.27'	S44°57'27"E	35.36'						
C37	16°13'04"	26.00'	7.38'	N08°06'32"W	7.33'	C77	90°00'00"	60.00'	94.25'	N45°02'33"E	84.85'						
C38	16°15'37"	34.00'	9.65'	S08°05'15"E	9.62'	C78	23°45'12"	25.00'	10.36'	N11°50'03"W	10.29'						
C39	90°00'00"	60.00'	94.25'	S44°57'27"E	84.85'	C79	23°45'12"	80.00'	33.17'	S11°50'03"E	32.93'						
C40	90°00'00"	60.00'	94.25'	S45°02'33"W	84.85'	C80	90°00'00"	88.00'	138.23'	S45°02'33"W	124.45'						

LEGEND

IRSC

IRON ROD W/ "XHA" CAP SET

IRFC

IRON ROD W/ FOUND

IRF

IRON ROD FOUND

P.O.B.

POINT OF BEGINNING

A.E.

ACCESS EASEMENT

D.E.

DRAINAGE EASEMENT

U.E.

UTILITY EASEMENT

W.E.

WATER EASEMENT

VOL.

VOLUME

P.G.

PAGE

INST.

INSTRUMENT

D.R.C.D.

DEED RECORDS,

D.R.C.D.

DEEDS COUNTY, TEXAS

P.R.C.D.

PLAT RECORDS,

P.R.C.D.

DEEDS COUNTY, TEXAS

O.P.R.C.D.

OFFICIAL PUBLIC RECORDS,

O.P.R.C.D.

DEEDS COUNTY, TEXAS

●

FOUND MONUMENT

○

SET MONUMENT

R.O.W.

RIGHT-OF-WAY

□

PORTION TO BE VACATED

SURVEYOR:

6160 Warren Park
Frisco, Texas 75035

1" = 100'

Drawn
MBM

OWNER:

Cadenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 100

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS CATDENTON 35 FIVE, INC., is the rightful owner of a tract of land situated in the Alexander White Survey, Abstract No. 1406 and the Nathan Wade Survey, Abstract No. 1407, City of Denton, Denton County, Texas, and being a portion of a called 78.486-acre tract of land, described in a General Warranty Deed to Catdenton 35 Five, Inc., as recorded in Instrument No. 2013-145670 of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set on the west line of said 78.486-acre tract and intersection of the east right of way line of Interstate Highway 35, a variable width right of way, with the northerly right of way line of State Highway Loop 288, a variable width right of way, described as Parcel 30 (called 10.405-acres), in a deed to the State of Texas, as recorded in Instrument No. 2023-118441 of the Official Public Records of Denton County, Texas, from which, a brass disk TXDOT right of way monument found for the southwest corner of said 78.786-acre tract, bears South 03°19'12" East, a distance of 544.70 feet;

THENCE North 03°19'12" West (called N02°03'17" West), along the west line of said 78.486-acre tract and the east right of way line of said Interstate Highway 35, a distance of 895.56 feet to a point for the westerly, northwest corner of said 78.486-acre tract, from which, a found 1/2-inch iron rod bears South 04°29' West, 1.70 feet;

THENCE South 89°09'07" East (called South 87°53'04" East), departing the east right of way line of said Interstate Highway Highway 35, along a northerly line of said 78.486-acre tract and generally along a barbed wire fence, a distance of 1,023.63 feet (called 1,023.57 feet) to a fence corner post found for a corner, from which, a 1/2-inch iron rod with an illegible plastic cap found for the southeast corner of Lot 1, Block A of Denton Travel Center, an addition to the City of Denton, according to the final plat, recorded in Document No. 2009-21 of the Plat Records of Denton County, Texas, bears North 45°45' West, 2.06 feet;

THENCE North 00°01'29" East (called North 01°17'32" East), along a westerly line of said 78.486-acre tract, a distance of 421.82 feet (called 446.24 feet) to a point for the southwest corner of Parcel 4 Part 1, described in a deed to the State of Texas, as recorded in Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas, same being on the southerly right of way line of North Elm Street (U. S. Highway 77), a called 160' wide right of way;

THENCE South 58°45'45" East (called South 55°33'16" East), along the southerly line of said Parcel 4 Part 1 and said North Elm Street (U. S. Highway 77), a distance of 116.02 feet (called 115.73 feet) to an aluminum disk TXDOT right of way marker found on an easterly line of said 78.486-acre tract for the southeast corner of said Parcel 4 Part 1, same being the southwest corner of Parcel 5A, described in a deed to the State of Texas, as recorded in Volume 4903, Page 2743 of the Official Public Records of Denton County, Texas, same also being on the west line of Lot 1R2, Block A of Baruch Addition, an addition to the City of Denton, according to the final plat, recorded in Document No. 2013-320 of the Plat Records of Denton County, Texas;

THENCE South 00°13'06" West (called South 01°23'42" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along an easterly line of said 78.486-acre tract and the westerly line of said Lot 1R2, passing at a distance of 542.17 feet, a 1/2-inch iron rod found at a fence corner post for the southwest corner of said Lot 1R2 and the northwest corner of Lot 1R1, Block A of said Baruch Addition, continuing along the west line of said Lot 1R1, a total distance of 914.51 feet (called 936.41 feet) to a 1/2-inch iron rod found for the southwest corner of Lot 1R1;

THENCE South 89°20'44" East (called South 88°05'15" East), along a northerly line of said 78.486-acre tract, the south line of said Lot 1R1 and generally along a barbed wire fence, passing at a distance of 464.46 feet, a 1/2-inch iron rod with an illegible plastic cap found for the southwest corner of Lot 1R1 and the southwest corner of a called 7,511-acre tract of land, described in a deed to Inland Truck Parts Co., as recorded in Instrument No. 2005-137844 of the Official Public Records of Denton County, Texas, continuing along the south line of said 7,511-acre tract, for a total distance of 1,318.21 feet (called 1,316.47 feet) to a 1/2-inch iron rod with a plastic cap, stamped "WIER ASSOC INC" found for the southeast corner of said 7,511-acre tract;

THENCE North 00°38'54" East (called North 03°02'54" East), along a westerly line of said 78.486-acre tract and the east line of said 7,511-acre tract, a distance of 131.32 feet (called 131.77 feet) to an aluminum disk TXDOT right of way marker found on the southerly right of way line of aforesaid North Elm Street (U. S. Highway 77), same being the southwest corner of Parcel 4 Part 2, as described in a deed to the State of Texas, as recorded in aforesaid Volume 4843, Page 2093 of the Official Public Records of Denton County, Texas;

THENCE South 58°45'45" East (called South 57°31'25" East), along a northerly line of said 78.486-acre tract, the southerly line of said Parcel 4 Part 2 and said North Elm Street (U. S. Highway 77), a distance of 446.33 feet (called 446.33 feet) to an aluminum disk TXDOT right of way marker found for the southeast corner of said Parcel 4 Part 2;

THENCE South 00°39'29" West (called South 02°11'49" West), departing the southerly right of way line of said North Elm Street (U. S. Highway 77), along the easterly line of said 78.486-acre tract, the westerly line of a tract of land described in a deed to Debra Johnson Morgan, Trustee of the Hazel K. King Land Trust, as recorded in Volume 3245, Page 809 of the Official Public Records of Denton County, Texas, and generally along a barbed wire fence, a distance of 681.86 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for the northeast corner of aforesaid Parcel 30 (called 10.405-acres), same being on the north right of way line of aforesaid State Highway Loop 288, and being at the beginning of a non-tangent curve to the right with a radius of 3,500.00 feet, a central angle of 04°25'46", and a chord bearing and distance of South 76°07'23" West, 270.51 feet;

THENCE in a westerly direction, along the north right of way line of said State Highway Loop 288 as described in said Parcel 30 (called 10.405-acres), and generally along a barbed wire fence, the following:

With said non-tangent curve to the right, an arc distance of 270.58 feet to a 1/2-inch iron rod with a plastic cap,

stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,422.00 feet, a central angle of 20°58'53", and a chord bearing and distance of South 86°45'02" West, 517.82 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 520.73 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left with a radius of 1,378.00 feet, a central angle of 07°11'56", and a chord bearing and distance of North 86°21'29" West, 173.02 feet;

In a westerly direction, with said reverse curve to the left, an arc distance of 173.14 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found for corner;

North 89°57'27" West, a distance of 1,324.84 feet to a 1/2-inch iron rod with a plastic cap, stamped "AAS 4857" found at the beginning of a non-tangent curve to the right with a radius of 1,271.00 feet, a central angle of 33°36'37", and a chord bearing and distance of North 41°10'20" West, 734.94 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 745.58 feet to the **POINT OF BEGINNING** and containing 68.175 acres (2,969,685 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **CATDENTON 35 FIVE, INC.,** does hereby adopt this plat designating the herein described property as **SUMMIT 35 ADDITION**, an addition to Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. .

WITNESS MY HAND, this _____ day of _____, 2026.

BY: CATDENTON 35 FIVE, INC.

By: _____
Signature

By: _____
Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

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 acknowledge to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

My commission expires: _____

26. This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.

27. As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the City.

28. Master Note N/A

29. Master Note N/A

30. Master Note N/A

31. Master Note N/A

32. Master Note N/A

33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

34. Master Note N/A

35. Master Note N/A

36. Master Note N/A

37. Master Note N/A

38. Master Note N/A

39. Master Note N/A

40. Master Note N/A

41. Master Note N/A

42. Property owners are responsible for the maintenance of the facilities located within the access easement(s) and detention areas.

43. Master Note N/A

44. All numbers omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.

45. As of the date of this plat, there are no existing wells on the platted property.

46. NO BUILD EASEMENT PURPOSE

This Easement is granted for the purpose of satisfying the open space and fire separation distance requirements of the **International Building Code (IBC) Section 507**, as adopted by **City of Denton**, to permit the construction and operation of an unlimited area building of **Occupancy Group S-1** on the Benefited Parcel, without the requirement for a 3-hour fire-rated exterior wall, by maintaining the required open area and unobstructed yard in accordance with IBC Section 507.

RESTRICTIONS

- Erect, construct, or permit any building, structure, or improvement of any kind;
- Place or store any materials, equipment, or objects that would constitute a structure under applicable building codes;
- Take any action that would reduce the unobstructed open space below the minimum distance required by the IBC for unlimited area building compliance, currently **[60] feet** from the property line;
- Grant any other easement, license, or right that would conflict with or impair the open space requirements herein.

PERMITTED USES

- Surface parking and paving
- Landscaping, grading, and utilities
- Fencing (non-structural)
- Drives and access improvements

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approved this plat and subdivision of **SUMMIT 35 ADDITION** in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this _____ day of _____, 20____.

Chair, Planning & Zoning Commission

City Secretary

FINAL PLAT
SUMMIT 35 ADDITION

LOTS 1-6, BLOCK A

6 COMMERCIAL LOTS

68.175 ACRES SITUATED IN THE
ALEXANDER WHITE SURVEY, ABSTRACT NO. 1406 AND
NATHAN WADE SURVEY, ABSTRACT NO. 1407
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY OF DENTON PROJECT NO. FP26-0012

SURVEYOR:	Kimley»Horn					
	Scale	Drawn by	Checked by	Date	Project No.	SHEET
	-	MBM/JCC	KHA	APRIL 2026	063411024	4 OF 4

OWNER:

Catdenton 35 Five, Inc.
16950 Dallas Pkwy., Suite 120
Dallas, Texas 76248
Ph: 972-732-9000
Contact: Shula Netzer

APPLICANT:

Kimley-Horn and Associates, Inc.
100 W. Oak St., Suite 203
Denton, TX 76201
Ph: 940-287-3620
Contact: Mack Mattke, P.E.

GENERAL NOTES:

1. The purpose of this plat is to create 6 commercial lots and to dedicate access, utility and drainage easements.

2. Master Note N/A

3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926.

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by First American Title Insurance Company, GF. No. 1002-407103-RTT, effective date June 23, 2025. The surveyor has not abstracted the above property.

5. This plat lies wholly within the City Limits of Denton, and Denton County.

6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.

7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.

8. There are no gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision.

9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.

10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:

a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12. Encroachment of private improvements into public easements shall not be permitted.

13. A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to release of any permits..

14. Sidewalks shall be constructed as required by the Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where non-residential construction will not front or side. Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

15. Wastewater utility service will be provided by the City of Denton.

16. Master Note N/A

17. Master Note N/A

18. Water utility service will be provided by the City of Denton.

19. All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.

20. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0360G, for Denton County, Texas and incorporated areas, dated April 18th, 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.

21. Vertical datum used for the minimum finished floor elevations is NAVD 88 and is the same as the datum used to establish 100-year base flood elevations.

22. The Minimum Finish Floor (Slab) Elevation shall be:

- Lot 1 & 2 = 718.5', 18" above the 100 year water surface elevation of Pond 1 (717.0')

- Lot 3 = 733.7', 18" above the 100 year water surface elevation of Pond 2 (732.2')

- Lot 4, 5 & 6 = 717.3', 18" above the 100 year water surface elevation of Pond 3 (715.8')

one foot above top of curb, 1.5 feet above natural ground, or, if applicable, as indicated on individual lot, whichever elevation is higher. Natural ground contours indicated are prior to development of the tract.

23. Master Note N/A

24. Master Note N/A

25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Drainage, Detention & Access Easements within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage, Detention & Access Easements. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage, Detention & Access Easements, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described Drainage, Detention & Access Easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage, Detention & Access Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.



May 6, 2026

Julie Wyatt
City of Denton
401 N. Elm Street
Denton, Texas 76201

RE: Summit 35 – Phase I, FP26-0012

Julie:

On behalf of the owner and applicant, I request that the final plat associated with FP26-0012 be granted a 30-day extension at the May 13th Planning and Zoning commission meeting in order that staff's comments may be more fully addressed for consideration at the May 27th, Planning and Zoning commission meeting.

Please contact me at (940-536-0176) or mack.mattke@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Mack Mattke", written in a cursive style.

Mack Mattke, P.E.



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ICM: Cassey Ogden

DATE: May 13, 2026

SUBJECT

Consider a request by Kimley-Horn on behalf of the property owner, HR 3200 LP, for a Final Plat of Landmark Phase 2 North. The approximately 184.877-acre site is generally located on the north side of Robson Ranch Road, approximately 1.07 miles west of I-35W in the City of Denton, Denton County, Texas. (FP26-0004a, Landmark Phase 2 North, Cameron Robertson)

BACKGROUND

The purpose of this Final Plat is to facilitate the development of North end of Landmark Phase 2, which will consist of 312 single-family residential lots, five (5) Common Area/HOA lots, one (1) School lot, and 2 City Park lots. Phase 2 also includes the construction of a fire station lot which will serve this portion of the development and future phases of the overall development.

The subject property is presently vacant and zoned Master Planned Communities (MPC) – Residential 6 (R6)/ -Residential 7 (R7)/ -Mixed-Use Neighborhood (MN). Ordinance MPC19-0002c applies to the subject property and establishes the zoning standards for the entire Hunter Ranch MPC.

A full analysis of the criteria for approval is provided as Exhibit 2.

Date Application Filed:	February 16, 2026
Withdrawal:	March 6, 2026
Days in Review:	18 Days
Resubmitted:	March 19, 2026
Planning & Zoning Commission Meeting:	April 8, 2026
Days in Review:	20 Days
Extension Approved:	April 8, 2026
Resubmitted:	April 9, 2026
Planning & Zoning Commission Meeting:	April 29, 2026
Withdrew:	April 20, 2026
Days in Review:	11 Days
Resubmitted:	May 5, 2026
Planning & Zoning Commission Meeting:	May 13, 2026
Days in Review:	8 Days

This application is being considered under Texas Local Government Code (TX LGC) 212.009, which was updated as of September 1, 2023, with the passage of House Bill 3699.

OPTIONS

1. Approve with Conditions as submitted
2. Deny with reasons

RECOMMENDATION

Staff recommends approval of this plat, with the following condition, as it does not meet the established criteria for approval, as detailed in the Staff Analysis (Exhibit 2):

1. Compliance with MPC19-0002c 2.11.4C.2.d, which requires final approval of the Civil Engineering Plans (CEP25-0082), must be achieved prior to final approval.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 7, 2020	City Council	Approval of Ordinance No. MPC19-0002c	Approved
November 19, 2025	Planning and Zoning Commission	Extension Request (PP25-0004)	Approved
January 14, 2026	Planning & Zoning Commission	Preliminary Plat (PP25-0004a)	Approved
April 8, 2026	Planning & Zoning Commission	Extension Request (FP26-0004)	Approved

PUBLIC OUTREACH

No public outreach is required for a final plat.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Final Plat

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Cameron Robertson, AICP
Principal Planner

Planning Staff Analysis

FP26-0004a/Landmark Phase 2 North

District 4

Planning & Zoning Commission

REQUEST:

Final Plat for an approximately 184.877-acre site

APPLICANT:

Kimley-Horn & Associates, on behalf of HR 3200, LP

RECOMMENDATION:

Staff recommends approval of this plat, with the following condition, as it does not meet the established criteria for approval as detailed herein:

1. Compliance with MPC19-0002c 2.11.4C.2.d, which requires final approval of the Civil Engineering Plans (CEP25-0082), must be achieved prior to final approval.

Final Plat Approval Review Criteria

Approval Criteria Applicable to all Applications (MPC19-0002c Section 2.4.5.E)	Compliance		
	Met	Not Met	N/A
1. Generally			
a. Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below. Findings: The proposed Final Plat meets this review criteria, and the requirements of the Final Plat Checklist (FPC) authorized per MPC19-0002c Subsection 2.4.4B.	☒	☐	☐
b. The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9. Findings: The Final Plat does not meet all applicable review criteria. See Criterion 4a.	☐	☒	☐
c. If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5-2.9 controls. Findings: There is no conflict.	☐	☐	☒

Approval Criteria Applicable to all Applications (MPC19-0002c Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
2. Prior Approvals				
a. The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, development agreement, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities. Findings: The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020.		☒	☐	☐
3. Consistent with Comprehensive Plan and Other Applicable Plans The proposed development shall be consistent with the Comprehensive Plan and any applicable plans. Findings: The Denton 2040 Comprehensive Plan Future Land Use Map designates the subject property as Master Planned Community.		☐	☐	☒
a. The decision-making authority shall weigh competing plan goals, policies, and strategies. Findings: There are no competing plan goals, policies, and strategies for this site.		☐	☐	☒
b. May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in Comprehensive Plan. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
Approval Criteria Applicable to all Applications (DDC Section 2.4.5.E)		Compliance		
4. Compliance with this DDC				
a. The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified. Findings:		☐	☒	☐

Approval Criteria Applicable to all Applications (MPC19-0002c Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
	The Final Plat does not yet comply with the applicable MPC requirements as described herein. CEP25-0082 has two remaining departmental comments that need to be addressed; however, these comments do not impact the layout of the Final Plat (MPC19-0002c 2.11.4C.2.d).			
b. Compliance with these standards is applied at the level of detail required for the subject submittal.				
Findings:				
The proposed Final Plat provides sufficient detail required for the submittal.		☒	☐	☐
5. Compliance with Other Applicable Regulations				
a. The proposed development shall comply with all other city regulations and with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions. This includes, but is not limited to, wetlands, water quality, erosion control, and wastewater regulations.				
Findings:				
The proposed Final Plat does meet all criteria set forth by the Final Plat Checklist, authorized by MPC19-0002c Subsection 2.4.4B.		☒	☐	☐
6. Consistent with Interlocal and Development Agreements				
a. The proposed development shall be consistent with any adopted interlocal and applicable development agreements, and comply with the terms and conditions of any such agreements incorporated by reference into this DDC.				
Findings:				
The proposed Final Plat is consistent with Ordinance No. MPC19-0002c, which was approved by the Denton City Council on April 7, 2020, and the with the associated project agreements.		☒	☐	☐
7. Minimizes Adverse Environmental Impacts				

Approval Criteria Applicable to all Applications (MPC19-0002c Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
a. The proposed development should be designed to minimize negative environmental impacts, and should not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, scenic resources, wildlife habitat, soils, and native vegetation. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
8. Minimizes Adverse Impacts on Surrounding Property				
a. The proposed development should not cause significant adverse impacts on surrounding properties. The results of the citizen participation process may be appropriately considered under this section. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
9. Minimizes Adverse Fiscal Impacts				
a. The proposed development should not result in significant adverse fiscal impacts on the city. Findings: Due to the passage of House Bill 3699 and resulting changes to Texas Local Government Code Chapter 212, this is no longer applicable.		☐	☐	☒
10. Compliance with Utility, Service, and Improvement Standards				
a. As applicable, the proposed development shall comply with federal, state, county, service district, city and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards. Findings: The Final Plat complies with the applicable requirements in MPC19-0002c as described herein.		☒	☐	☐
11. Provides Adequate Road Systems				

Approval Criteria Applicable to all Applications (MPC19-0002c Section 2.4.5.E)		Compliance		
		Met	Not Met	N/A
a. Adequate road capacity shall exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. Findings: The Final Plat has adequate road capacity and complies with this criterion.		☒	☐	☐
12. Provides Adequate Public Services and Facilities				
a. Adequate public service and facility capacity shall exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, domestic water, sewer, schools, public safety, fire protection, utilities, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties. Findings: There is adequate capacity to serve the proposed development.		☒	☐	☐
13. Rational Phasing Plan				
a. If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required for that phase, and may not defer those improvements to subsequent phases. Findings: A multi-phase plan was approved in the MPC ordinance (MPC19-0002c). Future engineering reviews will ensure that utilities and access are in place for each phase of the development.		☒	☐	☐

Final Plat Review Applicability Criteria (MPC19-0002c Section 2.11.4.D)		Applicability		
		Met	Not Met	N/A
14. Whether the final plat conforms to the preliminary plat, including any conditions of approval. Findings: Preliminary Plat PP25-0004 is associated with the proposed Final Plat and was approved by the Planning & Zoning Commission on January 14, 2026.		☒	☐	☐

Final Plat Review Applicability Criteria (MPC19-0002c Section 2.11.4.D)	Applicability		
	Met	Not Met	N/A
15. Whether the development will substantially comply with all requirements of this DDC. Findings: The Final Plat complies with the applicable requirements of MPC19-0002c.	☒	☐	☐
16. Whether the development will comply with the applicable technical standards and specifications adopted by the City. Findings: The Final Plat complies with the applicable technical standards of the City.	☒	☐	☐

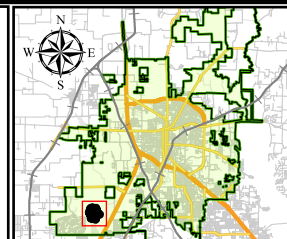
FP26-0004 Aerial Site Location



John Paine Rd

Perimeter St

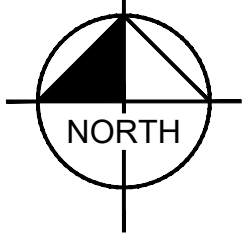
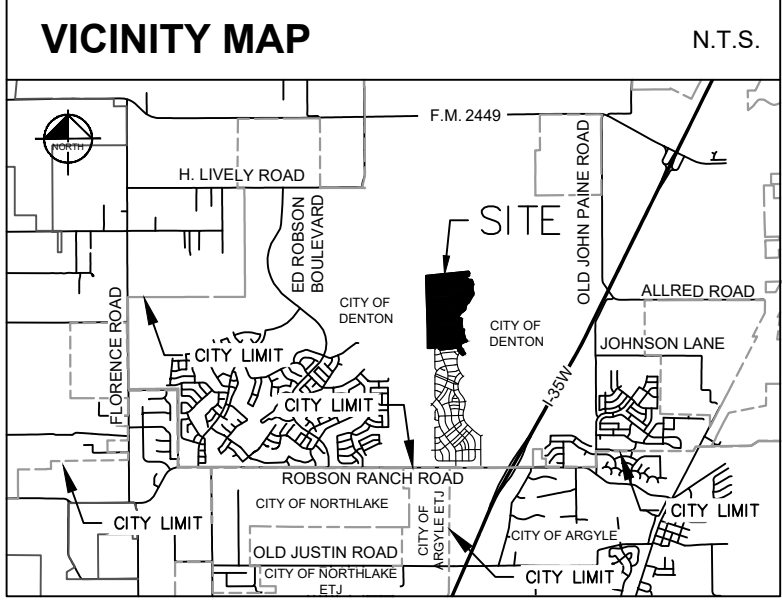
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"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

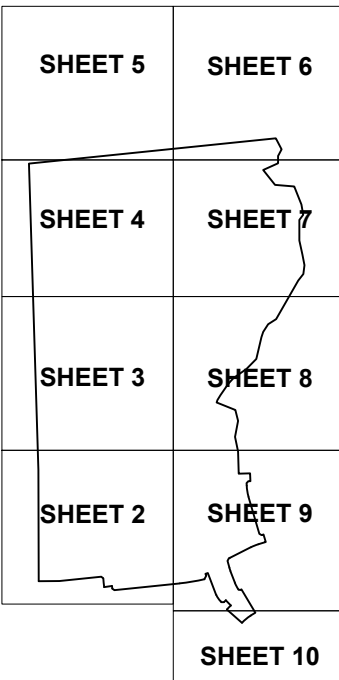


LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL	VOLUME
PG.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
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S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
MARKER SIGN	MARKER SIGN
GUY ANCHOR	GUY ANCHOR
UTILITY POLE	UTILITY POLE
PROPERTY CORNER SYMBOL	PROPERTY CORNER SYMBOL
(SEE NOTE 32)	



FINAL PLAT
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)

OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
APRIL 2026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 250'	JCC	KHA	APRIL 2026	063226937	1 OF 12

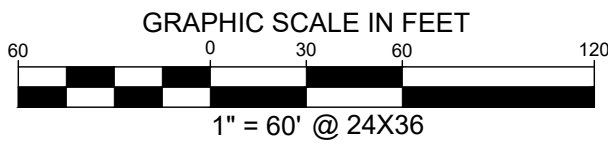
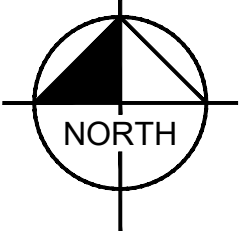
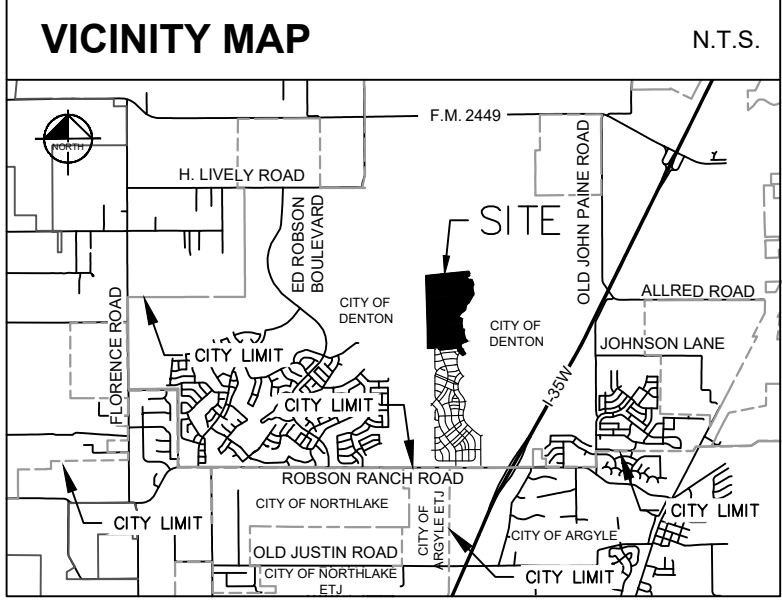
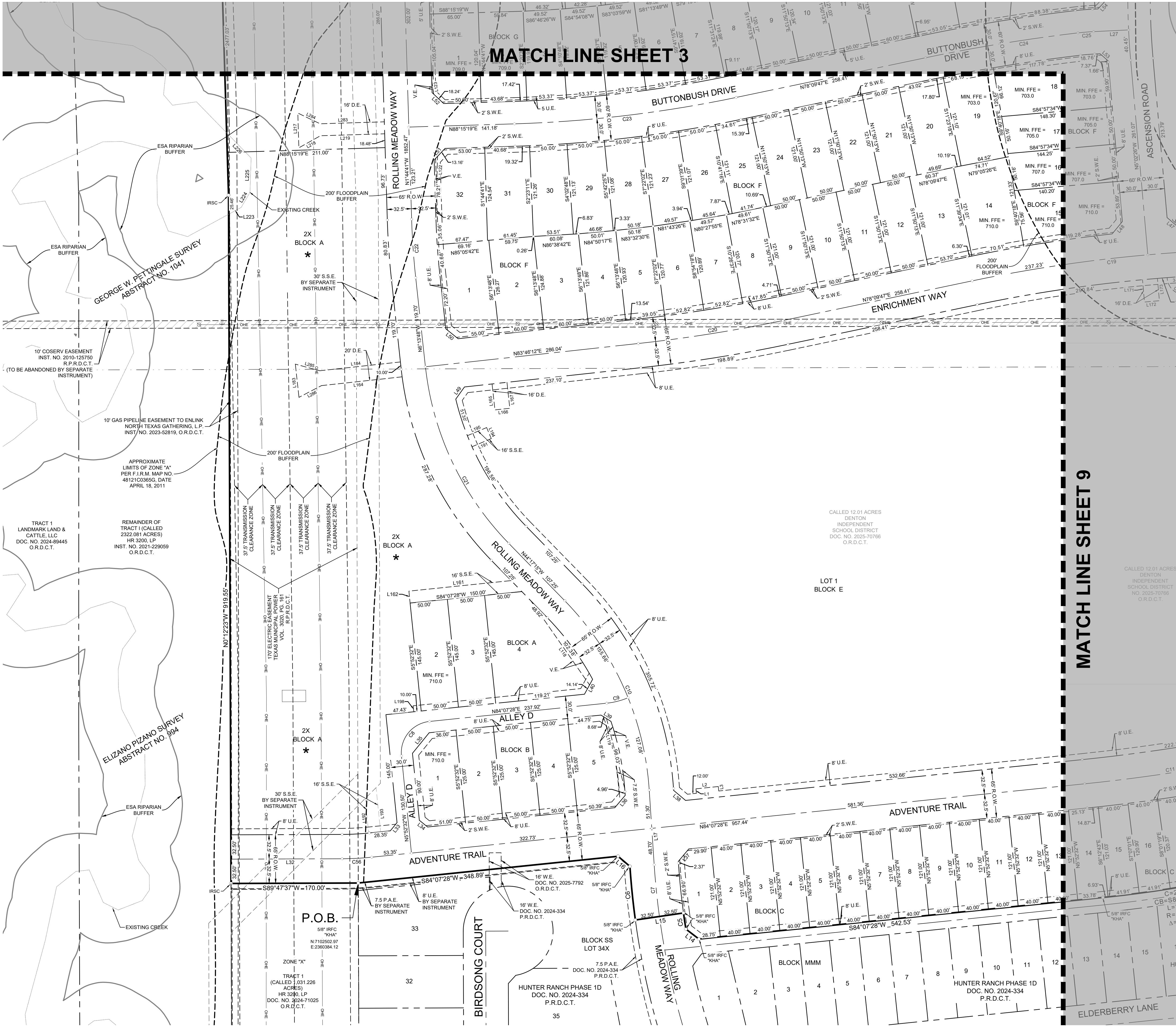
OWNER/ DEVELOPER:
HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: (972) 201-2038
Contact: Andrew Pieper

OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

OWNER:
Denton Independent School
District
1307 N. Locust Street
Denton, TX 76201

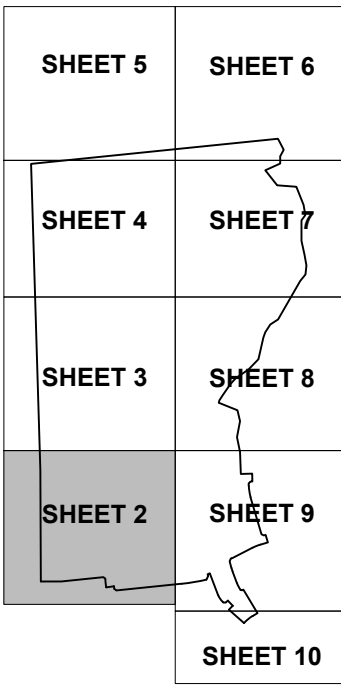


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S.S.E.	SANITARY SEWER EASEMENT
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G	GUY ANCHOR
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*	(SEE NOTE 32)



KEY MAP
N.T.S.

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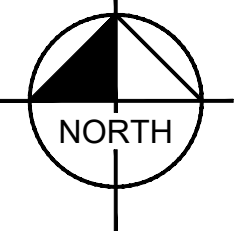
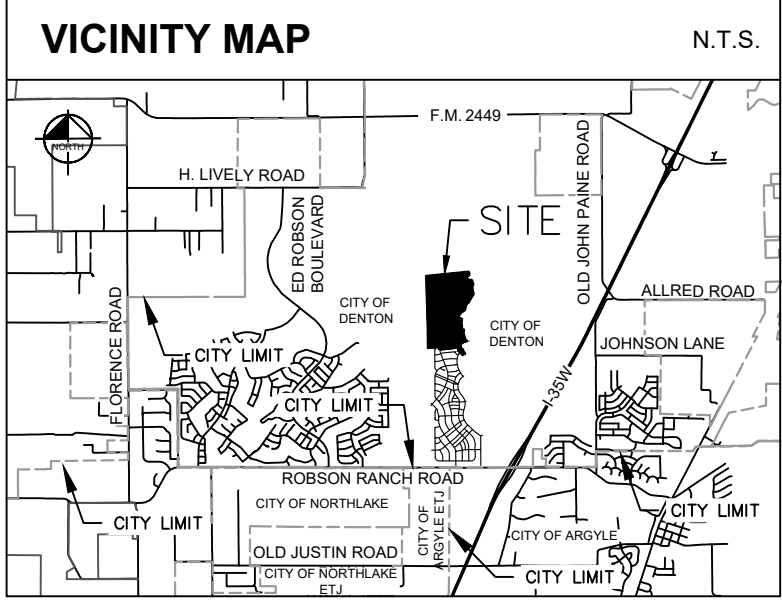
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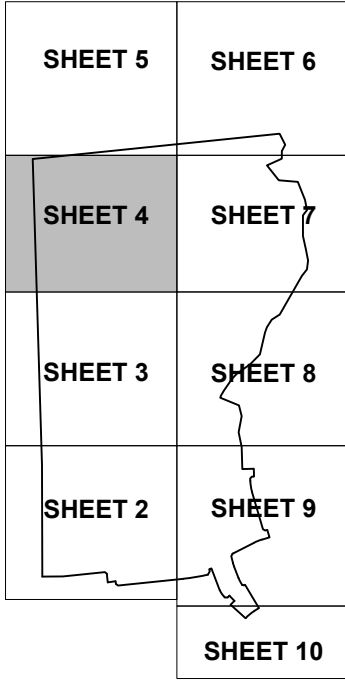
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1" = 60'	JCC	KHA	APRIL 2026	063226937	2 OF 15
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OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201					



GRAPHIC SCALE IN FEET
1" = 60' @ 24X36

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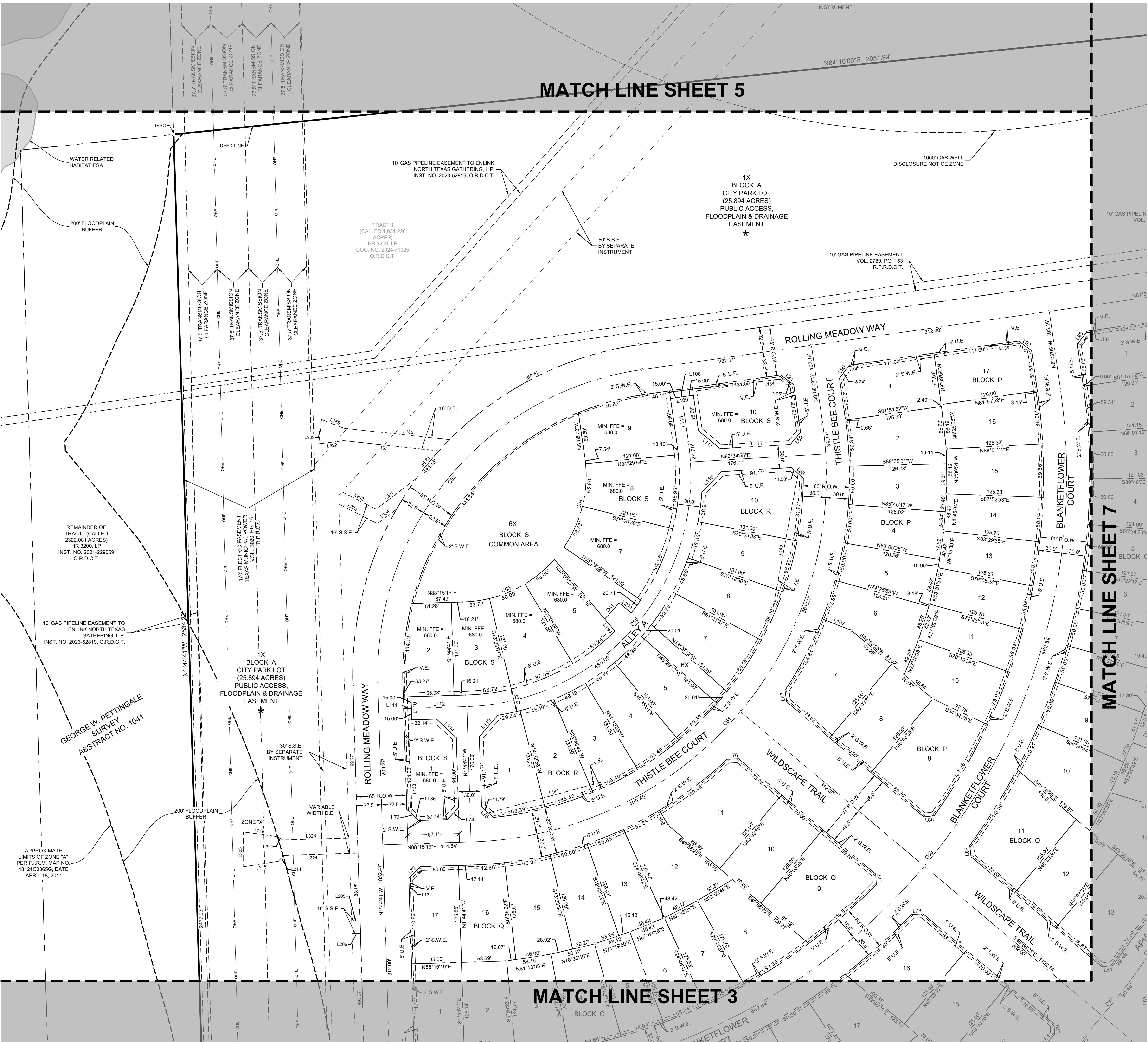
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Ph: (972) 201-2008
Contact: Andrew Pieper

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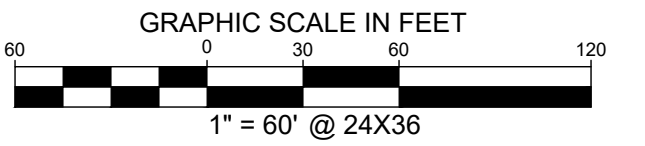
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MATCH LINE SHEET 3

MATCH LINE SHEET 7



SHEET 5 **SHEET 6**

SHEET 4 **SHEET 7**

SHEET 3 **SHEET 8**

SHEET 2 **SHEET 9**

SHEET 10

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B	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
PAGE	PAGE
INSTRUMENT	INSTRUMENT
O.R.C.D.T.	OFFICIAL RECORDS,
	DEUTY COUNTY, TEXAS
R.P.D.	RECORD RECORD
	DEUTY COUNTY, TEXAS
R.P.D.C.T.	REAL PROPERTY RECORDS
	DEUTY COUNTY, TEXAS
	STREET NAME CHANGE
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S.W.E.	SIDEWALK EASEMENT
L.E.	LANDSCAPE EASEMENT
S.B.E.	SANITARY SEWER EASEMENT
M	MARKER SIGN
G	GY ANCHOR
U	UTILITY POLE
C	CORNER CORNER SYMBOL.
*	(SEE NOTE 32)

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
APRIL 2026

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

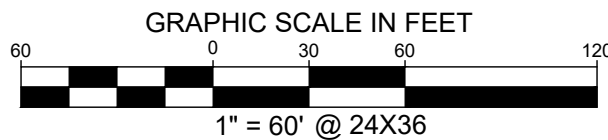
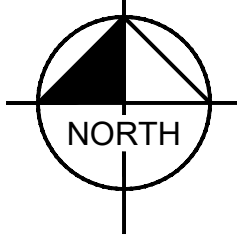
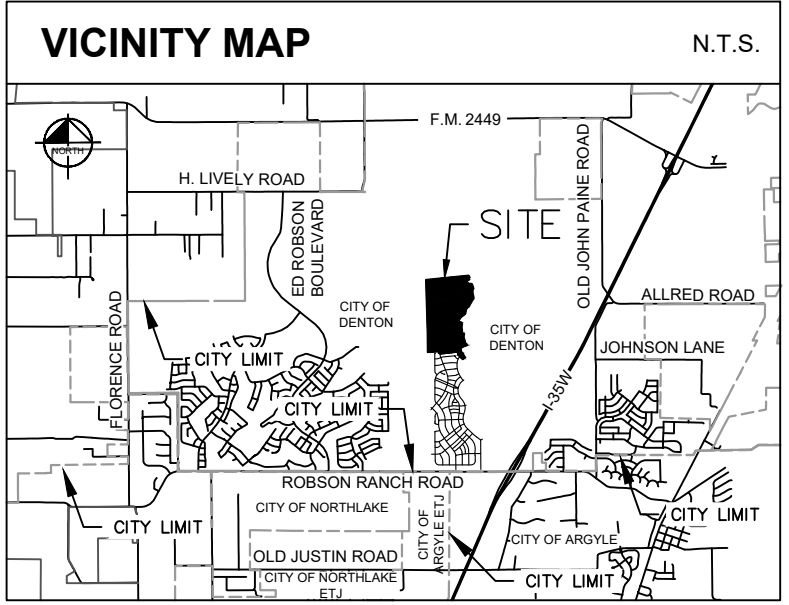
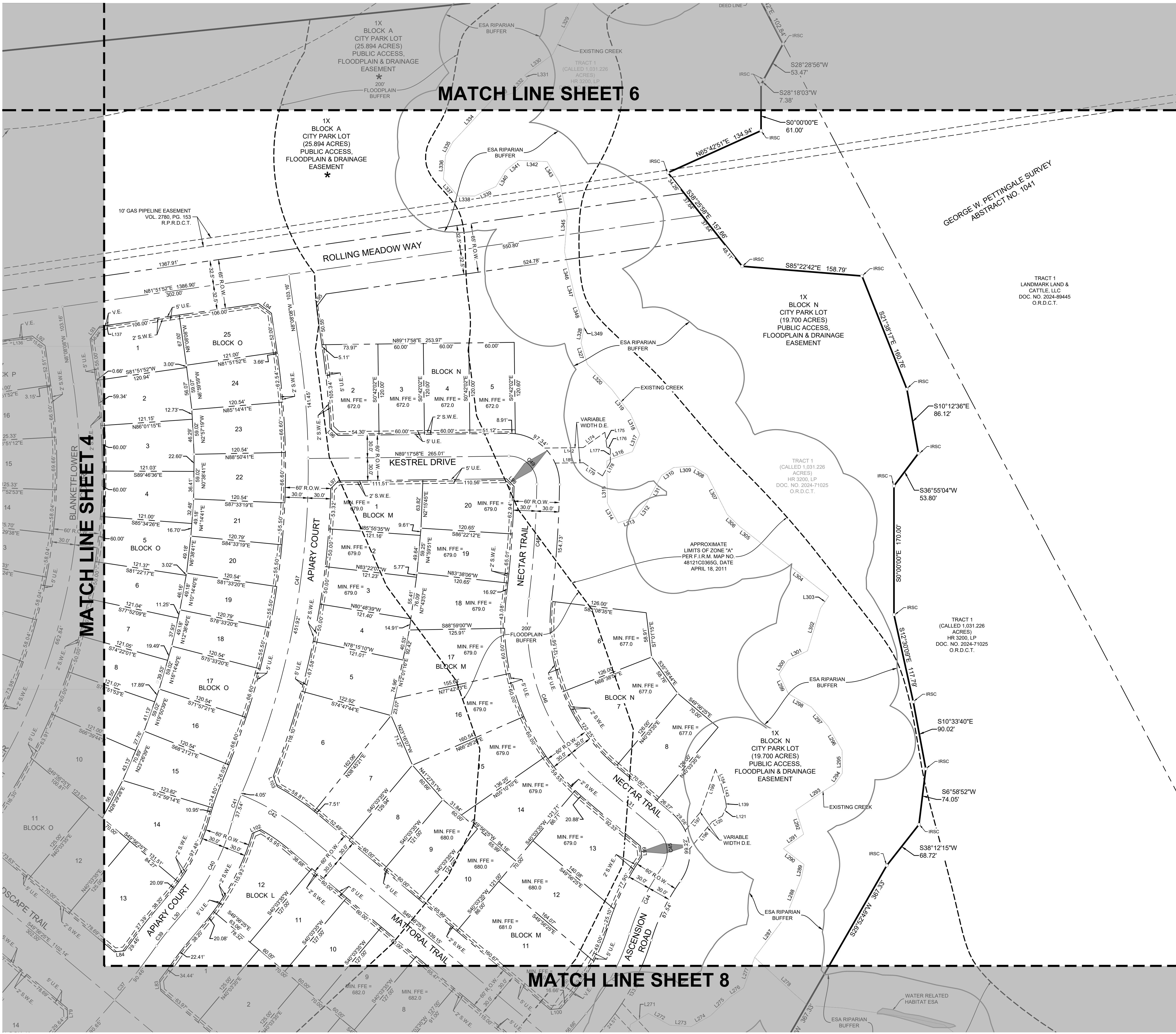
Contact: Andrew Pieper
OWNER MAILING
ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972)-335-3580
Contact: Michael Marx, RPLS

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Contact: Michael Marx, RPLS



LINE TYPE LEGEND

---	BOUNDARY LINE
---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

LEGEND

IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND
IRP	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VEHICLE EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	SEWER DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
---	MANHOLE
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
---	(SEE NOTE 32)

SHEET 5	SHEET 6
SHEET 4	SHEET 7
SHEET 3	SHEET 8
SHEET 2	SHEET 9
SHEET 10	

KEY MAP
N.T.S.

FINAL PLAT
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)

OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
APRIL 2026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2026	063226937	7 OF 12

OWNER/ DEVELOPER:
HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: (972) 201-2008
Contact: Andrew Pieper

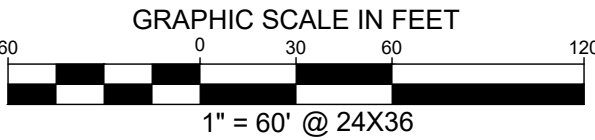
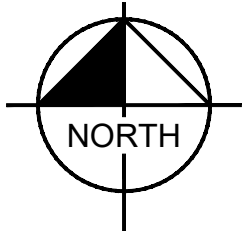
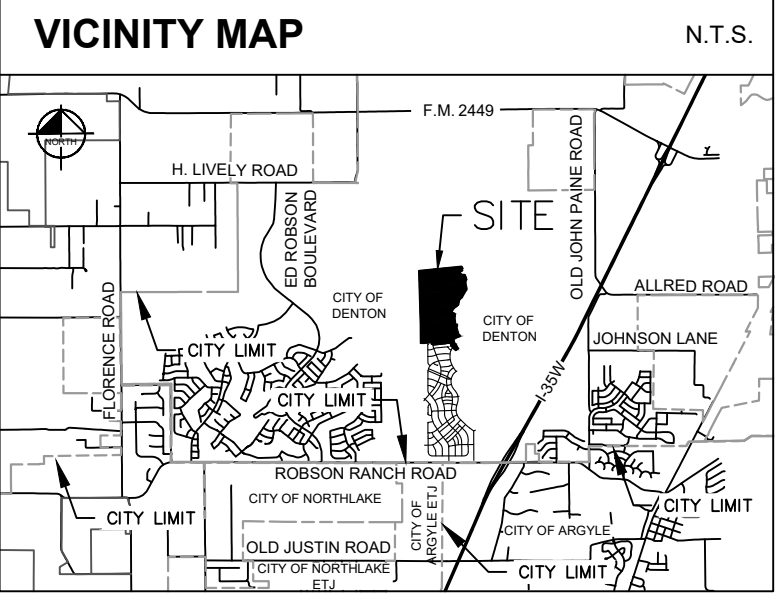
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

OWNER:
Denton Independent School
District
1307 N. Locust Street
Denton, TX 76201

MATCH LINE SHEET 7



LINE TYPE LEGEND

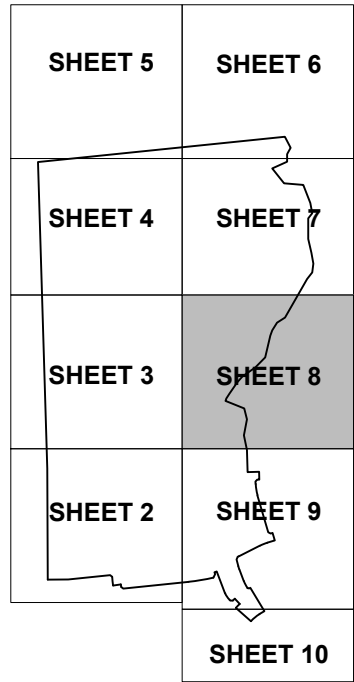
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---	ADJACENT PROPERTY LINE
---	EASEMENT LINE
---	OVERHEAD UTILITY LINE
---	100-YEAR FLOODPLAIN LINE
---	FEMA FLOODPLAIN LINE
---	ESA RIPARIAN BUFFER
---	WATER RELATED HABITAT
---	ABSTRACT LINE
---	EXISTING CREEK LINE
---	UPLAND HABITAT ESA

LEGEND

IRSC	5/8" IRON ROD W/ "H&H" CAP SET
IRFC	IRON ROD WITH CAP FOUND
IRP	IRON ROD FOUND
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
B.L.	BUILDING LINE
V.E.	VISIBILITY EASEMENT
D.E.	DRAINAGE EASEMENT
HOA	HOMEOWNERS ASSOCIATION
VOL.	VOLUME
P.S.	PAGE
INST.	INSTRUMENT
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
---	STREET NAME CHANGE
P.U.E.	PUBLIC UTILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
L.S.E.	LANDSCAPE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
---	MARKER SIGN
---	GLY ANCHOR
---	UTILITY POLE
---	PROPERTY CORNER SYMBOL
*	(SEE NOTE 32)

KEY MAP

N.T.S.



KEY MAP

N.T.S.

FINAL PLAT
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)

OUT OF THE

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CITY OF DENTON, DENTON COUNTY, TEXAS
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APRIL 2026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2026	063226937	8 OF 12

OWNER/ DEVELOPER:
HR 3200 LP
3000 Turtle Creek, Blvd.,
Dallas, TX 75219
Ph: (972) 201-2008
Contact: Andrew Pieper

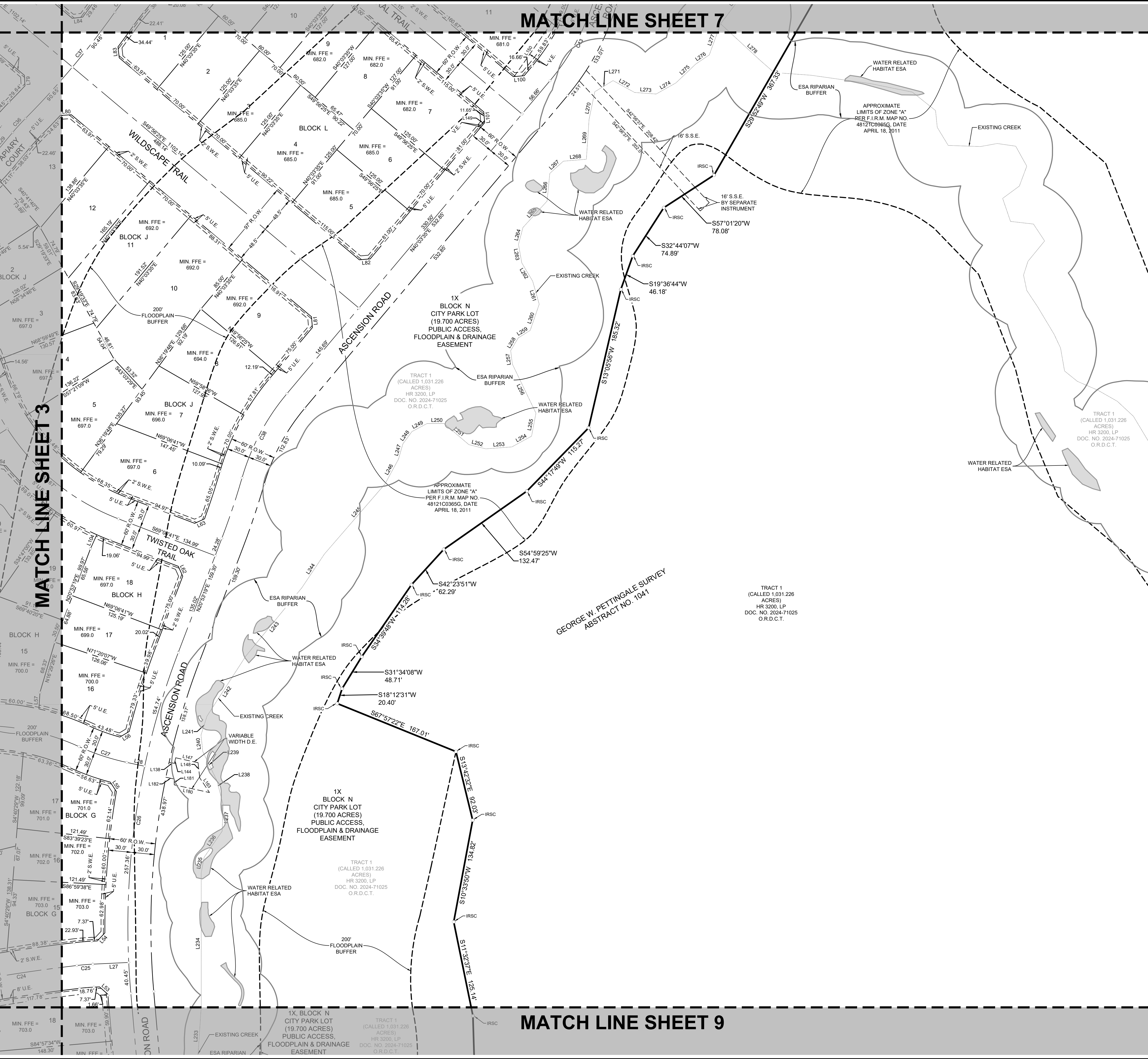
OWNER MAILING ADDRESS:
9800 Hillwood Pkwy, Suite 300,
Fort Worth, Texas 76177

APPLICANT:
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Ph: (972) 335-3580
Contact: Austin J. Fitzpatrick, P.E.

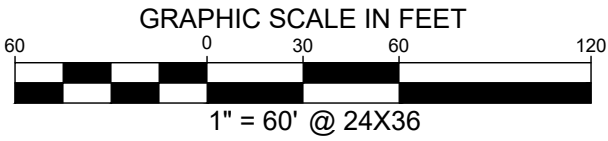
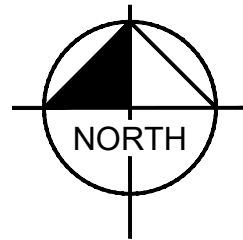
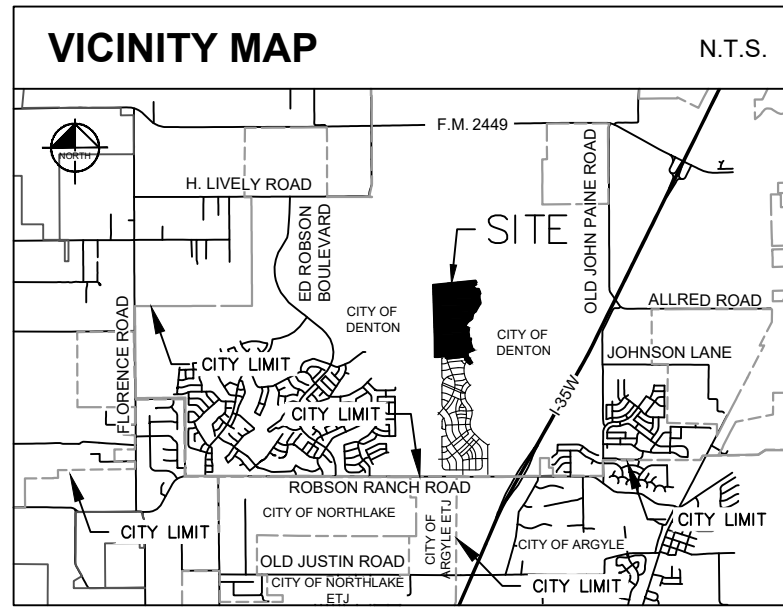
SURVEYOR:
Kimley-Horn & Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Michael Marx, RPLS

MATCH LINE SHEET 9

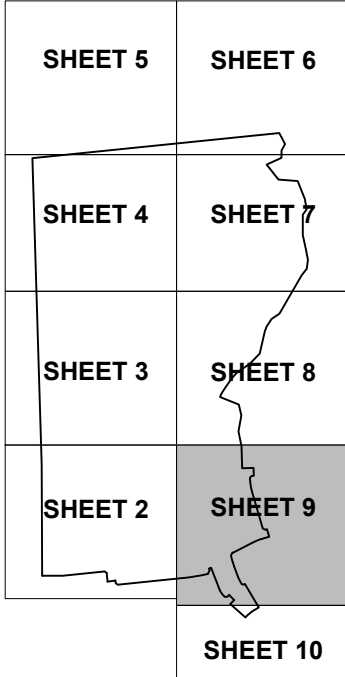
MATCH LINE SHEET 3



MATCH LINE SHEET 8



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIPARIAN BUFFER
	WATER RELATED HABITAT
	ABSTRACT LINE
	EXISTING CREEK LINE
	UPLAND HABITAT ESA
LEGEND	
	5/8" IRON ROD W/ "104" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	BUILDING LINE
	VIOLATION EASEMENT
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)



FINAL PLAT
LANDMARK, PHASE 2 NORTH
312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
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155.939 ACRES (6,792,688 SQ. FT.)
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CITY PROJECT #FP26-0004
APRIL 2026

Kimley»Horn

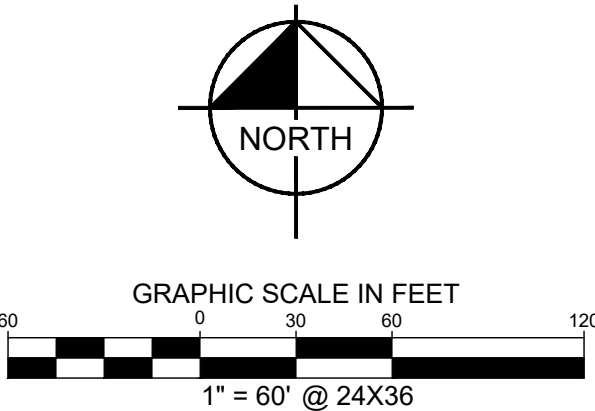
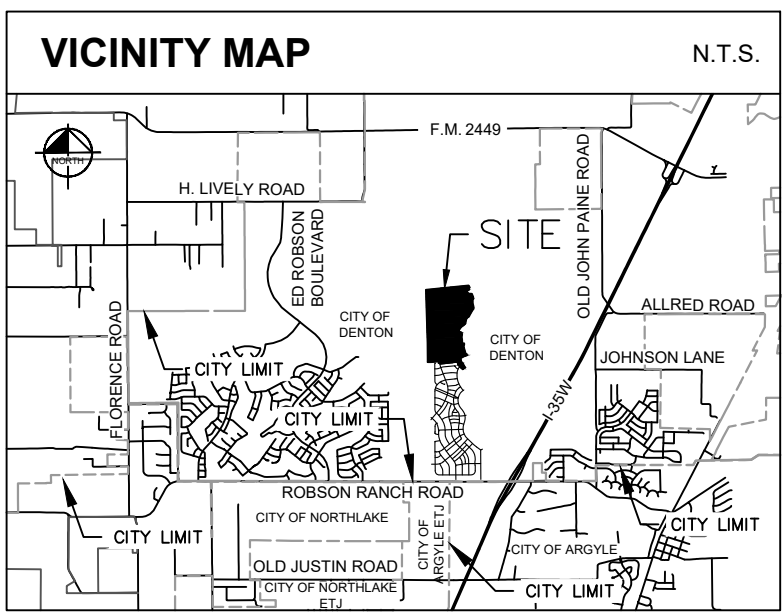
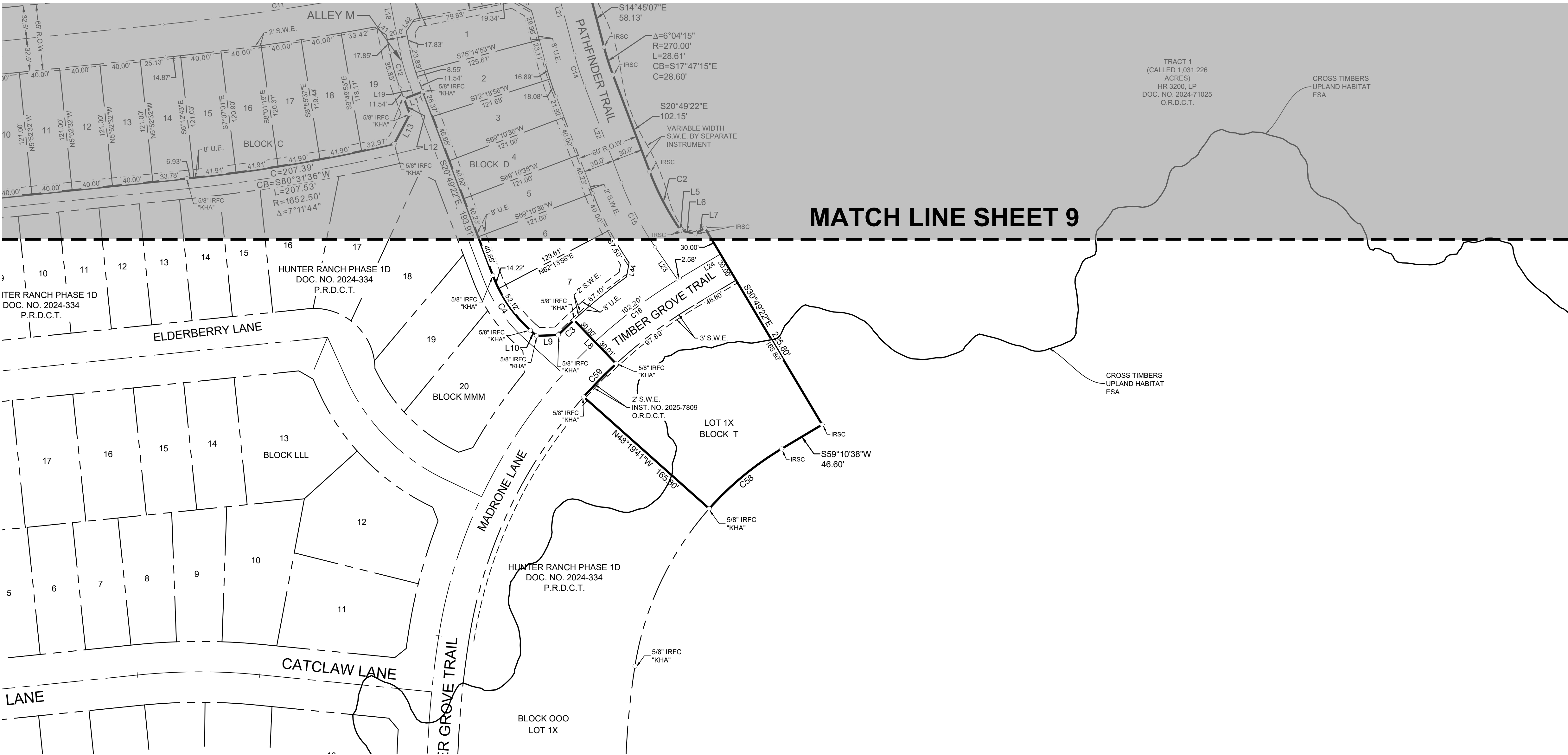
6160 Warren Parkway, Suite 210
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2026	063226937	9 OF 12

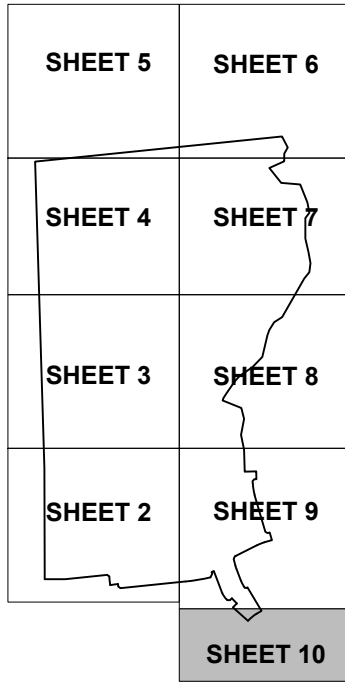
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek, Blvd., Dallas, TX 75219 Ph: (972) 201-2008 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177 APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS	OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201
---	---

MATCH LINE SHEET 2

MATCH LINE SHEET 10



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	OVERHEAD UTILITY LINE
	100-YEAR FLOODPLAIN LINE
	FEMA FLOODPLAIN LINE
	ESA RIBBON BUFFER
	WATER RELATED HABITAT
	ABSTRACT LINE
	EXISTING CREEK LINE
	UPLAND HABITAT ESA
LEGEND	
	5/8" IRON ROD W/ "KHA" CAP SET
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND
	POINT OF COMMENCING
	POINT OF BEGINNING
	BUILDING LINE
	VISIBILITY EASEMENT
	DRAINAGE EASEMENT
	HOMEOWNERS ASSOCIATION
	VOLUME
	PAGE
	INSTRUMENT
	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
	DEED RECORDS, DENTON COUNTY, TEXAS
	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
	STREET NAME CHANGE
	PUBLIC UTILITY EASEMENT
	SIDEWALK EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	MARKER SIGN
	GUY ANCHOR
	UTILITY POLE
	PROPERTY CORNER SYMBOL
	(SEE NOTE 32)



KEY MAP
N.T.S.

GENERAL NOTES:

- The purpose of this plat is create 312 Residential Lots, 1 DISD Lot, 5 Common Area/ HOA Lots, 2 City Park Lots and dedicate easements and right-of-way.
- Elevations used for delineating contour lines are based upon NAVD 1988 datum.
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone 4202, using the City of Denton control monumentation. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493269.
- This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from information furnished by First American Title Insurance Company, G.F. No. 1002-399324-RTT, effective date May 16, 2024. The surveyor did not abstract the above the property.
- This plat lies wholly within the City Limits of Denton.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.
- Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.
- All gas, petroleum, or similar common carrier pipelines or pipeline easements within the limits of the subdivision are as shown.
- All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.
- No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parking lot under the following conditions:
 - The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and
 - There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.
 - No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.
- Master Note N/A
- Encroachment of private improvements into public easements shall not be permitted.
- A Tree Survey and Preservation Plan will be required to proceed with the Building Permits on the subject site within the city limits. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met within the city limits prior to the release of any permits.
- Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.10 has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finalized.
- Wastewater utility service will be provided by the City of Denton.
- Master Note N/A
- Master Note N/A

- Water utility service will be provided by the City of Denton.
- All drainage easements are to be kept clear of fences, buildings, trees, and other obstructions to the operation and maintenance of the drainage facility.
- According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0365G, 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" and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No 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.
- Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.
- Master Note N/A
- Lots within 200' of FEMA floodplain require minimum finish floor elevations as shown on plat. All lots within the 200' floodplain buffer, floodplain, or floodway shall have an elevation certificate.
- Current FEMA effective floodplain is shown. A final replat will be processed after fully developed floodplain is recognized and adopted after ongoing FEMA review and approval.
- This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors. The Floodplain and Drainage Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Floodplain and Drainage Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Floodplain and Drainage Easement, as herein above defined, unless approved by the City. The owners shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Floodplain and Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.
- This property is subject to zoning by City of Denton ordinance and all regulations set forth therein.
- As required by Section 8.2.5B of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond, or letter of credit is provided to and accepted by the city.
- Master Note N/A
- Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

- Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.
- Master Note N/A
- Gas Well Notification Disclosure: Lots indicated with are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.
- IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"), THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.
- All lake/detention tracts, easements open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowner's association, or other perpetual private entity. Homeowner's associations shall be established in accordance with Section 8.3.6.J of the Development Code of the City of Denton.
- Master Note N/A
- Master Note N/A
- Lot 1X, Block A and Lot 1X, Block N are dedicated to the City of Denton as Park Land Dedication Lots.
- Public trails and park amenities shall be sited on the Public Access Easement pursuant to an agreement between the owner and the City of Denton.
- Master Note N/A
- Master Note N/A
- Master Note N/A
- Property owners are responsible for the maintenance of the facilities located within the access easement(s).
- Master Note N/A
- All number omitted above are City of Denton Master Notes that do not apply to this property and were intentionally omitted.
- The City and County, including their agents and employees, have the right of immediate access to the Common Areas at all times, if necessary, for the welfare or protection of the public, to enforce City/County ordinances, or to improve the appearance of or to preserve public property, public easements, or public rights of way. If the HOA fails to maintain the Common Areas to a standard acceptable to the County or City, the County or City may give the HOA a written demand for maintenance. If the HOA fails or refuses to perform the maintenance within a reasonable period of time after receiving the County's/City's written demand (at least 90 days), the County or City may maintain the Common Areas at the expense of the HOA after giving written notice of its intent to do so to the HOA. The County or City may give its notices and demands to any officer, director, or agent of the HOA, or alternatively, to each owner of a Lot as shown on the County's tax rolls. To fund the County's or City's cost of maintaining the Common Areas, the County or City may levy assessments against the lots and owners in the same manner as if the HOA levied a special assessment. The rights of the County or City under this Section are in addition to other rights and remedies provided by law. The HOA established with Phase 1 of the Landmark Development will also govern this phase and future phases as they are annexed into Landmark Development.

- All corners are 5/8-inch iron rods with a red plastic cap stamped "KHA" set, unless otherwise noted
- The Environmentally Sensitive Areas (ESA) Mitigation Area shall be upkept and maintained by the property owner. There shall be no removing, destroying, burning, harming, or altering of vegetation, or disturbing or changing in any way the natural habitat of the ESA Mitigation Area without express written permissions by the City of Denton Environmental Services and Sustainability Department or as described in the maintenance plan, below.
- The ESA Mitigation Area shall be maintained in accordance with Ordinance No. AESA24-0003c and Ordinance No. MPC19-0002c and all supporting documentation.
- ESA Mitigation activities within the ESA Mitigation Area shall be in accordance with Ordinance No. AESA24-0003c and all supporting documentation.
- Monitoring of the ESA Mitigation Area shall be the responsibility of the property owner and shall be performed in accordance with Ordinance No. AESA24-0003c.
- The City of Denton does not assume any maintenance obligations within the ESA Mitigation Area related to ESA mitigation activities. The City of Denton does retain the authority to expressly direct the property owner to maintain the property in accordance with this plan and in accordance with Ordinances No. MPC19-0002c and AESA24-0003c.
- The land described by this plat contains ESAs, as defined by Ordinances No. MPC19-0002c and AESA24-0003c. Vegetation is generally to be perpetually kept in a natural state. To ensure the longevity and integrity of the site maintenance within the ESA Mitigation Area will adhere to the following maintenance plan:
 - Routine maintenance such as mowing; leaf removal; pesticide/fertilizer/herbicide application; and weeding within the floodplain easement will be restricted.
 - The removal of vegetation identified as an invasive species is allowed subject to a removal plan upon approval of the City of Denton Environmental Services and Sustainability Department.
 - Maintenance needs will be monitored annually by the Property Owner. If maintenance needs are identified, a maintenance plan will be prepared and provided to the City of Denton Environmental Services and Sustainability Department to obtain approval at the sole discretion of the City of Denton Environmental Services Department prior to any implementation of maintenance within the ESAs.
 - Trash and debris will be monitored annually and will be removed at a frequency to prevent accumulation, but no less than annually.
 - If deemed necessary for the safety of pedestrians or the health of trees within the mitigation area, the Property Owner will contract with an ISA certified arborist to evaluate the areas of concern and trim trees as needed and restricted to the identified need. Tree trimming for aesthetic purposes is not permitted.
- If the property is sold, the new owners must adhere to the aforementioned maintenance plan in order to retain the natural state and integrity of the ESA Mitigation Area.
- Lot 1X HOA, Block N and Lot 1X, Block A are dedicated to the City of Denton as Public Access Easements for use by the public for the purpose of walking, running, hiking, biking, or traversing over, upon and across, and otherwise using recreational trails on the areas clearly marked for public trails, and for use by City of Denton for the purpose of location, placement, relocation, construction, operation, enlargement, maintenance, alteration, repair, rebuilding, removal, public use, and patrol of clearly marked public recreational trail facilities, public trail materials, and related appurtenances, equipment, and signage.
- Block S, Lots 2-5 and 7-9 - Fronts of structures shall be oriented towards Lot 6X, Block S and Rolling Meadows Way.

FINAL PLAT
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)
OUT OF THE
ELIZANO PIZANO SURVEY, ABSTRACT NO. 894 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
APRIL 2026

Kimley»Horn					
6160 Warren Parkway, Suite 210 Frisco, Texas 75034			FIRM # 10193822		Tel. No. (972) 335-3580 Fax No. (972) 335-3779
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	APRIL 2026	063226937	10 OF 12
OWNER/DEVELOPER: HR 3200 LP 3000 Turtle Creek, Blvd., Dallas, TX 75219 Ph: (972) 201-2038 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177			OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201		
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.			SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS		

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHERE AS HR 3200, LP and Denton Independent School District, are the rightful owners of the following tract of land:

BEING a tract of land situated in the Elizano Pizano Survey, Abstract No. 994 and the George W. Pettingale Survey, Abstract No. 1041, City of Denton, Denton County, Texas, and being a portion of a called 1,031.226 acre tract of land described as Tract 1 in a deed to HR 3200, LP, recorded in Document No. 2024-71025 of the Official Records of Denton County, Texas, and being all of a called 12.01 acre tract of land described in a deed to Denton Independent School District, recorded in Document No. 2025-70766 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Hunter Ranch, Phase 1D, an addition to the City of Denton, Texas, according to the final plat thereof recorded in Document No. 2024-334 of the Plat Records of Denton County, Texas, same being on the easterly line of a 170' wide electric easement to Texas Municipal Power, recorded in Volume 3020, Page 161 of the Real Property Records of Denton County, Texas;

THENCE South 89°47'37" West, departing the easterly line of said 170' wide electric easement, crossing said 1,031.226 acre tract and crossing said 170' wide electric easement, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 1,031.226 acre tract, same being on the westerly line of said 170' wide electric easement;

THENCE North 00°12'23" West, along the westerly line of said 1,031.226 acre tract and along the westerly line of said 170' wide electric easement, a distance of 919.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°44'41" West, continuing along the westerly line of said 1,031.226 acre tract and the westerly line of said 170' wide electric easement, a distance of 2,534.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of a tract of land described as Tract 1 in a deed to Landmark Land & Cattle, LLC, recorded in Document No. 2024-89445 of the Official Records of Denton County, Texas;

THENCE North 84°10'09" East, departing the westerly line of said 1,031.226 acre tract and the westerly line of said 170' wide electric easement, crossing said 170' wide electric easement and along the southerly line of said Tract 1, a distance of 2,051.99 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 27°27'42" East, continuing along the southerly line of said Tract 1, a distance of 102.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said Tract 1 and crossing said 1,031.226 acre tract, the following courses and distances:

South 28°28'56" West, a distance of 53.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 28°18'03" West, a distance of 7.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 65°42'51" West, a distance of 134.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°25'58" East, a distance of 157.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 85°22'42" East, a distance of 158.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 21°38'17" East, a distance of 160.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°12'36" East, a distance of 86.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 36°55'04" West, a distance of 53.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°00'00" East, a distance of 170.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°30'09" East, a distance of 117.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'40" East, a distance of 90.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 06°58'52" West, a distance of 74.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 38°12'15" West, a distance of 68.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 29°52'49" West, a distance of 367.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 57°01'20" West, a distance of 78.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 32°44'07" West, a distance of 74.89 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 19°36'44" West, a distance of 46.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°05'56" West, a distance of 185.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 44°17'49" West, a distance of 115.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 54°59'25" West, a distance of 132.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 42°23'51" West, a distance of 62.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°39'48" West, a distance of 114.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 31°34'08" West, a distance of 48.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 18°12'31" West, a distance of 20.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 67°57'22" East, a distance of 167.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 13°42'32" East, a distance of 92.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 10°33'50" West, a distance of 134.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°32'37" East, a distance of 125.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 181.96 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°15'19" East, a distance of 94.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°15'19" West, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°15'19" West, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°44'41" East, a distance of 20.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 14°41'42", and a chord bearing and distance of South 09°05'32" East, 94.00 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 94.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 319.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 61°26'23" East, a distance of 21.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 73°33'37" East, a distance of 17.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 16°26'23" East, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 73°33'37" West, a distance of 64.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 367.50 feet, a central angle of 10°32'11", and a chord bearing and distance of South 68°17'31" West, 67.49 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 67.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 63°01'26" West, a distance of 193.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 432.50 feet, a central angle of 01°25'14", and a chord bearing and distance of South 63°44'03" West, 10.72 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 10.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 25°20'30" West, a distance of 22.95 feet to a point for corner;

South 14°45'07" East, a distance of 58.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 06°04'15", and a chord bearing and distance of South 17°47'15" East, 28.60 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 28.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 20°49'22" East, a distance of 102.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 270.00 feet, a central angle of 13°45'30", and a chord bearing and distance of South 27°42'07" East, 64.68 feet;

In a southerly direction, with said tangent curve to the left, an arc distance of 64.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°34'52" East, a distance of 1.07 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°42'07" East, a distance of 14.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 59°10'38" East, a distance of 11.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 30°49'22" East, a distance of 225.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 59°10'38" West, a distance of 46.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 304.20 feet, a central angle of 17°30'18", and a chord bearing and distance of South 50°25'28" West, 92.58 feet;

In a southwesterly direction, with said tangent curve to the left, an arc distance of 92.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the easternmost northeast corner of said Hunter Ranch, Phase 1D;

THENCE along the northerly line of said Hunter Ranch, Phase 1D, the following courses and distances:

North 48°19'41" West, a distance of 165.80 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 05°34'16", and a chord bearing and distance of North 44°27'27" East, 45.68 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 45.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 43°58'33" West, a distance of 60.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found the beginning of a non-tangent curve to the left with a radius of 530.00 feet, a central angle of 02°18'47", and a chord bearing and distance of South 45°56'55" West, 21.39 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 21.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 88°02'11" West, a distance of 21.56 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 47°54'38" West, a distance of 8.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 140.00 feet, a central angle of 27°08'50", and a chord bearing and distance of North 34°23'48" West, 65.72 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 66.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 20°49'22" West, a distance of 193.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 69°10'38" West, a distance of 20.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 20°49'22" East, a distance of 16.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 27°50'10" West, a distance of 33.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,652.50 feet, a central angle of 07°11'44", and a chord bearing and distance of South 80°31'36" West, 207.39 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 207.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 542.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 52°40'50" West, a distance of 21.87 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 967.50 feet, a central angle of 01°17'30", and a chord bearing and distance of North 08°23'42" West, 21.81 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 21.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 81°39'31" West, a distance of 65.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right with a radius of 1,032.50 feet, a central angle of 03°59'56", and a chord bearing and distance of North 05°47'13" West, 72.05 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 72.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 49°37'25" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

South 84°07'28" West, a distance of 348.89 feet to the POINT OF BEGINNING and containing 155.939 acres (6,792,688 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT HR 3200, LP and DENTON INDEPENDENT SCHOOL DISTRICT, acting herein by and through its duly authorized officers, do/does hereby adopt this plat designating the hereinabove described property as LANDMARK, PHASE 2 NORTH, an addition to the City of Denton, Denton County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, or other improvements shall be constructed or placed upon, over, or across the easements as shown. The City of Denton shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **HR 3200, LP**
a Texas limited partnership

TITLE

STATE OF TEXAS §

COUNTY OF _____ §

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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

WITNESS MY HAND, this _____ day of _____, 2026.

BY: **Denton Independent School District**

TITLE

STATE OF TEXAS §

COUNTY OF _____ §

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/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Michael B. Marx, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this subdivision is true and correct; was prepared from an actual and accurate survey of the land, according to the standards of practice of the Texas Board of Professional Land Surveyors; and that all previously existing property monuments are sufficiently described on this document as found and all set monuments meets or exceeds the requirements of section 138.87, The State of Texas, Texas Engineering and Land Surveying Practice Acts and Rules concerning Practice and Licensure.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, 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 _____, 2020.

Notary Public, State of Texas

My Commission Expires: _____

APPROVED BY THE PLANNING & ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 20__

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

FINAL PLAT
LANDMARK, PHASE 2 NORTH

312 RESIDENTIAL LOTS
4 COMMON AREA/ HOA LOTS
1 SCHOOL LOT
1 NEIGHBORHOOD PARK LOT (BLOCK E, LOT 2X)
2 CITY PARK LOTS (BLOCK A, LOT 1X & BLOCK N, LOT 1X)

155.939 ACRES (6,792,688 SQ. FT.)

OUT OF THE

ELIZANO PIZANO SURVEY, ABSTRACT NO. 994 & GEORGE W.
PETTINGALE SURVEY, ABSTRACT NO. 1041
CITY OF DENTON, DENTON COUNTY, TEXAS
CITY PROJECT #FP26-0004
APRIL 2026

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JCC	KHA	APRIL 2026	063226937	12 OF 12
OWNER/ DEVELOPER: HR 3200 LP 3000 Turtle Creek, Blvd., Dallas, TX 75219 Ph: 972-201-2008 Contact: Andrew Pieper OWNER MAILING ADDRESS: 9800 Hillwood Pkwy, Suite 300, Fort Worth, Texas 76177					
OWNER: Denton Independent School District 1307 N. Locust Street Denton, TX 76201					
APPLICANT: Kimley-Horn & Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Austin J. Fitzpatrick, P.E.					
SURVEYOR: Kimley-Horn and Associates, Inc. 6160 Warren Pkwy, Suite 210 Frisco, TX 75034 Ph: (972) 335-3580 Contact: Michael Marx, RPLS					

DWG NAME: K-FIN_SURVEY\063226937-HUNTER RANCH\DWG\FINAL PLAT\PHASE 2 NORTH.FP.DWG PLOTTED BY: GRABELE, JEFF 4/20/2026 9:27 AM LAST SAVED 4/17/2026 4:23 PM

2026
Planning and Zoning Commission Requests for Information
Meeting Dates
Updated 5.5.2026

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
3	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
4	Requested a continued discussion regarding Senate Bills 840 and 15 from the 2025 Legislative session and what the status is, how these bracketed bills operate and what is coming. Note: This will include discussion of how the DDC 2.12 affordability incentives relate to SB 840.	Pruett	1/14/2026	To be scheduled for future work session
5	Requested a discussion of what compatible development is for neighborhood character.	Ketchersid	2/11/2026	To be scheduled for future work session
	Annual Updates		Request Date	Status
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 update provided on February 11, 2026 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.