

AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: May 7, 2026 at 6:30 PM

Pilot Point City Hall - Council Chambers

A. Roll Call/Call to Order

B. Invocation

C. Pledge to Flags

1. United States of America

2. Texas Flag

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

D. Public Forum

(Citizens are allowed 3 minutes to speak. If the issue is on the agenda, the Commission may choose to discuss and consider the item. If the issue is not on the agenda, the Commission is not permitted by state law to respond to or discuss the item other than to make statement of specific facts in response to a citizen's inquiry or to recite existing policy in response to the inquiry. The Commission may request the issue to be placed on a future agenda for action in accordance with state law. This forum is not the appropriate place to address complaints against Public Officials and/or Staff. Complaints of this nature should be made in writing and filed with the City Manager.)

E. Consent Agenda

1. Approval of the February 5, 2026, Planning and Zoning Commission and City Council Meeting Minutes

F. Regular Agenda

1. Discuss and Act on a Final Plat creating 554 single-family residential lots for Mobberly Farms phase 2G plus 7 common open space lots on a total of 91-acres of land generally located south of Mobberly Road between FM 1385 and Hames Road.
 - a. Staff overview and recommendation with suggested motion language.
 - b. Applicant presentation.
 - c. Discuss and act on the requested Final Plat.
2. Discuss and make a recommendation to City Council for a Zone Change request for an approximately 102.848 +/- acre parcel from Light Industrial-1 (LI-1), Single Family Residential-2 (SF-2), and Single Family Residential-3 (SF-3) to Planned Development (PD) generally located south of G.A Moore Parkway and east of FM 1385. This property is also described as 102.86 acres in the J. Smith Survey, Abstract 1146.
 - a. Staff overview and recommendation with suggested motion language.

- b. Applicant presentation.
- c. Open the public hearing and take public testimony.
- d. Close the public hearing.
- e. Discuss and make a recommendation to City Council on the requested Zone Change.

G. Director's Update

- 1. Quarterly Development Report
- 2. Pending Development Agreements
- 3. NCTCOG: Planning & Development Academy

H. Adjourn

The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); 3 and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940-686-2165.

I, the undersigned authority, do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas by 5:00 p.m. on April 30, 2026, and shall remain posted for at least three business days preceding the scheduled time of said meeting.

Lenette Cox, City Secretary

City of Pilot Point, Texas

Minutes of February 5, 2026

**Planning and Zoning Commission
And
City Council Meeting**

A. Roll Call/Call to Order

Commission Chair Mark Lanier called the meeting to order at 6:30pm and conducted roll call.

City Council:

Mayor Chad Major – Present
Council Member Place 1, Brian Heitzman – Present
Council Member Place 2, Everett Cummings – Present
Council Member Place 3, Ray Dane – Present
Council Member, Place 4, Brian Murrell – Present
Council Member, Place 5 – Mike Wilson – Present
Council Member, Place 6 – Andrew Ambrosio – Present

Planning and Zoning Commission:

Chair Mark Lanier – Present
Commissioner Tammy Francois – Present
Commissioner John Haughton – Present
Commissioner Johon Lazar – Present
Commissioner Maureen Haverty – Present
Commissioner William Harrison – Present
Commissioner Katie Scott - Absent

B. Invocation

Mayor Chad Major led the invocation.

C. Pledge to Flags

D. Public Forum

E. Consent Agenda

1. **Approval of the December 4, 2025 Regular Planning & Zoning Commission Meeting minutes.**
2. **Approval of the January 21, 2026 Planning and Zoning Commission Special Meeting minutes.**

Commissioner William Harrison made a motion to approve the Consent Agenda.
Commissioner Tammy Francois seconded the motion. Motion 6 – 0

AYES: Tammy Francois, John Haughton, Mark Lanier, John Lazar, Maureen Haverty,
and William Harrison
ABSENT: Katie Scott

F. Training and discussion on the following items:

- Meeting Management
- Roles and Responsibilities
- Development Agreement

City Attorney Brenda McDonald gave a presentation on Conducting a Public Meeting,
Roles & Responsibilities, and Development Agreements.

G. Department News -- Staff Introductions

Community Services Director Darrell Gentry introduced the following new staff members:

Katie Blust, Assistant Community Services Director
Caroline Steward, City Planner
May Zoeram, Assistant City Planner
Chantelle Nightingale, Community Services Administrative Assistant

H. Adjourn

Commissioner Tammy Francois made a motion to adjourn the meeting at 8:27pm.
Commission John Haughton seconded the motion. Motion 6 – 0

AYES: Tammy Francois, John Haughton, Mark Lanier, John Lazar, Maureen Haverty,
and William Harrison
ABSENT: Katie Scott

Mark Lanier, Chairperson

ATTEST:

Chantelle Nightingale
Community Services Administrative Assistant



PLANNING and ZONING COMMISSION

STAFF REPORT

May 7, 2026

Agenda Item F.1.: Final Plat for Mobberly Farms Phase 2G – FP 2026-001

Discuss and consider a request for a Final Plat for Mobberly Farms Phase 2G, consisting of approximately 91.151 acres. The subject property is generally located South of Mobberly Rd between FM1385 and Hames Rd within the City of Pilot Point.

Commission Consideration:

- a. Staff overview.
- b. Applicant presentation.
- c. Discuss and act on the request for Final Plat approval.

Request:

This request is to approve a Final Plat for Mobberly Farms Phase 2G in accordance with the approved Master Preliminary Plat.

The Mobberly Farms Preliminary Plat was previously approved by City Council. The property has since been annexed into the City of Pilot Point.

Final Plats must conform to the approved development framework, the Subdivision Ordinance, and the Design Construction Specifications and Standards Manual (DCSS).

The Planning and Zoning Commission is authorized to approve Final Plats that meet applicable City regulations.

Final Plat Approval Criteria

The Planning and Zoning Commission must determine whether the Final Plat complies with the approved Preliminary Plat and applicable City regulations.

If the Final Plat conforms, the Commission may:

- Approve the Final Plat

- Conditionally approve with specific conditions
- Deny with statutory reasons (must be ordinance-based)

Project Description:

The Final Plat includes 544 residential lots and 7 common open space lots, for a total of 551 lots, along with public streets and easements for utilities, drainage, and open space.

The plat includes areas designated for open space and drainage easements, as reflected in the plat documents.

The development is consistent with the overall Mobberly Farms project and its approved development standards.

Infrastructure and Services:

Water and wastewater services will be provided by Mustang Special Utility District. Public infrastructure, including streets and drainage systems, will be subject to City inspection and acceptance.

Final Plat recordation will occur after completion and acceptance of public improvements and posting of required bonds.

Staff Review and Recommendation:

Staff has completed review of the Final Plat and is coordinating with the applicant on minor revisions. The plat is generally consistent with applicable City regulations, subject to resolution of outstanding items. Staff recommends that the Planning and Zoning Commission discuss and act on the request for Final Plat approval.

Staff Contact: Masoumeh Shekofteh Zoeram, Assistant Planner

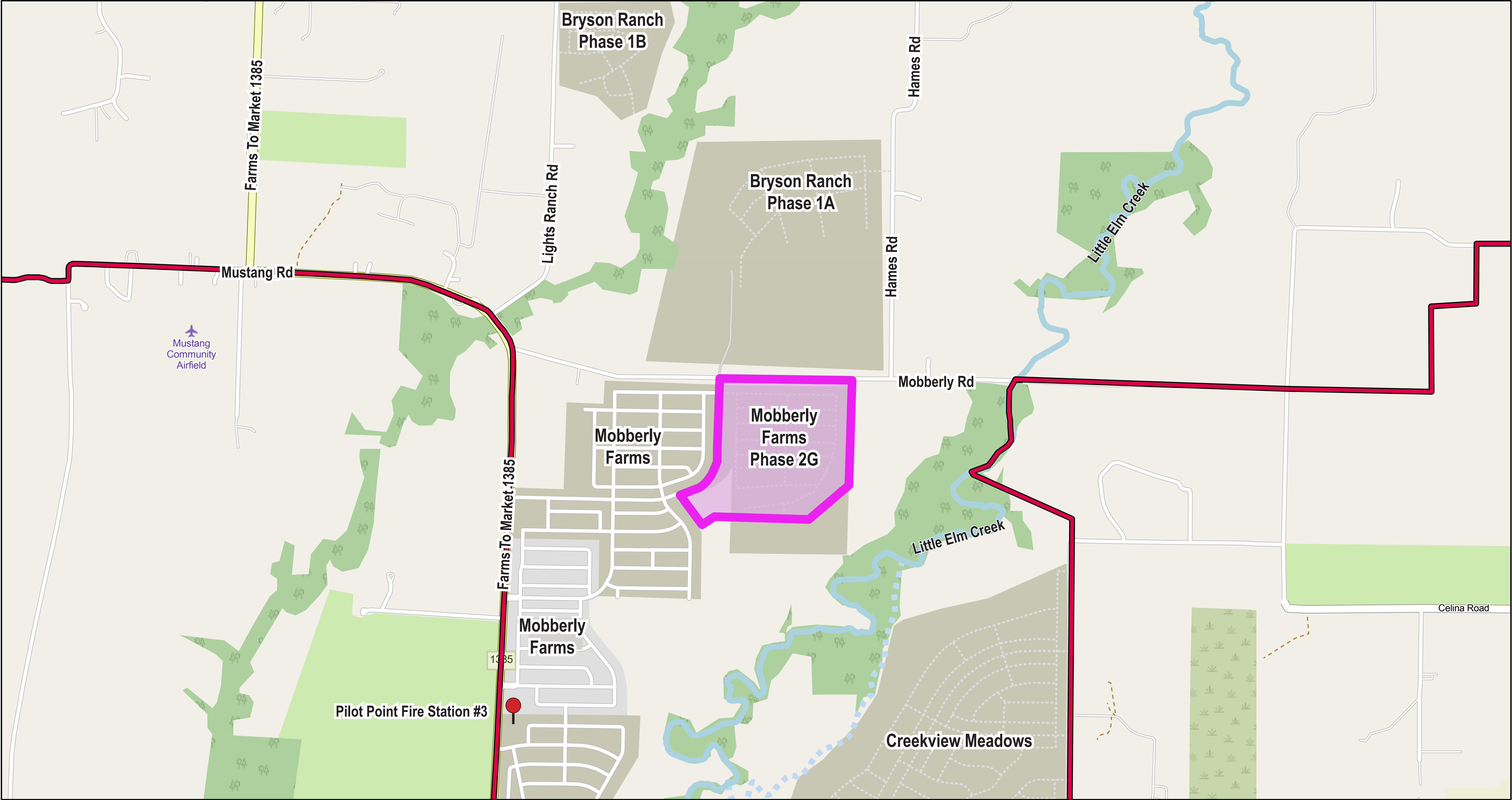
Recommended Motion:

“Move to approve the Final Plat for Mobberly Farms Phase 2G, with a determination that the plat is consistent with the approved Preliminary Plat and applicable City regulations.”

Attachments:

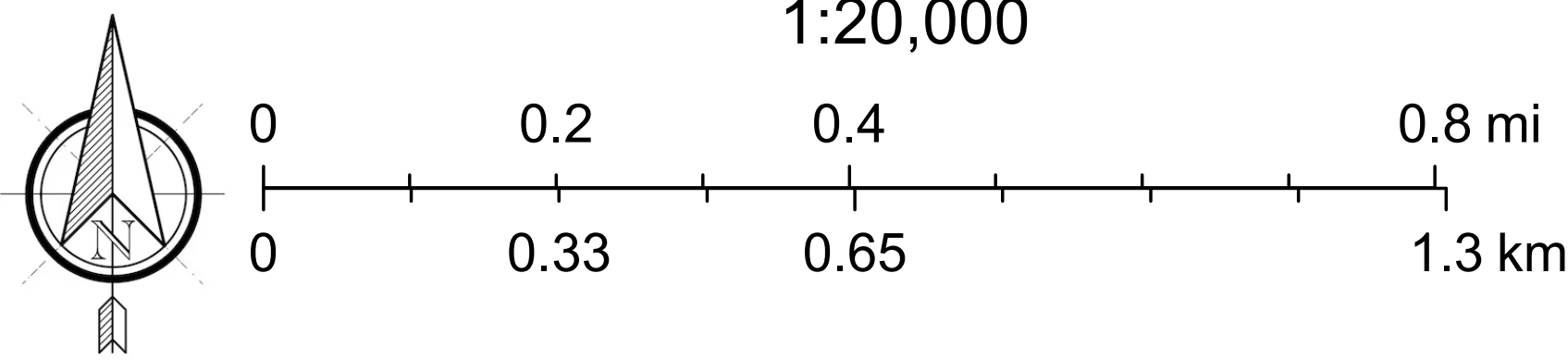
- a) Final Plat Map
- b) Vicinity Map
- c) Previously Approved Preliminary Plat

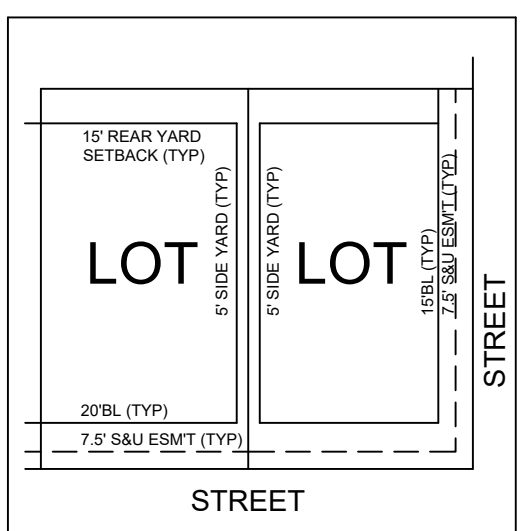
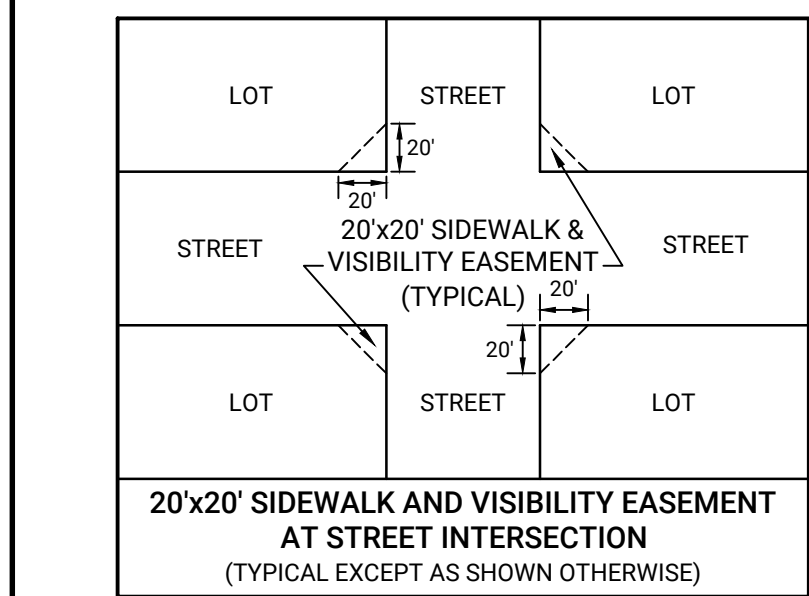
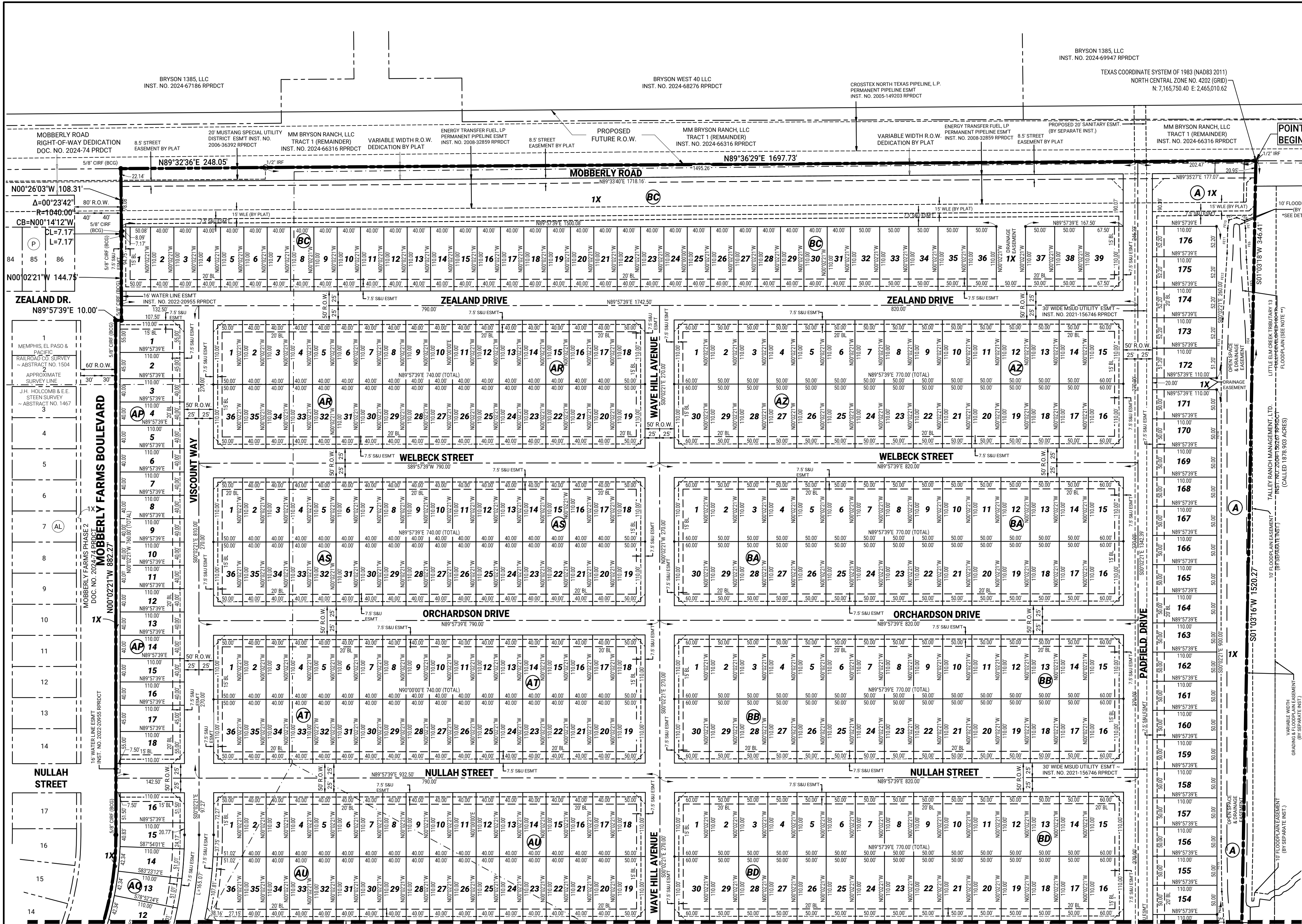
Mobberly Farms Phase 2G



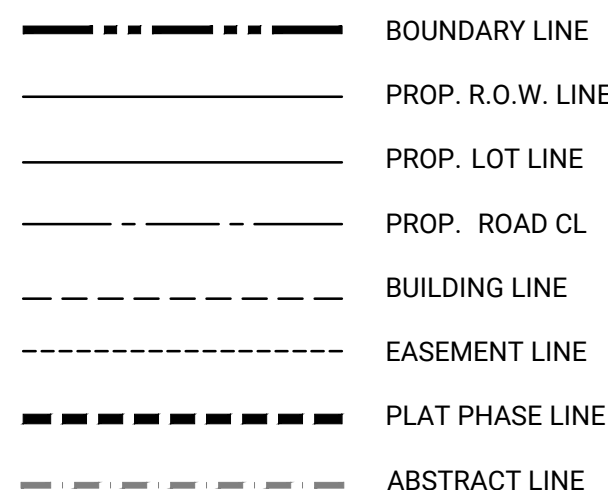
PLANNING and ZONING COMMISSION
May 7, 2026

-  Mobberly Farms Phase 2G
-  Mtual Boundry





MINIMUM
SETBACK EXHIBIT
(Not to Scale)

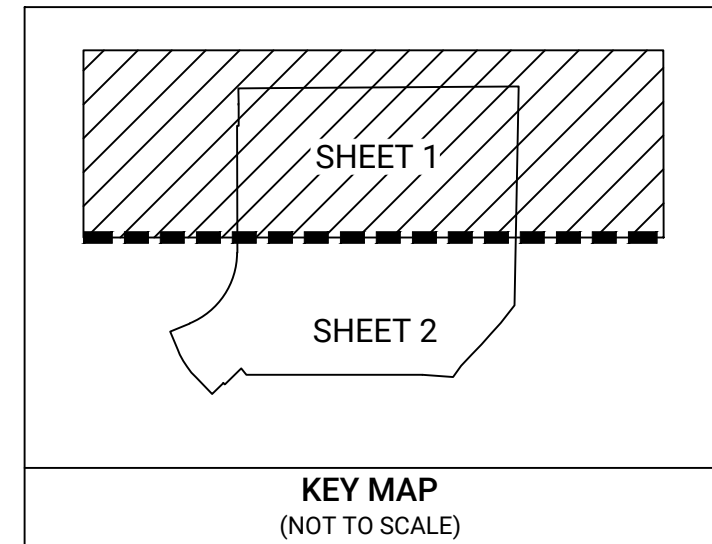


LINE TYPE LEGEND

LOT COUNT		
SINGLE FAMILY LOTS	544	
HOA X LOTS, OPEN SPACE LOTS	7	
TOTAL LOTS	551	

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S66°54'08"W	21.93'
L2	S54°06'20"E	1.54'
L3	S75°58'31"E	7.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	03°03'01"	455.00	N42°01'58"W	30.83'	30.84
C2	02°14'71"	455.00	S33°04'53"E	171.97'	173.01
C3	035°54'01"	250.00	S72°05'21"E	154.09'	156.64
C4	014°03'51"	250.00	S83°00'26"E	61.21'	61.37
C5	111°03'00"	60.00	S67°59'35"W	98.92'	116.29
C6	043°56'07"	50.00	S67°59'35"W	37.41'	38.34



OWNER:
MM Moberly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

DEVELOPER:
Lenart Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-02G
DATE: APRIL 2026

TECH-ED
SCALE 1"=100'

NOTES:

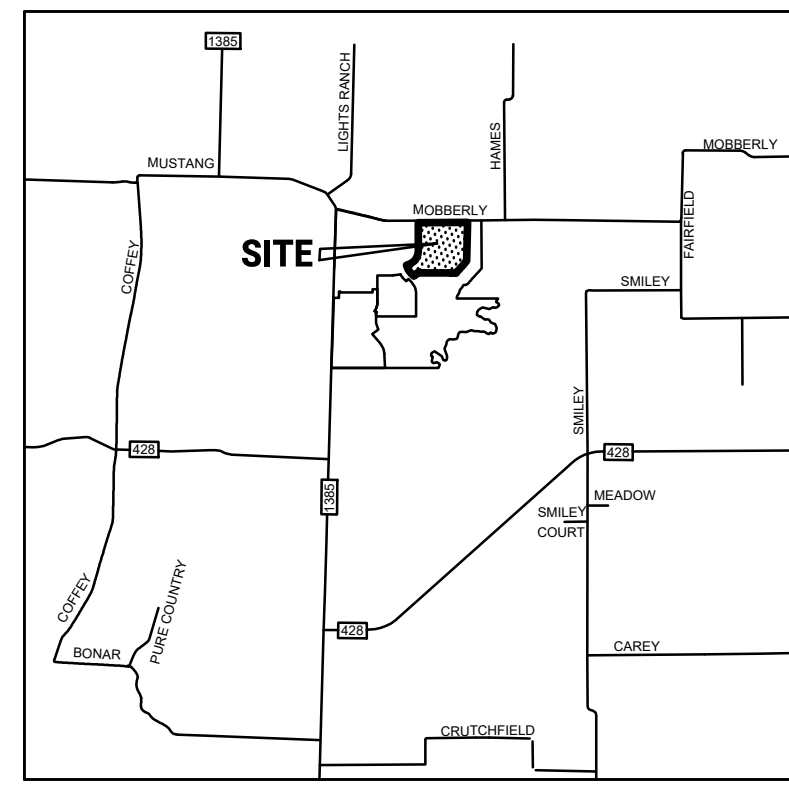
- Water and sewer services are to be owned, operated, and maintained by Mustang Special Utility District.
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department and the Texas Commission on Environmental Quality.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by the City or Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- The City nor Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Construction not completed within two years of the City approval approval shall be subject to current Subdivision Rules and Regulations.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Minimum finished floor elevations shall be at least 2 feet above the 100-year flood plain elevation (when floodplain is present).
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999849393).
- Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and/or deeds for subject and adjoining properties.
- Subject property is located within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency Flood Insurance Rate Map for Denton County, Texas, Map Number 48121C0270G, Revision Date April 18, 2011. "Floodplain information shown is according to "Tributaries Flood Study for Moberly 1G and Phase 2 as prepared by KCE Engineering" (as approved May 12, 2023).
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Any franchised public utility, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system in any of the easements shown on the plat. Any franchised public utility shall have the right at all times of ingress and egress to and from and upon said easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- All perimeter property corners are 5/8-inch iron rods with cap stamped "BCG 10194538" set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set, or an "X" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
- Notice - selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- All lots comply with the minimum size requirements of the zoning district.
- The owners of all corner lots shall maintain sight triangles in accordance with the city subdivision ordinance.
- Reverse front corner lots shall have a side yard fence setback of 15' in accordance with the city subdivision ordinance.
- All common areas will be owned and maintained by the HOA / POA.
- HOA CCRs to be recorded at same time of final plat.
- CO will not be issued without water or sewer.
- A driveway culvert permit must be obtained from the City of Pilot Point by the owner of each lot prior to the construction, installation, or placement of any driveway access improvements within the dedicated right-of-way.
- Sidewalks are required in all residential subdivisions with average lot sizes of less than one acre platted or replatted.
- Park dedication deed or payment in lieu of dedication will be required at time of final plat.
- *SEE SHEET 4, FOR 10' FLOODPLAIN EASEMENT DETAIL*

UTILITY PROVIDERS:

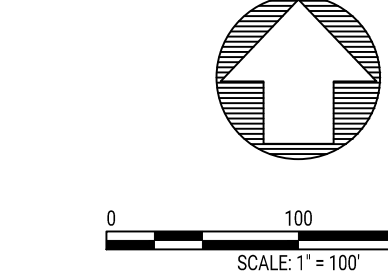
(A) ELECTRIC & GAS SERVICE:
COSERV
7701 South Stemmons
Corinth, Texas 75065
1-800-274-4014

(B) TELEPHONE SERVICE:
AT&T
2301 Ridgeview Drive
Plano, Texas 75025
(972) 569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE: (C) Mustang Special Utility District
7985 FM 2931
Aubrey, Texas 76227
(940) 440-9561



LOCATION MAP
NOT TO SCALE



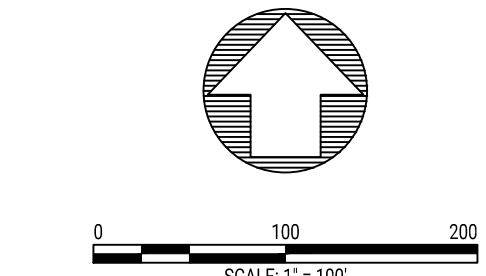
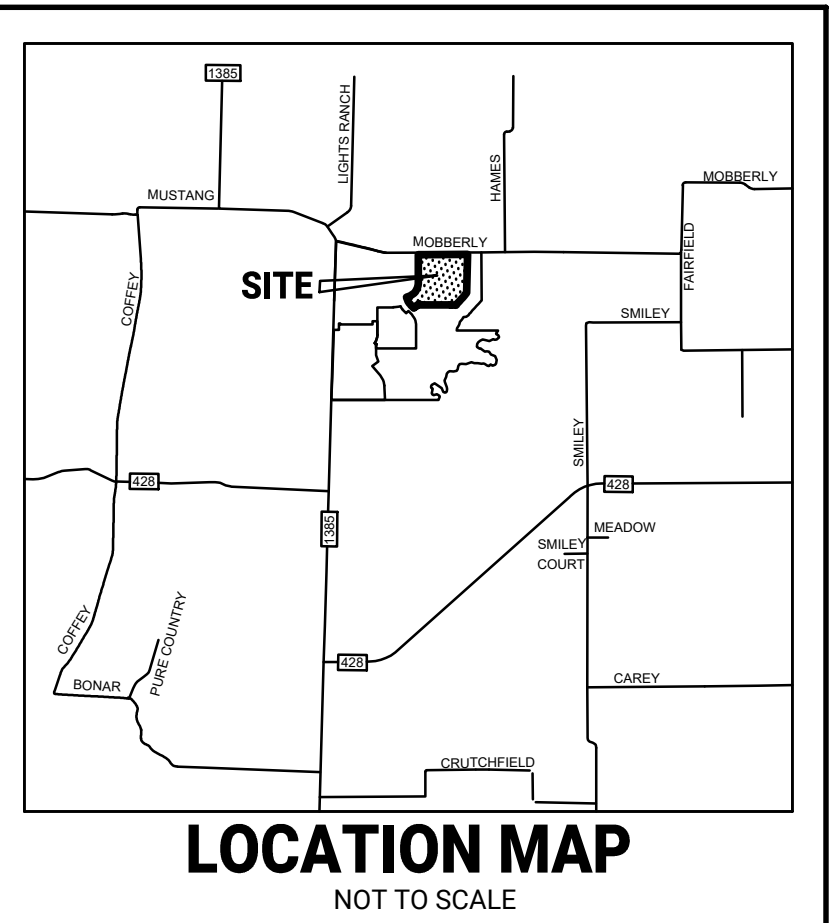
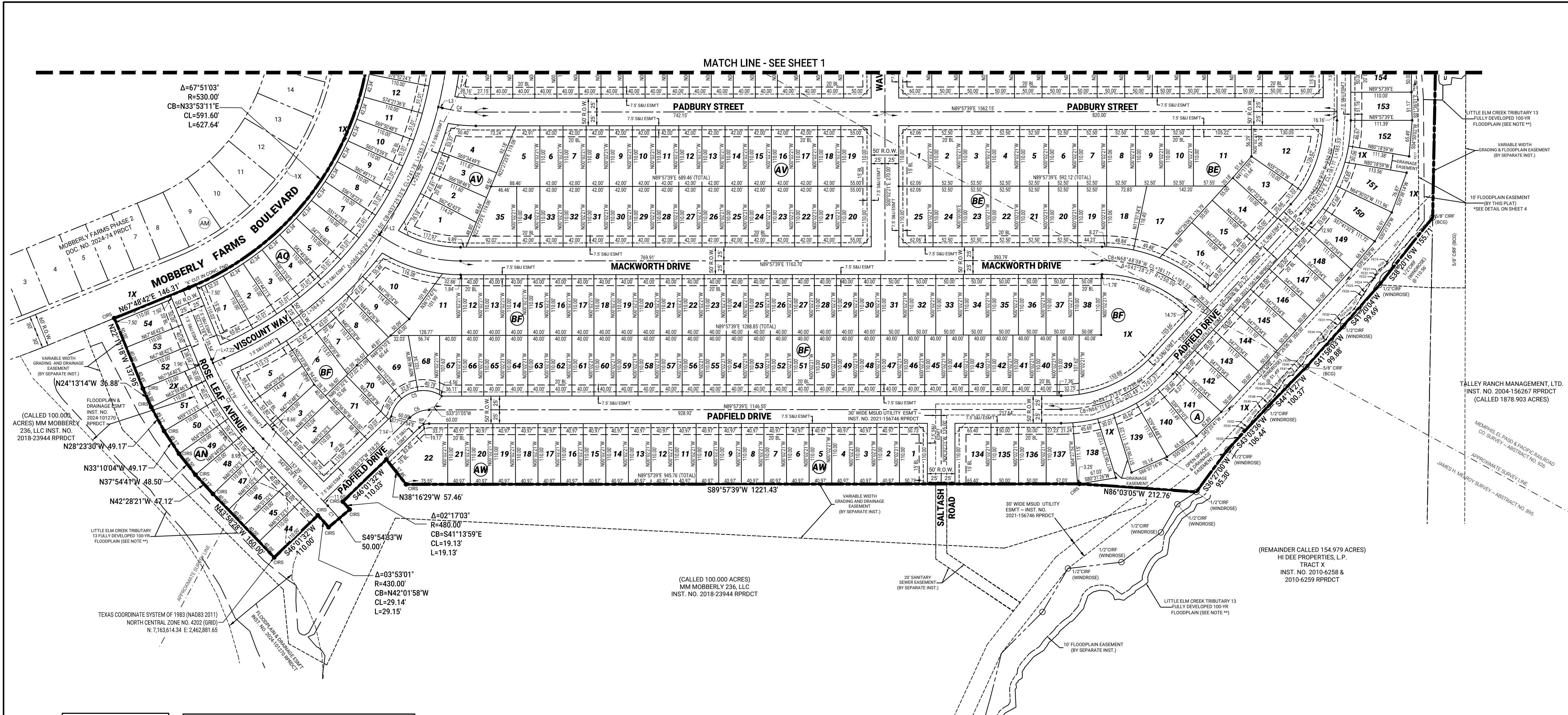
THE PURPOSE OF THIS PLAT IS TO CREATE 544
RESIDENTIAL LOTS AND 7 COMMON AREAS FROM
91.151 ACRES OF LAND

FINAL PLAT
MOBERLY FARMS
PHASE 2G

91.151 ACRES
18.486 ACRES RIGHT-OF-WAY
544 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS
Lots 134-176, & Lot 1X, Block A; Lots 44-54, & 1X, 2X, Block AN;
Lots 1-18, & 1X, Block AP; Lots 1-16 & 1X, Block AQ;
Lots 1-36, Block AR; Lots 1-36, Block AS; Lots 1-36, Block AT;
Lots 1-36, Block AU; Lots 1-35, Block AV; Lots 1-22, Block AW;
Lots 1-30, Block AZ; Lots 1-30, Block BA; Lots 1-30, Block BB;
Lots 1-39 & 1X, Block BC; Lots 1-30, Block BD;
Lots 1-25, Block BE and Lots 1-71 & 1X, Block BF;

SITUATED IN THE
MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY ~
ABSTRACT NO. 1504, J.H. HOLCOMB & E.E. STEEN SURVEY ~
ABSTRACT NO. 1467, MEMPHIS, EL PASO & PACIFIC RAILROAD
CO. SURVEY ~ ABSTRACT NO. 926 & JAMES H. MELROY SURVEY
~ ABSTRACT NO. 895
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

CITY CASE No. 2026-437



LEGEND	
S&U	SIDEWALK AND UTILITY
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
VE	VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
FFE	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND (BCG)
IRF	IRON ROD FOUND
RPDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
A	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

THE PURPOSE OF THIS PLAT IS TO CREATE 544 RESIDENTIAL LOTS AND 7 COMMON AREAS FROM 91.151 ACRES OF LAND

FINAL PLAT MOBERLY FARMS PHASE 2G

91.151 ACRES
18.486 ACRES RIGHT-OF-WAY
544 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS
Lots 134-176, & Lot 1X, Block A; Lots 44-54, & 1X, 2X, Block AN;
Lots 1-18, & 1X, Block AP; Lots 1-16 & 1X, Block AQ;
Lots 1-36, Block AR; Lots 1-36, Block AS; Lots 1-36, Block AT;
Lots 1-36, Block AU; Lots 1-35, Block AV; Lots 1-22, Block AW;
Lots 1-30, Block AZ; Lots 1-30, Block BA; Lots 1-30, Block BB;
Lots 1-39 & 1X, Block BC; Lots 1-30, Block BD;
Lots 1-25, Block BE and Lots 1-71 & 1X, Block BF;

SITUATED IN THE
MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY ~
ABSTRACT NO. 1504, J.H. HOLCOMB & E.E. STEEN SURVEY ~
ABSTRACT NO. 1467, MEMPHIS, EL PASO & PACIFIC RAILROAD
CO. SURVEY ~ ABSTRACT NO. 926 & JAMES H. MELROY SURVEY
~ ABSTRACT NO. 895
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

CITY CASE No. 2026-437

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S66°54'08"W	21.93'
L2	S54°08'20"E	1.54'
L3	S75°58'31"E	7.48'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	003°53'01"	455.00	N42°01'58"W	30.83'
C2	021°47'10"	455.00	S33°04'53"E	171.97'
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C4	014°03'51"	250.00	S83°00'26"E	61.21'
C5	111°03'00"	60.00	S67°59'35"W	98.92'
C6	043°56'07"	50.00	S67°59'35"W	37.41'

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE4	N01°43'51"W	57.24
FE5	N03°49'22"W	119.79
FE6	N01°45'40"W	53.84
FE7	N07°22'01"W	13.21
FE8	N68°57'45"W	14.24
FE9	S73°04'21"W	13.88
FE10	S08°53'41"W	14.24
FE11	S01°19'30"W	42.84
FE12	S03°43'08"W	112.77
FE13	S02°01'54"W	80.44
FE14	N00°01'06"E	811.37
FE15	S00°48'37"E	90.37
FE16	S03°56'46"E	53.10
FE17	S00°24'29"E	215.88
FE18	S36°28'42"W	96.69
FE19	S03°24'23"W	4.28
FE20	S53°41'47"W	17.05
FE21	S36°53'18"W	11.12
FE22	S14°16'23"W	6.58
FE23	S43°11'52"W	6.14

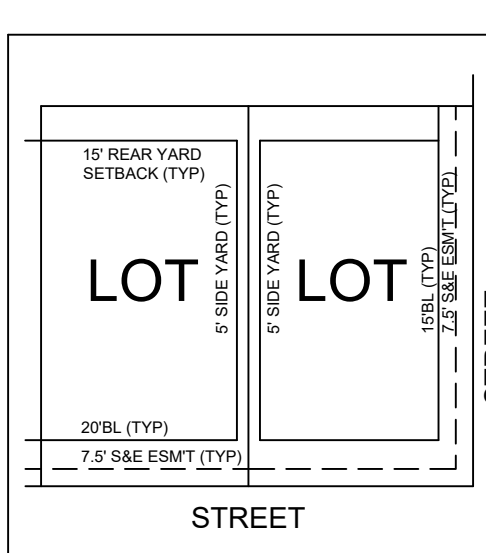
FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE24	S32°44'59"W	23.11
FE25	S30°23'37"W	7.28
FE26	S38°55'27"W	7.61
FE27	S31°14'19"W	23.24
FE28	S46°12'59"W	12.32
FE29	S51°36'05"W	17.75
FE30	S26°02'01"W	6.65
FE31	S45°20'21"W	12.36
FE32	S49°30'10"W	9.70
FE33	S31°31'06"W	17.92
FE34	S52°10'05"W	5.00
FE35	S68°37'53"W	9.07
FE36	S37°08'09"W	24.15
FE37	S58°54'04"W	8.67
FE38	S28°55'41"W	16.69
FE39	S49°56'38"W	6.86
FE40	S41°00'40"W	8.82
FE41	S36°55'03"W	10.87
FE42	S77°03'28"W	7.39
FE43	S48°44'23"W	11.69

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE44	S30°52'15"W	16.02
FE45	S41°50'14"W	8.24
FE46	S24°42'09"W	7.58
FE47	S40°53'12"W	13.92
FE48	S43°57'22"W	13.62
FE49	S46°44'38"W	15.46
FE50	S39°52'44"W	8.95
FE51	S33°59'17"W	22.71
FE52	S31°52'16"W	4.69
FE53	S65°47'21"W	7.47
FE54	S35°40'19"W	11.51
FE55	S20°14'24"W	5.87

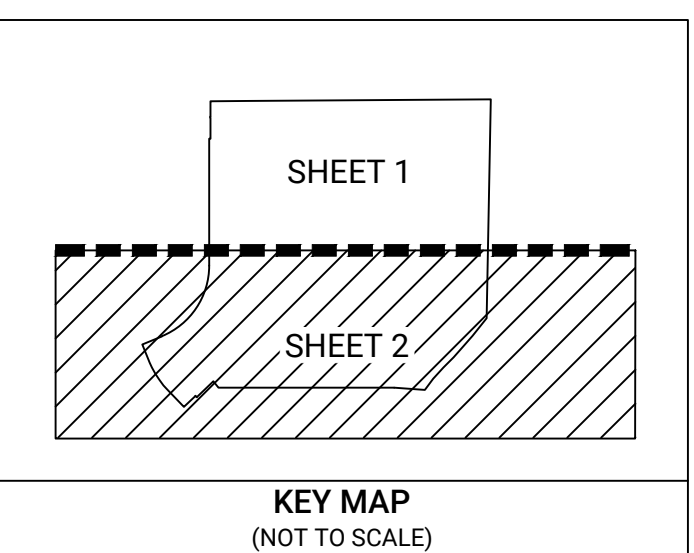
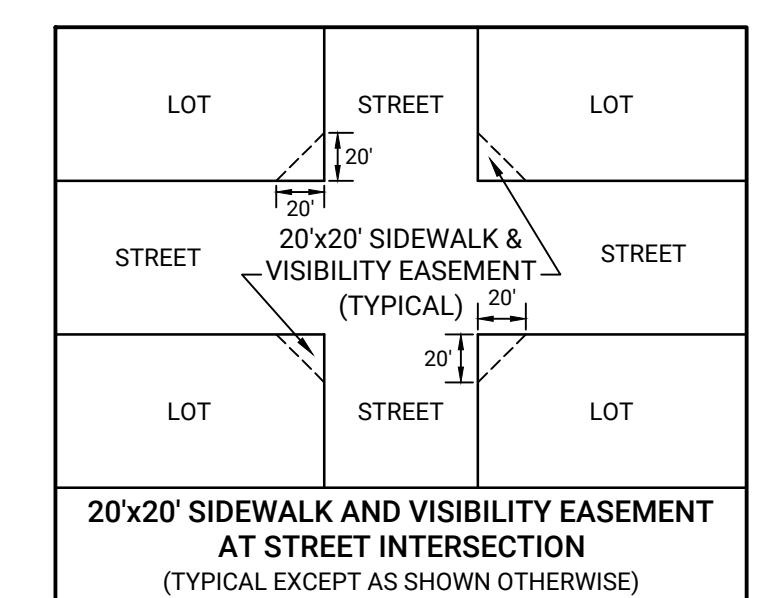
LOT COUNT	
SINGLE FAMILY LOTS	544
HOA X LOTS, OPEN SPACE LOTS	7
TOTAL LOTS	551

-----	BOUNDARY LINE
-----	PROP. R.O.W. LINE
-----	PROP. LOT LINE
-----	PROP. ROAD CL
-----	BUILDING LINE
-----	EASEMENT LINE
-----	PLAT PHASE LINE
-----	ABSTRACT LINE

LINE TYPE LEGEND	
-----	BOUNDARY LINE
-----	PROP. R.O.W. LINE
-----	PROP. LOT LINE
-----	PROP. ROAD CL
-----	BUILDING LINE
-----	EASEMENT LINE
-----	PLAT PHASE LINE
-----	ABSTRACT LINE



MINIMUM SETBACK EXHIBIT
(Not to Scale)



KEY MAP
(NOT TO SCALE)

OWNER:
MM Moberly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

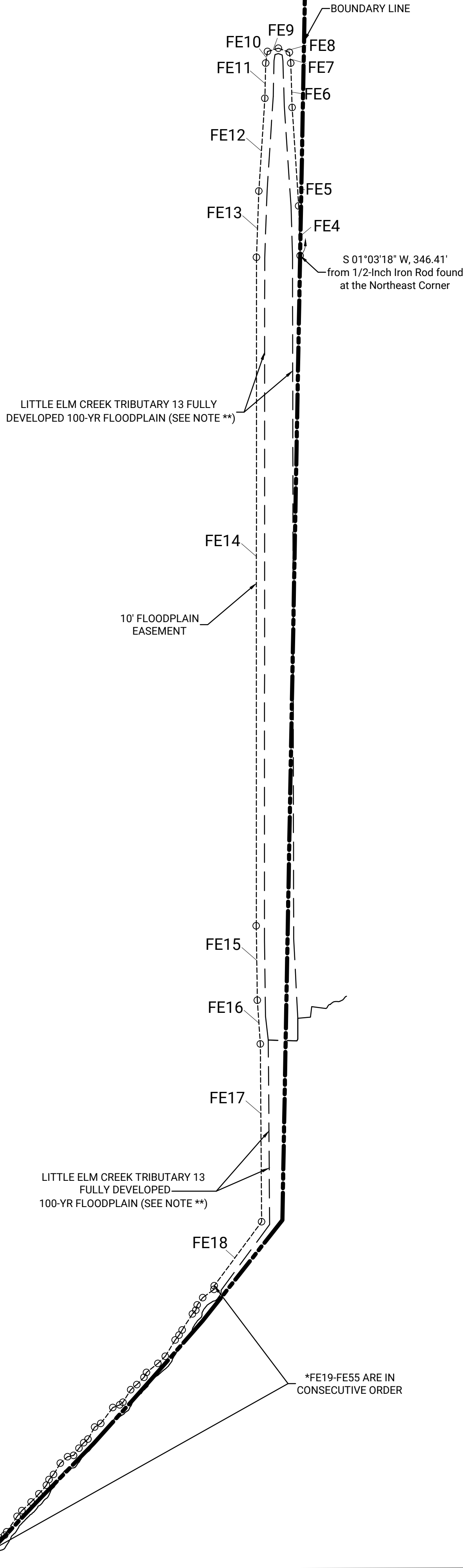
DEVELOPER:
Lenart Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-02G
DATE: APRIL 2026

TECH-ED
SCALE 1"=100'
PAGE 2 OF 4

10' FLOODPLAIN EASEMENT DETAIL
(NOT TO SCALE)



OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MM Mobblerly 236, LLC, is the owner of that that certain tract of land situated in the J.H. Holcomb and E.E. Steen Survey, Abstract No. 1467, the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1504, the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 926, and the James H. Melroy Survey, Abstract No. 895, in Denton County, Texas, and being part of that certain called 100.000 acre tract of land described in deed to MM Mobblerly 236, LLC recorded in Instrument No. 2018-23944, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain called 184.731 acre tract of land (save and except a called 9.498 acre tract of land) described in deed to MM Mobblerly 236, LLC recorded in Instrument No. 2019-103282, RPRDCT, and all of that certain called 10.003 acre tract of land described in deeds to MM Mobblerly 236, LLC recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the approximate center of Mobblerly Road (an undedicated public right-of-way), and being the northeast corner of said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Mobblerly Road and 285 Partners, Ltd. tract, a distance of 1520.26 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner at the most northerly southeast corner of said MM Mobblerly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT;

THENCE South 01°03'16" West, with the east line of said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Mobblerly Road and 285 Partners, Ltd. tract, a distance of 1520.26 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner at the most northerly southeast corner of said MM Mobblerly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT;

THENCE South 38°20'16" West, continuing with the east line of said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Mobblerly Road and 285 Partners, Ltd. tract, passing at a distance of 110.56 feet the most easterly southeast corner of said MM Mobblerly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, continuing with said southeasterly line of the Mobblerly Road and 285 Partners, Ltd. tract, and the MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, in all, a total distance of 155.71 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner;

THENCE continuing with the southeasterly line of said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Mobblerly Road and 285 Partners, Ltd. tract, the following courses to 1/2-inch iron rods with cap stamped "WINDROSE" found for corner:

South 41°20'04" West, a distance of 99.69 feet;

And South 41°58'03" West, a distance of 99.88 feet;

THENCE South 44°14'27" West, continuing with the southeasterly line of said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and the Mobblerly Road and 285 Partners, Ltd. tract, passing at a distance of 51.49 feet a 1/2-inch iron rod with cap stamped "WINDROSE" found at the southwest corner of the MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, continuing with said MM Mobblerly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, and the Mobblerly Road and 285 Partners, Ltd. tract, in all, a total distance of 100.37 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner;

THENCE continuing with the southeasterly line of said MM Mobblerly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, and the Mobblerly Road and 285 Partners, Ltd. tract, the following courses to 1/2-inch iron rods with cap stamped "WINDROSE" found for corner:

South 43°03'36" West, a distance of 106.44 feet;

And South 36°27'00" West, a distance of 95.30 feet;

THENCE over and across the MM Mobblerly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 86°03'05" West, a distance of 212.76 feet;

South 89°57'39" West, a distance of 1221.43 feet;

North 38°16'29" West, a distance of 57.46 feet;

South 46°01'32" West, a distance of 110.03 feet to the beginning of a non-tangent curve to the right;

Southeasterly, with said curve which has a central angle of 02°17'03", a radius of 480.00 feet, and a chord which bears South 41°13'59" East, a chord distance of 19.13 feet, and for an arc distance of 19.13 feet;

South 49°54'33" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

Northwesterly, with said curve which has a central angle of 03°53'01", a radius of 430.00 feet, and a chord which bears North 42°01'58" West, a chord distance of 29.14 feet, and for an arc distance of 29.15 feet;

South 46°01'32" West, a distance of 110.00 feet;

North 43°58'28" West, a distance of 160.00 feet;

North 42°28'21" West, a distance of 47.12 feet;

North 37°54'41" West, a distance of 48.50 feet;

North 33°10'04" West, a distance of 49.17 feet;

North 28°23'30" West, a distance of 49.17 feet;

North 24°13'14" West, a distance of 36.88 feet;

And North 22°11'18" West, a distance of 137.95 feet, said iron rod being located on the easterly right-of-way line of Mobblerly Farms Boulevard (called 60-foot right-of-way), said right-of-way dedicated according to Final Plat of Mobblerly Farms Phase 2, an addition to the City of Pilot Point, Texas recorded in Document No. 2024-74, of the Plat Records of Denton County, Texas;

THENCE with said easterly right-of-way line of Mobblerly Farms Boulevard, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 67°48'42" East, a distance of 146.31 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 67°51'03", a radius of 530.00 feet, a chord which bears North 33°53'11" East, a chord distance of 591.60 feet, and for an arc distance of 627.64 feet;

North 00°02'21" West, a distance of 882.27 feet;

North 89°57'39" East, a distance of 10.00 feet (becoming called 80-foot right-of-way at this point);

North 00°02'21" West, a distance of 144.75 feet to the beginning of a tangent curve to the left;

Northwesterly, with said curve which has a central angle of 00°23'42", a radius of 1040.00 feet, a chord which bears North 00°14'12" West, a chord distance of 7.17 feet, and for an arc distance of 7.17 feet;

And North 00°26'03" West, a distance of 108.31 feet to said approximate center of Mobblerly Road;

THENCE North 89°32'36" East, with the north line of said MM Mobblerly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, and said south line of Bryson Ranch, L.P. tract, a distance of 248.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 89°36'29" East, continuing with said north line of the MM Mobblerly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, and said MM Mobblerly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and south line of the Bryson Ranch, L.P. tract, a distance of 1697.73 feet to the POINT OF BEGINNING, containing an area of 91.151 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Mobblerly 236, LLC, a Texas limited liability company, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as **MOBBERLY FARMS PHASE 2G**, an addition to City of Pilot Point, Texas, and do hereby dedicate to Mustang Special Utility District and the City of Pilot Point in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of City of Pilot Point, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of City of Pilot Point and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to City of Pilot Point use thereof. Any public utility given the right by City of Pilot Point to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto City of Pilot Point against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is not located within the Extra-Territorial Jurisdiction of any municipality. This plat approval is subject to all the platting ordinances, rules and regulations, and Development Agreements, if any, with and of Denton County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

MM Mobblerly 236, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Mehrdad Moayedi
Its Manager

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MM Mobblerly 236, LLC, a Texas limited liability company on behalf of said company, 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 ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

FLOODPLAIN EASEMENTS

(A) Floodplain Easements shall be provided along natural drainageways and lakes or reservoirs. Floodplain easements shall encompass all areas beneath the water surface elevation resulting from a storm whose design frequency is one hundred (100) years, plus such additional width as may be required to provide ingress and egress to allow maintenance of the banks and for the protection of adjacent property, as determined and required by the city engineer.

(B) Floodplain Restriction: No construction, without the written approval of the city shall be allowed within a floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a part to the request. These engineering studies shall be done in compliance with FEMA (Federal Management Agency) guidelines which address acceptable studies, methods and limits of work done inside the 100year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100year elevation. Any existing creeks, lakes, reservoirs, or drainage channels traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The city will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property owner shall keep the natural drainage channels traversing adjacent to his property clean and free of debris, silt or any substance which would result in unsanitary conditions and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, is subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. The city shall not be liable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures withing the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

CERTIFICATE OF FINAL PLAT APPROVAL	
Approved	
Planning and Zoning Commission Chair City of Pilot Point, Texas	Date
Mayor City of Pilot Point, Texas	Date
Attest - City Secretary City of Pilot Point, Texas	Date

OWNER:
MM Mobblerly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

DEVELOPER:
Lenart Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704

B | **BARRAZA**
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-02G
DATE: APRIL 2026

TECH-ED
SCALE 1"=100'
PAGE 3 OF 4

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DENTON COUNTY SUBDIVISION REGULATIONS.

DATED THIS THE ____ DAY OF _____, 2026.

**RELEASED FOR REVIEW
PURPOSES ONLY**

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ADMINISTRATIVE APPROVAL

APPROVED THIS ____ DAY OF _____, AD 20____ BY THE COMMUNITY SERVICES DEPARTMENT OF THE CITY OF PILOT POINT, TEXAS.

COMMUNITY SERVICES DIRECTOR _____

APPROVED AND ACCEPTED

CITY MANAGER, CITY OF PILOT POINT, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY'S OFFICE OF THE CITY OF PILOT POINT, HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS SUBMITTED TO THE COMMUNITY SERVICES DEPARTMENT, AND THE ADMINISTRATION, THERE ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID ADMINISTRATION FUTHER AUTHORIZED THE CITY MANAGER TO NOTE ACCEPTANCE THEREFORE BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ____ DAY OF _____, 20____

CITY SECRETARY'S OFFICE
CITY OF PILOT POINT, TEXAS

FINAL PLAT
**MOBBERLY FARMS
PHASE 2G**

91.151 ACRES
18.486 ACRES RIGHT-OF-WAY
544 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS
Lots 134-176, & Lot 1X, Block A; Lots 44-54, & 1X, 2X, Block AN;
Lots 1-18, & 1X, Block AP; Lots 1-16 & 1X, Block AQ;
Lots 1-36, Block AR; Lots 1-36, Block AS; Lots 1-36, Block AT;
Lots 1-36, Block AU; Lots 1-35, Block AV; Lots 1-22, Block AW;
Lots 1-30, Block AZ; Lots 1-30, Block BA; Lots 1-30, Block BB;
Lots 1-39 & 1X, Block BC; Lots 1-30, Block BD;
Lots 1-25, Block BE and Lots 1-71 & 1X, Block BF;

SITUATED IN THE
MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY ~
ABSTRACT NO. 1504, J.H. HOLCOMB & E.E. STEEN SURVEY ~
ABSTRACT NO. 1467, MEMPHIS, EL PASO & PACIFIC RAILROAD
CO. SURVEY ~ ABSTRACT NO. 926 & JAMES H. MELROY SURVEY
~ ABSTRACT NO. 895
CITY OF PILOT POINT
DENTON COUNTY, TEXAS

CITY CASE No. 2026-437

LOT AREA TABLES

Block A - Lot Area		
Block/Lot	Area (AC)	Area (SF)
134	0.165	7,193
135	0.126	5,500
136	0.126	5,500
137	0.133	5,810
139	0.147	6,388
140	0.143	6,211
141	0.140	6,080
142	0.128	5,555
143	0.128	5,555
144	0.128	5,555
145	0.128	5,555
146	0.128	5,555
147	0.128	5,555
148	0.128	5,555
149	0.143	6,218
150	0.138	6,024
151	0.156	6,811
152	0.142	6,190
153	0.130	5,663
154	0.126	5,500
155	0.126	5,499
156	0.126	5,500
157	0.126	5,499
158	0.126	5,499
159	0.126	5,500
160	0.126	5,500
161	0.126	5,499
162	0.126	5,499
163	0.126	5,499
164	0.126	5,500
Block A - Total Area		
Area (AC)	Area (SF)	
8.843	385,190	

Block A - Lot Area		
Block/Lot	Area (AC)	Area (SF)
165	0.126	5,500
166	0.126	5,500
167	0.126	5,500
168	0.126	5,500
169	0.126	5,500
171	0.126	5,500
173	0.132	5,742
174	0.132	5,742
175	0.132	5,742
176	0.132	5,742
1X	3.277	142,739

Block AN - Lot Area		
Block/Lot	Area (AC)	Area (SF)
44	0.101	4,400
45	0.101	4,400
46	0.101	4,400
47	0.101	4,400
48	0.110	4,779
49	0.111	4,823
50	0.112	4,889
51	0.112	4,889
52	0.102	4,425
53	0.101	4,400
54	0.126	5,500
1X	0.019	825
2X	0.084	3,672
Block AN - Total Area		
Area (AC)	Area (SF)	
1.281	55,800	

Block AP - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.139	6,050
2	0.114	4,950
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.114	4,950
18	0.139	6,050
1X	0.131	5,700
Block AP - Total Area		
Area (AC)	Area (SF)	
2.050	89,300	

Block AQ - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.149	6,499
2	0.118	5,134
3	0.118	5,134
4	0.118	5,134
5	0.118	5,134
6	0.118	5,134
7	0.118	5,134
8	0.118	5,134
9	0.118	5,134
10	0.118	5,134
11	0.118	5,134
12	0.118	5,134
13	0.118	5,134
14	0.118	5,134
15	0.108	4,717
16	0.130	5,665
1X	0.119	5,180
Block AQ - Total Area		
Area (AC)	Area (SF)	
2.039	88,805	

Block AR - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.126	5,504
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.126	5,500
Block AR - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

Block AS - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.126	5,500
Block AS - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

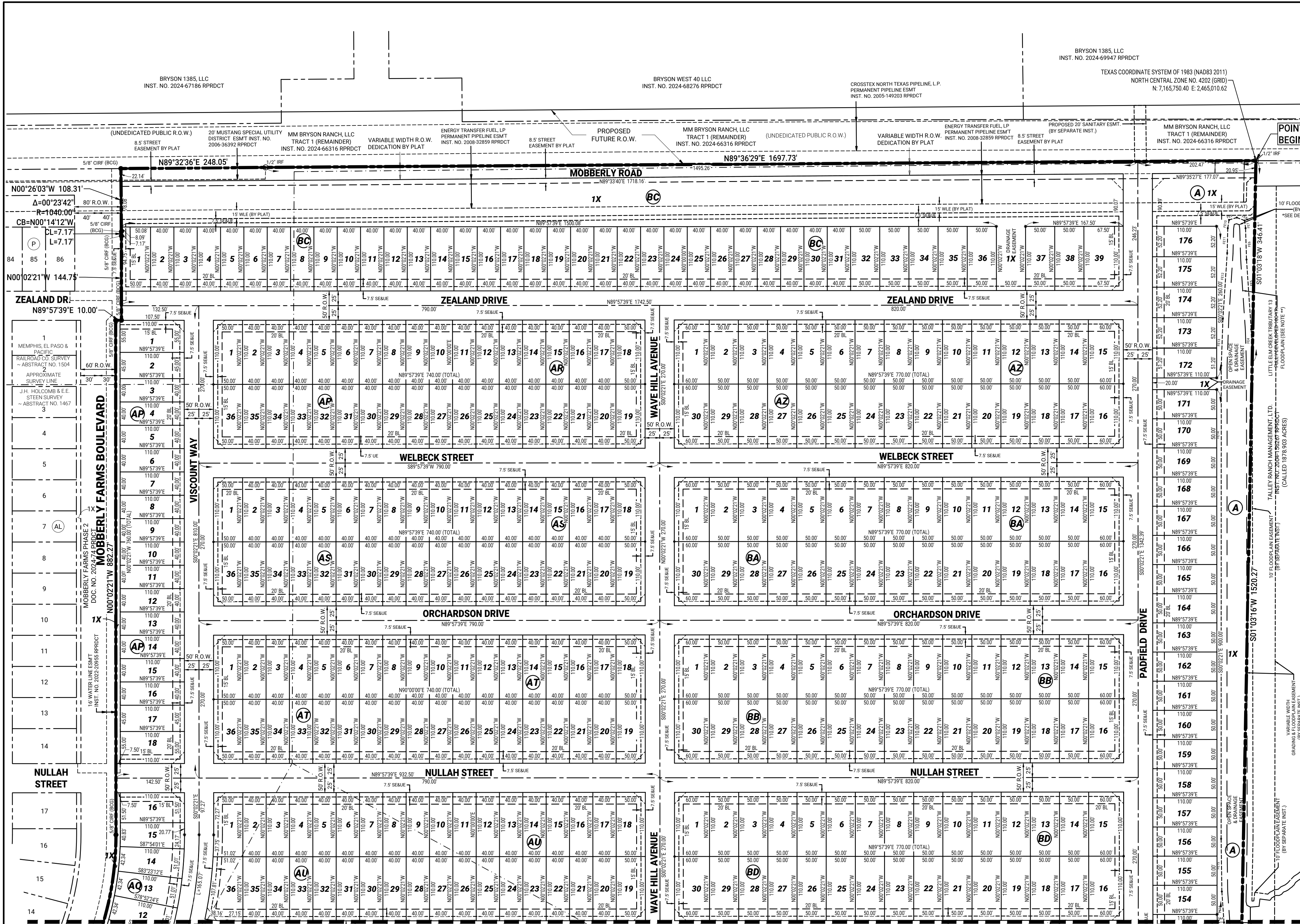
Block AT - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.143	6,221
Block AT - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

Block AU - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.143	6,221
Block AU - Total Area		
Area (AC)	Area (SF)	
3.754	163,534	

Block AV - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.188	8,193
2	0.117	5,091
3	0.116	5,034
4	0.186	8,092
5	0.166	7,226
6	0.106	4,620
7	0.106	4,620
8	0.106	4,620
9	0.106	4,620
10	0.106	4,620
11	0.106	4,620
12	0.106	4,620
13	0.106	4,620
14	0.106	4,620
15	0.106	4,620
16	0.106	4,620
17	0.106	4,620
18	0.106	4,620
19	0.139	6,050
20	0.139	6,050
21	0.106	4,620
22	0.106	4,620
23	0.106	4,620
24	0.106	4,620
25	0.106	4,620
26	0.106	4,620
27	0.106	4,620
28	0.106	4,620
29	0.106	4,620
30	0.106	4,620
31	0.106	4,620
32	0.106	4,620
33	0.106	4,620
34	0.106	4,620
35	0.175	7,617
Block AV - Total Area		
Area (AC)	Area (SF)	
4.088	178,092	

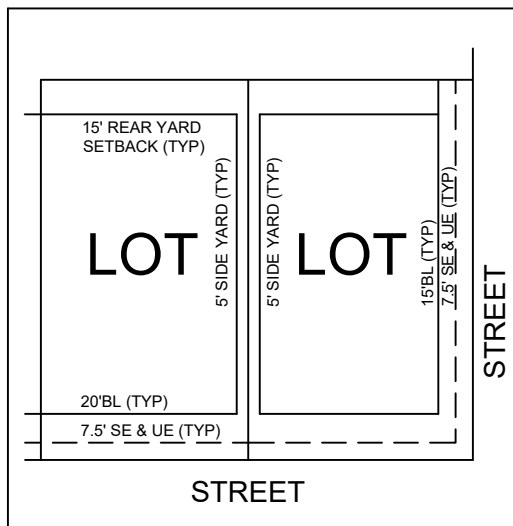
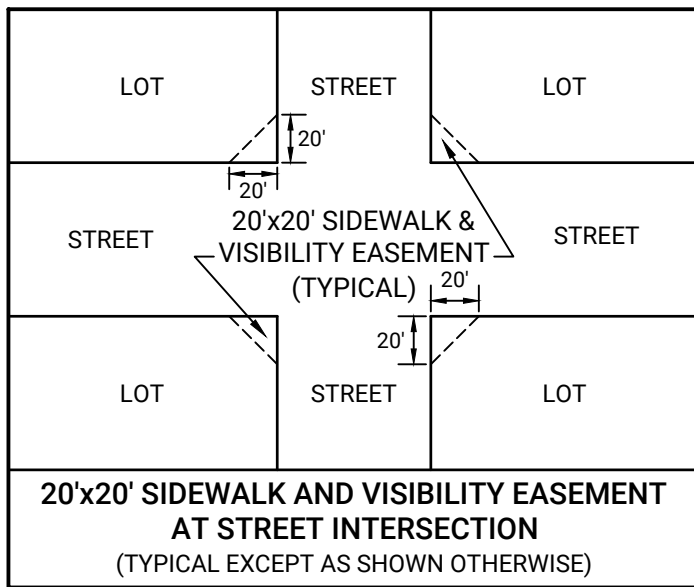
Block AW - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.128	5,580
2	0.103	4,507
3	0.103	4,507
4	0.103	4,507
5	0.103	4,507
6	0.103	4,507
7	0.103	4,507
8	0.103	4,507
9	0.103	4,507
10	0.103	4,507
11	0.103	4,507
12	0.103	4,507
13	0.103	4,507
14	0.103	4,507
15	0.103	4,507
16	0.103	4,507
17	0.103	4,507
18	0.103	4,507
19	0.103	4,507
20	0.103	4,507
21	0.103	4,507
22	0.212	9,224
Block AW - Total Area		
Area (AC)	Area (SF)	
2.409	104,947	

Block AZ - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.152	6,600
2	0.126	5,500
3	0.126	5,500
4	0.126	5,500
5	0.126	5,500
6	0.126	5,500
7	0.126	5,500
8	0.126	5,500
9	0.126	5,500
10	0.126	5,500
11	0.126	5,500
12	0.126	5,500
13	0.126	5,500
14	0.126	5,500
15	0.152	6,600
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21	0.126	5,500
22	0.126	5,500
23	0.126	5,500
24	0.126	5,500
25	0.126	5,500
26	0.126	5,500
27	0.126	5,500
28	0.126	5,500
29	0.126	5,500
30	0.152	6,600
Block AZ - Total Area		

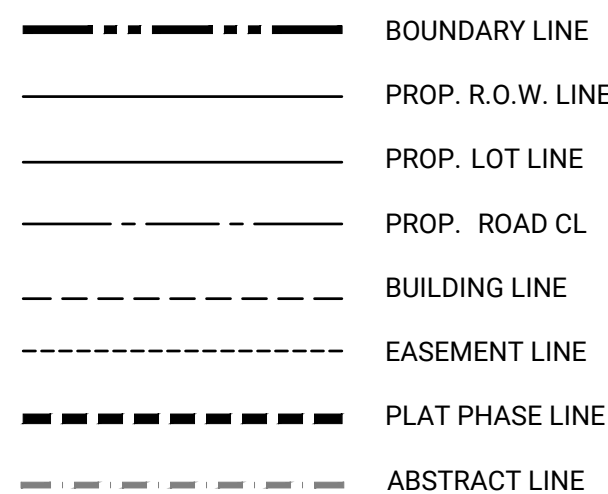


MATCH LINE - SEE SHEET 2

Previously Approved Preliminary Plat



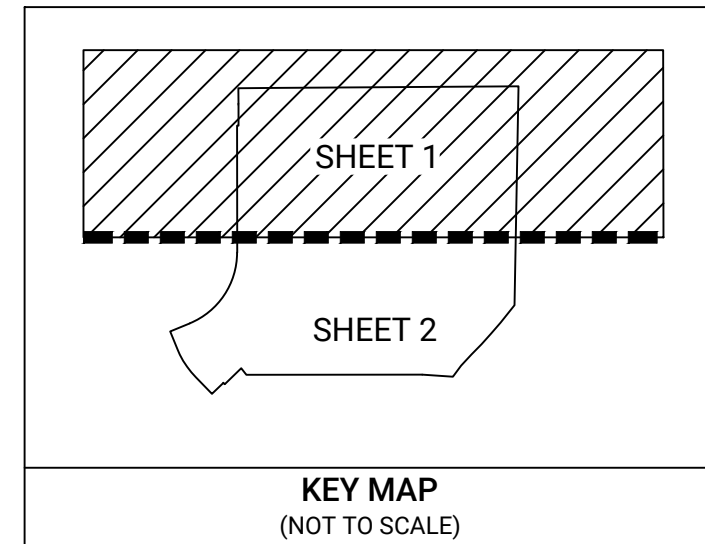
MINIMUM
SETBACK EXHIBIT
(Not to Scale)



LINE TYPE LEGEND

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S66°54'08"W	21.93'
L2	S54°06'20"E	1.54'
L3	S75°58'31"E	7.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	03°53'01"	455.00	N42°01'58"W	30.83'	30.84'
C2	021°47'10"	455.00	S33°04'53"E	171.97'	173.01'
C3	035°54'01"	250.00	S72°05'21"E	154.09'	156.64'
C4	014°03'51"	250.00	S83°00'26"E	61.21'	61.37'
C5	111°03'00"	60.00	S67°59'35"W	98.92'	116.29'
C6	043°56'07"	50.00	S67°59'35"W	37.41'	38.34'



OWNER:
MM Moberly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

DEVELOPER:
Lenat Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-026
DATE: FEBRUARY 2025

SITUATED IN THE
MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY ~
ABSTRACT NO. 1504, J.H. HOLCOMB & E.E. STEEN SURVEY ~
ABSTRACT NO. 1467, MEMPHIS, EL PASO & PACIFIC RAILROAD
CO. SURVEY ~ ABSTRACT NO. 926 & JAMES H. MELROY SURVEY
~ ABSTRACT NO. 895
DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NO. 12 & 13
DENTON COUNTY, TEXAS

CITY CASE No. _____

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

TECH-BAS
SCALE 1"=100'
PAGE 1 OF 4

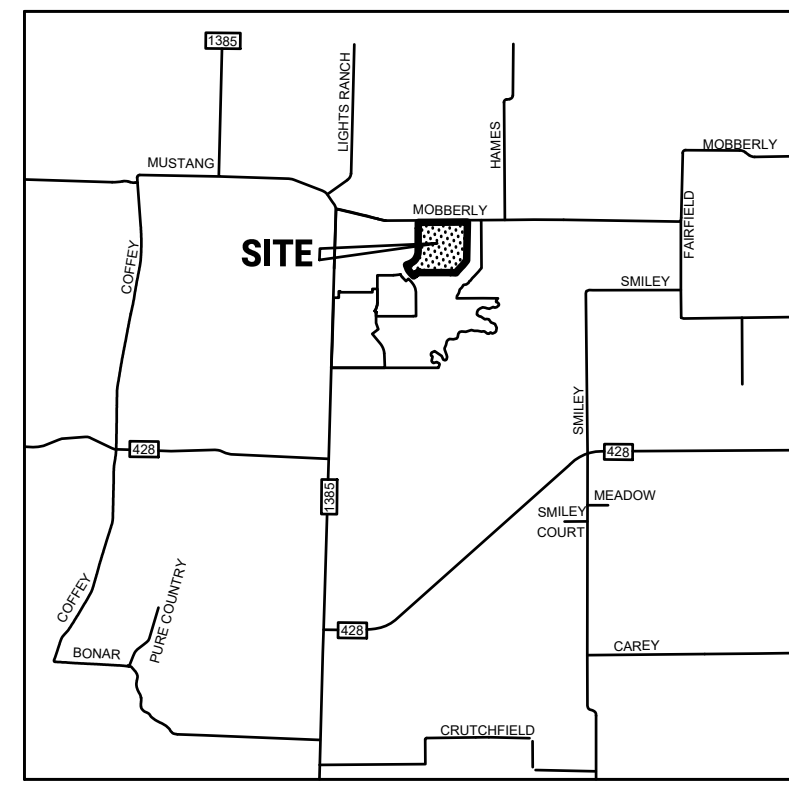
NOTES:

- Water service and sanitary sewer service to be provided by Mustang Special Utility District.
- Sanitary sewer to be handled by facilities approved by the Denton County Health Department and the Texas Commission on Environmental Quality.
- The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County.
- All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
- Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
- Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
- The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
- Construction not complete within two years of the Commissioners Court approval shall be subject to current County Subdivision Rules and Regulations.
- No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999849393).
- Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and/or deeds for subject and adjoining properties.
- Subject property is located within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain, according to Federal Emergency Management Agency Flood Insurance Rate Map for Denton County, Texas, Map Number 48121C0270G, Revision Date April 18, 2011. **Floodplain information shown is according to "Tributaries Flood Study for Moberly 1G and Phase 2 as prepared by KCE Engineering" (as approved May 12, 2023).
- Denton County shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas and open spaces, and said owners agree to indemnify and hold harmless Denton County from all claims, damages and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph.
- Any franchised public utility, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility shall have the right at all times of ingress and egress to and from and upon said easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- All perimeter property corners are 5/8-inch iron rods with cap stamped "BCG 10194538" set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set, or an "X" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
- *SEE SHEET 4, FOR 10' FLOODPLAIN EASEMENT DETAIL*

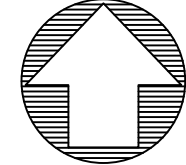
UTILITY PROVIDERS:
(A) ELECTRIC & GAS SERVICE:
COSERV
7701 South Stemmons
Corinth, Texas 75065
1-800-274-4014

(B) TELEPHONE SERVICE:
AT&T
2301 Ridgeway Drive
Plano, Texas 75025
(972)-569-3084

(C) WATER & SANITARY SEWER UTILITY SERVICE:
(C) Mustang Special Utility District
7985 FM 2931
Aubrey, Texas 76227
(940)-440-9561



LOCATION MAP NOT TO SCALE



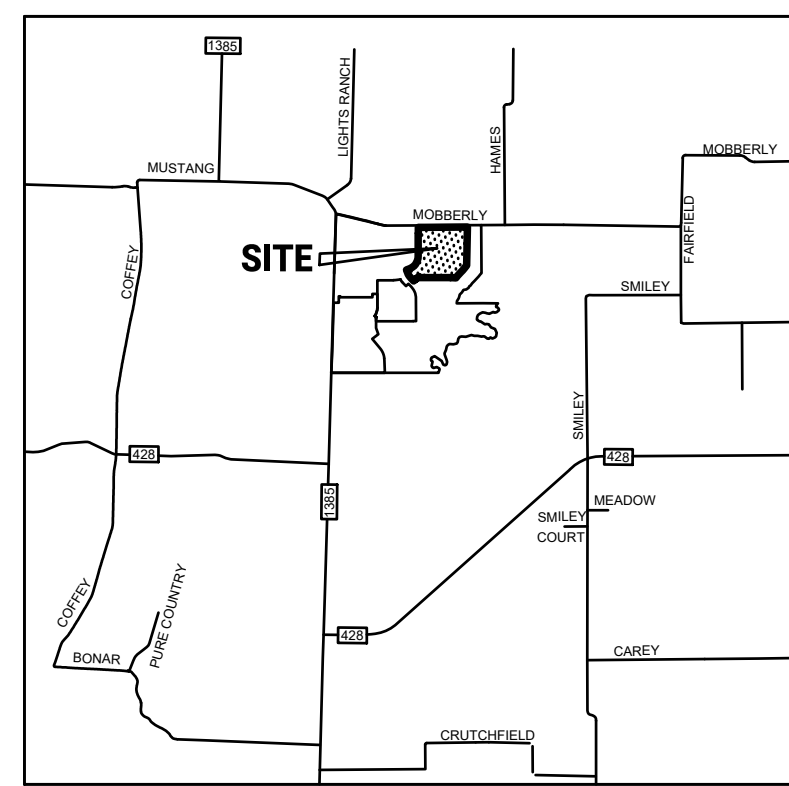
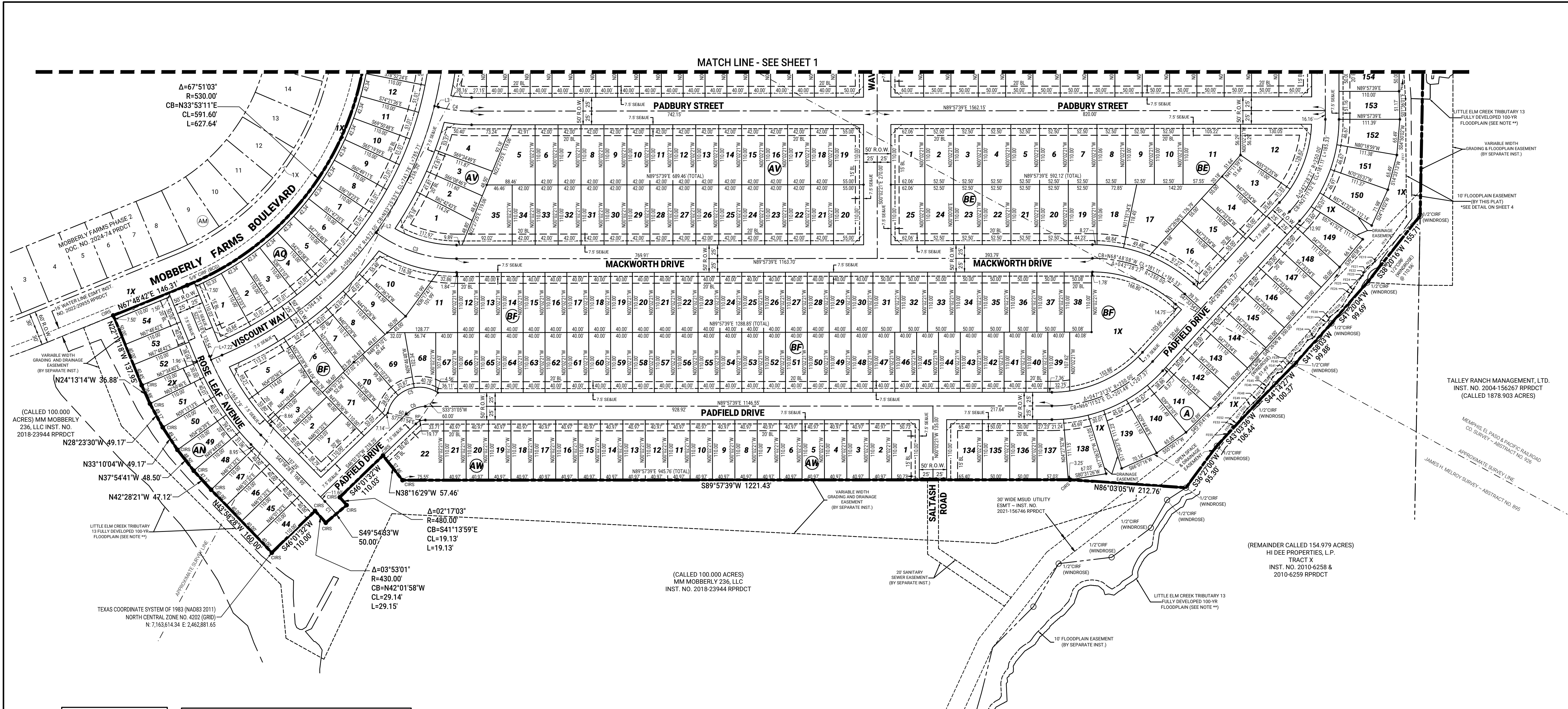
0 100 200
SCALE 1"=100'

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
VE	VISIBILITY EASEMENT
BL	BUILDING SETBACK LINE
FFE	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOME OWNERS ASSOCIATION
CIRP	CAPPED IRON ROD FOUND (BCG)
IRF	IRON ROD FOUND
RRPCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
(A)	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

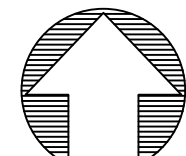
THE PURPOSE OF THIS PLAT IS TO CREATE 545
RESIDENTIAL LOTS AND 7 COMMON AREAS FROM
91.143 ACRES OF LAND

FINAL PLAT MOBERLY FARMS PHASE 2G

91.151 ACRES
18.486 ACRES RIGHT-OF-WAY
545 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS
Lots 134-176, & Lot 1X, Block A; Lots 44-54, & 1X, 2X, Block AN;
Lots 1-18, & 1X, Block AP; Lots 1-16 & 1X, Block AQ;
Lots 1-36, Block AR; Lots 1-36, Block AS; Lots 1-36, Block AT;
Lots 1-36, Block AU; Lots 1-35, Block AV; Lots 1-22, Block AW;
Lots 1-30, Block AZ; Lots 1-30, Block BA; Lots 1-30, Block BB;
Lots 1-39 & 1X, Block BC; Lots 1-30, Block BD;
Lots 1-25, Block BE and Lots 1-71 & 1X, Block BF;



LOCATION MAP
NOT TO SCALE



0 100 200
SCALE 1"=100'

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWAGE EASEMENT
VE	VISIBILITY EASEMENT
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HOA	HOME OWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND (BCG)
IRF	IRON ROD FOUND
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
A	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S66°54'08"W	21.93'
L2	S54°08'20"E	1.54'
L3	S75°58'31"E	7.48'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	003°53'01"	455.00	N42°01'58"W	30.83'	30.84
C2	021°47'10"	455.00	S33°04'53"E	171.97'	173.01
C3	035°54'01"	250.00	S72°05'21"E	154.09'	156.64
C4	014°03'51"	250.00	S83°00'26"E	61.21'	61.37
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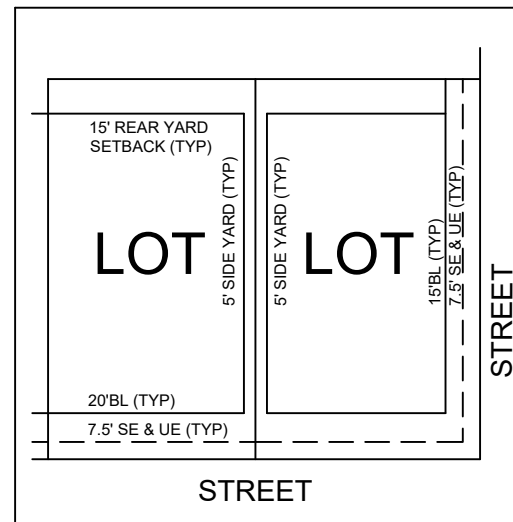
Previously Approved Preliminary Plat

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE4	N01°43'51"W	57.24
FE5	N03°49'22"W	119.79
FE6	N01°45'40"W	53.84
FE7	N07°22'01"W	13.21
FE8	N68°57'45"W	14.24
FE9	S73°04'21"W	13.88
FE10	S08°53'41"W	14.24
FE11	S01°19'30"W	42.84
FE12	S03°43'08"W	112.77
FE13	S02°01'54"W	80.44
FE14	N00°01'06"E	811.37
FE15	S00°48'37"E	90.37
FE16	S03°56'46"E	53.10
FE17	S00°24'29"E	215.88
FE18	S36°28'42"W	96.69
FE19	S03°24'23"W	4.28
FE20	S53°41'47"W	17.05
FE21	S36°53'18"W	11.12
FE22	S14°16'23"W	6.58
FE23	S43°11'52"W	6.14

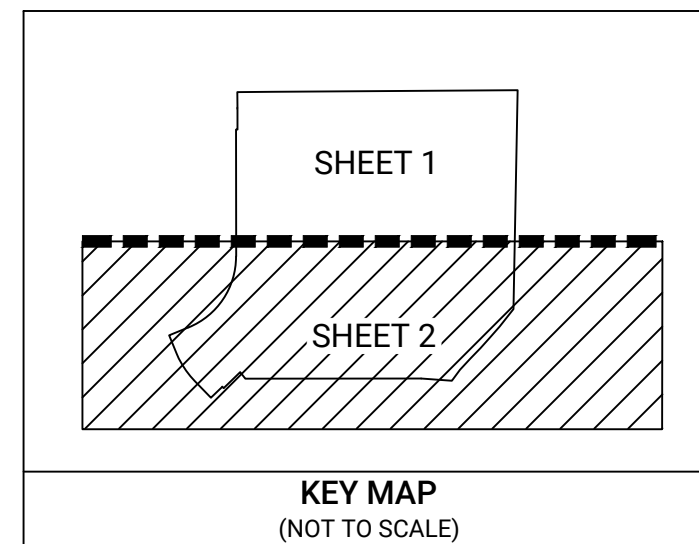
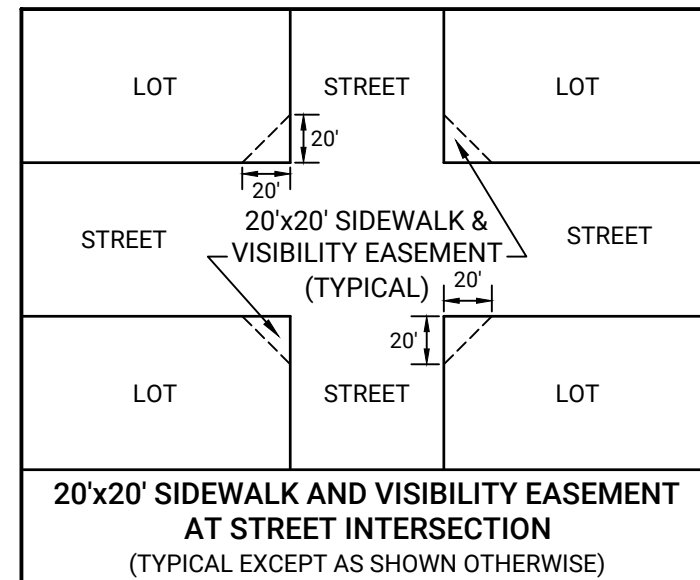
FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE24	S32°44'59"W	23.11
FE25	S30°23'37"W	7.28
FE26	S38°55'27"W	7.61
FE27	S31°14'19"W	23.24
FE28	S46°12'59"W	12.32
FE29	S51°36'05"W	17.75
FE30	S26°02'01"W	6.65
FE31	S45°20'21"W	12.36
FE32	S49°30'10"W	9.70
FE33	S31°31'06"W	17.92
FE34	S52°10'05"W	5.00
FE35	S68°37'53"W	9.07
FE36	S37°08'09"W	24.15
FE37	S58°54'04"W	8.67
FE38	S28°55'41"W	16.69
FE39	S49°56'38"W	6.86
FE40	S41°00'40"W	8.82
FE41	S36°55'03"W	10.87
FE42	S77°03'28"W	7.39
FE43	S48°44'23"W	11.69

FLOODPLAIN EASEMENT LINE TABLE		
LINE #	BEARING	DISTANCE
FE44	S30°52'15"W	16.02
FE45	S41°50'14"W	8.24
FE46	S24°42'09"W	7.58
FE47	S40°53'12"W	13.92
FE48	S43°57'22"W	13.62
FE49	S46°44'58"W	15.46
FE50	S39°52'44"W	8.95
FE51	S33°59'17"W	22.71
FE52	S31°52'16"W	4.69
FE53	S65°47'21"W	7.47
FE54	S35°40'19"W	11.51
FE55	S20°14'24"W	5.87

-----	BOUNDARY LINE
-----	PROP. R.O.W. LINE
-----	PROP. LOT LINE
-----	PROP. ROAD CL
-----	BUILDING LINE
-----	EASEMENT LINE
-----	PLAT PHASE LINE
-----	ABSTRACT LINE
LINE TYPE LEGEND	



MINIMUM
SETBACK EXHIBIT
(Not to Scale)



OWNER:
MM Moberly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

DEVELOPER:
Lenart Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704



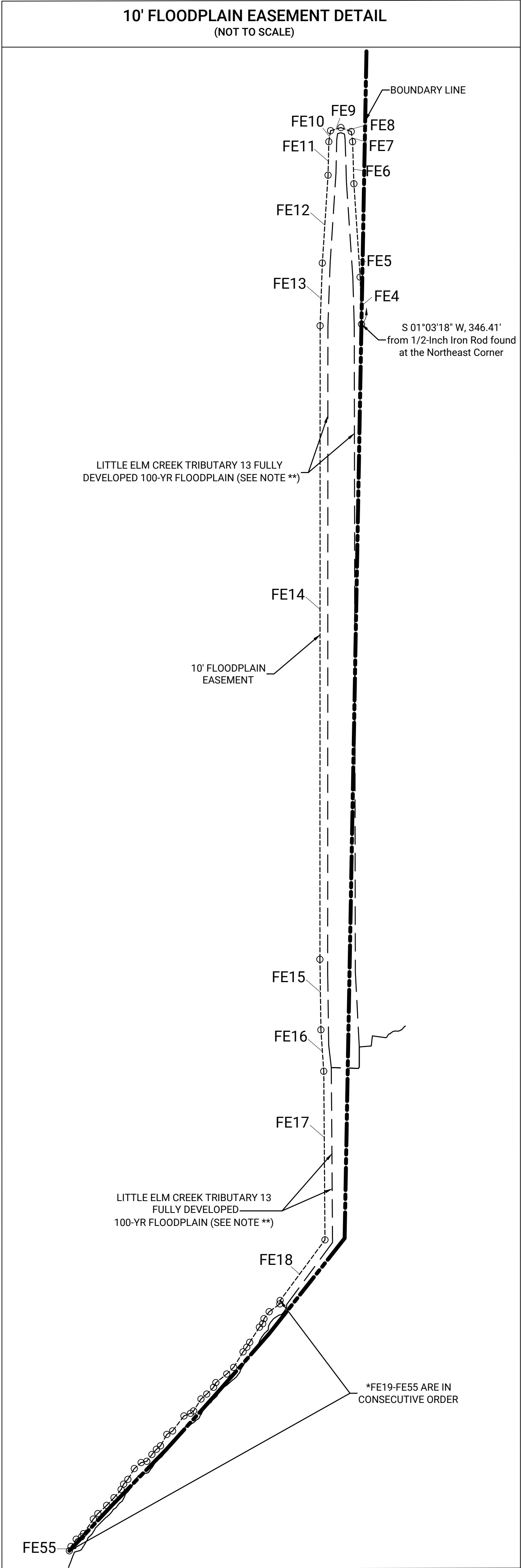
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214) 484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-02G
DATE: FEBRUARY 2025

CITY CASE No. _____

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

TECH-BAS
SCALE 1"=100'

S:\2019\2019002-02G SURVEY\Plat\2019-02G-FP.dwg 2/13/2025 9:56 AM



OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MM Moberly 236, LLC, is the owner of that that that certain tract of land situated in the J.H. Holcomb and E.E. Steen Survey, Abstract No. 1467, the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 1504, the Memphis, El Paso and Pacific Railroad Company Survey, Abstract No. 926, and the James H. Melroy Survey, Abstract No. 895, in Denton County, Texas, and being part of that certain called 100.000 acre tract of land described in deed to MM Moberly 236, LLC recorded in Instrument No. 2018-23944, of the Real Property Records of Denton County, Texas (RPRDCT), part of that certain called 184.731 acre tract of land (save and except a called 9.498 acre tract of land) described in deed to MM Moberly 236, LLC recorded in Instrument No. 2019-103282, RPRDCT, and all of that certain called 10.003 acre tract of land described in deeds to MM Moberly 236, LLC recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the approximate center of Moberly Road (an undedicated public right-of-way), and being the northeast corner of said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Moberly Road and 285 Partners, Ltd. tract, a distance of 1520.26 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner at the most northerly southeast corner of said MM Moberly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT;

THENCE South 01°03'16" West, with the east line of said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Moberly Road and 285 Partners, Ltd. tract, a distance of 1520.26 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner at the most northerly southeast corner of said MM Moberly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT;

THENCE South 38°20'16" West, continuing with the east line of said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Moberly Road and 285 Partners, Ltd. tract, passing at a distance of 110.56 feet the most easterly southeast corner of said MM Moberly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, continuing with said southeasterly line of the Moberly Road and 285 Partners, Ltd. tract, and the MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, in all, a total distance of 155.71 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner;

THENCE continuing with the southeasterly line of said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and said Moberly Road and 285 Partners, Ltd. tract, the following courses to 1/2-inch iron rods with cap stamped "WINDROSE" found for corner:

South 41°20'04" West, a distance of 99.69 feet;

And South 41°58'03" West, a distance of 99.88 feet;

THENCE South 44°14'27" West, continuing with the southeasterly line of said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and the Moberly Road and 285 Partners, Ltd. tract, passing at a distance of 51.49 feet a 1/2-inch iron rod with cap stamped "WINDROSE" found at the southwest corner of the MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, continuing with said MM Moberly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, and the Moberly Road and 285 Partners, Ltd. tract, in all, a total distance of 100.37 feet to a 1/2-inch iron rod with cap stamped "WINDROSE" found for corner;

THENCE continuing with the southeasterly line of said MM Moberly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, and the Moberly Road and 285 Partners, Ltd. tract, the following courses to 1/2-inch iron rods with cap stamped "WINDROSE" found for corner:

South 43°03'36" West, a distance of 106.44 feet;

And South 36°27'00" West, a distance of 95.30 feet;

THENCE over and across the MM Moberly 236, LLC tract recorded in Instrument No. 2018-23944, RPRDCT, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

North 86°03'05" West, a distance of 212.76 feet;

South 89°57'39" West, a distance of 1221.43 feet;

North 38°16'29" West, a distance of 57.46 feet;

South 46°01'32" West, a distance of 110.03 feet to the beginning of a non-tangent curve to the right;

Southeasterly, with said curve which has a central angle of 02°17'03", a radius of 480.00 feet, and a chord which bears South 41°13'59" East, a chord distance of 19.13 feet, and for an arc distance of 19.13 feet;

South 49°54'33" West, a distance of 50.00 feet to the beginning of a non-tangent curve to the left;

Northwesterly, with said curve which has a central angle of 03°53'01", a radius of 430.00 feet, and a chord which bears North 42°01'58" West, a chord distance of 29.14 feet, and for an arc distance of 29.15 feet;

South 46°01'32" West, a distance of 110.00 feet;

North 43°58'28" West, a distance of 160.00 feet;

North 42°28'21" West, a distance of 47.12 feet;

North 37°54'41" West, a distance of 48.50 feet;

North 33°10'04" West, a distance of 49.17 feet;

North 28°23'30" West, a distance of 49.17 feet;

North 24°13'14" West, a distance of 36.88 feet;

And North 22°11'18" West, a distance of 137.95 feet, said iron rod being located on the easterly right-of-way line of Moberly Farms Boulevard (called 60-foot right-of-way), said right-of-way dedicated according to Final Plat of Moberly Farms Phase 2, an addition to the City of Pilot Point, Texas recorded in Document No. 2024-74, of the Plat Records of Denton County, Texas;

THENCE with said easterly right-of-way line of Moberly Farms Boulevard, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" found for corner:

North 67°48'42" East, a distance of 146.31 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 67°51'03", a radius of 530.00 feet, a chord which bears North 33°53'11" East, a chord distance of 591.60 feet, and for an arc distance of 627.64 feet;

North 00°02'21" West, a distance of 882.27 feet;

North 89°57'39" East, a distance of 10.00 feet (becoming called 80-foot right-of-way at this point);

North 00°02'21" West, a distance of 144.75 feet to the beginning of a tangent curve to the left;

Northwesterly, with said curve which has a central angle of 00°23'42", a radius of 1040.00 feet, a chord which bears North 00°14'12" West, a chord distance of 7.17 feet, and for an arc distance of 7.17 feet;

And North 00°26'03" West, a distance of 108.31 feet to said approximate center of Moberly Road;

THENCE North 89°32'36" East, with the north line of said MM Moberly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, and said south line of Bryson Ranch, L.P. tract, a distance of 248.05 feet to a 1/2-inch iron rod found for corner;

THENCE North 89°36'29" East, continuing with said north line of the MM Moberly 236, LLC tract recorded in Instrument No. 2019-103282, RPRDCT, and said MM Moberly 236, LLC tracts recorded in Instrument No. 2020-112423, RPRDCT, Instrument No. 2020-112424, RPRDCT, and Instrument No. 2020-112425, RPRDCT, and south line of the Bryson Ranch, L.P. tract, a distance of 1697.73 feet to the **POINT OF BEGINNING**, containing an area of 91.151 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Moberly 236, LLC, a Texas Limited Liability Company, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as **MOBERLY FARMS PHASE 2G**, an addition to City of Pilot Point, Texas, and do hereby dedicate to Mustang Special Utility District and the City of Pilot Point in fee simple, the streets and public use areas shown hereon, and do hereby dedicate the easements shown hereon for the purposes indicated to the exclusive use forever of City of Pilot Point, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of City of Pilot Point and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to City of Pilot Point use thereof. Any public utility given the right by City of Pilot Point to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto City of Pilot Point against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is not located within the Extra-Territorial Jurisdiction of any municipality. This plat approval is subject to all the platting ordinances, rules and regulations, and Development Agreements, if any, with and of Denton County, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

MM Moberly 236, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Mehrdad Moayedi
Its Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Moberly 236, LLC, a Texas limited liability company on behalf of said company, 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 ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

Previously Approved
Preliminary Plat

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION

Date of Recommendation: _____

Chairman: _____

Date of City Council Approval: _____

Mayor: _____

ATTEST THIS ____ DAY OF _____, 20____.

City Secretary: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JIMMIE D. NICHOLS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE FIELD NOTES MADE A PART HEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE DENTON COUNTY SUBDIVISION REGULATIONS.

DATED THIS THE ____ DAY OF _____, 2024.

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

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JIMMIE D. NICHOLS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ADMINISTRATIVE APPROVAL

APPROVED THIS ____ DAY OF _____, AD 20____, BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF PILOT POINT, TEXAS.

DEVELOPMENT SERVICES DIRECTOR: _____

APPROVED AND ACCEPTED

CITY MANAGER, CITY OF PILOT POINT, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY'S OFFICE OF THE CITY OF PILOT POINT, HEREBY CERTIFIES THAT THE FOREGOING PLAT WAS SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT, AND THE ADMINISTRATION THERE ACCEPTED THE DEDICATION OF STREETS, UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID ADMINISTRATION FURTHER AUTHORIZED THE CITY MANAGER TO NOTE ACCEPTANCE THEREFORE BY SIGNING THEIR NAME AS HEREIN ABOVE SUBSCRIBED.

ATTEST THIS ____ DAY OF _____, 20____.

CITY SECRETARY'S OFFICE
CITY OF PILOT POINT, TEXAS

FINAL PLAT MOBERLY FARMS PHASE 2G

91.151 ACRES
18.486 ACRES RIGHT-OF-WAY
545 RESIDENTIAL LOTS
7 NON-RESIDENTIAL LOTS
Lots 134-176, & Lot 1X, Block A; Lots 44-54, & 1X, 2X, Block AN;
Lots 1-18, & 1X, Block AP; Lots 1-16 & 1X, Block AQ;
Lots 1-36, Block AR; Lots 1-36, Block AS; Lots 1-36, Block AT;
Lots 1-36, Block AU; Lots 1-35, Block AV; Lots 1-22, Block AW;
Lots 1-30, Block AZ; Lots 1-30, Block BA; Lots 1-30, Block BB;
Lots 1-39 & 1X, Block BC; Lots 1-30, Block BD;
Lots 1-25, Block BE and Lots 1-71 & 1X, Block BF;

SITUATED IN THE
MEMPHIS, EL PASO & PACIFIC RAILROAD CO. SURVEY ~
ABSTRACT NO. 1504, J.H. HOLCOMB & E.E. STEEN SURVEY ~
ABSTRACT NO. 1467, MEMPHIS, EL PASO & PACIFIC RAILROAD
CO. SURVEY ~ ABSTRACT NO. 926 & JAMES H. MELROY SURVEY
~ ABSTRACT NO. 895
DENTON COUNTY FRESH WATER
SUPPLY DISTRICT NO. 12 & 13
DENTON COUNTY, TEXAS

CITY CASE No. _____



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
EMAIL - JNichols@Barraza-Group.com
PROJECT # - 2019002-02G
DATE: FEBRUARY 2025

OWNER:
MM Moberly 236, LLC
1800 Valley View Lane, Ste. 300
Farmers Branch, Texas 75234
Tel. No. (469) 892-7200

DEVELOPER:
Lenart Development Company, LLC
520 Central Parkway East, Ste. 140
Plano, Texas 75081
Tel. No. (469) 446-3704

TECH=BAS
SCALE 1"=100'
PAGE 3 OF 4

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

LOT AREA TABLES

Block A - Lot Area		
Block/Lot	Area (AC)	Area (SF)
134	0.165	7,193
135	0.126	5,500
136	0.126	5,500
137	0.133	5,810
139	0.147	6,388
140	0.143	6,211
141	0.140	6,080
142	0.128	5,555
143	0.128	5,555
144	0.128	5,555
145	0.128	5,555
146	0.128	5,555
147	0.128	5,555
148	0.128	5,555
149	0.143	6,218
150	0.151	6,564
151	0.142	6,189
152	0.142	6,190
153	0.130	5,663
154	0.126	5,500
155	0.126	5,499
156	0.126	5,500
157	0.126	5,499
158	0.126	5,499
159	0.126	5,500
160	0.126	5,500
161	0.126	5,499
162	0.126	5,499
163	0.126	5,499
164	0.126	5,500
Block A - Total Area		
Area (AC)	Area (SF)	
8.843	385,190	

Block A - Lot Area		
Block/Lot	Area (AC)	Area (SF)
165	0.126	5,500
166	0.126	5,500
167	0.126	5,500
168	0.126	5,500
169	0.126	5,500
171	0.126	5,500
173	0.132	5,742
174	0.132	5,742
175	0.132	5,742
176	0.132	5,742
1X	3.279	142,820

Block AN - Lot Area		
Block/Lot	Area (AC)	Area (SF)
44	0.101	4,400
45	0.101	4,400
46	0.101	4,400
47	0.101	4,400
48	0.110	4,779
49	0.111	4,823
50	0.112	4,889
51	0.112	4,889
52	0.102	4,425
53	0.101	4,400
54	0.126	5,500
1X	0.019	825
Block AN - Total Area		
Area (AC)	Area (SF)	
1.281	55,800	

Block AP - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.139	6,050
2	0.114	4,950
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.114	4,950
18	0.139	6,050
1X	0.131	5,700
Block AP - Total Area		
Area (AC)	Area (SF)	
2.050	89,300	

Block AQ - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.149	6,499
2	0.118	5,134
3	0.118	5,134
4	0.118	5,134
5	0.118	5,134
6	0.118	5,134
7	0.118	5,134
8	0.118	5,134
9	0.118	5,134
10	0.118	5,134
11	0.118	5,134
12	0.118	5,134
13	0.118	5,134
14	0.118	5,134
15	0.108	4,717
16	0.130	5,665
1X	0.119	5,180
Block AQ - Total Area		
Area (AC)	Area (SF)	
2.039	88,805	

Block AR - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.126	5,504
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.126	5,500
Block AR - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

Block AS - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.126	5,500
Block AS - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

Block AT - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.143	6,221
Block AT - Total Area		
Area (AC)	Area (SF)	
3.737	162,800	

Block AU - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.127	5,513
2	0.101	4,400
3	0.101	4,400
4	0.101	4,400
5	0.101	4,400
6	0.101	4,400
7	0.101	4,400
8	0.101	4,400
9	0.101	4,400
10	0.101	4,400
11	0.101	4,400
12	0.101	4,400
13	0.101	4,400
14	0.101	4,400
15	0.101	4,400
16	0.101	4,400
17	0.101	4,400
18	0.126	5,500
19	0.126	5,500
20	0.101	4,400
21	0.101	4,400
22	0.101	4,400
23	0.101	4,400
24	0.101	4,400
25	0.101	4,400
26	0.101	4,400
27	0.101	4,400
28	0.101	4,400
29	0.101	4,400
30	0.101	4,400
31	0.101	4,400
32	0.101	4,400
33	0.101	4,400
34	0.101	4,400
35	0.101	4,400
36	0.143	6,221
Block AU - Total Area		
Area (AC)	Area (SF)	
3.754	163,534	

Block AV - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.188	8,193
2	0.117	5,091
3	0.116	5,034
4	0.186	8,092
5	0.166	7,226
6	0.106	4,620
7	0.106	4,620
8	0.106	4,620
9	0.106	4,620
10	0.106	4,620
11	0.106	4,620
12	0.106	4,620
13	0.106	4,620
14	0.106	4,620
15	0.106	4,620
16	0.106	4,620
17	0.106	4,620
18	0.106	4,620
19	0.139	6,050
20	0.139	6,050
21	0.106	4,620
22	0.106	4,620
23	0.106	4,620
24	0.106	4,620
25	0.106	4,620
26	0.106	4,620
27	0.106	4,620
28	0.106	4,620
29	0.106	4,620
30	0.106	4,620
31	0.106	4,620
32	0.106	4,620
33	0.106	4,620
34	0.106	4,620
35	0.175	7,617
Block AV - Total Area		
Area (AC)	Area (SF)	
4.088	178,092	

Block AW - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.128	5,580
2	0.103	4,507
3	0.103	4,507
4	0.103	4,507
5	0.103	4,507
6	0.103	4,507
7	0.103	4,507
8	0.103	4,507
9	0.103	4,507
10	0.103	4,507
11	0.103	4,507
12	0.103	4,507
13	0.103	4,507
14	0.103	4,507
15	0.103	4,507
16	0.103	4,507
17	0.103	4,507
18	0.103	4,507
19	0.103	4,507
20	0.103	4,507
21	0.103	4,507
22	0.212	9,224
Block AW - Total Area		
Area (AC)	Area (SF)	
2.409	104,947	

Block AZ - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.152	6,600
2	0.126	5,500
3	0.126	5,500
4	0.126	5,500
5	0.126	5,500
6	0.126	5,500
7	0.126	5,500
8	0.126	5,500
9	0.126	5,500
10	0.126	5,500
11	0.126	5,500
12	0.126	5,500
13	0.126	5,500
14	0.126	5,500
15	0.152	6,600
16	0.152	6,600
17	0.126	5,500
18	0.126	5,500
19	0.126	5,500
20	0.126	5,499
21	0.126	5,500
22	0.126	5,500
23	0.126	5,500
24	0.126	5,500
25	0.126	5,500
26	0.126	5,500
27	0.126	5,500
28	0.126	5,500
29	0.126	5,500
30	0.152	6,600
Block AZ - Total Area		
Area (AC)	Area (SF)	
3.889	169,401	

Block BA - Lot Area		
Block/Lot	Area (AC)	Area (SF)
1	0.152	6,600
2	0.126	5,500
3	0.126	5,500
4	0.126	5,500
5	0.126	5,500
6	0.126	5,500
7	0.126	5,500
8	0.126	5,500
9	0.126	5,500
10	0.126	5,500
11	0.126	5,500
12	0.126	5,500
13	0.126	5,500
14	0.126	5,500
15	0.152	6,600
16	0.152	6,600
17	0.126	5,500
18	0.126	5,500
19	0.126	5,500
20	0.126	5,500
21	0.126	5,500
22	0.126	5,500
23	0.126	5,500
24	0.126	5,500
25	0.126	5,500
26	0.126	5,500
27	0.126	5,500
28	0.126	5,500
29	0.126	5,500
30	0.152	6,600
Block BA - Total Area		
Area (AC)	Area (SF)	
3.889	169,401	



PLANNING AND ZONING COMMISSION

STAFF REPORT

MAY 7, 2026

Agenda Item F.2.: Zone Change Request—Pilot Point Town Center

Hold a public hearing to discuss and consider a request for a zone change of approximately 102.848 +/- acres that will be developed as 1,960 multi-family units, retail, commercial, office, and mixed-use developments. The proposal will feature common space lots in accordance with specific development standards and allowed uses. The subject property is generally located south of G.A. Moore Parkway, also known as F.M. 455 and east of F.M. 1385.

Commission Consideration:

- a. Staff overview.
- b. Applicant presentation.
- c. Open the public hearing and take public testimony.
- d. Close the public hearing.
- e. Discuss and make a recommendation to City Council on the requested zone change.

Request:

This request is to conduct a public hearing and consider a request for a zone change of approximately 102.848 +/- acre parcel from Light-industrial (LI-1), Single Family Residential-2 (SF-2), and Single Family Residential-3 (SF-3) to Planned Development (PD) zoning for mixed-uses including commercial and multifamily residential units.

Background:

The proposed zone change is consistent with the City's adopted Future Land Use Plan which identifies this location as Community Mixed Use. Community Mixed Use as defined in the 2025 Comprehensive Plan, allows a larger, mid-scale activity hub with retail centers, offices, entertainment venues, and multifamily complexes.

In 2011, 31.156 +/- acres of land located along G.A. Moore Parkway and F.M. 1385 were annexed into Pilot Point City limits and rezoned from Single Family Residential-1 (SF-1) to Light-Industrial-1 (LI-1). Annexation was approved for the remaining 71.689 +/- acres of land by City Council in 2013. Approximately, 24.29 +/- acres of the remaining 71.689 +/- acres of land were rezoned to Single Family Residential-2 (SF-2) and the remaining 47.339 +/- acres of the same tract were rezoned to Single Family Residential-3 (SF-3).

Surrounding Land Uses and Zoning:

The subject location is in Pilot Point city limits.

North--- vacant lands and scattered farmland within the city's ETJ.

South--- vacant lands and scattered farmland within the city's ETJ.

East--- Mustang and Shelby Ranch.

West--- vacant lands and scattered farmland within the city's ETJ.

Future Land Use Plan:

The adopted 2025 Master Plan Set designates this parcel as a Community Mixed Use Development that incorporates a larger-scale version of Neighborhood Mixed Use, supporting big-box retail, offices, and apartments. A concept plan layout has been provided by the applicant that allocates a minimum of 20-acres to include big box retail chains with pad sites for banks, retail stores, fast food businesses and sit-down dining establishments.

The Schedule of Land Uses outlined in Section 14.02.112 of the zoning ordinance lists the following retail uses by right within the Commercial District of the Pilot Point Town Center Planned Development:

- (1) Retail Sales
- (2) Big Box Retail, Grocery Store, Home Improvement Store, and similar retail anchor and junior anchor uses greater than 50,000 square feet, including outdoor sales, storage, and garden centers
- (3) Restaurants (with or without Drive Through)
- (4) Convenience Store (with or without Gas Sales and Car Wash)
- (5) Veterinarian (Indoor Kennels)
- (6) Commercial Laundries/Dry
- (7) Child-care Center
- (8) Office
- (9) Retirement Home/Home for the Aged
- (10) Medical professional offices/clinics/emergency services

Additionally, the remaining 70-acres of the Pilot Point Town Center is intended to be developed as a Multi-family Urban Edge District which will provide opportunities for multi-family, mixed use, and other limited non-residential uses. There will be approximately 1,960 apartment units at a maximum density range of 28 units per acre. A minimum of 10% gross acreage will be dedicated to common space lots that will include a signature open space and minor open spaces to feature amenity centers or similar programming for both commercial and multi-family districts. Designated open spaces will establish meaningful plazas and natural areas for pedestrian use.

This zone change request represents an opportunity for the Planning and Zoning Commission to make recommendations regarding allowable land use, building heights, landscape, architectural building standards, signage, and parking.

Master Thoroughfare Plan:

Pilot Point's newly adopted Master Thoroughfare Plan identifies G.A. Moore Parkway and F.M. 1385 as principal arterial roadways. Principal arterial roadways require a minimum of 120 to 140-foot right-of-way and future plans to accommodate 6-lane vehicle access along G.A. Moore Parkway and 4-lane vehicle access along F.M. 1385.

Additionally, the Master Thoroughfare Plan has also called for a proposed collector road that extends south of G.A. Moore Parkway along the east side of Pilot Point Town Center. The proposed collector road will require a minimum of 80 to 100-foot right-of-way and future plans to accommodate 4-lane vehicular access.

The applicant's proposed concept plan shows an internal roadway network that will provide access between all 3 roads, and the subject zone change is consistent with the adopted Future Land Use Plan from the 2025 Comprehensive Plan and Master Thoroughfare Plan.

Staff Contacts and Recommendation:

Staff recommend that the Planning and Zoning Commission discuss and consider making a recommendation to the City Council to approve the requested zone change to PD, (Planned Development) with a base zoning of C-2, (Commercial-2) and Multi-Family Residential High Density (MF-3).

- Caroline Stewart, City Planner

Recommended Motion:

The recommended motion is:

“Move to recommend that City Council approve the requested zone change.”

Attachments:

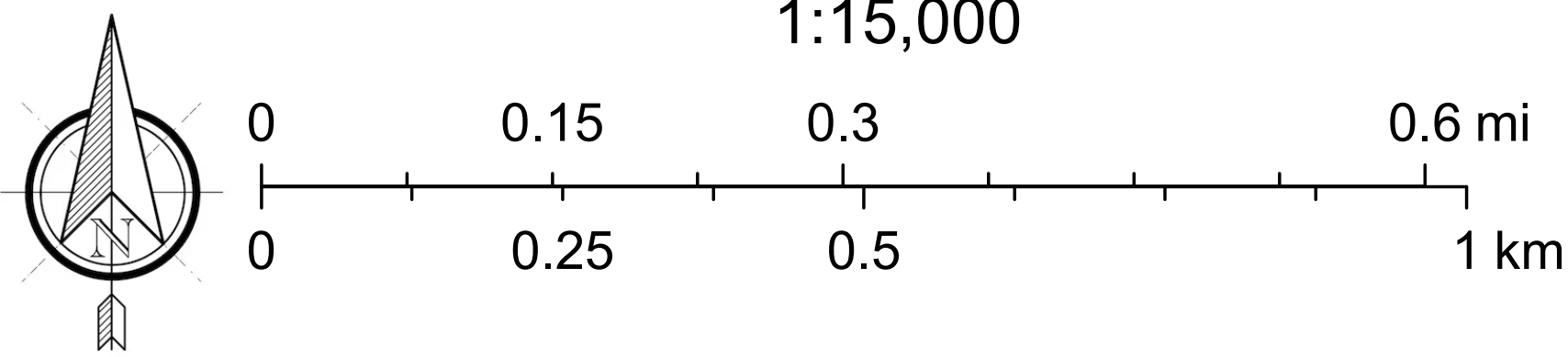
- a) Site map
- b) Survey
- c) Legal Description
- d) Concept Plan

Town Center



PLANNING and ZONING COMMISSION
May 7, 2026

 Town Center



102.848 ACRES
F.M. ROAD NO. 455 @ F.M. ROAD NO. 1385

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JASON SMITH SURVEY, ABSTRACT NUMBER 1146, DENTON COUNTY, TEXAS, AND BEING A RETRACEMENT SURVEY OF THE TRACT OF LAND DESCRIBED IN THE DEED TO LAND ADVISORS, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 06-15457, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LAND ADVISORS TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 455 AND AT THE NORTHERN-MOST NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO BERT FIELDS, JR, AS RECORDED IN VOLUME 729, PAGE 561, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 26 MINUTES 48 SECONDS WEST WITH THE EAST LINE OF SAID LAND ADVISORS TRACT AND WITH A WEST LINE OF SAID FIELDS TRACT A DISTANCE OF 1818.85 FEET TO A METAL FENCE CORNER POST FOUND FOR CORNER NEXT TO A WOOD FENCE CORNER POST AT A RE-ENTRANT CORNER OF SAID FIELD TRACTS;

THENCE NORTH 89 DEGREES 41 MINUTES 49 SECONDS WEST WITH THE SOUTH LINE OF SAID LAND ADVISORS TRACT AND WITH A NORTH LINE OF SAID FIELDS TRACT A DISTANCE OF 2257.51 FEET TO AN 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHWEST CORNER OF SAID LAND ADVISORS TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 1385;

THENCE NORTH 10 DEGREES 11 MINUTES 09 SECONDS WEST WITH THE WEST LINE OF SAID LAND ADVISORS TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 1385 A DISTANCE OF 1937.08 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LAND ADVISORS TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 455 AND IN A CURVE;

THENCE WITH THE NORTH LINE OF SAID LAND ADVISORS TRACT AND WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO 455 AND ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 677.33 FEET AND AN ARC LENGTH OF 230.88 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 78 DEGREES 55 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 229.76 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LAND ADVISORS TRACT AND WITH THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 455, SOUTH 88 DEGREES 40 MINUTES 03 SECONDS EAST A DISTANCE OF 2389.38 FEET TO THE POINT OF BEGINNING AND ENCLOSING 102.848 ACRES OF LAND MORE OR LESS.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480774, EFFECTIVE DATE 04-02-1997 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" AS SHOWN IN PANEL 0125 E OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.

CERTIFY TO: NICID LIMITED PARTNERSHIP AND/OR ASSIGNS, LAND ADVISORS, LTD., A TEXAS LIMITED PARTNERSHIP; LAWYERS TITLE INSURANCE CORPORATION, HEXTER-FAIR TITLE COMPANY

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF # RB10606663 AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 06-03-2010 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. Thompson
J.E. THOMPSON II R.P.L.S. No 4857

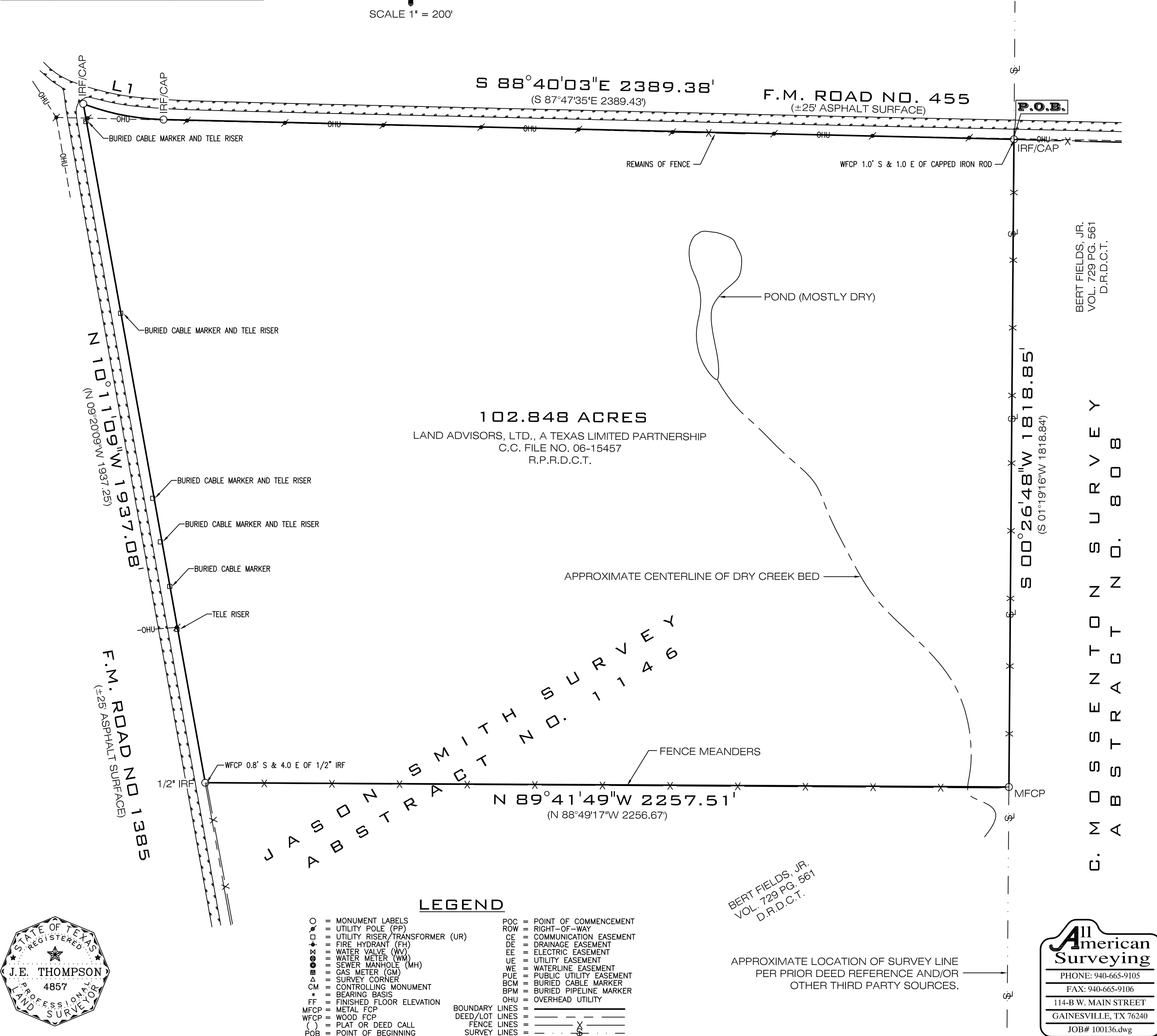
NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83.

Course	Bearing	Distance
L1	Rad: 677.33' Tan: 116.57' Chd: S 78°55'30" E	Arc: 230.88' CA: 19°31'48" 229.76'



SCALE 1" = 200'

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



BERT FIELDS, JR.
VOL. 729 PG. 561
D.R.D.C.T.

G. M. A. B. S. T. R. A. C. T. N. O. 8 0 8
C. M. A. B. S. T. R. A. C. T. N. O. 8 0 8

BERT FIELDS, JR.
VOL. 729 PG. 561
D.R.D.C.T.

APPROXIMATE LOCATION OF SURVEY LINE
PER PRIOR DEED REFERENCE AND/OR
OTHER THIRD PARTY SOURCES.

All American Surveying
PHONE: 940-665-9105
FAX: 940-665-9106
114-B W. MAIN STREET
GAINESVILLE, TX 76240
JOB# 100136.dwg

PROJECT

PILOT POINT TOWN
CENTER

TITLE

**EXISTING SITE
CONDITIONS**

EXHIBIT

CLIENT

REX REAL ESTATE

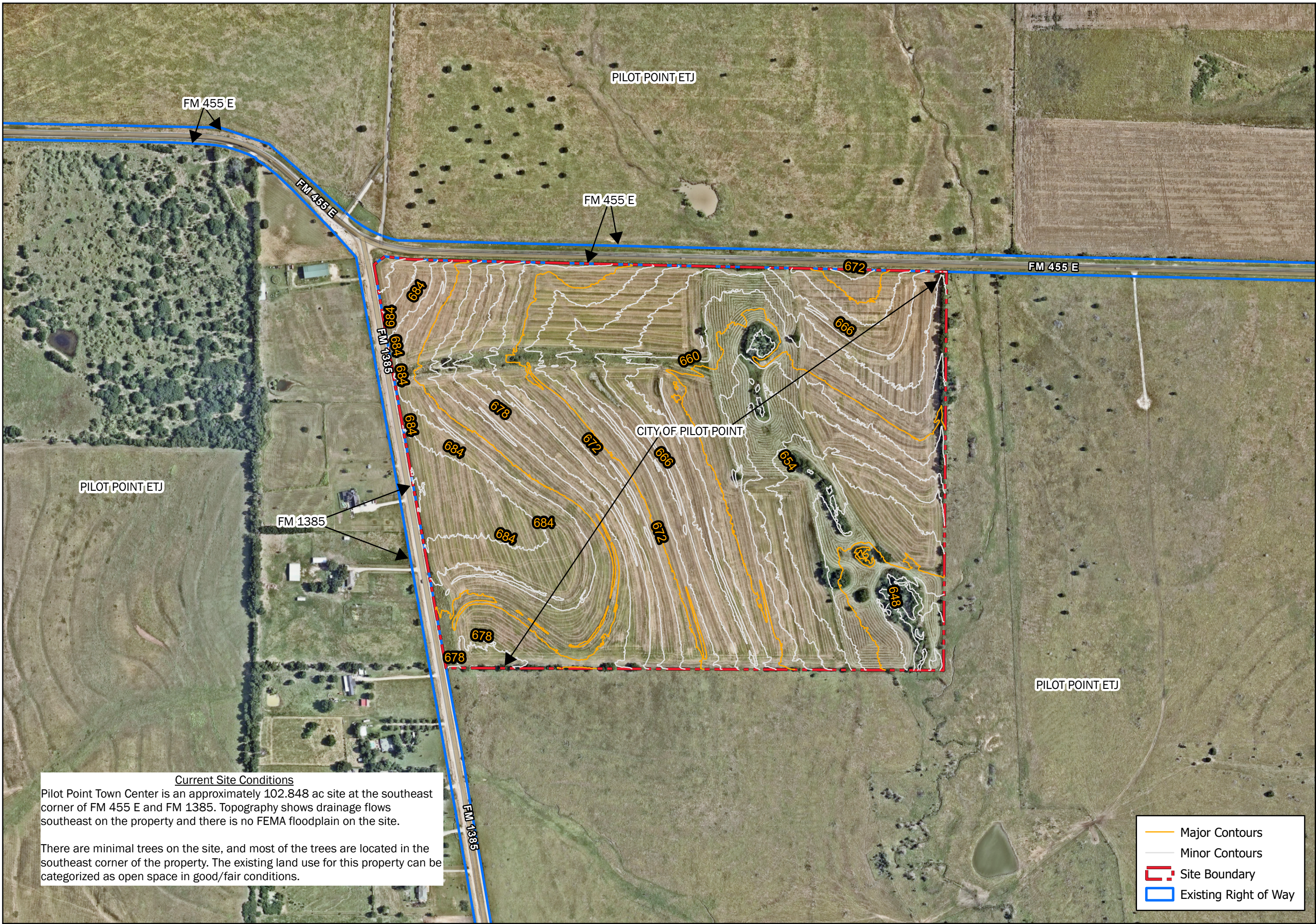


1 in = 400 ft

PROJECT NUMBER:
26KFM0043

DATE:
MARCH 20, 2026

SHEET:



Current Site Conditions

Pilot Point Town Center is an approximately 102.848 ac site at the southeast corner of FM 455 E and FM 1385. Topography shows drainage flows southeast on the property and there is no FEMA floodplain on the site.

There are minimal trees on the site, and most of the trees are located in the southeast corner of the property. The existing land use for this property can be categorized as open space in good/fair conditions.

SITE KEY

SITE BOUNDARY: ± 102.848 AC

SIGNATURE OPEN SPACE

AMENITY OPEN SPACE

MINOR OPEN SPACE

LANDSCAPE BUFFER

NOTES:

1. CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY. POND LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF DEVELOPMENT.

2. PROPOSED THOROUGHFARES PER THE 2025 CITY OF PILOT POINT THOROUGHFARE PLAN.

3. LANDSCAPING AND PROPOSED TREE LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL DESIGN.

LANDSCAPE ISLAND MINIMUM:
1 PER EVERY 12 PARKING SPACES

TYPICAL 20' LANDSCAPE BUFFER AT RIGHT-OF-WAY

22'

12'

15'

6'-6"

5'

20'

MEDIAN

TRAVEL LANE

TRAVEL LANE

LAND-SCAPE

SIDE-WALK

LANDSCAPE BUFFER

KFM

ENGINEERING & DESIGN

CONCEPTUAL LANDSCAPE AND OPEN SPACE PLAN

PILOT POINT TOWN CENTER - REX REAL ESTATE

FINAL LANDSCAPE AND OPEN SPACE PLANS WILL VARY BASED ON FINAL SITE PLAN LAYOUT

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

Original Paper Size: 36X48

0 50 100 200

Scale: 1"=100'

03/31/26

Page 22 of 91

**CITY OF PILOT POINT, TEXAS
ORDINANCE #####-###**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PILOT POINT, TEXAS, AMENDING CHAPTER 14, ZONING OF THE CODE ORDINANCES AND ZONING MAP TO CHANGE THE ZONING CLASSIFICATION OF 102.848 PLUS OR MINUS ACRE PARCELS), GENERALLY BOUNDED BY FM 455 TO THE NORTH AND FM 1385 TO THE WEST, IN THE JASON SMITH SURVEY, ABSTRACT NO. 1146, DENTON COUNTY, TEXAS, TO PD-____ (PLANNED DEVELOPMENT FOR MIXED-USES INCLUDING COMMERCIAL AND MULTIFAMILY RESIDENTIAL USES AND RELATED DEVELOPMENT STANDARDS); PROVIDING A SEVERABILITY CLAUSE; A SAVINGS CLAUSE; A PENALTY CLAUSE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000); AND AN EFFECTIVE DATE.

WHEREAS, the City of Pilot Point, Texas determined that consideration should be given to zoning property PD-____ (Planned Development for mixed-uses including commercial and multifamily residential uses and related development standards); and

WHEREAS, the City of Pilot Point, Texas has previously annexed and zoned the Subject Property “I-1” Light Industrial, “SF-3” Single Family, and “SF-2” Single Family zoning districts; and

WHEREAS, the City of Pilot Point, Texas, on April 15, 2025, adopted a new comprehensive plan titled Pilot Point Master Plan Set, including a new Future Land Use Plan and a new Master Thoroughfare Plan; and

WHEREAS, the Pilot Point Master Plan Sets Future Land Use Plan shows a mix of Commercial Mixed-Use, Neighborhood Mixed-Use, and Innovation Commerce on and around the Subject Property; and

WHEREAS, the Pilot Point Master Plan Sets Master Thoroughfare Plan establishes FM 455 to the north of the Subject Property and FM 1385 to the west of the Subject Property as Principal Arterial 6 lane divided 120’ ROW roadways and, on the east side of the Subject Property, a future Collector 2 lane undivided 60’ ROW roadway; and

WHEREAS, the City of Pilot Point, Texas has determined the requested mixed-use commercial and multifamily land uses and conceptual layout of the Subject Property conform to the Pilot Point Master Plan Set Future Land Use Plan and Master Thoroughfare Plan designations; and

WHEREAS, the Planning and Zoning Commission of the City of Pilot Point and the City Council of Pilot Point, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested; and

WHEREAS, the City Council of the City of Pilot Point is of the opinion and finds that said changes should be granted and that Chapter 14, Zoning of the Code of Ordinances and Zoning Map should be amended.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PILOT POINT, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2

The Zoning Classification for and the Zoning Map depicting the property, described in **Exhibit A**, are hereby changed to PD-__ with base zoning classifications of MF-3 for multifamily area and C-2 for the commercial area with additional development standards as set forth in **Exhibit B**.

SECTION 3

The Development Standards as described in **Exhibit B** and the Concept Plan in **Exhibit C**, are hereby approved as a part of this zoning change and are incorporated herein.

**SECTION 4
SAVINGS**

Chapter 14, Zoning of the City of Pilot Point Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 5
SEVERABILITY**

If any word, section, article, phrase, paragraph, sentence, clause or portion of the Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect, for any reason, the validity of the remaining portions of Chapter 14, Zoning of the City of Pilot Point Code of Ordinances, and the remaining portions shall remain in full force and effect.

**SECTION 6
PENALTY**

Any person, firm or corporation violating, and provision of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Pilot Point, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7
EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Pilot Point, Texas this the ____ day of _____ 2026.

Chad Major, Mayor

ATTEST:

Lenette Cox, City Secretary

Exhibit A
Legal Description

102.848 ACRES

F.M. ROAD NO. 455 @ F.M. ROAD NO. 1385

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE JASON SMITH SURVEY, ABSTRACT NUMBER 1146, DENTON COUNTY, TEXAS, AND BEING A RETRACEMENT SURVEY OF THE TRACT OF LAND DESCRIBED IN THE DEED TO LAND ADVISORS, LTD., A TEXAS LIMITED PARTNERSHIP, AS RECORDED IN COUNTY CLERK'S FILE NO. 06-15457, REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LAND ADVISORS TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 455 AND AT THE NORTHERN-MOST NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO BERT FIELDS, JR, AS RECORDED IN VOLUME 729, PAGE 561, DEED RECORDS OF DENTON COUNTY, TEXAS;

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THENCE NORTH 10 DEGREES 1 MINUTES 09 SECONDS WEST WITH THE WEST LINE OF SAID LAND ADVISORS TRACT AND WITH THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD NO. 1385 A DISTANCE OF 1937.08 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID LAND ADVISORS TRACT AND IN THE SOUTH RIGHT-OF-WAY LINE OF F.M. ROAD NO. 455 AND IN A CURVE;

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EXHIBIT B

Development Regulations

- 1) **Intent and Purpose.** Development within this Planned Development District (the “Pilot Point Town Center Planned Development”) provides for permitted uses and development standards for the approximately 102.848-acre tract depicted in Exhibit A Legal Description (the “Subject Property”). The Planned Development is established to provide for retail, commercial, office, multifamily, and mixed-use development.
- 2) **Conflicts with Other Development Standards.** Where conflicts exist between the Pilot Point Town Center Planned Development and other development standards, including the City of Pilot Point Code of Ordinances Article 14.02 Zoning Ordinance, the Pilot Point Town Center Planned Development standards shall apply.
- 3) **Concept Plan, Site Plans, and Landscape Plans.**
 - a) **Platting or Replatting:** Platting or Replatting of the subject property is subject to the City’s Subdivision Ordinance and DCSS Manual specifications and standards in effect as of February 6, 2026.
 - b) **Concept Plan:** Exhibit C, as provided herein, is the approved Concept Plan. While the Concept Plan shows a possible preliminary layout of uses, access, buildings, parking, open space, and the relationship to existing natural features and adjacent properties and uses, these are conceptual only. The Concept Plan shall be construed as an illustration of the development concepts and not as an exact representation of any actual development detail. At the time of development, each project will submit a Site Plan that conforms to the uses specified in the use category shown on the Concept Plan (either Commercial or Multifamily Urban Edge) and the Development Regulations of the Pilot Point Town Center Planned Development, rather than to any specific development details on the Concept Plan as the Concept Plan is conceptual only. The exact acreage of each use district may be adjusted for the Commercial and the Multifamily Urban Edge Districts so long as the Commercial area is no less than 20-acres in size and the Multifamily Urban Edge is no more than 70-acres in size. The exact configuration is subject to the approval of the City’s Director of Community Services or his/her designee based on the Pilot Point Town Center Planned Development standards at the time a Site Plan request is submitted, and, so long as the proposed changes to the use configuration comply with the PD requirements, staff approval shall not be withheld. The Concept Plan shall not expire. Exhibit D, as provided herein, shows the Conceptual Landscape and Open Space Plan based on the Concept Plan. While the Conceptual Landscape and Open Space Plan shows a possible preliminary layout of landscaping, buffering, open space, and the relationship to existing natural features, these are conceptual only. The Conceptual Landscape and

Open Space Plan shall be construed as an illustration of the landscaping and open space concepts and not as an exact representation of any actual landscaping and open space detail. Landscape Plans based on Site Plans shall be submitted and approved per the Section 3)f), below.

- c) Site Plan: Site Plans shall be administratively approved as a ministerial review for compliance with zoning codes and Pilot Point Town Center Planned Development District Development standards set forth in Exhibit B requirements by the Director of Development Services or his/her designee.
- d) Site Plan Requirements: For purposes of Site Plan administrative action, all plans shall be a detailed line drawing, to scale, showing scale used, north arrow, date and title of project, clearly describing the project and showing the following information:
 - i) Property lines, location and widths of all streets, alleys and easements.
 - ii) Proper dimensions on all fundamental features such as lots, buildings, parking spaces and landscaped areas.
 - iii) The location of setback lines, driveway openings and sidewalks.
 - iv) All proposed buildings, freestanding sign locations, parking areas, open spaces, detention, drainage, and solid waste collection facilities.
 - v) All required landscaping, together with a description of type of material to be used.
 - vi) Total square footage of the development lot; total square footage of proposed structures; total footage of landscaped areas; total percentage of coverage; the number of units where applicable; density of the units per gross acre where applicable; height of all structures; and number of parking spaces.
- e) Alternative Standards Site Plan: an Alternative Standards Site Plan may be approved for reductions or alternatives to the landscaping, parking, open space, or amenities requirements if approved by submitting an Alternative Standards Site Plan to the City Council. Such an Alternative Standards Site Plan submittal is optional by the property owner. The Alternative Standards Site Plan approval process shall include a recommendation from the Planning and Zoning Commission prior to City Council consideration. Only a simple majority approval of an Alternative Standards Site Plan is required by City Council.
- f) Landscape Plan. A landscape plan meeting the requirements of this section shall be provided and approved as part of the Site Plan approval process.
 - i) Landscape Plans shall be administratively approved as a ministerial review for compliance with zoning codes and Pilot Point Town Center Planned Development

District requirements by the Director of Development Services or his/her designee.

- ii) The landscape plan shall be submitted as a part of the Site Plan application.
- iii) The landscape plan shall only be prepared by a registered or certified professional.
- iv) The following landscape plan standards apply to the Subject Property.

(1) Landscaping Requirements.

(a) A minimum twenty (20) foot-wide front yard landscape buffer shall be required of all properties located within the Pilot Point Town Center Planned Development District. In the event a utility easement wider than fifteen feet (15') exists parallel to the right-of-way, any non-permitted landscaping elements within utility easements may be clustered and located in an landscape island a minimum of five (5) feet in width and twenty five (25) feet in area in order to satisfy the landscaping elements numbers (e.g., where trees are prohibited in the utility easement).

(b) Driveways may cross the required landscape buffer in order to connect to the street.

(c) Landscape trees.

1. One large tree, a minimum three inch (3") caliper at diameter at breast height of 4.5 feet (the "DBH") in size, shall be planted for each fifty (50) linear feet of street frontage, exclusive of drives in the required front yard. The large trees shall be located a minimum of 15 feet from the front right-of-way line, outside of any utility easement, and shall be selected from the city's list of approved trees; or
2. A minimum of one small, ornamental tree of lower maximum height at maturity than a large tree, a minimum two inch (2") caliper DBH in size, shall be planted for every twenty-five (25) linear feet of street frontage, exclusive of drives in the required front yard. The small ornamental trees shall be located a minimum of 15 feet from the front right-of-way line, outside of any utility easement, and shall be selected from the city's list of approved trees; or
3. A combination of large and small, ornamental trees as may be planted as provided for in Landscape trees (c)1 and (c)2, above.

(d) Landscape shrubs.

1. An average density of one (1), five (5) gallon evergreen shrub for each five (5) linear feet of frontage, provided however, that any landscaping materials that will be located within ten feet (10') of any public right-of-way shall not, at ultimate growth, exceed two feet (2') in height unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design; or
2. A landscaped berm may be provided in lieu of required shrubs. The berm must be an average height of three feet (3'), but in no case less than eighteen inches (18"), above the average grade of the street and parking lot curbs, and must be planted with evergreen groundcover and/or shrubs to provide full plant coverage of the berm surface area. A variation in height of the berm is encouraged. Shrubs may be grouped to provide variety in design. The combined height of the berm and ultimate height of plant materials shall not exceed two (2) feet in any area that is within ten (10) feet of a public right-of-way.
3. Evergreen shrubs shall be planted between any adjacent Commercial District parking lot and the Multifamily Urban Edge District within the 10' rear yard setback area of the commercial property in order to provide headlight screening. The evergreen plantings shall be every 24" and, after growing in, shall be maintained at a height of least 3 ½ feet above the top of curb of the parking lot and allowed to grow together to form a continuous hedgerow, except for breaks for sidewalks or connecting driveways, should any be provided.

(e) Parking lot landscaping.

1. Parking lots shall contain landscaped islands. Such islands shall contain at least one (1) large canopy tree, a minimum three inches (3") in caliper DBH, and shall be located at the terminus of all parking rows. The remainder of the island space shall be landscaped with turf or living groundcover not to exceed one (1) foot in height. In unique circumstances, materials suitable for the parking lot island other than natural plant materials, such as crushed granite, river rock, or pavers, may be approved by the Director of Development Services or his/her designee.
2. The minimum total area of such islands shall be approximately 180 square feet (10' X 18' or 9' x 20') feet or the size of a

parking space, but may be designed and minimally reduced in size so that the radii helps to facilitate traffic maneuverability.

3. Parking lot island spacing. Parking lot islands shall not be spaced greater than every twelve (12) spaces unless approved on the landscape plan in order to preserve existing trees and natural features or due to unique site features. In all cases, the total area requirements for landscaped islands respective parking areas shall be satisfied.
 4. Medians and landscaping strips within the parking lot shall be landscaped with turf or living groundcover not to exceed one (1) foot in height. Trees and shrubs may be planted in parking lot medians so long as they do not impede visibility for drivers (be out of sight triangles and be maintained clear of limbs/vegetation from 3' to 8'). In unique circumstances, materials suitable for the parking lot island other than natural plant materials, such as crushed granite, river rock, or pavers, may be approved by the Director of Development Services or his/her designee.
- (f) Plant materials shall be from the city's approved plant list. Plant materials should generally be selected based on ability to flourish in the North Texas climate. Plant materials with high heat tolerance and lower water consumption are desirable.
 - (g) Plant materials used in conformance with the provisions of this chapter shall conform to the standards of the American Standard for Nursery Stock, or equal thereto.
 - (h) Grass seed, sod and other material shall be clean and free of weeds and noxious pests and insects. Ground covers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year of planting. Ground cover that has lower water consumption characteristics or xeriscape is desirable.
 - (i) Landscaping areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials, or with materials suitable for landscaping areas such as crushed granite, river rock, or pavers, unless otherwise approved by the Director of Development Services or his/her designee. Ground cover that has lower water consumption characteristics or xeriscape is desirable.

- (j) Landscaping irrigation, where required, shall be of a low water design where possible, including drip irrigation where such uses may be applicable.
 - (k) Where the construction is to be a single phase or multi-phase development, only the area being constructed in the current phase needs to be subject to the landscape regulations. Each phase will be required to meet the landscaping requirements as they are being developed.
- (2) Landscape maintenance. Property owners are responsible for installing, maintaining, and replacing required landscape materials such as trees and ground cover.
 - (3) Alternative Landscape Design. Alternative landscape designs may be approved as part of or separately from an Alternative Standards Site Plan request, and shall follow the same process.

4) **Commercial District**

- a) **General Description.** The Commercial District provides opportunities for retail, commercial, neighborhood services, and office uses at the intersection of two major thoroughfares. Pad sites are allowed in the Commercial District. A minimum of 20 acres of C2 Commercial shall be provided.
- b) **Permitted Uses.**
 - i) **C2 General Commercial District.** All uses provided for within Section 14.02.112. Schedule of Land Uses of the Zoning Ordinance C2 General Commercial District are as allowed within the City's Zoning Ordinance use table for C2 within the Commercial District.
 - ii) **Additional By Right Uses.** The following uses are allowed by right within the Commercial District of the Pilot Point Town Center Planned Development:
 - (1) Retail Sales, including Gun Sales as accessory use only
 - (2) Big Box Retail, Grocery Store, Home Improvement Store, and similar retail anchor and junior anchor uses greater than 50,000 square feet, including outdoor sales, storage, garden centers, drone delivery launch sites, and Gun Sales as accessory use only
 - (3) Restaurants (with or without Drive Through)
 - (4) Convenience Store (with or without Gas Sales and Car Wash)
 - (5) Veterinarian (Indoor Kennels)
 - (6) Commercial Laundries/Dry Cleaners

- (7) Child-care Center
- (8) Office
- (9) Retirement Home/Home for the Aged
- (10) Medical professional offices/clinics/emergency services

i) Prohibited Uses. The following uses are prohibited on the Commercial District:

- (1) Sexually Oriented Businesses
- (2) Smoke/Tobacco Store
- (3) Body Art Studio (Tattoo Shop, Body Piercings, etc.)
- (4) Standalone Gun Sales/Gun Store

b) Development Standards. The Commercial District shall comply with C2 development standards except as provided.

- i) Parking. Parking shall be at a ratio of 1:250 sf generally for the Commercial District. Restaurants shall be parked at a ratio of 1:100 sf. Shared parking shall be allowed if said shared parking meets standard city requirements.
- ii) Setbacks. Where adjacent to non-residential, multifamily, mixed-use uses, or roadways, the setback shall be twenty (20) feet for any front yard adjacent to ROW, five (5) feet for any interior side yard, and ten (10) feet for any rear yard.
- iii) Screening. Garbage, refuse, and trash collection/storage areas shall be enclosed on three (3) sides to a height of six feet (6') consisting of a complimentary color and material as the front façade of the commercial building wall(s) facing a public street or right-of-way, and an opaque painted metal gate shall be provided. Thin-wall masonry shall be permitted. If located adjacent to a public street, loading docks shall have a screening wall a height of six (6) feet between the dock and the public street in the street landscaping area consisting of a complimentary color and material as the front façade of the commercial building wall(s) facing a public street or right-of-way. A three (3) foot berm and three (3) foot wall or a three (3) foot berm and three (3) foot continuous evergreen shrubs may be used in lieu of a six (6) foot wall so long as the combined height equals six (6) feet total and the wall meets the above requirements and the evergreen shrubs are maintained at the required height within two (2) years of planting.
- iv) Open Space. A minimum of 10% of the gross acres shall be reserved for open space, including landscaped areas, detention and drainage areas, plazas, public or private parks, floodplain, and landscape islands, medians, or strips at least five (5) feet in width, as shown on the Site Plan. Open space landscaping shall include one

(1) tree a minimum of three inch (3”) caliper DBH per 5,000 square feet of required open space, in addition to the landscape requirement trees.

- v) Building Articulation. Building facades over one hundred feet (100’) in length along a public roadway frontage must have horizontal building offsets of at least six feet (6’) and vertical offsets of at least three feet (3’) for a minimum of 25% of the façade. No wall plane along a public roadway frontage may extend more than one hundred feet (100’) without such horizontal and vertical articulation. Facade articulations/offsets shall be shown on the site plan with a note stating the building will comply with the building articulation requirement and be shown on the building plan elevation drawings along with dimensions verifying that the elevations have met the above requirements at the time of building permit.
- vi) Masonry. The developer of any project within the Commercial District shall construct primary building with masonry standards either (1) voluntarily at the developer’s discretion, (2) through an approved development agreement, if so agreed at developer’s discretion, or (3) at such time as HB 2439 (2019) is amended to allow cities to require architectural standards that prohibit or limit the installation of a building product approved by a national model code or that establishes an aesthetic standard that is more stringent than allowed under a national model code, and as required by the City of Pilot Point Article 14.03, Compliance With House Bill 2439. If by the first option, the standards are as proposed by the developer. If by the second or third options, the following masonry standards shall apply.
 - (1) Primary facades that face a public street, parking lot, or fire lane shall be constructed of a minimum of sixty percent (60%) masonry Category A products, exclusive of doors and windows. Secondary facades that do not face a public street or parking lot (such as an interior courtyard) shall be constructed of a minimum of forty percent (40%) masonry Category A or Category B masonry materials or a mix thereof, exclusive of doors and windows. The balance of the exterior materials may be another material as approved and set forth in the latest edition of the International Model Codes.
 - (a) Category A Materials: Brick, Stone, or Manufactured Stone.
 - (b) Category B Materials: Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood.

- (2) Architectural Trims and Accents: some materials other than those listed above may be appropriate for architectural trim and accent applications only, including but not limited to cornices and decorative brackets.

2) **Multifamily Urban Edge District**

- a) General Description. The Multifamily Urban Edge District provides opportunities for multifamily, mixed-use, and other limited non-residential uses as a transition of land use from the Commercial District while providing access to major thoroughfares. A maximum of 70 acres of Multifamily shall be allowed.
- b) Permitted Uses.
- i) MF3 Multifamily District. All uses provided for within Section 14.02.112. Schedule of Land Uses of the Zoning Ordinance MF3 District are as allowed in the City's Zoning Ordinance use table for MF3, within the Multifamily District.
- ii) MF2 Multifamily District. All uses provided for within Section 14.02.112. Schedule of Land Uses of the Zoning Ordinance MF2 District are as allowed in the City's Zoning Ordinance use table for MF2, within the Multifamily District.
- iii) Additional By Right Uses. The following uses are allowed by right within the Multifamily District:
- (1) Multifamily
 - (2) Retirement Home/Home for the Aged
 - (3) Office
 - (4) Child-care Center
 - (5) Mixed-Use (non-residential uses, excluding tenant amenities which are a standard part of multifamily uses, located on the first floor of a mixed-use building)
 - (6) Medical professional offices/clinics/emergency services
- iv) Prohibited Uses. The following uses are prohibited on the Multifamily Urban Edge District:
- (1) Check Cashing Services
 - (2) Off-premises Liquor (Package) Store
 - (3) Sexually Oriented Businesses
 - (4) Smoke/Tobacco/CBD Store
 - (5) Body Art Studio (Tattoo Shop, Body Piercings, etc.)
 - (6) Gun Sales/Gun Store

- c) Development Standards. The Multifamily Urban Edge District shall comply with MF3 development standards except as provided herein.
- i) Density. A maximum of 50 dwelling units per gross acre is allowed within the Multifamily Urban Edge District.
 - ii) Number of Units. The maximum number of units within the Multifamily Urban Edge District is 1,960 units.
 - iii) Open Space. A minimum of 10% of the gross acres shall be reserved for open space, including recreational areas, landscaped areas, trails, detention and drainage areas publicly accessible by an adjacent sidewalk, plazas, public or private parks, floodplain, and landscape islands, medians, or strips at least five (5) feet in width, as shown on the site plan. A five (5) foot sidewalk and two benches shall be provided adjacent to one side of any detention pond used as open space. Open space landscaping shall include one (1) tree a minimum of three inch (3") caliper DBH per 5,000 square feet of required open space, in addition to the landscape requirement trees. Such open space and improvements shall satisfy the parkland dedication and parkland development requirements for the residential units.
 - iv) Amenity Center. An amenity center shall be constructed to serve the multifamily property. A minimum of four (4) major amenities must be provided for the multifamily project. A single amenity center is sufficient for all phases of the multifamily project, whether on one lot or multiple lots. The indoor exercise facility and indoor office amenities may be located separately from the outdoor amenities. Major amenities include any combination of four or more of the following:
 - (a) Swimming pool;
 - (b) Playground or tot lot;
 - (c) Dog park;
 - (d) Indoor exercise facility;
 - (e) Indoor office (business or leisure);
 - (f) Walking and jogging trail;
 - (g) Sport court (pickleball, tennis, volleyball, basketball, etc.);
 - (h) Sports field (minimum size of a standard basketball court or equivalent area);
 - (i) Splash pad;
 - (j) Gazebo;
 - (k) Improved picnic areas (with picnic tables, benches, and grills);
 - (l) Putting green;

(m) Additional major amenity types as may be approved by the Director of Development Services or his/her designee.

- v) Minimum Distance Between Buildings. The minimum distance between proposed buildings shall be 20' with 5' balcony/patio encroachment permitted.
- vi) Minimum Living Space. There shall be no minimum living space for proposed dwelling units.
- vii) Maximum 1 Bedroom Units. A maximum of 80% of the proposed dwelling units shall be 1 bedroom.
- viii) Minimum Phase Size. Minimum phase units: for each platted MF lot, the minimum phase size shall be 150 units.
- ix) Density Bonus. An increase in density of five percent (5%) for the total units by phase allowed per acre is permitted when at least fifty percent (50%) of the parking spaces are constructed as a combination of structured parking, parking deck, covered parking, or enclosed parking (garage).
- x) Mixed-Use Development Standards (vertical mixed-use).
 - (1) Non-residential uses as allowed in the Commercial District are permitted on the first floor with multifamily units above.
 - (2) No Mixed-Use project building shall be allowed within one hundred (100) feet of single family residential uses.
 - (3) Either surface parking or structured parking may be used within a Mixed-Use project.
 - (4) Mixed-Use buildings shall comply with the masonry requirements for multifamily structures.
 - (5) Mixed-Use buildings shall be designed and constructed in tripartite architecture such that they have a distinct base, middle, and top, separated by horizontal elements.
 - (6) All additional Multifamily Urban Edge Development Standards apply to Mixed-Use projects.
- xi) Screening. For multifamily and mixed-use developments in the Multifamily Urban Edge District, screening shall be provided as required herein.
 - (1) Where a multifamily use abuts a one- or two-family residential district or directly contiguous with property owned by a public school district and

intended or used as a school, and not separated by an existing or planned street or right-of-way, the side and rear property lines of said multifamily district shall be suitably screened to a height not less than six feet (6') at or within 3' of the property line. No screening is required if adjacent to a public street or right-of-way.

- (2) Screening shall be masonry, including thin wall masonry, of a complimentary color and material, as the front façade of the multifamily building wall(s) facing a public street or right-of-way.
- (3) No such screening fence shall be so erected as to obstruct the vision of motorists at alley, street, or drive intersections (sight visibility triangles shall be preserved).
- (4) Garbage, refuse, and trash collection/storage areas shall be enclosed on three (3) sides to a height of six feet (6') consisting of a complimentary color and material as the front façade of the multifamily building wall(s) facing a public street or right-of-way, and an opaque painted metal gate shall be provided.

xii) Building Articulation. Building facades over one hundred feet (100') in length along a roadway frontage must have horizontal building offsets of at least six feet (6') and vertical offsets of at least three feet (3') for a minimum of 25% of the façade. No wall plane along a public roadway frontage may extend more than one hundred feet (100') without such horizontal and vertical articulation. Facade articulations/offsets shall be shown on the site plan with a note stating the building will comply with the building articulation requirement and be shown on the building plan elevation drawings along with dimensions verifying that the elevations have met the above requirements at the time of building permit. Minor deviations to the Building Articulation standards may be approved by the Director of Development Services or his/her designee if another design element is provided that provides similar visual relief.

xiii) Masonry. The developer of any project within the Multifamily Urban Edge District shall construct primary building with masonry standards either (1) voluntarily at the developer's discretion, (2) through an approved development agreement, if so agreed at developer's discretion, or (3) at such time as HB 2439 (2019) is amended to allow cities to require architectural standards that prohibit or limit the installation of a building product approved by a national model code or that establishes an aesthetic standard that is more stringent than allowed under a national model code, and as

required by the City of Pilot Point Article 14.03, Compliance With House Bill 2439. If by the first, the standards are as proposed by the developer. If by the second or third options, the following masonry standards shall apply:

- (1) Facades that face a public street, parking lot (except for any structured parking), or fire lane shall be constructed of a minimum of seventy percent (70%) masonry Category A products, exclusive of doors and windows. Secondary facades that do not face a public street or parking lot (such as an interior courtyard) shall be constructed of a minimum of fifty percent (50%) masonry Category A or Category B masonry materials or a mix thereof, exclusive of doors and windows. The balance of the exterior materials may be another material as approved and set forth in the latest edition of the International Model Codes.
 - (i) Category A Materials: Brick, Stone, or Manufactured Stone
 - (ii) Category B Materials: Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood.

- (2) Architectural Trims and Accents: Some materials other than those listed above may be appropriate for architectural trim and accent applications only, including but not limited to cornices and decorative brackets.

- xiv) Maximum lot coverage: 90% of the gross area, including buildings, parking lots, and driveways.
- xv) Lot size: minimum 5 acres.
- xvi) Building height: maximum of five (5) stories and eighty (80) feet shall be allowed, except for within one hundred (100) feet of single family residential uses, where a maximum of three (3) stories and fifty (50) feet shall be allowed.
- xvii) Maximum Number of Attached Dwelling Units: there shall be no maximum number of attached dwelling units.
- xviii) Setbacks: The setback shall be thirty (30) feet for any yard (side or rear) directly adjacent to single family residential uses. Where adjacent to non-residential, multifamily, mixed-use uses, or roadways, the setback shall be twenty (20) feet for any front yard, five (5) feet for any side yard, and ten (10) feet for any rear yard.
- xix) Parking: Required parking shall be: 1 space per each 1 bedroom unit, 1.5 spaces per each 2 bedroom unit, and 2 spaces per each 3 bedroom and larger units. No

additional parking is required for ancillary uses such as a lobby, office, exercise room, or amenity center uses. Either surface or structured parking is permitted at the developer's discretion.

- xx) Interior Parking: required minimum surface parking shall be screened from public view by the multifamily units except where impractical in order to comply with minimum parking requirements. Deviations from the interior parking standards shall be approved by the Director of Development Services or his/her designee up to 25% of the required parking spaces, with the remaining 75% of the parking spaces being interior. Where such deviations occur, a three foot (3') masonry wall shall be provided within the landscape setback area parallel to the ROW in addition to the required landscaping. Driveways shall not count towards interior parking requirements nor to the calculation of the 25% deviation calculations and shall be allowed to connect to the public ROW. Parking within a parking structure or deck is exempt from the interior parking requirement.

Concept Plan



Exhibit D

Conceptual Landscape and Open Space Plan



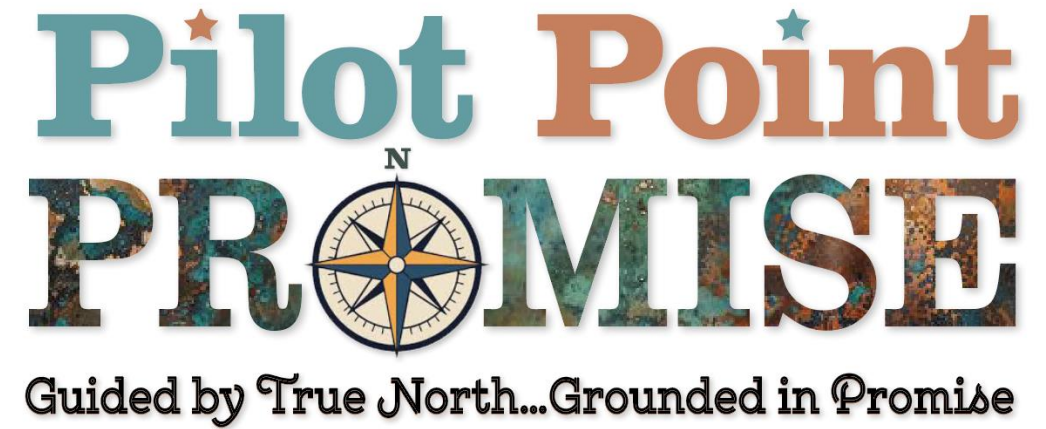


Pilot Point
DEVELOPMENT SERVICES

Vibrant, Prosperous, and Growing Pilot Point Subdivision Development Report

1st Quarter 2026
January - March

City of Pilot Point
staff's guiding
principals



P

R

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M

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S

E

PROFESSIONAL

We approach each task with excellence, pride, and a commitment to doing what's right.

RESPECTFUL

We treat every person with dignity, fairness, and consideration.

OPEN

We value transparency, communication, and the free flow of ideas.

MINDFUL

We are thoughtful in our actions and intentional in our decisions.

INCLUSIVE

We embrace diversity, promote belonging and encourage community engagement.

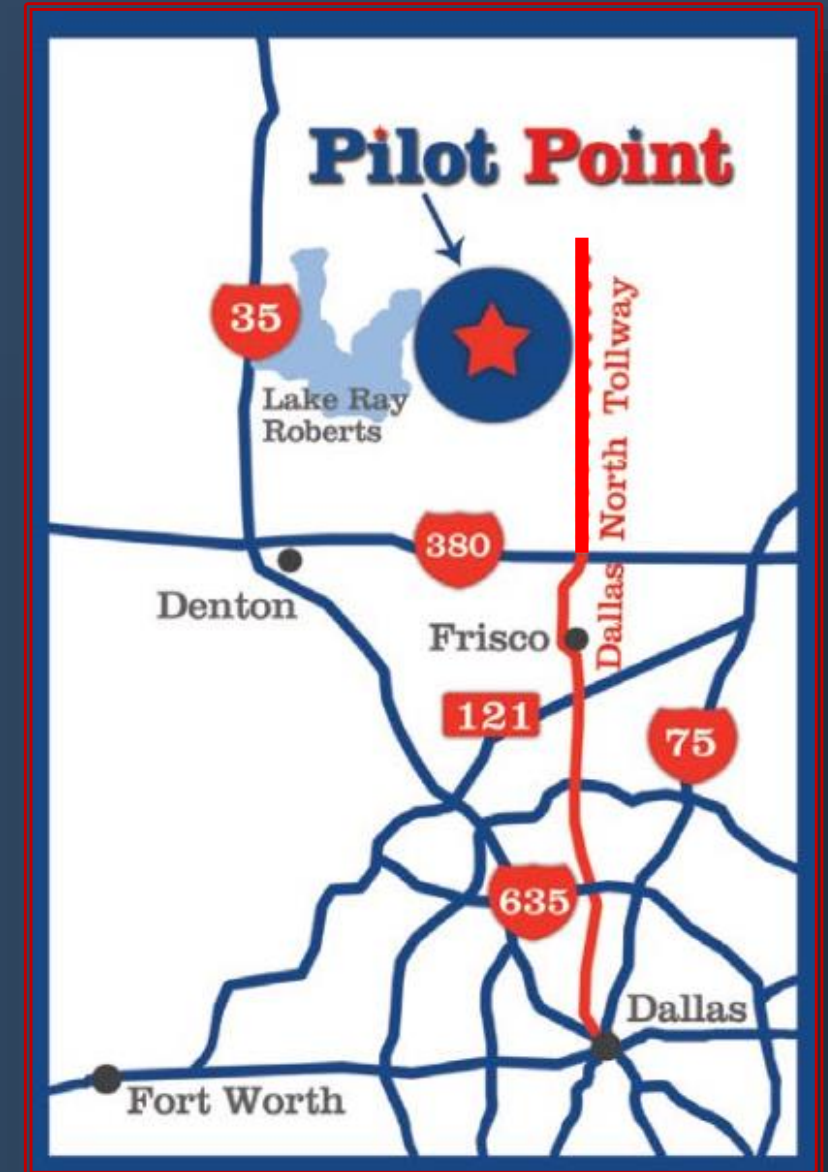
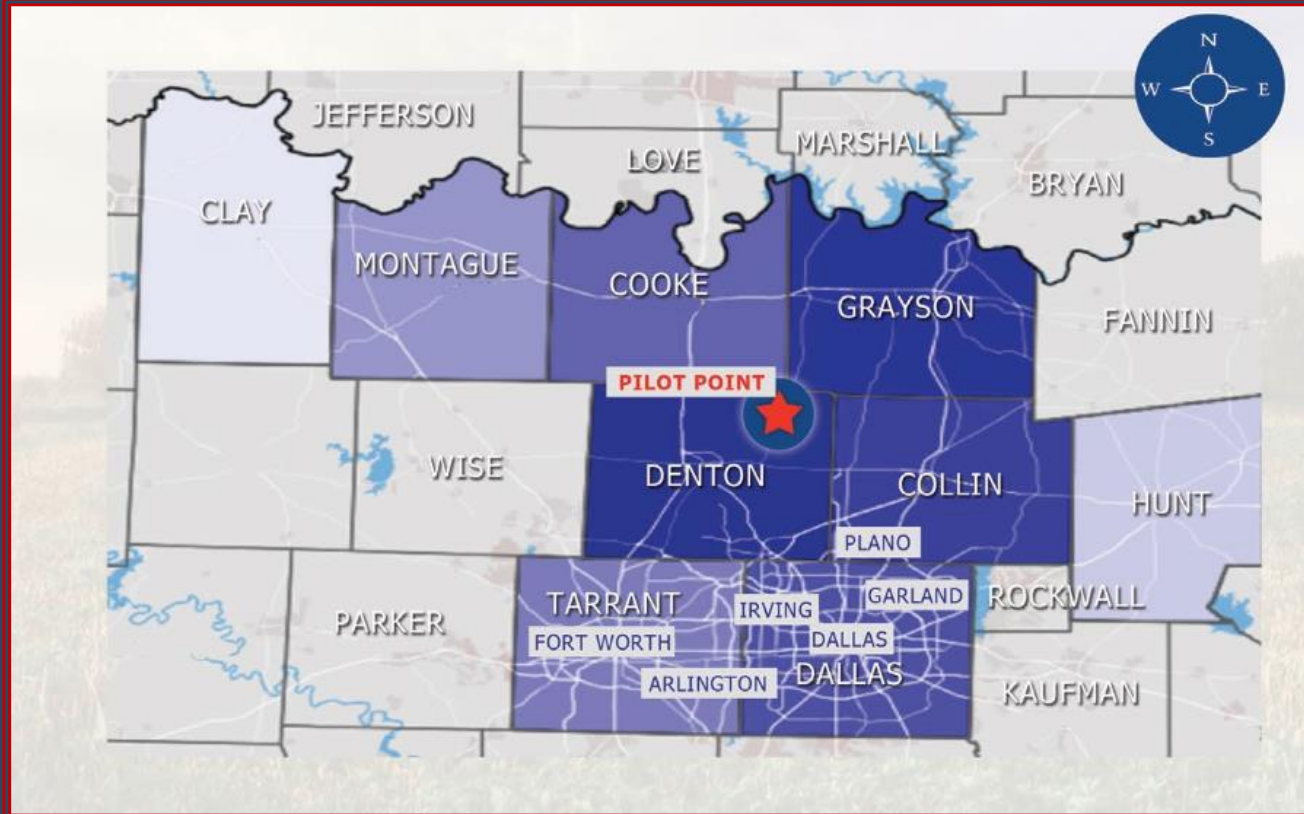
SERVICE-ORIENTED

We go the extra mile to support our community with care and commitment.

EXCELLENT

We strive for quality and continuous improvement.

POINT ME TO PILOT POINT

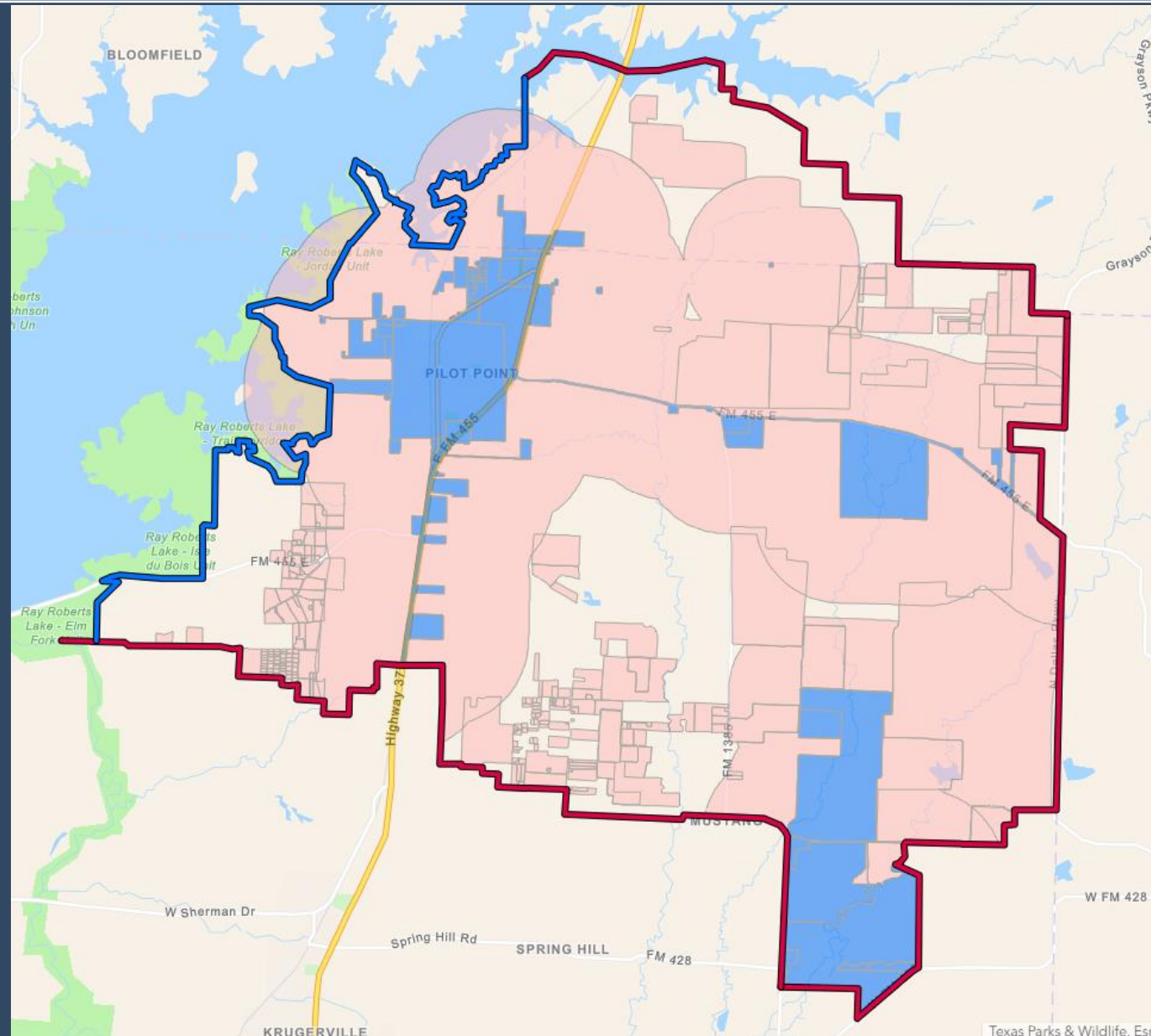


ETJ & CITY LIMITS & ULTIMATE GROWTH BOUNDARY

9.47 SQ. MILES OF
CITY LIMITS

51.9 SQ. MILES OF
ETJ

69.78 SQ. MILES OF
ULTIMATE GROWTH
BOUNDARY



POPULATION GROWTH

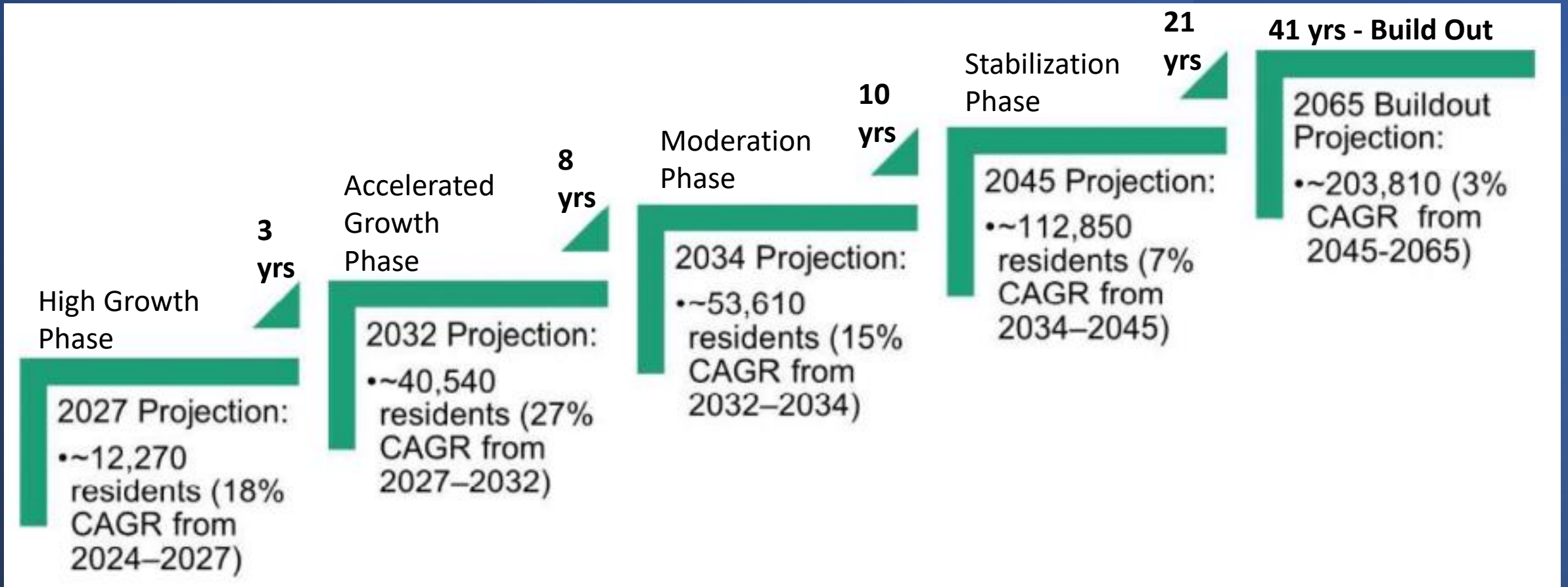
The population of Pilot Point in the 2020 census was 4,393, while the January 1, 2025, population estimate was 7,942. Pilot Point is undergoing a major demographic shift, driven by regional economic expansion, master planned residential developments, and proximity to the Dallas North Tollway (DNT).

The city's strategic location in fast-growing Denton County positions it for sustained, long-term growth. In recent years, Pilot Point's annual population growth has surpassed 26%, placing it among the fastest-growing communities in North Texas. Celina, located just southeast of Pilot Point along the Tollway, experienced a 30%+ annual growth rate in 2023, providing a relevant benchmark for Pilot Point's trajectory.



Pilot Point has 13 master planned communities currently being planned totaling 7,706 acres and over 19,000 SF lots. Given the number of incoming master-planned communities, Pilot Point is likely to experience exponential growth in the coming decades.

Population Projections



CAGR – Compound Annual Growth Rate – 12/2024

PILOT POINT BUILDING PERMIT HISTORY

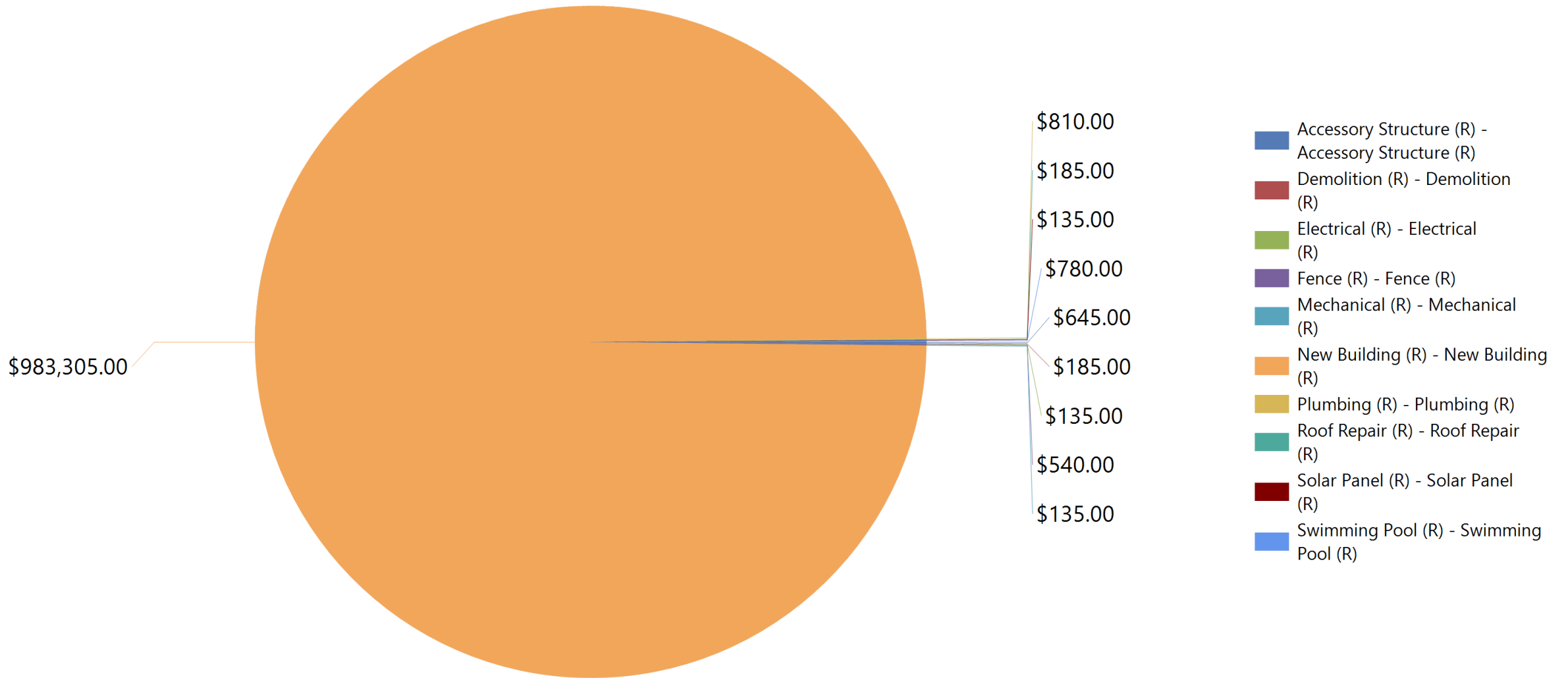
YEAR	TOTAL BUILDING PERMITS ISSUED	TOTAL HOUSES PERMITTED	TOTAL BUILDING PERMIT FEES (without Impact and meter fees)
2014	144	6	\$54,899
2015	169	8	\$70,396
2016	227	19	\$119,247
2017	283	33	\$145,421
2018	233	39	\$203,246
2019	209	46	\$161,963
2020	434	94	\$661,455
2021	638	109	\$750,622
2022	1255	400	\$3,027,854
2023	1890	361	\$4,372,284
2024	1322	560	\$3,582,642
2025*	1168	470	\$2,772,176
2026 **	163	143	\$983,305 Res. Only \$986,855 All Permits

2014–2019: Slow, steady growth.
2020–2021: Moderate acceleration continuing upward climb in growth trend.

2022: A 266% spike in permit activity. 2023: Correction / pullback (down 9.75%).

In 2024: Another jump in growth (up 55%). For 2025: Slight decline (down), likely stabilization.

2026: New home permit activity in first quarter of 2026 remains strong for calendar year.



DEVELOPMENTS

ACTIVE

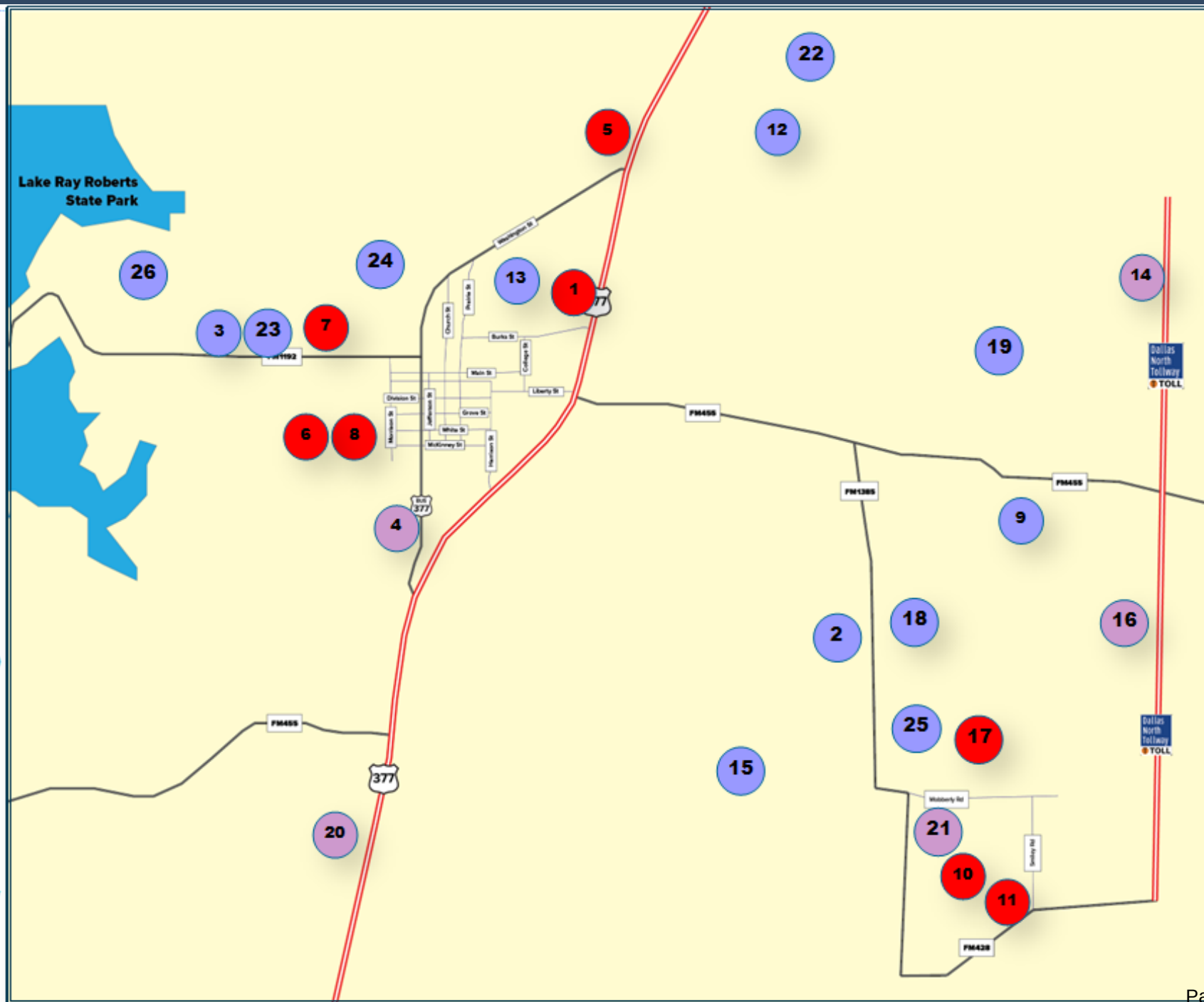
Subdivisions or phases that are actively building houses or lots.

PRE-DEVELOPMENT

Subdivisions that are active in entitlement or design processes including development agreements, annexations, civil plans or zoning.

PROPOSED

Subdivisions that are in discussions with the city but have yet to begin a development agreement, annexation, platting or zoning. This also includes developments that have older development agreements but have not had any activity in two years.



ACTIVE DEVELOPMENT

- 8** Lakeview Estates PD-008
Location: Morrison St / Lakeview Circle
♦ 16 acres, 47 lots
- 1** Yarbrough Farms PD 001
Location: Burks Rd & US 377
♦ 105 acres, 341 lots
- 6** The Hills at Pilot Point PD 006
Location: Massey Rd & Aubrey St
♦ 77 acres, 33 lots
- 11** Creekview Meadows PD 011
Location: FM 428 & FM 1385
♦ 1,027 acres, 2,415 lots
- 10** Mobberly Farms PD 010
Location: FM 1385 & Mobberly Rd
♦ 521 acres, 1,986 lots
- 7** Summit PD 007
Location: Gould St & Summit Dr
♦ 8.33 acres, 33 lots
- 5** Windrose PD 005
Location: US 377
♦ 113 acres, 377 lots
- 17** Bryson Ranch PD 013
Location: Mobberly Road & Lights Ranch Road
♦ 1,047 acres,

PRE-DEVELOPMENT

- 18** Eland Farms
Location: FM 1385 & Lights Ranch Road
♦ 669 acres
- 9** Mustang/Shelby Ranch PD 009
Location: Tischler Rd & FM 455
♦ 669 + 358 acres = 1027 ac.
♦ 2821 SF lots
♦ 2246 MF units
- 22** Burks Ranch
Location: Emberson Chapel Rd
♦ 567 acres
♦ 450—SF lots
- 24** Henzler Village
Location: Alexander/Holford Rd
♦ 112.5 acres
♦ 392 SF lots
- 25** Amalgamated
Location FM 1385 South of Friendship Rd.
♦ 355.4 acres
♦ 1,668 SF lots
- 26** Brockett
♦ Location North of Walcott West of Carl Gross Rd.
♦ 398.9 acres
♦ 638.9 SF lots
- 3** Hat Creek Estates PD 003
Location: Walcott St & FM 1192
♦ 56 acres, 192 lots
- 12** Pecan Creek
Location: US 377 & Berend Rd
♦ 926 acres, 4,060 SF lots
- 2** HILLWOOD
LOCATION: 1385 S OF FOUTCH
♦ 617.6 ACRES
- 19** TALLEY LAND
LOCATION E. OF PELZEL RD. N. OF 455
♦ TRACT A—260.8 ACRES
♦ TRACT B—166.8 ACRES
- 15** Maverick Farms
Location: Mustang Rd
♦ 364 acres
♦ 1314—SF lots

PRE-DEVELOPMENT

- 13** The Reserve at Pilot Point
Location: Washington & Yarbrough St
♦ 28 acres, 91 lots
- 23** Heritage Ridge
Location: West of Eldorado Estates
♦ 36.85 acres

PROPOSED DEVELOPMENT

- 14** Four Seasons
Location: N Dallas Tollway & Berend Rd
♦ 1,115 acres, 4,000 comm. & residential lots
- 4** Rodeo Crossing PD 004
Location: S Washington St
♦ 14 acres,
♦ 83 townhouse lots
- 16** Talley Ranch
Location: N Dallas Tollway & FM 455
♦ 3,545 plus 190 acres = 3,735 ac.
- 20** Massey Rd. Estates
Location: Massey Rd
♦ 80.3 acres
♦ 63—1 ac lots
- 21** Mobberly 34 PD 014
Location: FM 1385 & Mobberly Rd
♦ 34.5 acres
♦ Commercial—8.5 ac
♦ MF—26 ac. Max 1000 units

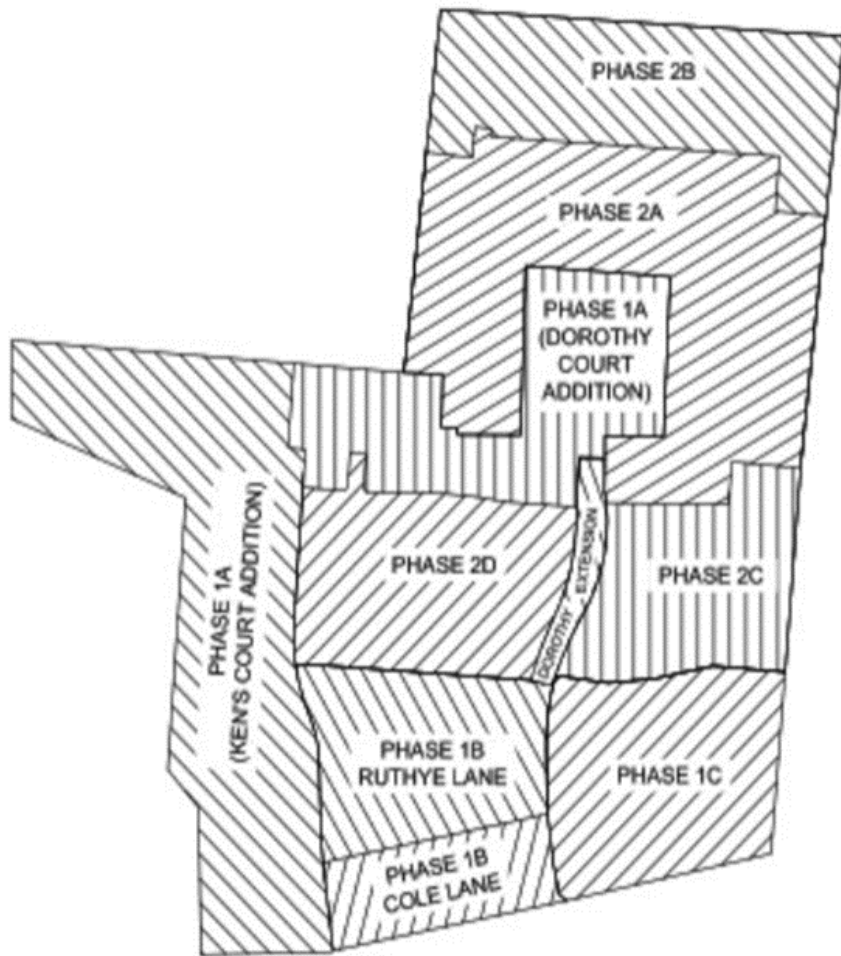
ACTIVE SUBDIVISIONS

Subdivisions or phases that are actively building houses or lots.



LAKEVIEW ESTATES

- Location – W. of S. Morrison and N. of W. Aubrey Street
- 16.7 acres. 2.8 u.p.a.
- 47 lots zoned SF-2
- Minimum lot area: 11,250 sq. ft.
- Builders:
 - DR Horton
 - J. David Custom Homes
 - 4F Custom Homes
 - High Five Homes
 - SNAG Investments
- Last 3 lots are under construction.



PHASE KEY MAP

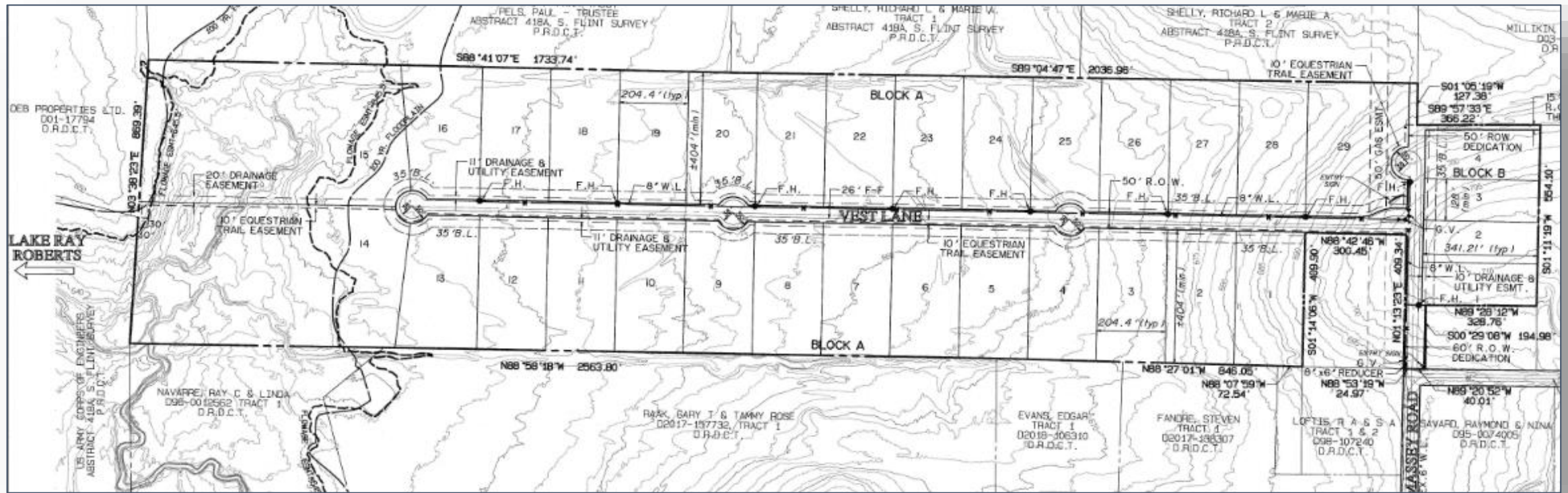
PD 001 YARBROUGH FARMS

- Location: W. of 377 and N. of Burks Street
- 105 acres. 3.32 u.p.a.
- 341 lots
- Build Out:
 - Phase 1A - 50 SF lots (Kens Court & Dorothy Court Addition)
 - Phase 1B - 64 Patio lots (Cole Addition & Ruthye Addition)
 - Phase 2A - 52 SF lots on 21.27 acres
- Building Permits Being Issued:
 - Phase 1C - 80 Townhouse lots on 10 acres
 - Phase 2B - 26 SF lots on 10.91 acres
 - Phase 2C - 15 SF lots on 7.86 acres
 - Phase 2D - 54 Patio lots on 9.53 acres



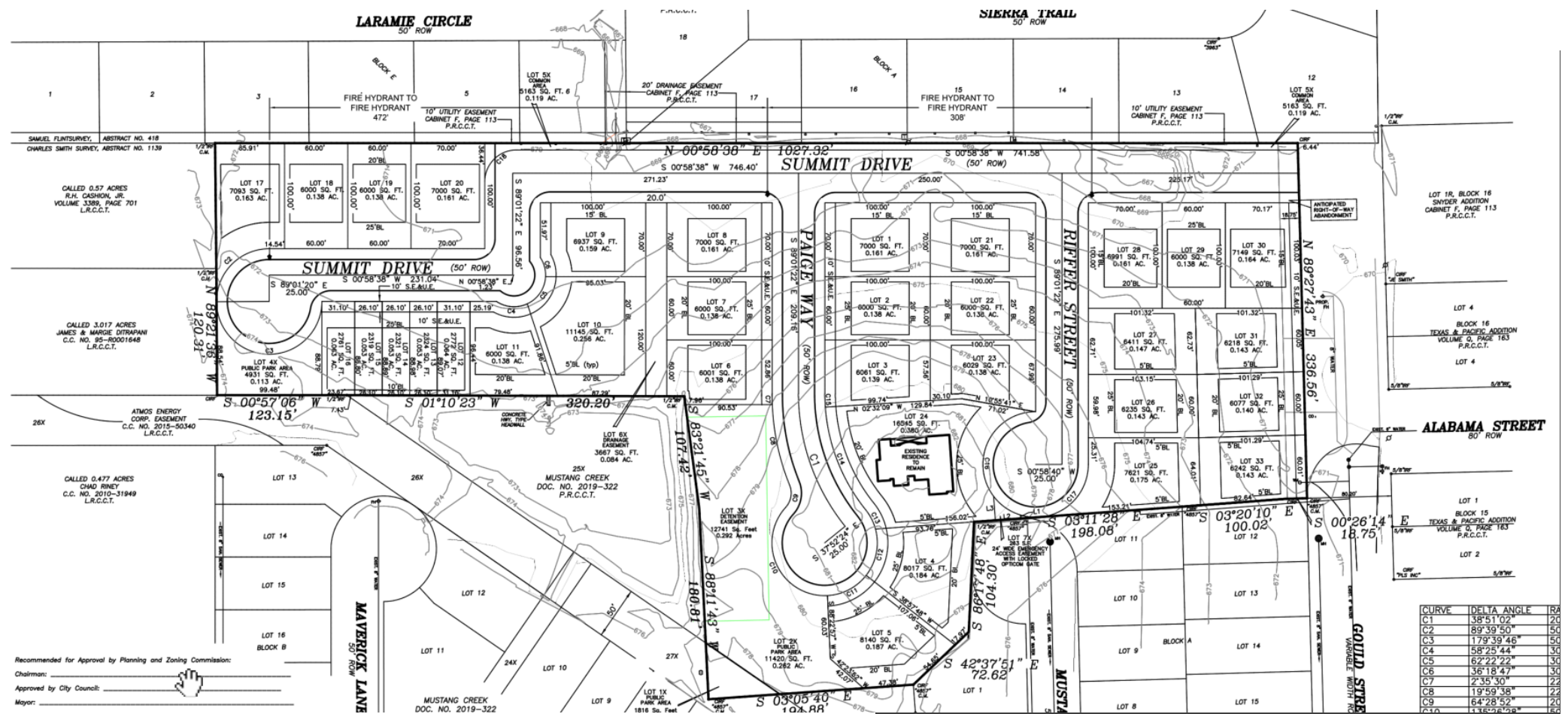
PD 005 WINDROSE

- Location – W. of 377 and. Of N. Washington Street
- 113 acres. 3.36 u.p.a.
- 377 lots
- DR Horton - Builder /Developer
- Phase 1 – 182 lots
 - Building permits being issued
 - Build Out - 2025
- Phase 2 - 195 lots
 - Homes under construction



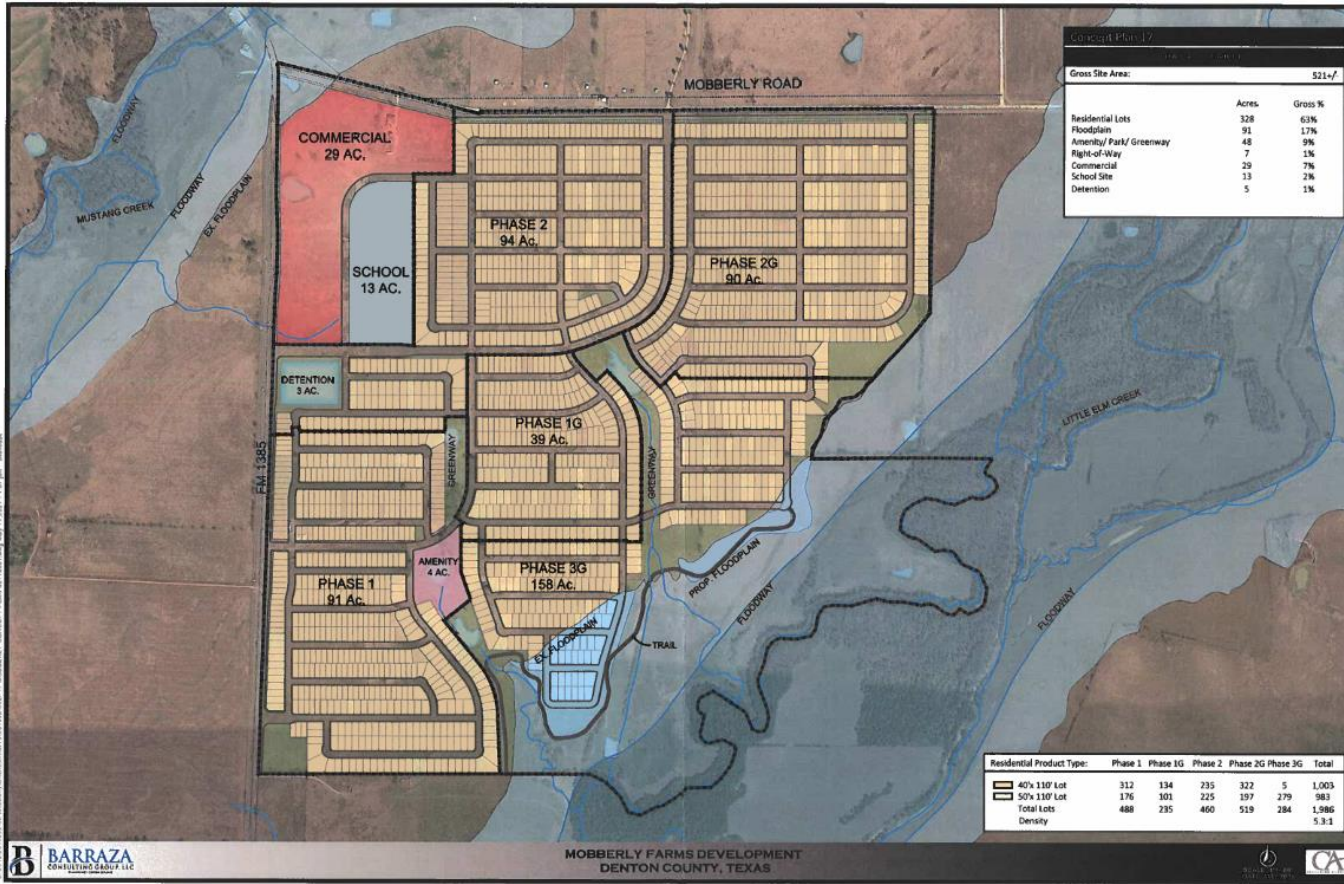
PD 006 THE HILLS AT PILOT POINT

- Location – W. of Massey Rd and N. of W. Aubrey Street
- 77.17 acres. 0.4 u.p.a. (1-3 acre lots)
- 33 lots
- Building permits being issued for custom home builders
- The estate lots are designed to allow barns and equestrian facilities



PD 007 THE SUMMIT

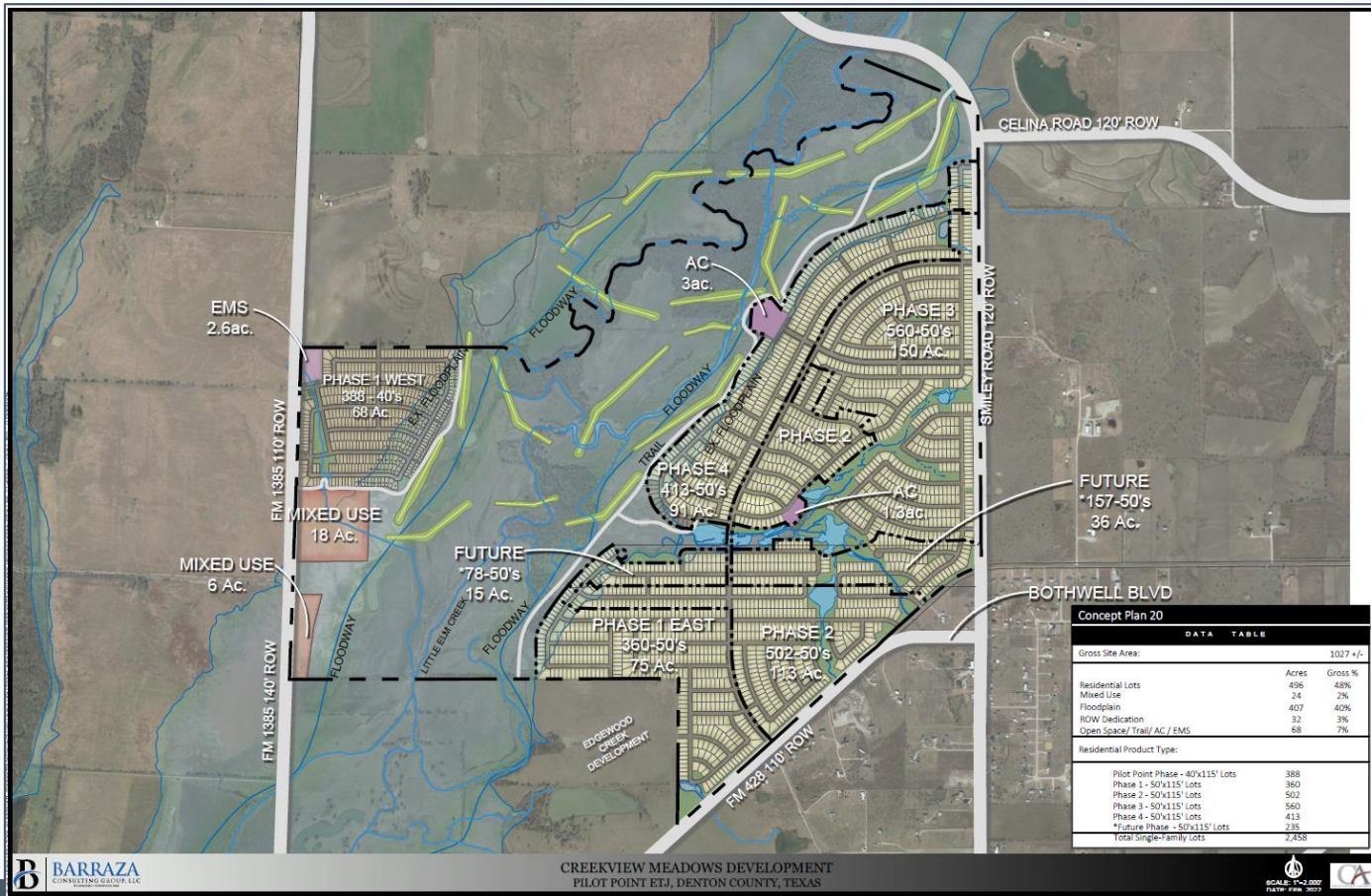
- Location – N. of W. Walcott and S. of Gould Street
- 7.919 acres. 3.91 u.p.a.
- 5 TH lots; 26 SF lots
- Development on hold



PD 010

MOBBERLY FARMS

- Location – S. of Mobberly Rd. and E. of 1385
- 521 acres
- 1,986 lots
- PID – TIRZ
- Status:
 - Phase 1 – 486 SF lots on 91 acres – House permits
 - Phase 1G – 235 SF lots on 39 acres – House permits
 - Phase 2 – 460 SF lots on 94 acres – House Permits
 - Phase 2G – 519 SF lots on 90 acres - Civil Plan Review
- Builders
 - MI Homes
 - Lennar
 - Pulte



PD 011

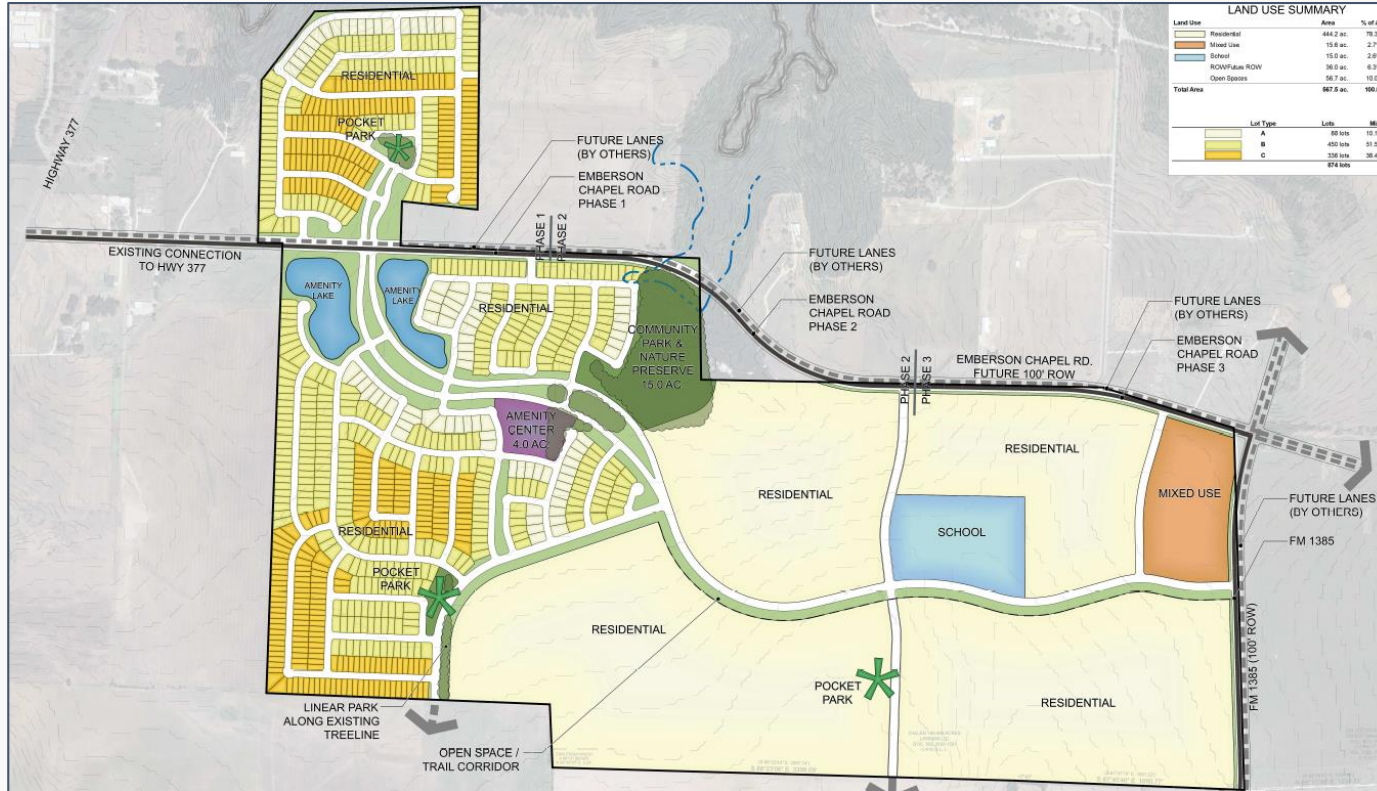
CREEKVIEW MEADOWS

- Location – N. of FM 428 and E. of 1385
- 1,027 acres
- 2,415 lots
- Annexed and Zoned PD
- PID -TIRZ
- Phase 1 East – 360 SF lots on 65 ac. - House Permitting
- Phase 1 West – 388 SF lots on 68 ac. – House Permitting
- Phase 2 -502 SF lots on 113 acres – House Permitting
- Phase 3 – 560 SF lots on 150 acres – Civil Plan Review

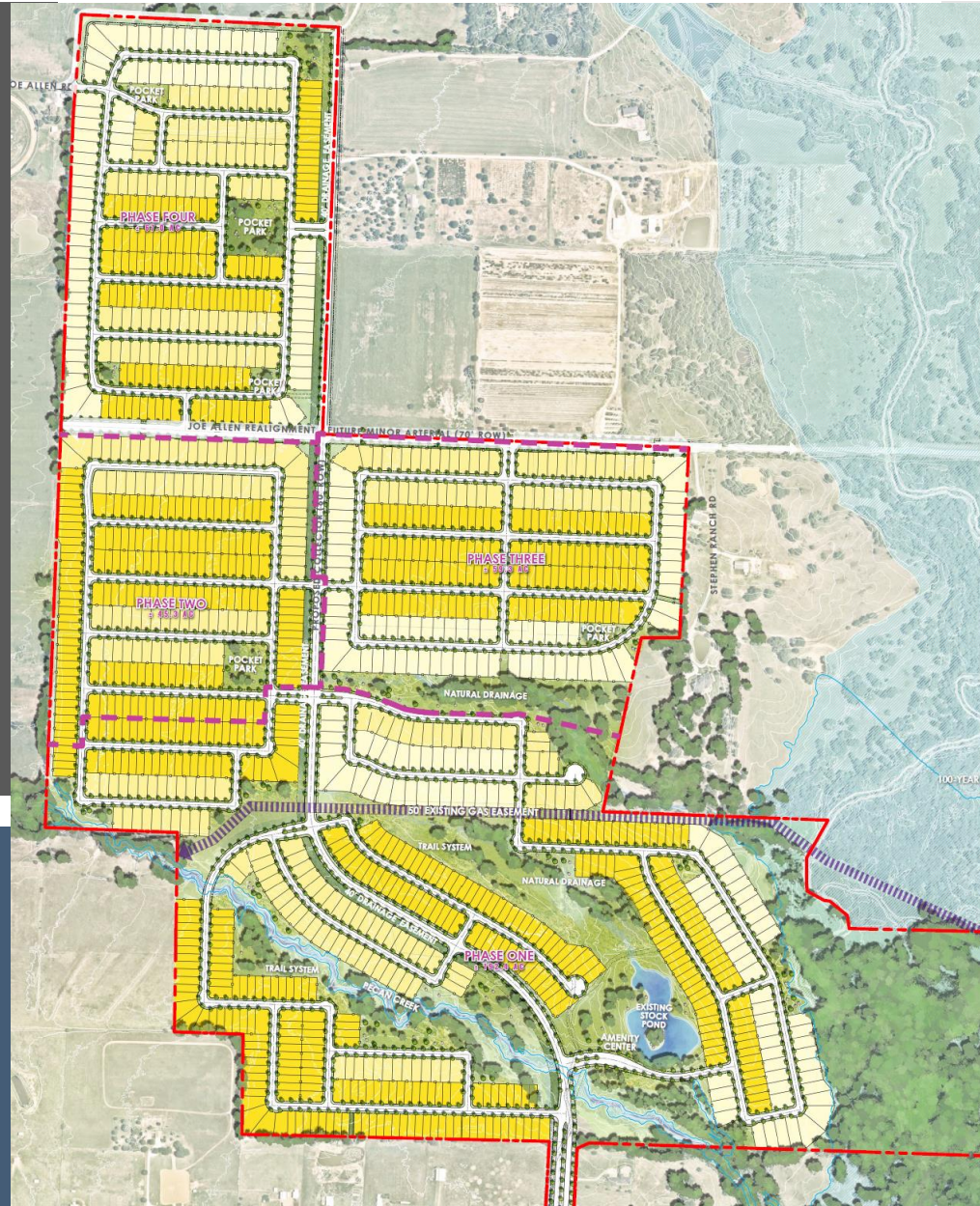
- Location – N. of Mobberly Rd. and E. of Hames Rd.
- 1,047 acres
- Centurion American Development
- 3,000 SF lots
- 120 TH lots
- 60 acres of Commercial
- 20 acres MF
- Annexed PID/TIRZ
- Phase 1A & 1B – Under Construction for infrastructure.



LAKE SIDE GROVE (BURKS RANCH)

- Location – E. of 377 and S. Of Emberson Chapel Rd.
- Developer - Green Brick
- 567 acres ETJ property (To be annexed)
- 444 ac single family residential
- 15.6 ac. Mixed Use
- 15 ac. Elementary School
- 56.7 ac. Open space
- 40's, 50's, and 60' frontage lots
- Development Agreement
- Full Annexation with PD-021 Zoning
- Discussion about water and sewer infrastructure.
- Civil Construction plans in review.

PD-018 MAVERICK FARMS



- Location – N. of Mustang Rd. and W. of 1385
- Master Planned Community
- 364 acres
- Builder - DR Horton
- 1,348 SF lots (40's 50's & 60's)
- Development Agreement approved.
- In City PID/TIRZ
- Annexation and PD-018 zoning approved.
- Civil construction plans in review.

ACTIVE SUBDIVISION DEVELOPMENT PROJECTS BY PHASE CURRENT STATUS

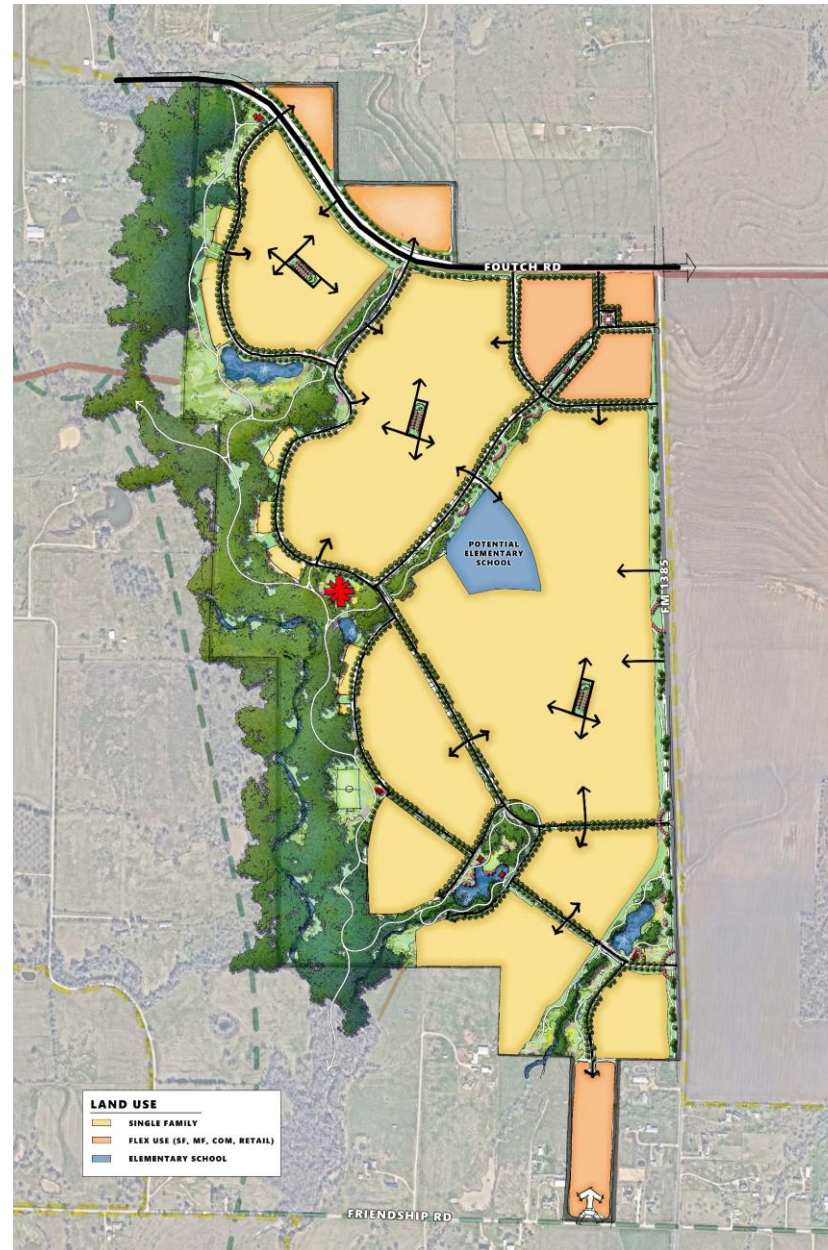
Conv. – Conventional
TIRZ – Tax Increment
Reinvestment Zone
PID – Public Improvement
District
MUD – Municipal Utility
District

Phase name	LOTS	Financing	Planning Pre Development	Site Prep.	Civil Construction	Final Walk Through	Final Acceptance	House Construction	Built out
Pilot Point									
PD 001 Yarborough Farms Phase 1A	20	Conv/TIRZ					X		X
PD 001 Yarborough Farms Phase 1B	64	Conv/TIRZ					X		X
PD 001 Yarbrough Farms Phase 1C	80	Conv/TIRZ					X	X	
PD 001 Yarborough Farms Phase 2A	52	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2B	26	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2C	15	Conv/TIRZ					X	X	
PD 001 Yarbrough Farms Phase 2D	54	Conv/TIRZ					X	X	
Lakeview Estates	47	Conv					X	X	
PD 005 Windrose Phase 1	181	Conv					X	X	
PD 005 Windrose Phase 2	196	Conv					X	X	
PD 006 The Hills at Pilot Point	33	Conv					X	X	
PD 007 Summit	31	Conv	X						
PD 010 Mobberly Farms Phase 1	486	PID/TIRZ					X	X	
PD 010 Mobberly Farms Phase 1G	237	PID/TIRZ					X	X	
PD 010 Mobberly Farms Phase 2	465	PID/TIRZ					X	X	
PD 010 Mobberly Farms Phase 2G	798	PID/TIRZ			X				
PD 011 Creekview Meadows Phase 1 East	360	PID/TIRZ					X	X	
PD 011 Creekview Meadows Phase 1 West	388	PID/TIRZ					X	X	
PD 011 Creekview Meadows Phase 2A	188	PID/TIRZ	X		X		X	X	
PD 011 Creekview Meadows Phase 2B	145	PID/TIRZ	X		X		X	X	
PD 013 Bryson Ranch Phase 1A	648	PID/TIRZ	X	X	X				
PD 013 Bryson Ranch Phase 1B	304	PID/TIRZ	X	X	X				
Total Upon Build Out	4818	Pop. Proj. (4818x.972 occupancy) x 2.7 HH size) =12,644							

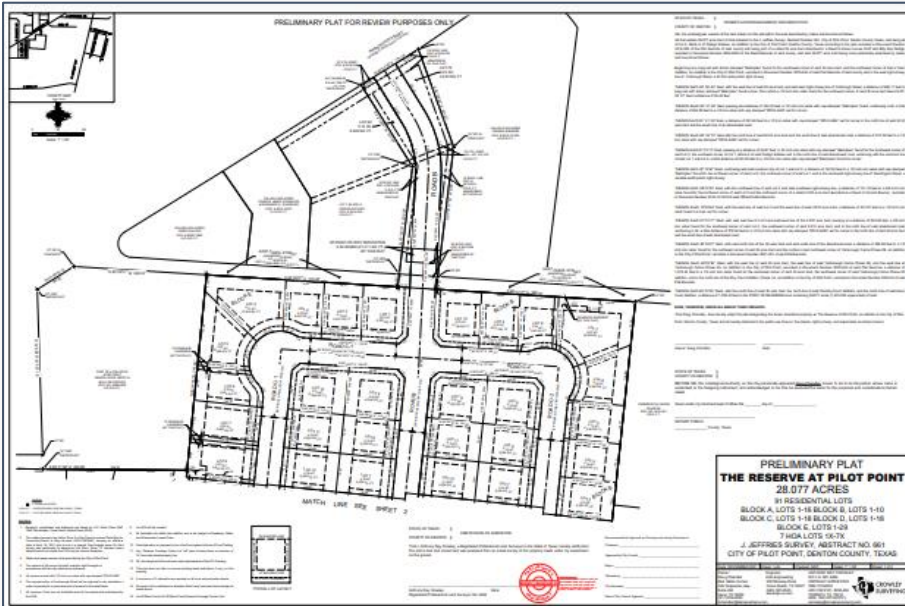
PRE-DEVELOPMENT SUBDIVISIONS

Subdivisions that are active in entitlement or design processes including development agreements, , civil plans, annexations or zoning.

The Lantern (Hillwood)



- Location – E. of 1385 and S. of Foutch
- Developer – Hillwood
- 617.6 acres
- Master Planned Community
- Dedicated Police and Fire Station Site
- Mustang Water and Sewer
- In-city MUD with PID/TIRZ
 - Development Agreement
 - Full Annexation
 - PD-020 Zoning



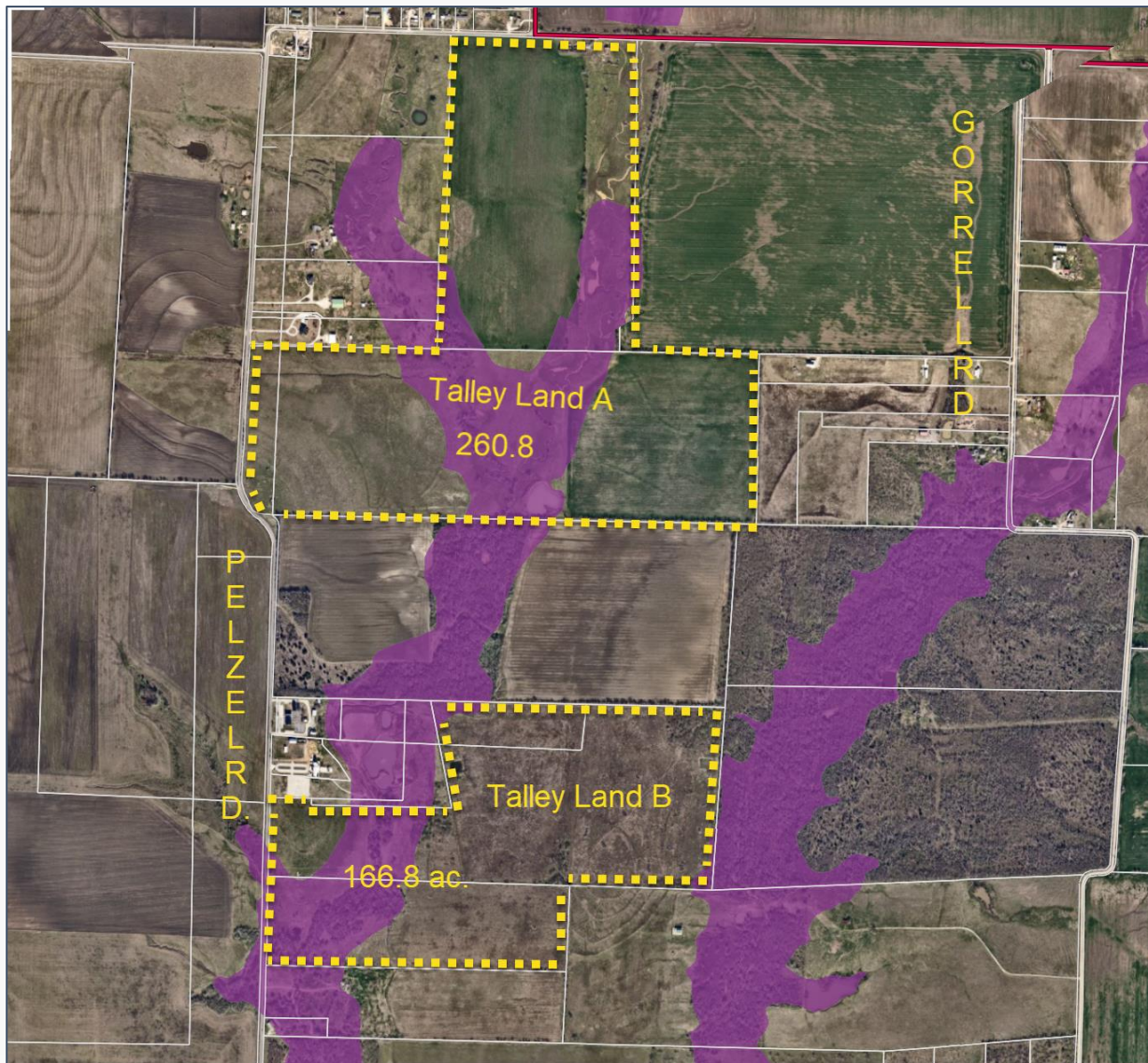
PD-016

The Reserve at Pilot Point

- Location – S. of North Washington St. and E. of Yarborough St.
- Developer/Builder - Red Gable
- 28.07 acres
- 91 lots zoned PD
- Preliminary Plat - Civil Plans Active
- Development is moving to active status.

PD 015 Heritage Ridge Addition

- Location – W. of Eldorado Estates and N. of Walcott
- 36.85 acres
- 131 SF lots
 - 119 min. 7,500 sq ft
 - 12 min. 7,200 sq ft
- Preliminary Plat Approved
- PD-015 zoning



TALLEY LAND

- Location – E. of Pelzel Rd. and N. of 455
- Tract A 260.8 acres
- Tract B 166.8 acres
- Total 427.6 acres
- TIRZ
- Development Agreement
- Future Full Annexation
- Future PD Zoning

[illegible]

- 
**MASTER PLAN
ALTERNATIVE H**
 WATERSIDE
 PILOT POINT ETJ, TEXAS
 300 East Lake Street Suite 100
 Dallas, TX 75202


PD-019 HENZLER VILLAGE



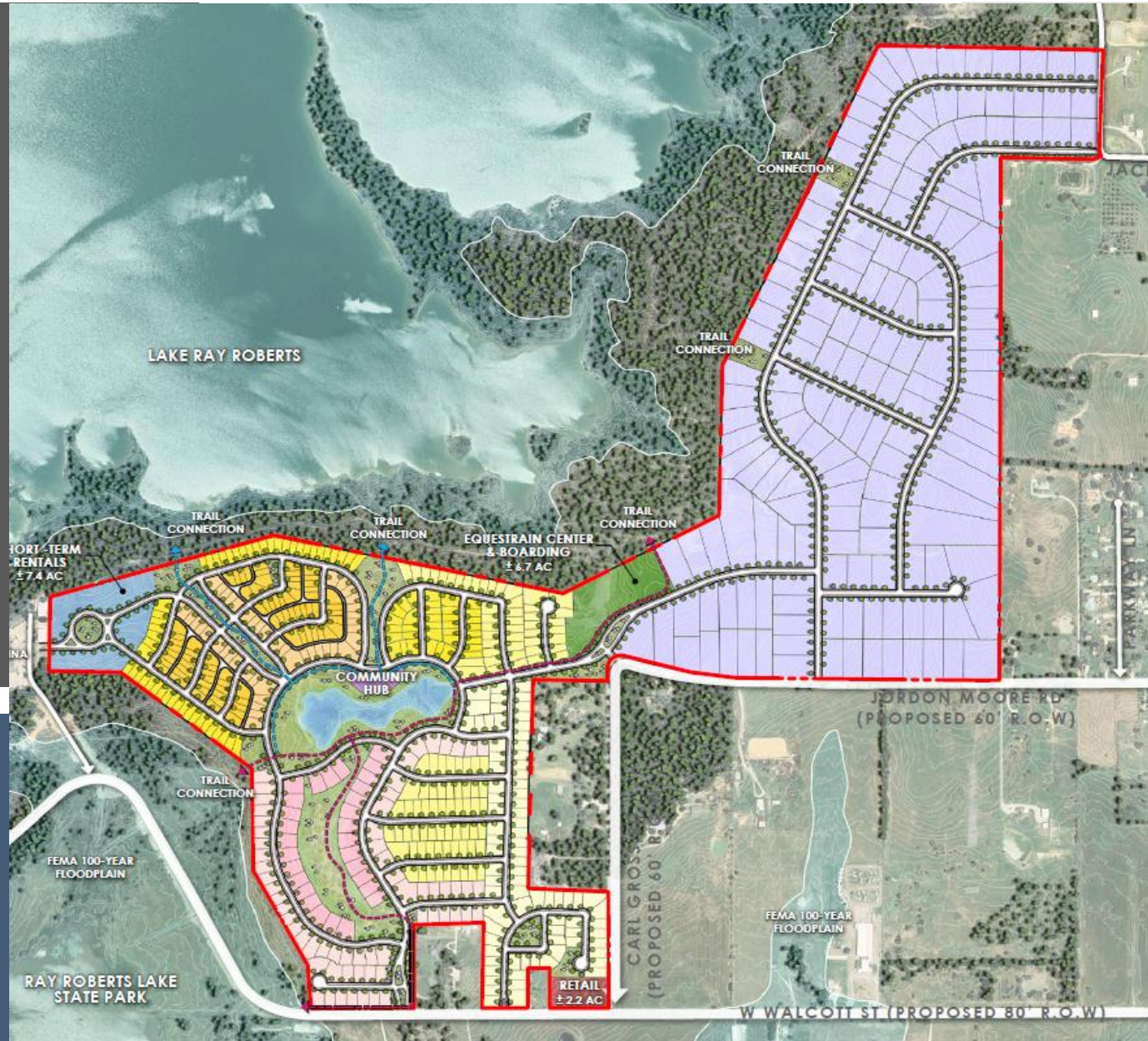
- Location – N. of Holford Rd. and E. of Alexander Rd.
- Master Planned Community
- 112.5 acres
- 392 SF lots (40's 50's & 60's)
- UPA – 3.5
- Open space 24.5 ac
- Development Agreement--Approved
- Full Annexation w/ PID/TIRZ
- PD-019 Zoning Approved
- Pilot Point Utilities



PD 003R HAT CREEK ESTATES

- Location – N. of W. Walcott and S. of Jordan Moore Rd.
- Developer - Blue Norther
- 56.4 acres. 3.7 u.p.a.
- Zoned PD-003R for 190 SF lots
- Phase 1 – 101 lots
- Phase 2 - 89 lots
- Public Improvement District
- City Limits – City Utilities
- Preliminary Plat Pending

BROCKETT

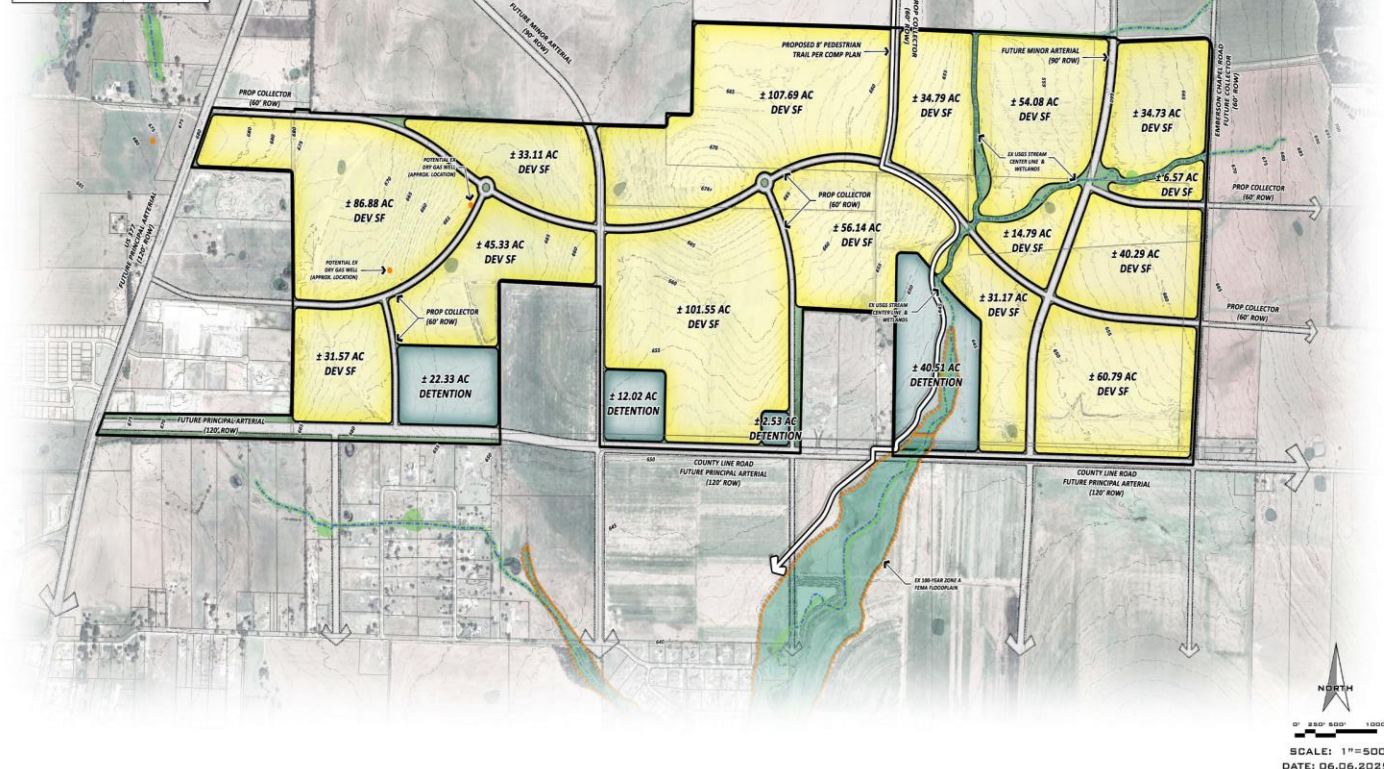


- Location – N. of Walcott and S. and E. of Lake Ray Roberts
- Developer - Rock Hill
- Master Planned Community
- 398.9 acres
- 638 SF lots (40's 50's, 60's, 70's, 80's, 90's and 1 acre lots)
- 45.1 acres open space
- Possible Development Agreement with
 - In City PID/TIRZ
 - Annexation
 - PD zoning
- City Utilities

Conceptual Bubble Plan

± 936.42 Acres in the City of Pilot Point ETJ, Grayson County Texas

LAND USE SUMMARY	
LAND USE	ACREAGE
DEVELOPABLE LAND	± 739.48 ACRES
UNDEVELOPABLE LAND	± 196.94 ACRES
DETENTION POND	± 77.29 ACRES
RIGHT OF WAY	± 70.15 ACRES
OPEN SPACE	± 49.50 ACRES
TOTAL AREA	± 936.42 ACRES



PECAN CREEK

- Location - E. of 377 / N. of Berend
- Developer – For Sale - Current owner METRO DEVELOPMENT GROUP
- 936 acres ETJ property
- Possible Annexation with PD zoning
- MMD In city
- Previous concept plan 4,000 +/- lots

PRE-DEVELOPMENT SUBDIVISION DEVELOPMENT PROJECTS CURRENT STATUS

A – Actively working
P – Partial
Conv – Conventional
MUD – Municipal Utility District
WCID – Water Control and Improvement District
TH – Townhouse
SF – Single Family

Development Name	Finance Type	Acres	Lots/Units	Lot Type	Development Agreement	Annexation	Zoned	Preliminary Platted	Final Platted
The Lantern (Hillwood)	In city MUD	617.6	Est. 2500	SF	A	A	A		
PD 010 Mobberly Phase 3	PID/TIRZ	297	798	SF	X	X	X	X	
PD 011 Creekview Fut. Ph.	PID/TIRZ	894	1667	SF	X	X	X	X	
Heritage Ridge	Conv	36.85	131	SF	NA	X	A	X	
Lakeside Grove (Burks Ranch)	PID/TIRZ	567	Est. 2000	SF	X				
Henzler Village	PID	112.5	392	SF	X	A	A	X	
Stillwater (Eland Farms)	MUD	665	2366	SF	A			X	
“			1348	MF	X	NA	NA		
PD 009 Mustang/Shelby Ranch	In city MUD	1027	2821	SF	A	P	P		
“			2246	MF	A	P	P		
Maverick Farms	PID/TIRZ	364	1314	SF	A	A	A	X	
PD 013 Bryson Ranch Fut. Ph.	PID/TIRZ		2377	SF	X	X	X	X	
The Reserve at Pilot Point	Conv	28	91	SF	A	X	X	X	
PD 003R Hat Creek	PID	56	190	SF	A	X	X	A	
Brockett	PID/TIRZ	398.9	638	SF	A				
The Reserve at Pilot Point	Conv	28.07	91	SF	A	X	X	X	
Pecan Creek - Metro	PID/TIRZ-	936	Est. 3500	SF					
Amalgamated	MUD	355.4	1579	SF	A				
Talley Land		427.6		SF	A				
Total Upon Build out		6,810.87	SF 22,457 4,683 MF	SF Pop. Proj. (22,457 x .972 occupancy) x 2.7 HH size) = 58,936 MF Pop. Proj. (4,683 x .995 occupancy) x 2.7 HH size) = <u>12,580</u> 71,516					

PROPOSED SUBDIVISIONS

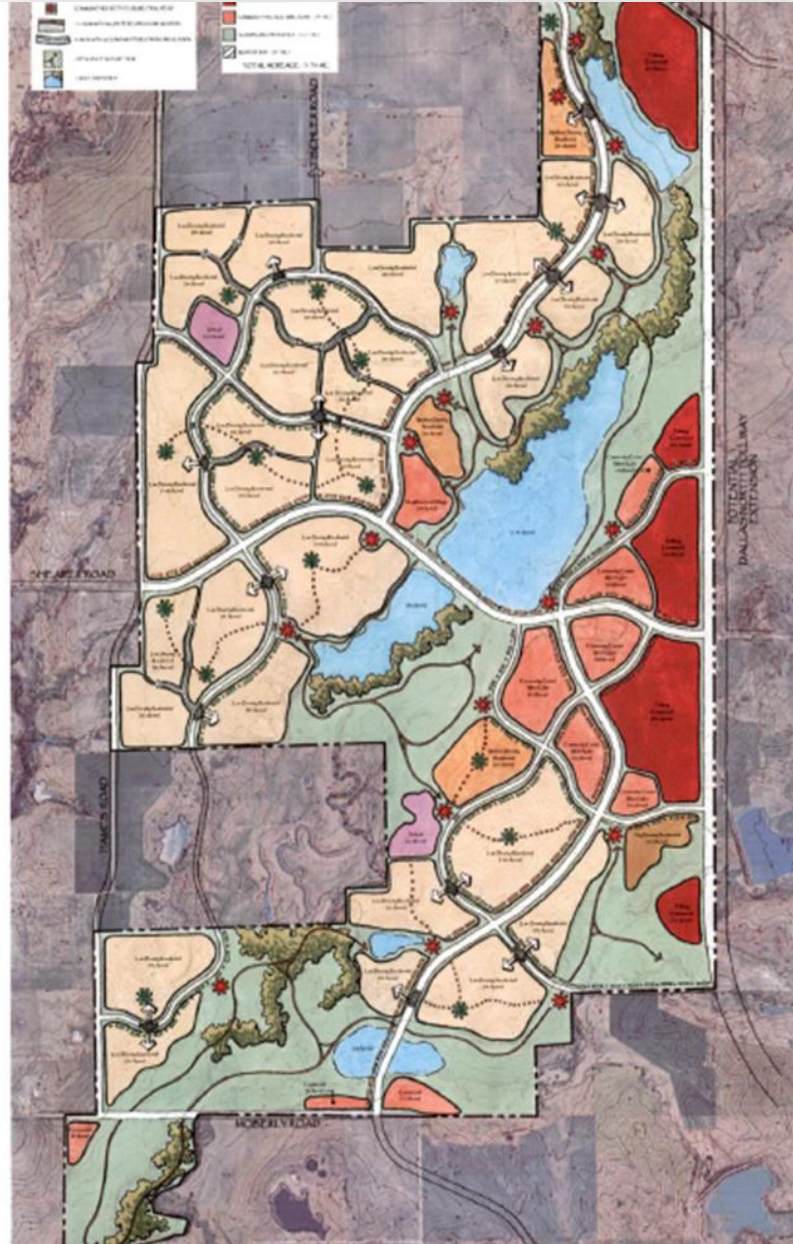
Subdivisions that are in discussions with the city but have yet to begin a development agreement, annexation, platting or zoning This also includes developments that have older development agreements but have not had any activity in two years..

PD-014 Mobberly 34



- Location – S. of Mobberly Rd and E. of FM 1385
- Commercial and Multifamily 34.5 ac. development
- Commercial 8.5 acres
- Multifamily 26 acres / max. 1000 units
- Development Agreement--Approved
- Annexed
- Mustang Utilities
- PD Zoning--Approved

TALLEY RANCH



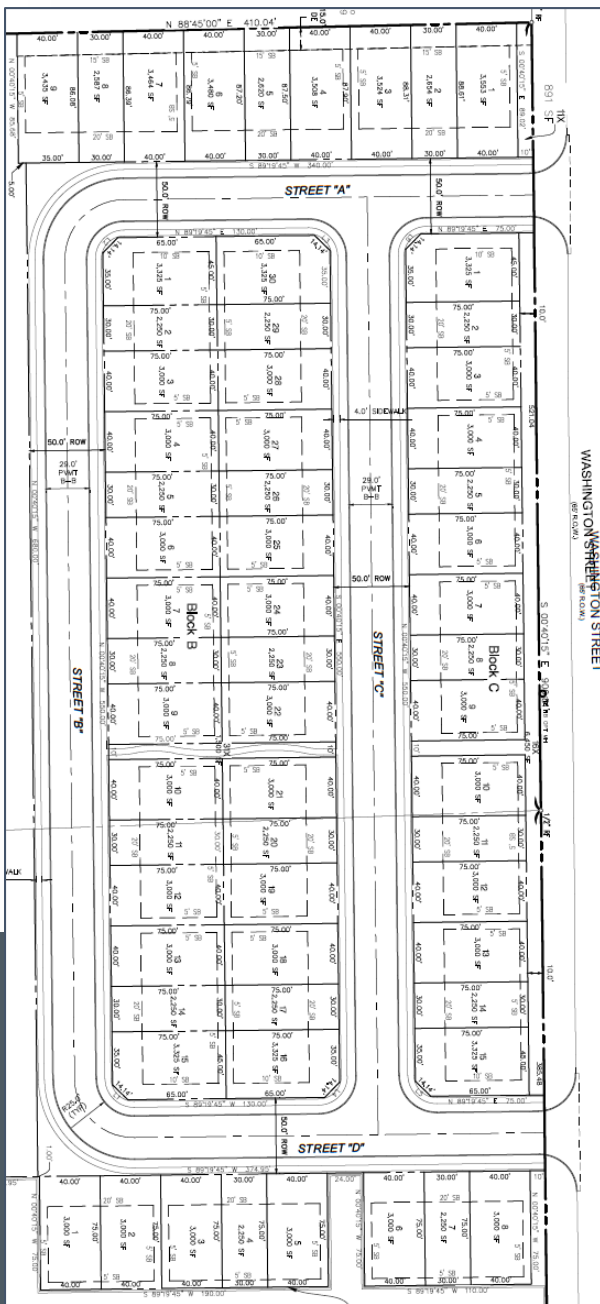
- Location – S. of 455 and W. of North Dallas Tollway
- Master Planned Community
- 4,086 acres
- Development Agreement
- WCID (Water Control and Improvement District)



Massey Rd. Estates

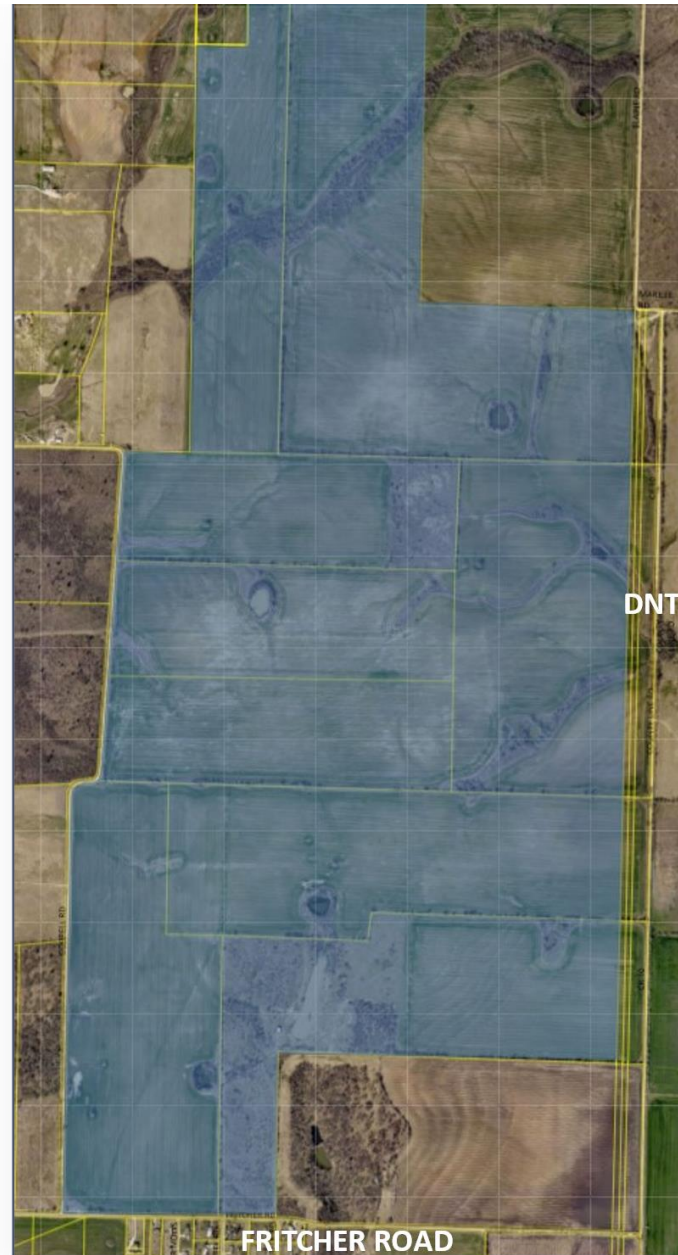
- Location – W. of 377 and E. of Massey Rd.
- 80.3 acres
- 63 one acre lots
- MUD In County
- Mustang water and septic

PD 004 RODEO CROSSING



- Location – W. of S. Washington St. and S. of W. McKinney St.
- 14 acres
- 83 lots
- Zoned PD for Townhouse
- Possible MF Site with Zoning change
- Awaiting Developer – For Sale

FOUR SEASONS



- Location – W. of North Dallas Tollway and N. of Fritcher Rd.
- 1,115 acres
- 4,000 lots proposed residential and commercial
- Development Agreement
- Existing MUD Possible Annexation with PID/TIRZ

PROPOSED SUBDIVISION DEVELOPMENT PROJECTS CURRENT STATUS

Development Name	Finance Type	Acres	Lots/Units	Lot Type	Development Agreement	Annexation	Zoned	Preliminary Platted	Final Platted
PD 004 Rodeo Crossing	Conv	14	83	TH		X	X		
Massey Estates (ETJ)	MUD	80.3	63	SF		NA	NA		
Four Seasons (ETJ)	MUD	1115	2500 est.	SF	X				
Four Seasons (ETJ)	MUD	-	1500 est.	MF	X				
Talley Ranch (ETJ)	WCID	3545	4000 est.	SF	X				
Talley Ranch (ETJ)	WCID	-	2000 est.	MF	X				
PD 013 Bryson Ranch Future Phases	PID/TIRZ		2377	SF	X				
PD 014 Mobberly 34	Conv	34.5	Max. 1000 MF	MF	X	X	X	X	
Total Upon Build out			8,940 SF	SF Pop. Proj. (8,940 x .972 occupancy) x 2.7 HH size) = 23,462					
			4,583 MF	MF Pop. Proj. (4,583 x .995 occupancy) x 2.7 HH size) = <u>12,312</u> 35,774					

A – Actively working P – Partial Conv – Conventional MUD – Municipal Utility District
 WCID – Water Control and Improvement District TH – Townhouse SF – Single Family

PILOT POINT POPULATION PROJECTION BASED ON KNOWN DEVELOPMENTS

	2020 Census Base	Active Subdivisions	Pre- Development Subdivisions	Proposed Subdivisions	Total
Lots/MF	1,625/81	4,818/0	22,457/4,683	8,940/4,583	37,840/9,347
Population	4,381	12,644	66,674	35,774	119,473

Population Projections – Projections use census estimate of 2.7 as people per household and NCTCOG Occupancy rates of SF 0.972, MF 0.995, Other 0.998.

2025 Pilot Point Major Home Builders

(Builders over 10 permits per year)

DR Horton
Amanda Dahlberg
dfweastpermits@drhorton.com
214-607-4244



M/I Homes
Quinlan David
Qdavid@mihomes.com
817-437-4311



Lennar Homes
Charrasen Kennedy
dfwpermits@lennar.com
469-731-3142



Pulte Group
Demetra Bell
dfwpermitting@pulte.com
972-304-2841



Stonehollow Homes
Mike Sibigroth
Mike@StonehollowHomes.com
469-7528



Ashton Woods
Edward Lester
Edward.lester@ashtonwoods.com
469-631-4686



Risland Homes
Polly Chester
Polly.chester@rislandhomes.com
214-837-7174



LGI Homes
Candice Wyatt
candice.wyatt@lghomes.com
817-437-5813



Starlight Homes/Ashton woods
Dawn West
Dawn.West@starlighthomes.com
Phone



Pacesetter Homes
Mel Edington
Mel.Edington@pacesetterhomes.com
817-691-0520



Bloomfield Homes
Travis Schofield
Travis@bloomfieldhomes.net
682-326-8681



DEVELOPMENT CONTACTS

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Darrell Gentry	Comm. Serv. Director	940-686-6488	dgentry@pilotpointtx.gov
Katie Blust	Asst Comm. Serv. Dir.	940-324-5026	kblust@pilotpointtx.gov
Chantelle Nightingale	Admin. Assist.	940-324-5025	cnightingale@pilotpointtx.gov
Caroline Stewart	City Planner	940-324-5020	cstewart@pilotpointtx.gov
May Zoeram	Assistant Planner	940-324-5017	mzoeram@pilotpointtx.gov
Jerry Carnes	Building Official	940-510-9096	jcarnes@pilotpointtx.gov
Ida Orlds	Coordinator/Permits	940-324-5016	iorlds@pilotpointtx.gov
Chelsea Lafon	Plans Examiner	940-324-5035	clafon@pilotpointtx.gov
David Cabrera	Building Inspector	940-510-7887	dcabrera@pilotpointtx.gov
Kevin Walker	Building Inspector	940-510-9093	kwalker@pilotpointtx.gov
Austin Sheltman	Building Inspector	940-286-0671	asheltman@pilotpointtx.gov
Nestor Ramirez	Public Works Dir.	940-324-5043	nramirez@pilotpointtx.gov
Michael Cordell	Asst. Pub. Works Dir.	940-305-4942	mcordell@pilotpointtx.gov
Alex Romero	Infrastructure Inspector	940-365-4941	aromero@pilotpointtx.gov
Stephen Wilson	Streets and Drainage	940-305-4876	swilson@pilotpointtx.gov
Heath Hudson	Fire Chief	940-597-0350	hhudson@pilotpointtx.gov
Matt Lollar	Fire Marshal	940-324-5038	mlollar@pilotpointtx.gov



North Central Texas Council of Governments

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Planning & Development Academy

Click on the class types below for session dates and registration.

ADA: Emergency Management - Including & Protecting Citizens with Disabilities

ADA: Understanding Requirements and Transition Plan Development for Title II Entities

Planning & Zoning Training

Details

Course Hours: 12 hours

Instruction Type: In Person

Instructor: Brown & Hofmeister, L.L.P.

Location: NCTCOG, Centerpoint II, 616 Six
Flags Dr, Arlington, TX 76011

Prerequisites: There are no prerequisites for
this course.

Dates

Click the session date to open the
registration form.

July 9 and 10, 2026 (session full)

July 16 and 17, 2026 (Reg. ends Jul. 2)

Cost

\$250

Lunches are included

100% refund for withdrawal 14 days prior to
session start date

50% refund for withdrawal 5 days prior to
session start date

No refund for no-shows or withdrawals within
4 days of the class date

Objectives

The objective of this two-day CPD workshop
is to provide a detailed overview of planning
and zoning in Texas and is designed to
address practical issues in zoning and land
development.

This workshop addresses, in detail, matters
related to zoning, land use, comprehensive
planning, platting and subdivision regulation,

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