AGENDA

PLANNING AND ZONING COMMISSION

Regular Meeting: June 4, 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 May 7, 2026, Planning and Zoning Commission Regular Meeting Minutes

F. Regular Agenda

1. Discuss and consider a request for Maverick Farms Phase 1 Final plat, consisting of approximately 200.092 acres. The subject property is generally located Northeast of FM 2931, north of Mustang Road/Mobberly Road, and west of FM 1385 within the City of Pilot Point City limits.

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

2. Discuss and consider a request for a zone change of approximately 0.5108 +/- acres that will allow for a 1,332 square foot garage addition and plan to remodel the main dwelling unit. The subject property is located at 400 S. Washington Street, at the south-west intersection of West Grove Street and South Washington Street.

    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.

G. Director's Update

1. Development Report

2. Pending Development Agreements

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 5:30 p.m. on May, 28, 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 May 7, 2026

Planning and Zoning Commission Meeting

A. Roll Call/Call to Order

Chair Lanier called the meeting to order and conducted a roll call at 6:30 PM.

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

B. Invocation

Commissioner John Haughton led the invocation.

C. Pledge to Flags

D. Public Forum

E. Consent Agenda

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

Commissioner Katie Scott made a motion to Approve.
Commissioner William Harrison seconded the motion.
Motion carried 6 – 0
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, Maureen Haverty, William Harrison

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.

Presentation by Assistant City Planner, Masoumeh Shekofteh Zoeram.
Commissioner Scott made a motion to Approve.
Commissioner Haughton seconded the motion.
Motion carried 6 – 0
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, Maureen Haverty, William Harrison
NAYS: None

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.

Presentation by, Caroline Stewart, City Planner.
Presentation by, Heather Shankle, Daake Law.
Questions were answered by Jim Knight, KFM Engineering Design, as well as Caroline Stewart, and Heather Shankle.
Public Hearing opened and closed at 7:21 PM

Commissioner Scott made a motion to Approve the recommendation to City Council for the zone change requests with 5 conditions added to that recommendation.

- Removal of stand-alone gun sales/gun store from the prohibited uses list
- Maintain the 28 units per acre limit
- The setback of the landscaping buffer moved from 20' to 30' along 1385 and FM455.
- Limit the building height to a maximum of 4 stories.
- The garbage enclosure's height is raised from 6' to 7'.

Commissioner Harrison seconded the motion.

Motion carried 6 – 0
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, Maureen Haverty, William Harrison
NAYS: None

G. Director's Update

1. Quarterly Development Report

Presentation by Community Services Director Darrell Gentry

2. Pending Development Agreements

Presentation by Community Services Director Darrell Gentry

3. NCTCOG: Planning & Development Academy

Presentation by Community Services Director Darrell Gentry

H. Adjourn

Commissioner Scott made a motion to adjourn the meeting at 07:41 PM.
Commissioner Harrison seconded the motion.
Motion carried 6 – 0
AYES: Tammy Francois, Katie Scott, John Haughton, Mark Lanier, Maureen Haverty, William Harrison
NAYS: None

_____
Mark Lanier, Chair

ATTEST:

_____
Chantelle Nightingale
Community Services Administrative Assistant

Planning and Zoning Commission Staff Report

Meeting Date: June 4, 2026

Submitted By: May Zoeram, Assistant City Planner

Item Type: Action Item

Agenda Section: Regular Agenda

Subject: Discuss and consider a request for Maverick Farms Phase 1 Final plat, consisting of approximately 200.092 acres. The subject property is generally located Northeast of FM 2931, north of Mustang Road/Mobberly Road, and west of FM 1385 within the City of Pilot Point City limits.

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

Background Information:

This request is to approve a Final Plat for Maverick Farms Phase 1 in accordance with the approved Preliminary Plat and applicable City regulations.

The Maverick Farms Preliminary Plat was previously approved by City Council as a phased residential development consisting of single-family residential lots and common open space lots. The property is also subject to an approved Development Agreement and related development standards.

Final Plats must conform to the approved development framework, the City's 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 for Maverick Farms Phase 1 includes 539 single-family residential lots and 14 HOA/open space (X) lots, for a total of 553 lots, along with public streets and associated easements for utilities, drainage, and open space.

The plat generally reflects the Phase 1 development area identified within the approved Preliminary Plat and includes areas designated for drainage, floodplain preservation, utilities, and open space.

The development is generally consistent with the approved Maverick Farms development framework and applicable City regulations.

A supplemental attachment has been provided for reference, identifying revisions between the approved Preliminary Plat and the submitted Final Plat, including updates to phase boundaries, lot layout, lot count, and acreage resulting from engineering and civil design refinements. The supplemental attachment also includes an exhibit identifying the proposed Amenity Center/Open Space Lot (Lot 103X, Block E) and the Maverick Farms Concept Plan for reference.

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.

Floodplain areas associated with the existing drainage corridor are identified on the plat documents and will remain subject to applicable FEMA and City requirements.

Final Plat recordation will occur following approval and satisfaction of applicable City and County recordation requirements.

Staff Review and Recommendation:

Staff has completed review of the Final Plat and coordinated comments with the applicant. The plat is generally consistent with the approved Preliminary Plat and applicable City regulations, subject to resolution of any remaining outstanding items prior to recordation.

Staff recommends that the Planning and Zoning Commission discuss and act on the request for Final Plat approval.

Financial Information: N/A

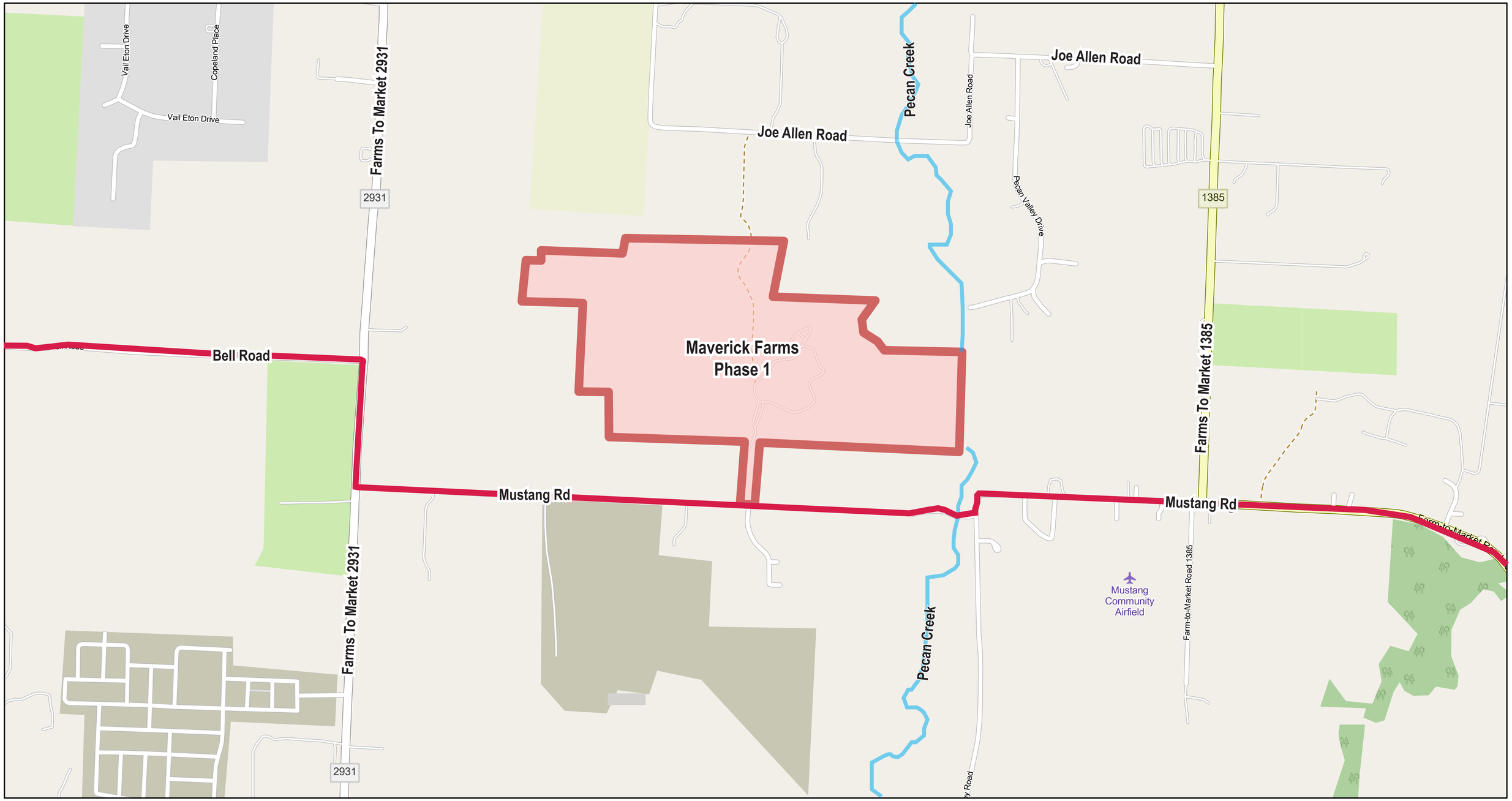
Suggested Action:

Move to approve the Final Plat for Maverick Farms Phase 1, with a determination that the plat is generally consistent with the approved Preliminary Plat and applicable City regulations.

Attachments:

1. 2026-06-04_PZ_Maverick_Farms_Phase1_Vicinity_Map
2. Maverick Farms Final Plat
3. 23-0056 - 1-23-25 Maverick Farms - Preliminary Plat
4. 2026-06-04_Maverick_Farms_Phase_1_Supplemental_Attachment
5. 2026-06-04_PZ_Maverick_Farms_Phase1_Concept_Plan
6. 2026-06-04_Maverick_Farms_Phase_1_Supplemental_Attachment_2
7. Maverick Farms Development Standards

Maverick Farms Phase 1



PLANNING and ZONING COMMISSION
June 4, 2026

Maverick Farms Phase 1

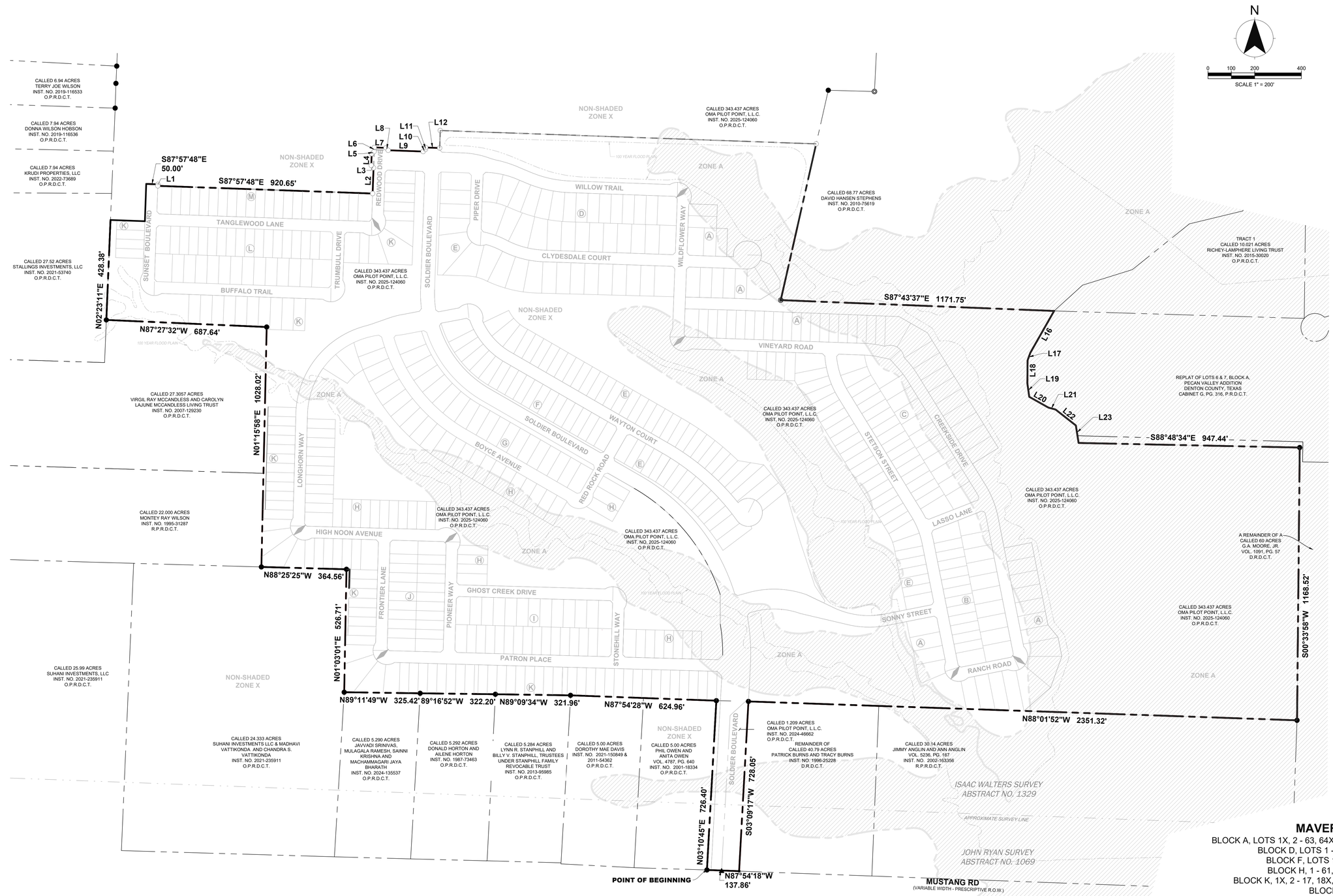
Mtual Boundry

Pilot Point
COMMUNITY SERVICES

1:16,000

0 0.15 0.3 0.6 mi

0 0.25 0.5 1 km



FINAL PLAT
MAVERICK FARMS PHASE 1

BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x;
BLOCK D, LOTS 1 - 28; BLOCK E, LOTS 1 - 101, 102X, 103X;
BLOCK F, LOTS 1 - 20, 21X; BLOCK G, LOTS 1 - 19, 20X;
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BLOCK K, 1X, 2 - 17, 18X, 19-27, 28X, 29-45, 46X, 47-71, 72X, 73-96, 97X;
BLOCK L, 1 - 32; BLOCK M, 1 - 22;
Being 200.092 Total Acres (8,715,988 Square Feet) of which 30.858 Acres (1344195.11 Square Feet) of Right of Way are for Dedication; 14 HOA Lots, 539 Single Family Lots,
in the Isaac Walters Survey, Abstract No. 1329 and in the John Ryan Survey, Abstract No. 1069, of the City of Pilot Point, Denton County, Texas

City of Pilot Point Case No.: _____

GENERAL NOTES

1. Bearings based on GPS observations: Texas State Plane Coordinates, North Central Zone 4202, NAD83-US.
2. All lot corners are 1/2-inch rebar with a cap stamped "KFM" unless otherwise noted.
3. Boundary provided by CTLS
4. "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."
5. "This plat does not alter or remove existing deed restrictions, if any, on this property."
6. "The City nor County will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions."
7. "Minimum finished floor elevations are at least 2 feet above the 100-year flood plain." (when floodplain is present)
8. "No construction, without written approval from the county shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies showing 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."
9. "Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited."
10. "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."
11. "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."
12. "Construction not completed within two years of the City approval shall be subject to current Subdivision Rules and Regulations."
13. "All lots comply with the minimum size requirements of the zoning district."
14. "The owners of all corner lots shall maintain sight triangles in accordance with the city subdivision ordinance."
15. "Reverse frontage corner lots shall have a side yard fence setback of 15' in accordance with the city subdivision ordinance."
16. "All common areas will be owned and maintained by the HOA / POA."
17. "HOA CCRs to be recorded at same time of final plat."
18. "CO will not be issued without water or sewer."
19. "Water and sewer utilities services are to be owned, operated, and maintained by Mustang Special Utility District."
20. "Sidewalks are required in all residential subdivisions with average lot sizes of less than one acre platted or replatted."
21. "The maintenance of paving, grading and drainage improvements and/or easements show 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 County."
22. Per Section 12.3 of the Maverick Farms Development Agreement, titled "Park Development, Credit for Parkland Dedication, and Timing of Payment of Park Fees", Developer agrees to construct such parks, landscaped and/or seeded open space, and other recreational facilities as shown on the Concept Plan attached hereto as Exhibit C. The City shall (1) assess, levy, or collect fees for parks, recreation, and open space facilities and purposes in connection with the development of the Property per the parkland dedication requirement in place at the time of the execution of this Agreement, but shall not (2) require additional dedications of land for such purposes. In addition to items that the City Regulations give credit in lieu of park land dedication, for purposes of this Agreement, open space, improved flood plain, home owner association common areas, and any other common areas that are open to the public shall count towards the land dedicated in lieu of fees. Flood plain acreage that is improved, including but not limited to trails, park equipment, and landscaping, shall receive full credit towards the land dedicated in lieu of fees. Trails and the 16 feet on either side of a trail shall receive full credit. Unimproved flood plain acreage shall not provide credit. The payment of any fees owed in lieu of parkland dedication shall occur at the end of development, which final park land fees shall be made concurrently with the acceptance of the last set of public infrastructure for the last final plat for development in the property.

FLOOD STATEMENT

This site is situated in Non-Shaded Zone "X" (Areas of 0.2% annual chance flood - average depths of less than 1 foot or with drainage areas less than 1 square mile) and Shaded Zone "A" (Special Flood Hazard Area - Subject to inundation by the 1% annual chance flood (100-year flood)) in the City of Pilot Point, in Denton County, Texas according to Federal Emergency Management Agency's Flood Insurance Rate Map Number 48121C0260G, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

OWNERS
OMA Pilot Point, L.L.C.
8400 Belleview Drive Suite 100,
Plano, TX 75024

ENGINEER & SURVEYOR
KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, Tx 75019
Ph. 469.866.0536

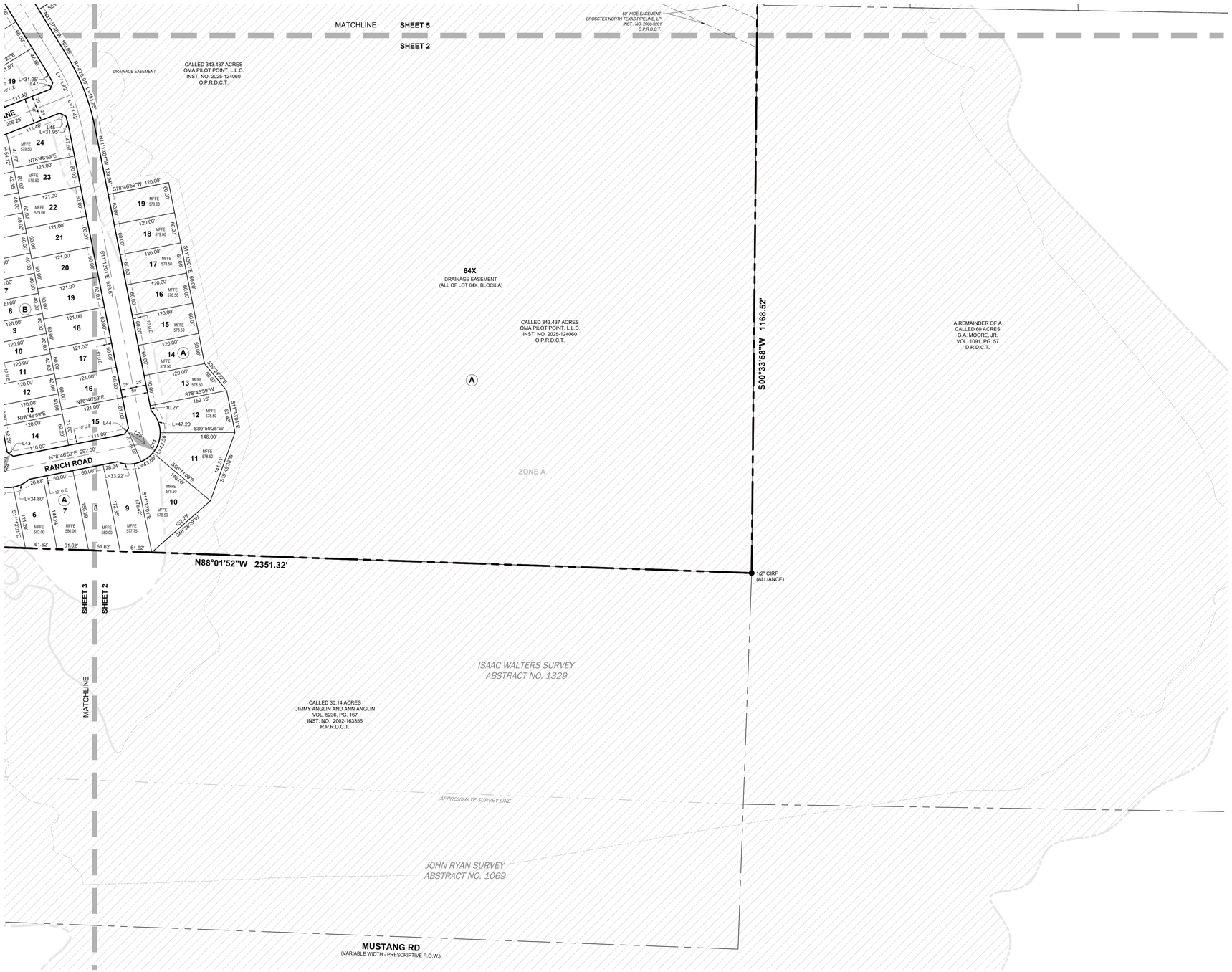
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

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TITLE: N/A
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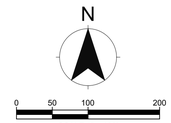
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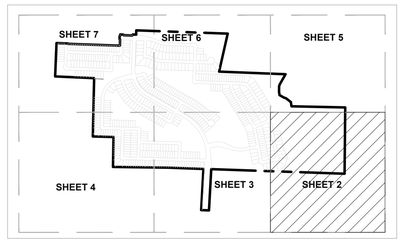


VICINITY MAP
(NTS)



LEGEND / ABBREVIATIONS

	TRACT LINE
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	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE
	ROW CENTERLINE
	FEMA FLOOD LINE
	CITY APPROVED 100 YR FLOOD LINE
●	MONUMENT FOUND
○	MONUMENT SET
◎	MONUMENT FOUND DESCRIBED
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
NTS	NOT TO SCALE
	ROAD NAME CHANGE



KEY MAP
(NOT TO SCALE)

LOT COUNT	
SINGLE FAMILY LOTS	539
HOA X LOTS, OPEN SPACES	14
TOTAL LOTS	553

FINAL PLAT

MAVERICK FARMS PHASE 1

BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x;
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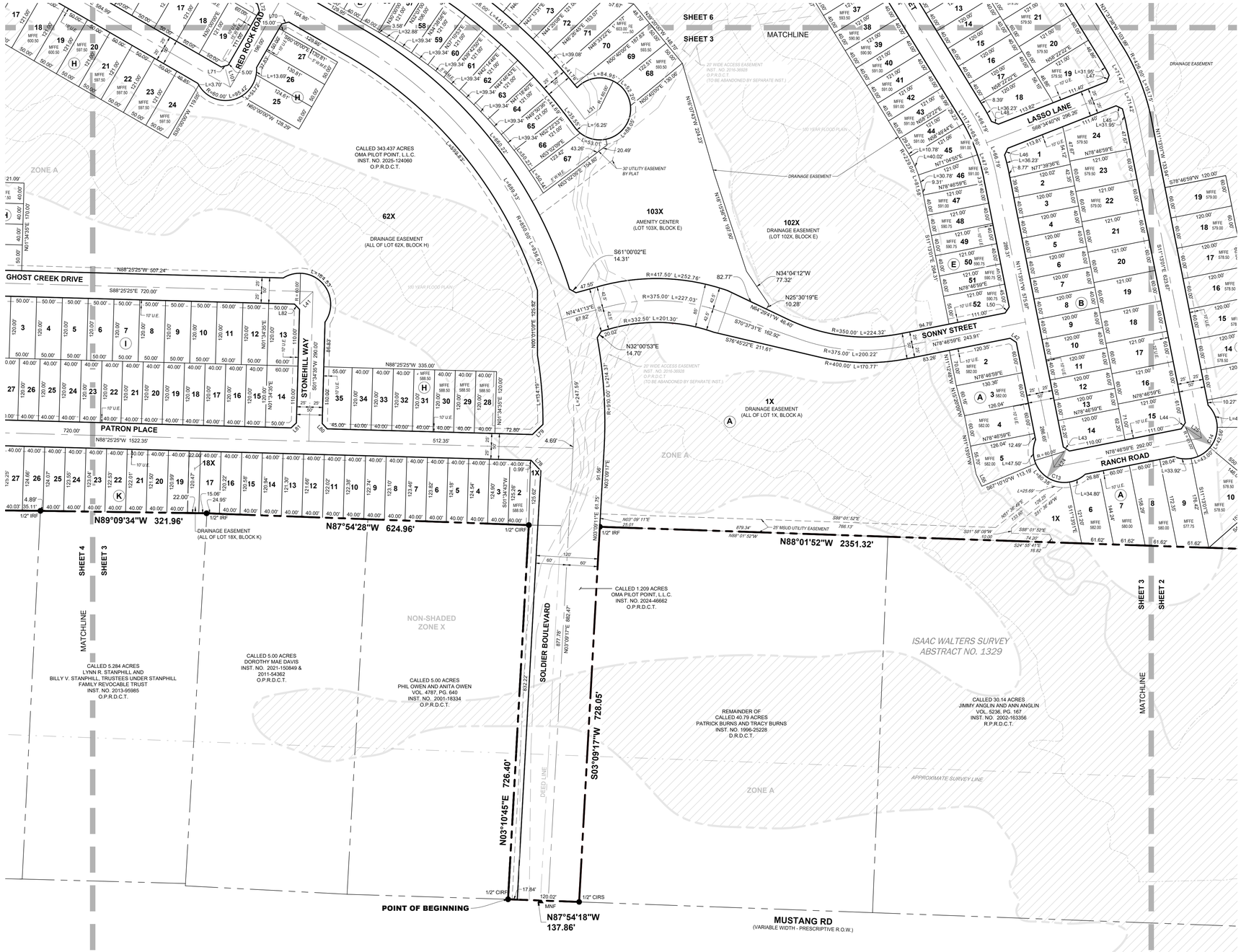
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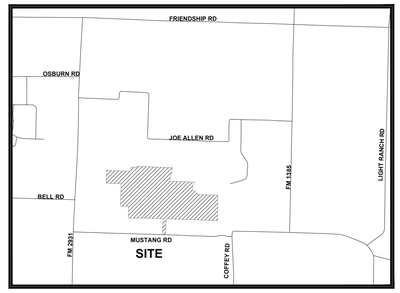
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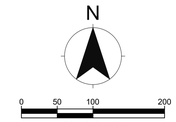
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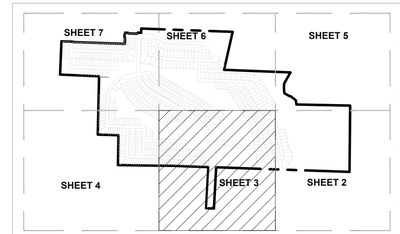


VICINITY MAP
(NTS)



LEGEND / ABBREVIATIONS

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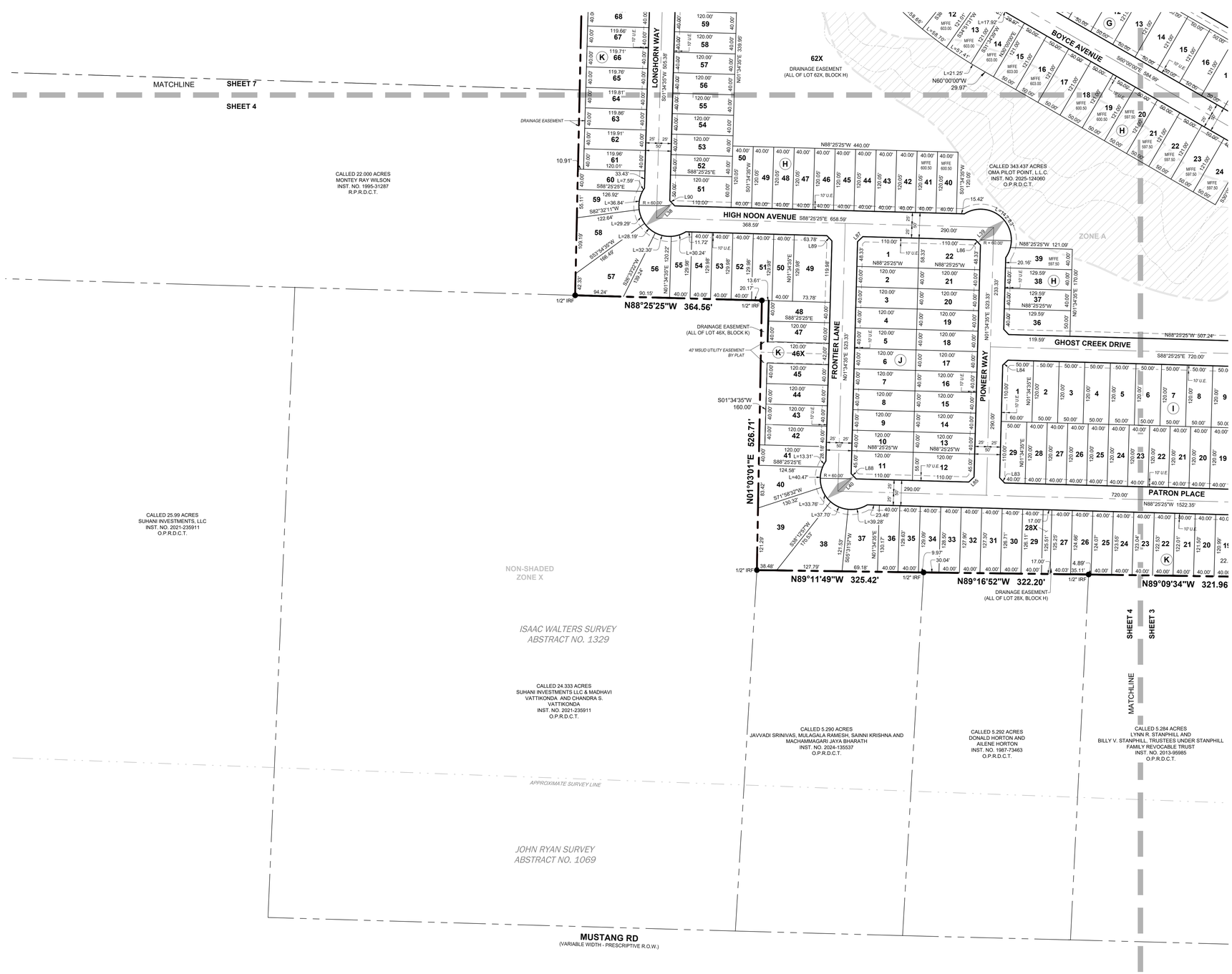
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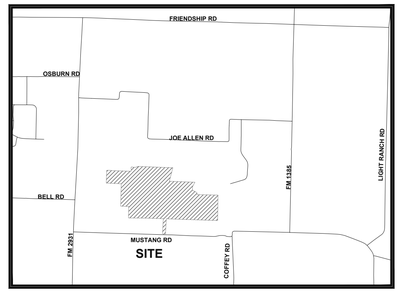
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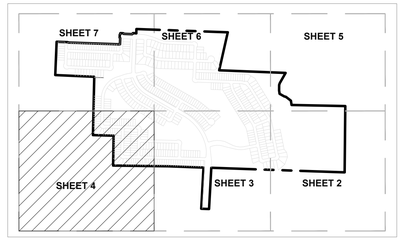
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SCALE 1" = 100'

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○	MONUMENT SET
◎	MONUMENT FOUND DESCRIBED
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
NTS	NOT TO SCALE
	ROAD NAME CHANGE



KEY MAP
(NOT TO SCALE)

LOT COUNT	
SINGLE FAMILY LOTS	539
HOA X LOTS, OPEN SPACES	14
TOTAL LOTS	553

FINAL PLAT
MAVERICK FARMS PHASE 1

BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x;
BLOCK D, LOTS 1 - 28; BLOCK E, LOTS 1 - 101, 102X, 103X;
BLOCK F, LOTS 1 - 20, 21X; BLOCK G, LOTS 1 - 19, 20X;
BLOCK H, 1 - 61, 62X; BLOCK I, 1 - 29; BLOCK J, 1 - 22;
BLOCK K, 1X, 2 - 17, 18X, 19-27, 28X, 29-45, 46X, 47-71, 72X, 73-96, 97X;
BLOCK L, 1 - 32; BLOCK M, 1 - 22;
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City of Pilot Point Case No.: _____

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OMA Pilot Point, L.L.C.
8400 Belleview Drive Suite 100,
Plano, TX 75024

ENGINEER & SURVEYOR
KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, Tx 75019
Ph. 469.866.0536

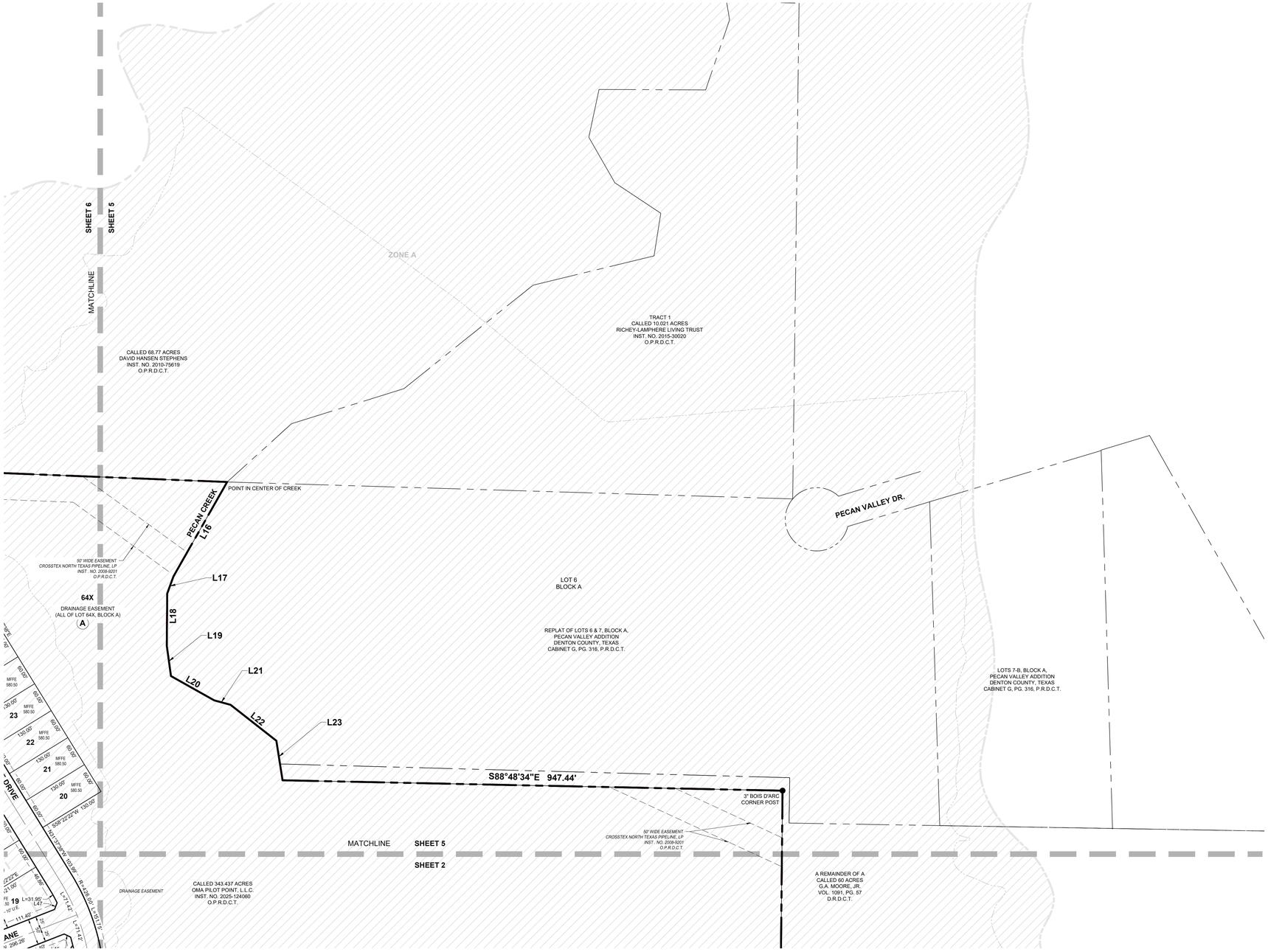
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

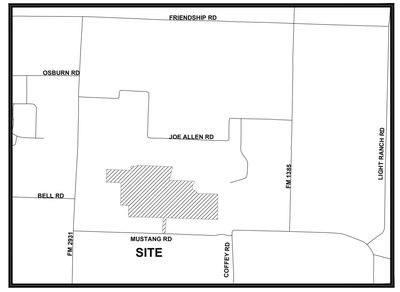
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010170.021	4/24/2026	RWS	RGM	100'	4 OF 9

CLIENT: N/A
TITLE: N/A
GF #: N/A
EFF. DATE: N/A

REVISION	DATE	DESCRIPTION
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2		
3		
4		
5		

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VICINITY MAP
(NTS)

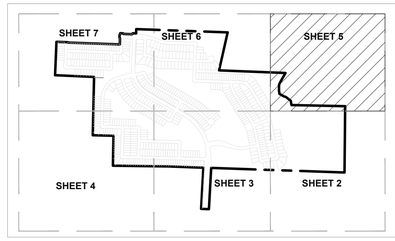
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0 50 100 200

SCALE 1" = 100'

LEGEND / ABBREVIATIONS

	TRACT LINE
	DEED LINE
	BOUNDARY LINE
	BUILDING LINE
	EASEMENT LINE
	ROW CENTERLINE
	FEMA FLOOD LINE
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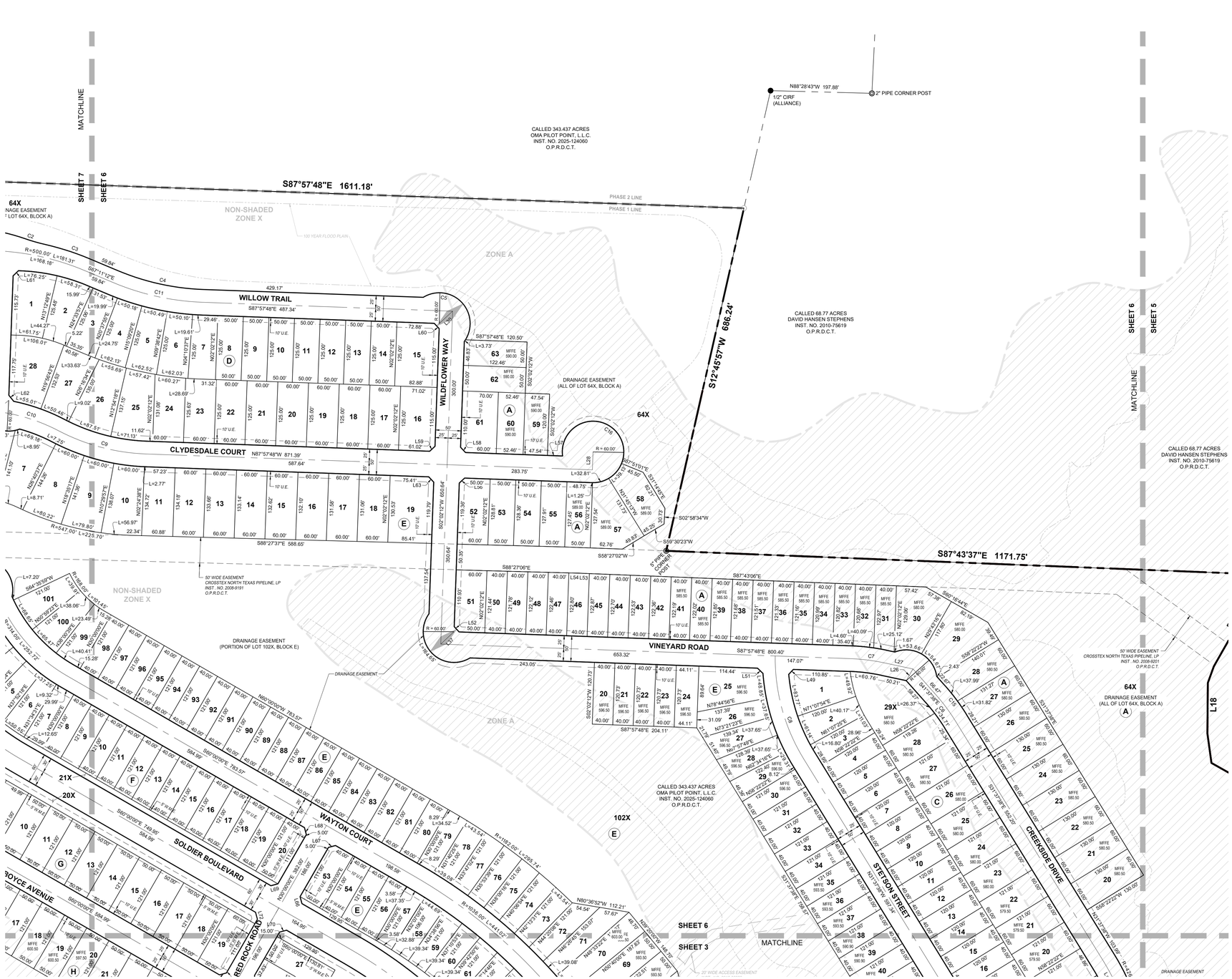
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TBPELS #: 10194934

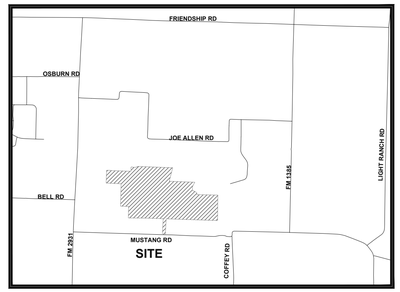
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010170.021	4/24/2026	RWS	RGM	100'	5 OF 9

CLIENT:	N/A
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VICINITY MAP
(NTS)

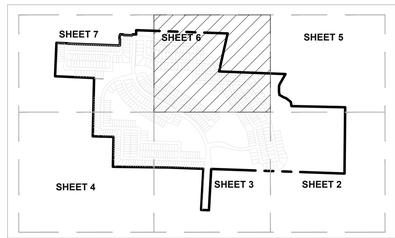
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0 50 100 200

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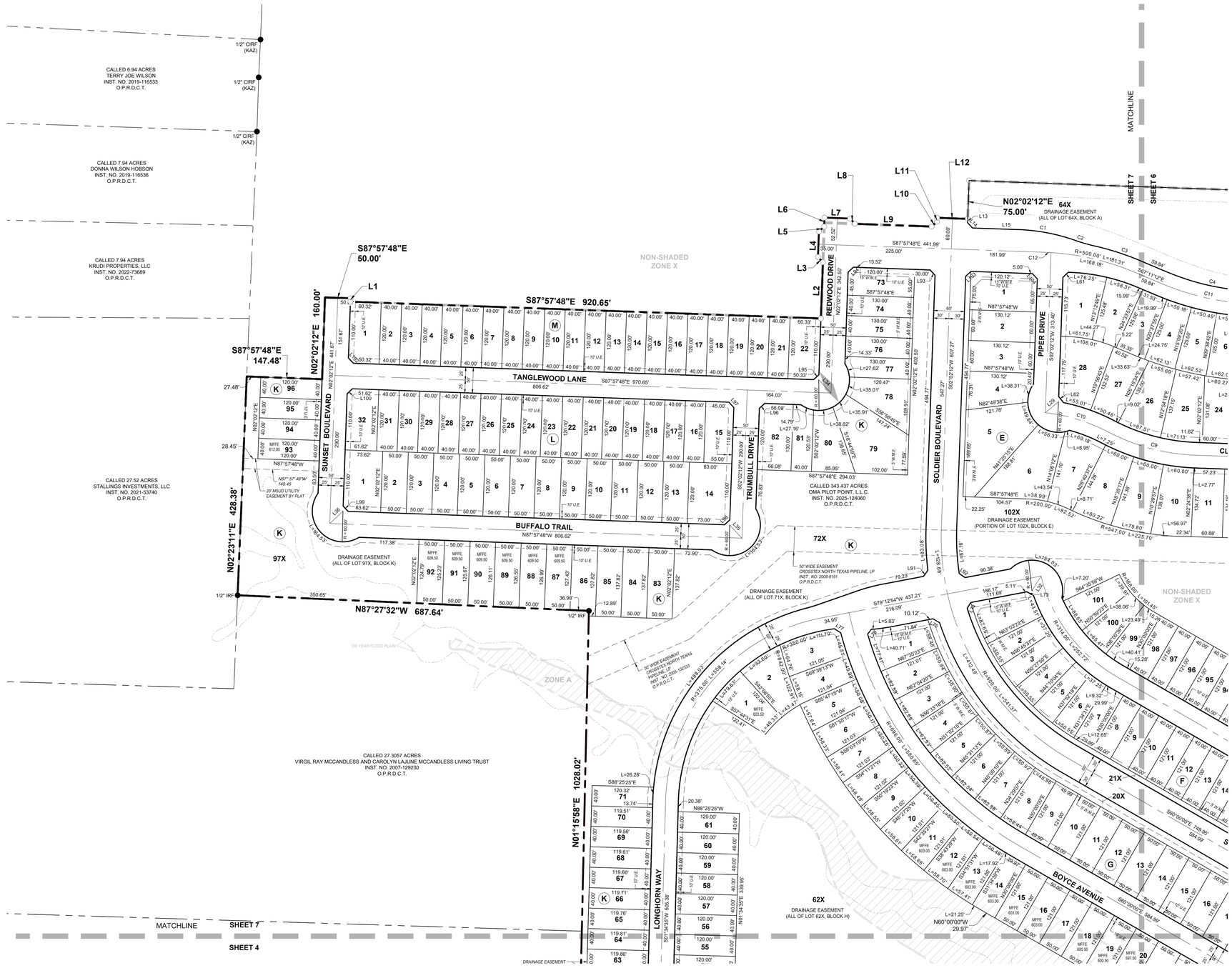
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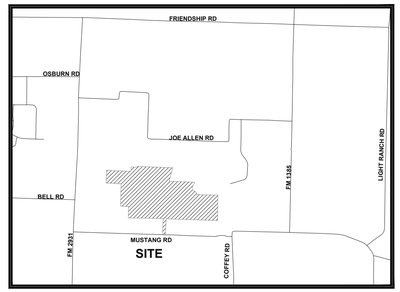
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010170.021	4/24/2026	RWS	RGM	100'	6 OF 9

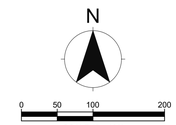
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REVISION	DATE	DESCRIPTION
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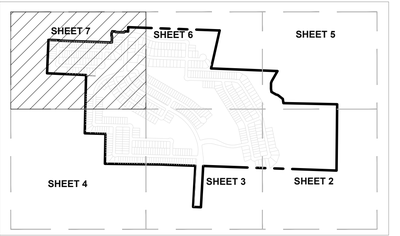


VICINITY MAP
(NTS)



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REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LOT AREA TABLE - BLOCK A		
Lot	Acres	Square Feet
1X	6.505	283,343
2	0.208	9,075
3	0.177	7,692
4	0.174	7,562
5	0.190	8,288
6	0.184	8,026
7	0.208	9,076
8	0.228	9,919
9	0.242	10,551
10	0.330	14,396
11	0.286	12,466
12	0.232	10,101
13	0.187	8,165
14	0.165	7,200
15	0.165	7,200
16	0.165	7,200
17	0.165	7,200
18	0.165	7,200
19	0.165	7,200
20	0.179	7,800
21	0.179	7,800
22	0.179	7,800
23	0.179	7,800
24	0.179	7,800
25	0.179	7,800
26	0.179	7,800
27	0.179	7,813
28	0.186	8,107
29	0.260	11,311
30	0.239	10,392
31	0.116	5,031
32	0.112	4,860
33	0.111	4,829

LOT AREA TABLE - BLOCK A		
Lot	Acres	Square Feet
34	0.111	4,836
35	0.111	4,843
36	0.111	4,850
37	0.111	4,857
38	0.112	4,864
39	0.112	4,870
40	0.112	4,877
41	0.112	4,884
42	0.112	4,891
43	0.112	4,898
44	0.113	4,905
45	0.113	4,912
46	0.113	4,916
47	0.113	4,905
48	0.112	4,892
49	0.112	4,878
50	0.112	4,864
51	0.166	7,221
52	0.177	7,695
53	0.148	6,429
54	0.147	6,407
55	0.147	6,384
56	0.146	6,375
57	0.218	9,510
58	0.185	8,079
59	0.131	5,705
60	0.145	6,295
61	0.192	8,350
62	0.141	6,123
63	0.140	6,120
64X	46.492	2,025,182

LOT AREA TABLE - BLOCK B		
Lot	Acres	Square Feet
1	0.179	7,786
2	0.113	4,940
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.170	7,414
15	0.196	8,541
16	0.167	7,260
17	0.167	7,260
18	0.167	7,260
19	0.167	7,260
20	0.167	7,260
21	0.167	7,260
22	0.167	7,260
23	0.167	7,260
24	0.218	9,489

LOT AREA TABLE - BLOCK C		
Lot	Acres	Square Feet
1	0.197	8,574
2	0.140	6,079
3	0.118	5,145
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.181	7,883
19	0.216	9,391
20	0.167	7,260
21	0.167	7,260
22	0.167	7,260
23	0.167	7,260
24	0.167	7,260
25	0.167	7,260
26	0.167	7,260
27	0.167	7,260
28	0.166	7,240
29X	0.311	13,532

LOT AREA TABLE - BLOCK D		
Lot	Acres	Square Feet
1	0.212	9,253
2	0.178	7,751
3	0.160	6,976
4	0.161	7,019
5	0.162	7,063
6	0.161	7,008
7	0.148	6,426
8	0.143	6,250
9	0.143	6,250
10	0.143	6,250
11	0.143	6,250
12	0.143	6,250
13	0.143	6,250
14	0.143	6,250
15	0.237	10,310
16	0.203	8,828
17	0.172	7,500
18	0.172	7,500
19	0.172	7,500
20	0.172	7,500
21	0.172	7,500
22	0.172	7,500
23	0.172	7,506
24	0.176	7,673
25	0.216	9,427
26	0.225	9,786
27	0.203	8,858
28	0.257	11,191

LOT AREA TABLE - BLOCK E		
Lot	Acres	Square Feet
1	0.223	9,709
2	0.179	7,807
3	0.179	7,807
4	0.191	8,309
5	0.375	16,317
6	0.323	14,053
7	0.227	9,876
8	0.230	10,011
9	0.224	9,763
10	0.218	9,489
11	0.187	8,126
12	0.184	8,035
13	0.184	8,004
14	0.183	7,973
15	0.182	7,941
16	0.182	7,910
17	0.181	7,879
18	0.180	7,848
19	0.254	11,067
20	0.111	4,829
21	0.111	4,829
22	0.111	4,829
23	0.111	4,829
24	0.122	5,325
25	0.218	9,514
26	0.144	6,278
27	0.135	5,862
28	0.125	5,441
29	0.117	5,083
30	0.111	4,840
31	0.111	4,840
32	0.111	4,840
33	0.111	4,840

LOT AREA TABLE - BLOCK E		
Lot	Acres	Square Feet
34	0.111	4,840
35	0.111	4,840
36	0.111	4,840
37	0.111	4,840
38	0.111	4,840
39	0.111	4,840
40	0.111	4,840
41	0.111	4,840
42	0.111	4,840
43	0.111	4,840
44	0.112	4,899
45	0.147	6,408
46	0.134	5,835
47	0.111	4,840
48	0.111	4,840
49	0.111	4,840
50	0.111	4,840
51	0.111	4,840
52	0.152	6,605
53	0.138	6,000
54	0.111	4,840
55	0.111	4,840
56	0.111	4,840
57	0.107	4,681
58	0.117	5,083
59	0.117	5,083
60	0.117	5,083
61	0.117	5,083
62	0.117	5,083
63	0.117	5,083
64	0.117	5,083
65	0.117	5,083
66	0.142	6,179

LOT AREA TABLE - BLOCK E		
Lot	Acres	Square Feet
67	0.161	7,011
68	0.141	6,124
69	0.166	7,230
70	0.195	8,507
71	0.165	7,203
72	0.131	5,690
73	0.115	4,998
74	0.115	4,998
75	0.115	4,998
76	0.115	4,998
77	0.115	4,998
78	0.115	4,998
79	0.114	4,966
80	0.111	4,840
81	0.111	4,840
82	0.111	4,840
83	0.111	4,840
84	0.111	4,840
85	0.111	4,840
86	0.111	4,840
87	0.111	4,840
88	0.111	4,840
89	0.111	4,840
90	0.111	4,840
91	0.111	4,840
92	0.111	4,840
93	0.111	4,840
94	0.111	4,840
95	0.111	4,840
96	0.111	4,840
97	0.111	4,840
98	0.111	4,840
99	0.131	5,715

LOT AREA TABLE - BLOCK E		
Lot	Acres	Square Feet
100	0.144	6,263
101	0.151	6,568
102X	16.663	725,841
103X	2.678	116,647

LOT AREA TABLE - BLOCK F		
Lot	Acres	Square Feet
1	0.195	8,494
2	0.122	5,312
3	0.122	5,312
4	0.122	5,312
5	0.122	5,312
6	0.122	5,312
7	0.114	4,958
8	0.111	4,840
9	0.111	4,840
10	0.111	4,840
11	0.111	4,840
12	0.111	4,840
13	0.111	4,840
14	0.111	4,840
15	0.111	4,840
16	0.111	4,840
17	0.111	4,840
18	0.111	4,840
19	0.111	4,840
20	0.138	6,000
21X	0.208	9,074

LOT AREA TABLE - BLOCK G		
Lot	Acres	Square Feet
1	0.197	8,577
2	0.158	6,868
3	0.158	6,863
4	0.157	6,861
5	0.157	6,860
6	0.158	6,862
7	0.158	6,867
8	0.149	6,498
9	0.139	6,049
10	0.139	6,050
11	0.139	6,050
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.139	6,050
19	0.166	7,210
20X	0.440	19,185

LOT AREA TABLE - BLOCK H		
Lot	Acres	Square Feet
1	0.176	7,684
2	0.188	8,176
3	0.175	7,616
4	0.150	6,542
5	0.150	6,554
6	0.151	6,564
7	0.151	6,574
8	0.151	6,583
9	0.151	6,591
10	0.151	6,598
11	0.152	6,604
12	0.152	6,609
13	0.150	6,527
14	0.138	5,997
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.139	6,050
19	0.139	6,050
20	0.139	6,050
21	0.139	6,050
22	0.139	6,050
23	0.139	6,050
24	0.139	6,047
25	0.141	6,137
26	0.149	6,499
27	0.150	6,541
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.150	6,550

LOT AREA TABLE - BLOCK H		
Lot	Acres	Square Feet
36	0.148	6,430
37	0.119	5,184
38	0.119	5,184
39	0.117	5,085
40	0.110	4,802
41	0.110	4,802
42	0.110	4,802
43	0.110	4,802
44	0.110	4,802
45	0.110	4,802
46	0.110	4,802
47	0.110	4,802
48	0.110	4,802
49	0.110	4,802
50	0.110	4,802
51	0.164	7,150
52	0.110	4,800
53	0.110	4,800
54	0.110	4,800
55	0.110	4,800
56	0.110	4,800
57	0.110	4,800
58	0.110	4,800
59	0.110	4,800
60	0.110	4,800
61	0.110	4,800
62X	14.844	646,589

LOT AREA TABLE - BLOCK I		
Lot	Acres	Square Feet
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.164	7,150
14	0.164	7,150
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.137	5,950

LOT AREA TABLE - BLOCK J		
Lot	Acres	Square Feet
1	0.160	6,949
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.150	6,550
12	0.150	6,550
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.160	6,949

LOT AREA TABLE - BLOCK K		
Lot	Acres	Square Feet
1	0.346	15,068
2	0.115	5,018
3	0.115	5,003
4	0.115	4,989
5	0.114	4,974
6	0.114	4,960
7	0.114	4,946
8	0.113	4,931
9	0.113	4,917
10	0.113	4,902
11	0.112	4,888
12	0.112	4,874
13	0.112	4,859
14	0.111	4,845
15	0.111	4,830
16	0.111	4,816
17	0.110	4,805
18X	0.061	2,647
19	0.111	4,829
20	0.111	4,850
21	0.112	4,870
22	0.112	4,891
23	0.113	4,911
24	0.113	4,932
25	0.114	4,952
26	0.114	4,974
27	0.115	5,000
28X	0.049	2,131
29	0.116	5,032
30	0.116	5,056
31	0.117	5,080
32	0.117	5,104
33	0.118	5,128
34	0.118	5,152
35	0.119	5,174

LOT AREA TABLE - BLOCK K		
Lot	Acres	Square Feet
36	0.119	5,196
37	0.188	8,178
38	0.246	10,724
39	0.304	13,238
40	0.173	7,520
41	0.119	5,194
42	0.110	4,800
43	0.110	4,800
44	0.110	4,800
45	0.110	4,800
46X	0.195	8,514
47	0.110	4,800
48	0.110	4,799
49	0.219	9,540
50	0.119	5,199
51	0.119	5,199
52	0.119	5,199
53	0.119	5,199
54	0.119	5,199
55	0.115	5,023
56	0.173	7,527
57	0.263	11,439
58	0.205	8,918
59	0.127	5,546
60	0.120	5,219
61	0.110	4,799
62	0.110	4,797
63	0.110	4,795
64	0.110	4,793
65	0.110	4,791
66	0.110	4,789
67	0.110	4,787
68	0.110	4,785
69	0.110	4,783
70	0.110	4,781

LOT AREA TABLE - BLOCK K		
Lot	Acres	Square Feet
71	0.110	4,787
72X	4.389	191,200
73	0.163	7,100
74	0.119	5,200
75	0.119	5,200
76	0.119	5,200
77	0.116	5,049
78	0.205	8,927
79	0.341	14,835
80	0.176	7,668
81	0.116	5,053
82	0.196	8,540
83	0.158	6,891
84	0.158	6,891
85	0.158	6,891
86	0.150	6,512
87	0.146	6,361
88	0.146	6,339
89	0.145	6,317
90	0.145	6,295
91	0.144	6,273
92	0.143	6,251
93	0.110	4,800
94	0.110	4,800
95	0.110	4,800
96	0.110	4,800
97X	1.577	68,707

LOT AREA TABLE - BLOCK L		
Lot	Acres	Square Feet
1	0.202	8,784
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.228	9,910
15	0.150	6,550
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.169	7,344

LOT AREA TABLE - BLOCK M		
Lot	Acres	Square Feet
1	0.165	7,189
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.165	7,189

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S02°02'12"W	6.67'
L2	N02°02'12"E	110.00'
L3	N42°57'48"W	14.14'
L4	N02°02'12"E	50.00'
L5	N47°02'12"E	14.14'
L6	N02°02'12"E	17.50'
L7	S87°57'48"E	50.00'
L8	S42°57'48"E	14.14'
L9	S87°57'48"E	150.00'
L10	N47°02'12"E	14.14'
L11	N02°02'12"E	7.50'
L12	S87°57'48"E	60.00'
L13	S02°02'12"W	7.50'
L14	S42°57'48"E	14.14'
L15	S87°57'48"E	89.49'
L16	S29°36'31"W	205.98'
L17	S20°00'05"W	34.38'
L18	S00°29'31"W	99.00'
L19	S07°53'29"E	58.00'
L20	S60°38'29"E	94.00'
L21	S74°43'29"E	32.00'
L22	S51°51'49"E	110.37'
L23	S08°57'30"E	75.85'

LINE TABLE		
LINE	DIRECTION	LENGTH
L24	S33°46'59"W	36.77'
L25	S56°13'01"E	36.77'
L26	N30°12'17"E	26.31'
L27	N77°57'48"W	58.41'
L28	S02°02'12"W	35.00'
L29	S50°09'13"W	33.58'
L30	N47°02'12"E	35.36'
L31	S54°23'26"W	35.00'
L32	N31°38'31"E	33.87'
L34	S42°57'48"E	35.36'
L35	S42°57'48"E	35.36'
L36	S47°02'12"W	35.36'
L37	S46°55'28"W	35.31'
L38	S46°31'17"W	35.39'
L39	N46°34'35"E	35.36'
L40	S46°34'35"W	35.36'
L41	N46°34'35"E	35.36'
L42	N56°13'01"W	14.14'
L43	N56°13'01"W	14.14'
L44	S33°46'59"W	14.14'
L45	S64°08'06"E	13.57'
L46	N25°43'39"E	14.66'
L47	N21°17'27"E	13.57'

LINE TABLE		
LINE	DIRECTION	LENGTH
L48	S68°33'52"E	14.65'
L49	S42°49'55"W	13.13'
L50	N33°46'59"E	14.14'
L51	N45°45'02"W	14.81'
L52	S42°57'48"E	14.14'
L53	S87°43'06"E	21.26'
L54	S88°27'06"E	18.74'
L55	N25°37'31"W	25.83'
L56	S47°02'12"W	14.14'
L57	S87°57'48"E	29.59'
L58	S42°57'48"E	14.14'
L59	S47°02'12"W	14.14'
L60	S42°57'48"E	14.14'
L61	N46°25'06"E	14.29'
L62	N38°35'36"W	15.18'
L63	N42°57'48"W	14.14'
L66	S15°00'00"E	14.14'
L67	S75°00'00"W	14.14'
L68	S15°00'00"E	14.14'
L69	S75°00'00"W	14.14'
L70	S75°00'00"W	14.14'
L71	N75°00'00"E	14.14'
L72	N15°00'00"W	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L73	S59°45'53"E	15.09'
L74	N31°28'39"E	13.44'
L75	N59°16'38"W	14.98'
L76	S36°50'28"W	11.63'
L77	N57°07'18"W	14.57'
L78	S42°38'04"E	27.89'
L79	N46°19'34"E	28.16'
L80	N43°25'25"W	14.14'
L81	N46°34'35"E	14.14'
L82	N43°25'25"W	14.14'
L83	S43°25'25"E	14.14'
L84	S46°34'35"W	14.14'
L85	S46°34'35"W	14.14'
L86	S43°25'25"E	14.14'
L87	N46°34'35"E	14.14'
L88	N43°25'25"W	14.14'
L89	N43°25'25"W	14.14'
L90	N43°25'25"W	14.14'
L91	N35°51'54"E	14.54'
L92	S54°59'30"E	13.94'
L93	N42°57'48"W	14.14'
L94	S47°02'12"W	14.14'
L95	N47°02'12"E	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L96	S47°02'12"W	14.14'
L99	N42°57'48"W	14.14'
L101	N15°00'00"W	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	112.67'	375.00'	17°12'54"	N79°21'21"W	112.25'
C2	41.64'	375.00'	6°21'42"	S73°55'45"E	41.61'
C3	90.93'	525.00'	9°55'24"	N72°08'54"W	90.81'
C4	172.25'	475.00'	20°46'36"	S77°34'30"E	171.30'
C5	160.80'	60.00'	153°33'26"	N44°44'31"W	116.82'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	65.45'	375.00'	10°00'00"	N36°37'38"W	65.37'
C7	65.45'	375.00'	10°00'00"	N82°57'48"W	65.37'
C8	211.45'	375.00'	32°18'28"	S15°28'24"E	208.66'
C9	178.84'	400.00'	25°37'03"	S75°09'16"E	177.36'
C10	129.43'	350.00'	21°11'15"	N72°56'22"W	128.69'
C11	181.31'	500.00'	20°46'36"	S77°34'30"E	180.32'
C12	13.13'	661.92'	1°08'13"	N87°12'39"W	13.13'
C13	162.68'	60.00'	155°20'44"	S55°19'57"E	117.23'
C14	166.67'	61.00'	156°32'46"	N33°46'59"E	119.45'
C15	69.81'	400.00'	10°00'00"	N36°37'38"W	69.72'
C16	292.79'	60.00'	279°35'39"	N47°45'37"W	77.46'

LOT COUNT	
SINGLE FAMILY LOTS	539
HOA X LOTS, OPEN SPACES	14
TOTAL LOTS	553

FINAL PLAT
MAVERICK FARMS PHASE 1

BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x;
BLOCK D, LOTS 1 - 28; BLOCK E, LOTS 1 - 101, 102X, 103X;
BLOCK F, LOTS 1 - 20, 21X; BLOCK G, LOTS 1 - 19, 20X;
BLOCK H, 1 - 61, 62X; BLOCK I, 1 - 29; BLOCK J, 1 - 22;
BLOCK K, 1X, 2 - 17, 18X, 19-27, 28X, 29-45, 46X, 47-71, 72X, 73-96, 97X;
BLOCK L, 1 - 32; BLOCK M, 1 - 22;
Being 200.092 Total Acres (8,715,988 Square Feet) of which 30.858 Acres (1344195.11 Square Feet) of Right of Way are for Dedication; 14 HOA Lots, 539 Single Family Lots,
in the Isaac Walters Survey, Abstract No. 1329 and in the John Ryan Survey, Abstract No. 1069, of the City of Pilot Point, Denton County, Texas

City of Pilot Point Case No.: _____

OWNERS
OMA Pilot Point, L.L.C.
8400 Belleview Drive Suite 100,
Plano, TX 75024

ENGINEER & SURVEYOR
KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, Tx 75019
Ph. 469.866.0536

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT #:	DATE:	DRAWN BY:	REVIEW BY:	SCALE	SHEET:
010170.021	4/24/2026	RWS	RGM	N/A	8 OF 9

CLIENT: N/A
TITLE: N/A
GF #: N/A
EFF. DATE: N/A

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF DENTON §

We, OMA Pilot Point, L.L.C., the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a portion of that tract of land situated in the John Ryan Survey, Abstract No. 1069, Denton County, Texas, and also being situated in the Isaac Walters Survey, Abstract No. 1329, Denton County, Texas being all of a called 343.437 acre tract of land described in the deed to OMA Pilot Point, L.L.C., recorded in Instrument No. 2025-124060, and being all of a called 10.00 acre Tract 1 of land described in deed to OMA Pilot Point, L.L.C., recorded in Instrument No. 2025-124061, and being all of a called 10.00 acre Tract 2 of land described in deed to OMA Pilot Point, L.L.C., recorded in Instrument No. 2025-124061, and being all of a called 1.209 acre tract of land described in deed to OMA Pilot Point, L.L.C., recorded in Instrument No. 2024-46662, all in Official Public Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at 1/2-inch iron rod found capped in Mustang Road with the west line of said 343.437 acre tract and the east line of a called 5.00 acre tract described in deed to Phil Owen and Anita Owen, recorded in Instrument No. 2001-18334 said Official Records; THENCE North 03° 10' 45" East, along the west line of said 343.437 acre tract described in deed to OMA Pilot Point, L.L.C., a distance of 726.40 feet to the northeast corner of said 5.00 acre tract described in deed to Phil Owen and Anita Owen and to a common corner of said 343.437 acre tract described in deed to OMA Pilot Point, L.L.C., 1/2-inch iron rod found capped;

THENCE with the south line of said 39.98 acre tract the following 4 courses:
North 87° 54' 28" West, a distance of 624.96 feet to 1/2-inch iron rod found;
North 89° 09' 34" West, a distance of 321.96 feet to 1/2-inch iron rod found;
North 89° 16' 52" West, a distance of 322.20 feet to 1/2-inch iron rod found;
North 89° 11' 49" West, a distance of 325.42 feet to the west line of said 343.437 acre tract described in deed to OMA Pilot Point, L.L.C., and the east line of a called 24.333 acre tract described in deed to Suhani Investments LLC and Madhavi Vattikonda and Chandra S. Vattikonda recorded in Instrument No. 2021-235911 of said Official Records and an 1/2-inch iron rod found;

THENCE North 01° 03' 01" East, along the said west line of said 343.437 acre tract described in deed to OMA Pilot Point, L.L.C., and the east line of said 24.333 acre tract described in deed to Suhani Investments LLC and Madhavi Vattikonda and Chandra S. Vattikonda, a distance of 526.71 feet to 1/2-inch iron rod found;

THENCE North 88° 25' 25" West, along the south line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., and the north line of said 24.333 acres tract described in deed to Suhani Investments LLC, and Madhavi Vattikonda and Chandra S. Vattikonda, a distance of 364.56 feet to the east line of a called 22.00 acre tract described in deed to Monley Ray Wilson recorded in Instrument No. 1995-31287, and a 1/2-inch iron rod found;

THENCE North 01° 15' 58" East, along the west line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., a distance of 1028.02 feet to 1/2-inch iron rod found;

THENCE North 87° 27' 32" West, a distance of 687.64 feet to a called 27.52 acres tract described in deed to Stallings Investments, LLC, recorded in Instrument No. 2021-53740, of said Official Records and 1/2-inch iron rod found;

THENCE North 02° 23' 11" East, along the east line of said 27.52 acres tract described in deed Stallings Investments, LLC, a distance of 428.38 feet to a 5/8-inch iron rod with cap stamped "KFM" set;

THENCE across the said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., the following courses:
1. South 87°57'48" East, a distance of 147.48 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
2. North 02°02'12" East, a distance of 160.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
3. South 87° 57' 48" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
4. South 02° 02' 12" West, a distance of 6.67 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
5. South 87° 57' 48" East, a distance of 920.65 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
6. North 02° 02' 12" East, a distance of 110.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
7. North 42° 57' 48" West, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
8. North 02° 02' 12" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
9. North 47° 02' 12" East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
10. North 02° 02' 12" East, a distance of 17.50 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
11. South 87° 57' 48" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
12. South 42° 57' 48" East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
13. South 87° 57' 48" East, a distance of 150.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
14. North 47° 02' 12" East, a distance of 14.14 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
15. North 02° 02' 12" East, a distance of 7.50 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
16. South 87° 57' 48" East, a distance of 60.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
17. North 02° 02' 12" East, a distance of 75.00 feet to a 5/8-inch iron rod with cap stamped "KFM" set;
18. South 87° 57' 48" East, a distance of 1,611.18 feet to a 5/8-inch iron rod with cap stamped "KFM" set;

THENCE South 12° 45' 57" West, along the east line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., and the west line of said 68.77 acres tract described in deed to David Hansen Stephens a distance of 686.24 feet to the north line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C. and a 5" pipe corner post;

THENCE South 87° 43' 37" East, along the north line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., a distance of 1171.75 feet to Pecan Creek;

THENCE the along Pecan Creek the following 8 courses:
1. South 29° 36' 31" West, a distance of 205.98 feet;
2. South 20° 00' 05" West, a distance of 34.38 feet;
3. South 00° 29' 31" West, a distance of 99.00 feet;
4. South 07° 53' 29" East, a distance of 58.00 feet;
5. South 60° 38' 29" East, a distance of 94.00 feet;
6. South 74° 43' 29" East, a distance of 32.00 feet;
7. South 51° 51' 49" East, a distance of 110.37 feet;
8. South 08° 57' 30" East, a distance of 75.85 feet;

THENCE South 88° 48' 34" East, a distance of 947.44 feet to a 3" bois d'arc corner post in the east line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C.;

THENCE South 00° 33' 58" West, along the east line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., and the west line of the remainder of a 60.00 acres tract described in deed to G.A. Moore, Jr. recorded in Volume 1091, Page 57 in Deed Records, Denton County, Texas, a distance of 1168.52 feet to 1/2-inch iron rod found capped (Alliance);

THENCE North 88° 01' 52" West, along the south line of said 343.437 acres tract described in deed to OMA Pilot Point, L.L.C., a distance of 2351.32 feet to 1/2-inch iron rod found;

THENCE South 03° 09' 17" West, a distance of 728.05 feet to 1/2-inch iron rod found capped;

THENCE North 87° 54' 18" West, a distance of 137.86 feet, (passing a mag nail found at 74.94 feet) to the POINT OF BEGINNING and enclosing 200.632 acres (8,739,506.47 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT OMA Pilot Point, L.L.C., acting herein by and through its duly authorized officers, does hereby adopt this final plat designating the herein above described property as MAVERICK FARMS PHASE 1, BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x; BLOCK D, LOTS 1 - 28; BLOCK E, LOTS 1 - 101, 102X, 103X; BLOCK F, LOTS 1 - 20, 21X; BLOCK G, LOTS 1 - 19, 20X; BLOCK H, 1 - 61, 62X; BLOCK I, 1 - 29; BLOCK J, 1 - 22; BLOCK K, 1X, 2 - 17, 18X, 19-27, 28X, 29-45, 46X, 47-71, 72X, 73-96, 97X; BLOCK L, 1 - 32; BLOCK M, 1 - 22, an addition to the City of Pilot Point, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Pilot. At no point shall any overhead utilities be installed on the subject property. The City of Pilot and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

By: OMA Pilot Point, L.L.C.

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Notary's Name

My Commission Expires: _____

GENERAL NOTES
1. Bearings based on GPS observations: Texas State Plane Coordinates, North Central Zone 4202, NAD83-US.
2. All lot corners are 1/2-inch rebar with a cap stamped "KFM" unless otherwise noted.
3. Boundary provided by CTLS
4. 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.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. The City nor County will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
7. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain. (when floodplain is present)
8. No construction, without written approval from the county shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies showing 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.
9. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
10. 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.
11. 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.
12. Construction not completed within two years of the City approval shall be subject to current Subdivision Rules and Regulations.
13. All lots comply with the minimum size requirements of the zoning district.
14. The owners of all corner lots shall maintain sight triangles in accordance with the city subdivision ordinance.
15. Reverse frontage corner lots shall have a side yard fence setback of 15' in accordance with the city subdivision ordinance.
16. All common areas will be owned and maintained by the HOA / POA.
17. HOA CCRs to be recorded at same time of final plat.
18. CO will not be issued without water or sewer.
19. Water and sewer utilities services are to be owned, operated, and maintained by Mustang Special Utility District.
20. Sidewalks are required in all residential subdivisions with average lot sizes of less than one acre platted or replatted.
21. The maintenance of paving, grading and drainage improvements and/or easements show 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 County.
22. Park dedication deed or payment in lieu of dedication will be required at time of final plat.
23. All dates shown on this plat hereon are consistent and reflect the most current submittal.

FLOOD STATEMENT
The subject property lies within Non-Shaded Zone "X" (Areas of 0.2% annual chance flood - average depths of less than 1 foot or with drainage areas less than 1 square mile) and Shaded Zone "A" (Special Flood Hazard Area - Subject to inundation by the 1% annual chance flood (100-year flood)) in the City of Pilot Point, in Denton County, Texas as shown on Federal Emergency Management Agency's Flood Insurance Rate Map Number 48121C0260G, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

_____
Robert Glen Maloy, R.P.L.S. 6028

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

_____
Notary's Name

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, Texas, 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 further authorized the City Manager to note acceptance thereof by signing their name as herein above subscribed.

ATTEST THIS _____ DAY OF _____, 20___.

_____
City Secretary's Office
City of Pilot Point, Texas

RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISION

Date of Recommendation: _____

Chairman: _____

Date of City Council Approval: _____

Mayor: _____

ATTEST THIS _____ DAY OF _____, 20___.

City Secretary: _____

LOT COUNT	
SINGLE FAMILY LOTS	539
HOA X LOTS, OPEN SPACES	14
TOTAL LOTS	553

FINAL PLAT
MAVERICK FARMS PHASE 1

BLOCK A, LOTS 1X, 2 - 63, 64X; BLOCK B, LOTS 1 - 24; BLOCK C, LOTS 1 - 28, 29x;
BLOCK D, LOTS 1 - 28; BLOCK E, LOTS 1 - 101, 102X, 103X;
BLOCK F, LOTS 1 - 20, 21X; BLOCK G, LOTS 1 - 19, 20X;
BLOCK H, 1 - 61, 62X; BLOCK I, 1 - 29; BLOCK J, 1 - 22;
BLOCK K, 1X, 2 - 17, 18X, 19-27, 28X, 29-45, 46X, 47-71, 72X, 73-96, 97X;
BLOCK L, 1 - 32; BLOCK M, 1 - 22;
Being 200.092 Total Acres (8,715,988 Square Feet) of which 30.858 Acres (1344195.11 Square Feet) of Right of Way are for Dedication; 14 HOA Lots, 539 Single Family Lots,
in the Isaac Walters Survey, Abstract No. 1329 and in the John Ryan Survey, Abstract No. 1069, of the City of Pilot Point, Denton County, Texas

City of Pilot Point Case No.: _____

OWNERS
OMA Pilot Point, L.L.C.
8400 Belleview Drive Suite 100,
Plano, TX 75024

ENGINEER & SURVEYOR
KFM Engineering & Design
3501 Olympus Boulevard, Suite 100
Dallas, Tx 75019
Ph. 469.866.0536

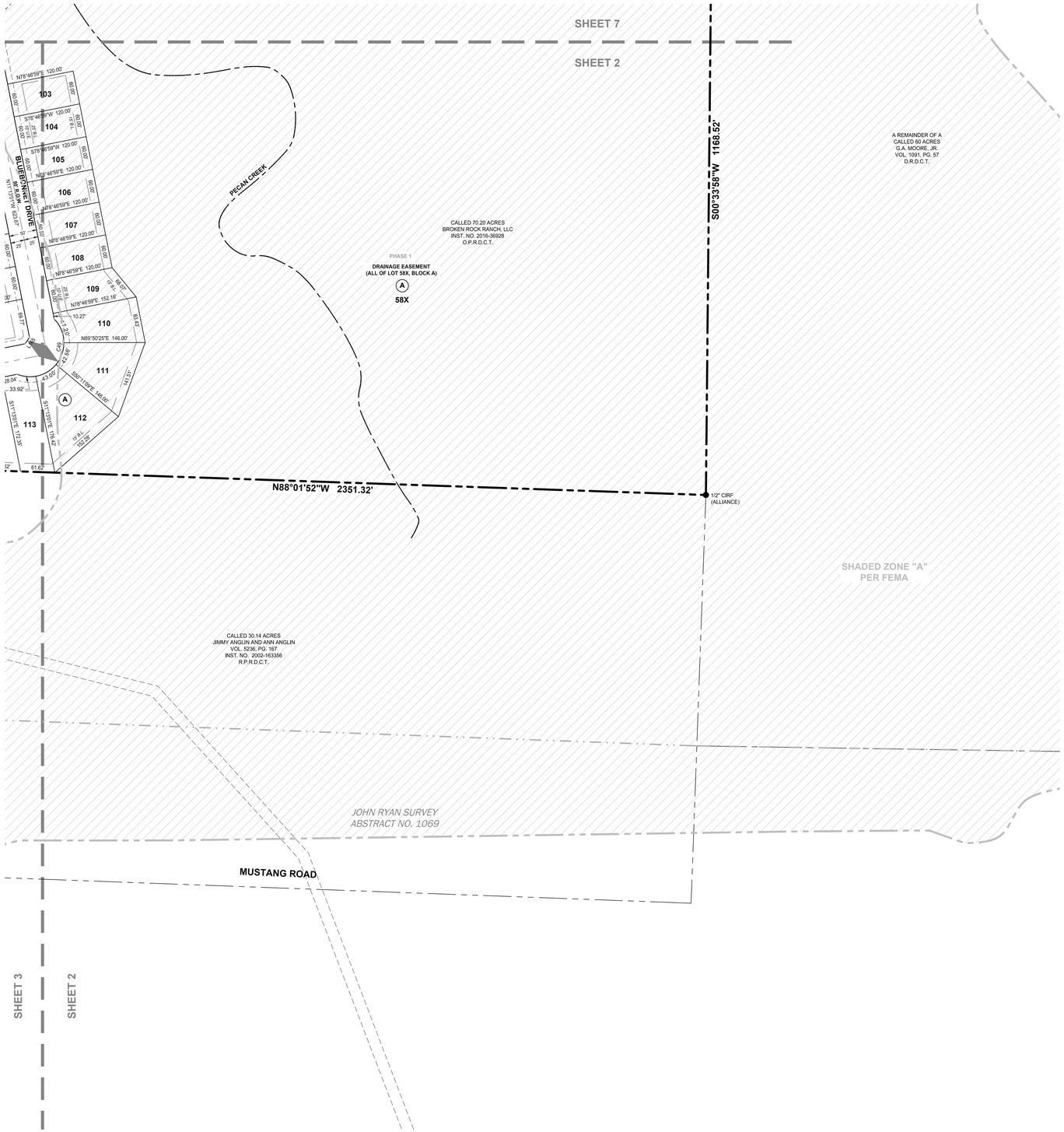
KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821
TBPELS #: 10194934

PROJECT #:	DATE:	DRAWN BY:	REVIEW BY:	SCALE	SHEET:
010170.021	4/24/2026	RWS	RGM	N/A	9 OF 9

CLIENT: N/A
TITLE: N/A
GF #: N/A
EFF. DATE: N/A

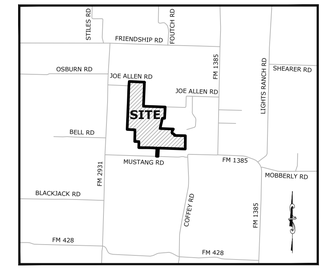
REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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LEGEND / ABBREVIATIONS

ADJOINING TRACT/DEED LINE		STREET NAME CHANGE	
BOUNDARY LINE		O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
FEMA FLOOD LINE			
BUILDING LINE			
EASEMENT LINE		R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
ABSTRACT LINE			
PILOT POINT ETJ LINE		D.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
PHASE LINE			
GRAVEL		IRF	IRON ROD FOUND
ASPHALT		IPF	IRON PIPE FOUND
WIRE FENCE		CIRF	CAPPED IRON ROD FOUND
CHAINLINK FENCE		CIRS	CAPPED IRON ROD SET
OVERHEAD ELEC LINE		MNF	MAG NAIL FOUND
GAS LINE		MNS	MAG NAIL SET
MONUMENT FOUND		B.L.	BUILDING LINE
CAPPED IRON ROD SET		L.E.	LANDSCAPE EASEMENT
MAGNAIL FOUND		D.E.	DRAINAGE EASEMENT
		U.E.	UTILITY EASEMENT



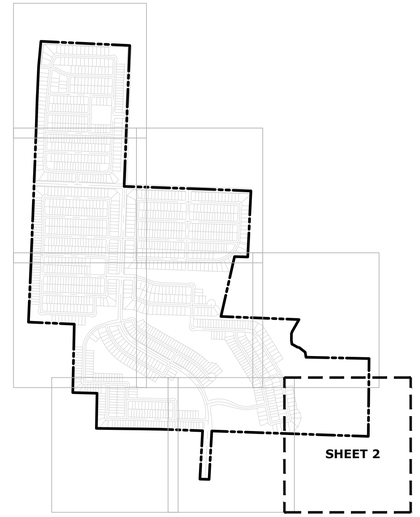
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-shaded Zone "X" and Shaded Zone "A" in City of Pilot Point, Denton County, Texas according to FEMA map number 48121C0260G, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
MAVERICK FARMS ADDITION
PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94,
LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X
BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A;
LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U;
LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M;
LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P,
LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA;
LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC;
LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X,
LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH;
LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the
John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

PLAT CASE NO: PP 24-003

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ctl-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

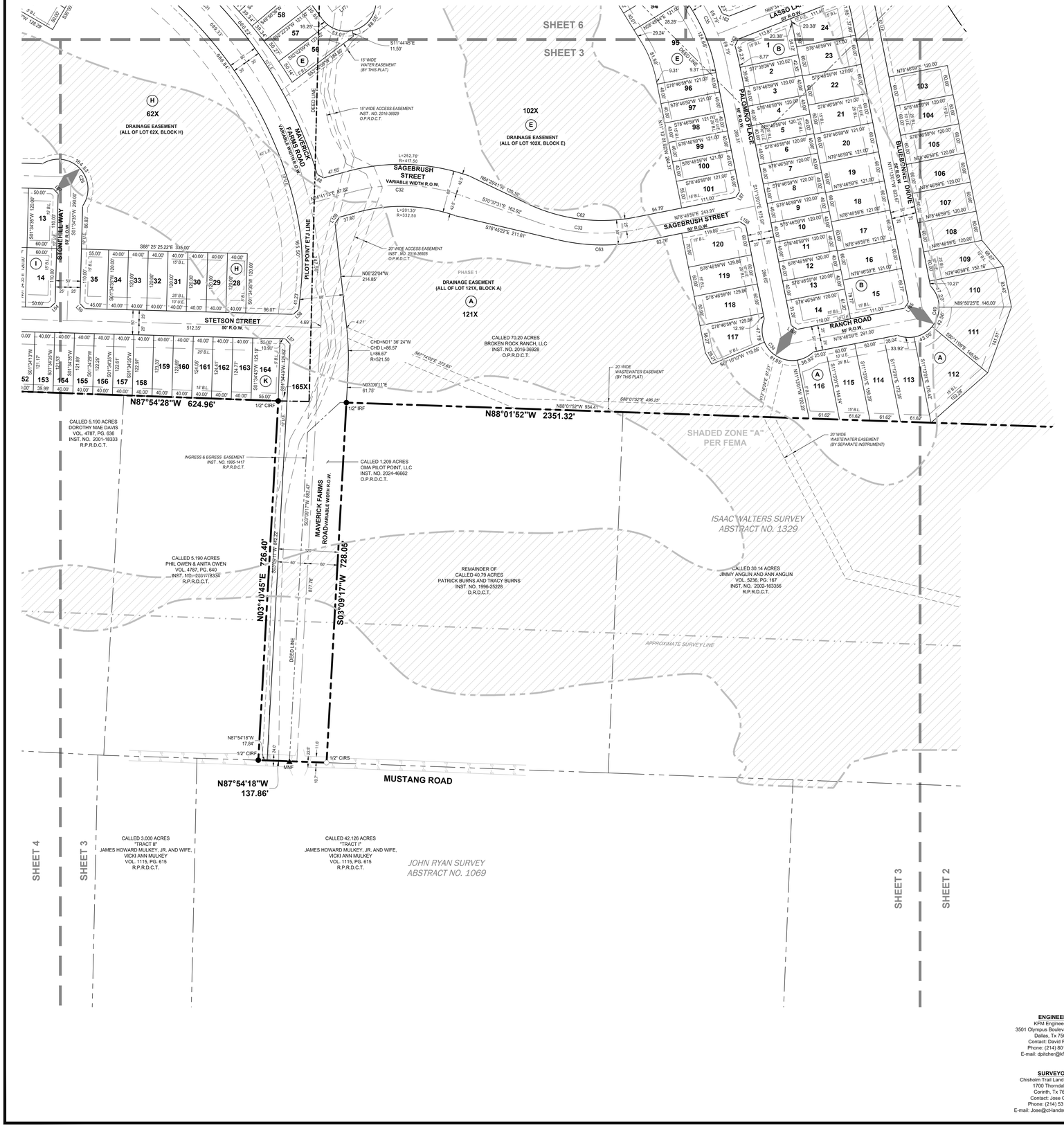
OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

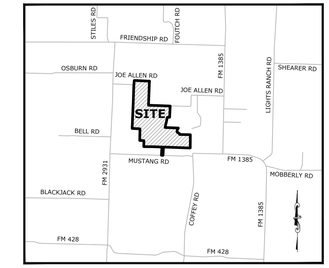
CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 809-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

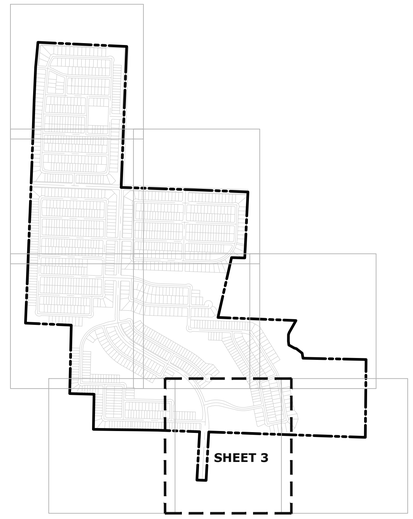
PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: 1"=100'	DATE: 11/01/2024	SHEET: 2 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY





VICINITY MAP
(NOT TO SCALE)



KEYMAP
N.T.S.

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-shaded Zone "X" and Shaded Zone "A" in City of Pilot Point, Denton County, Texas according to FEMA map number 48121C0260G, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

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MAVERICK FARMS ADDITION

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PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M, LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

PLAT CASE NO: PP 24-003

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ctl-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

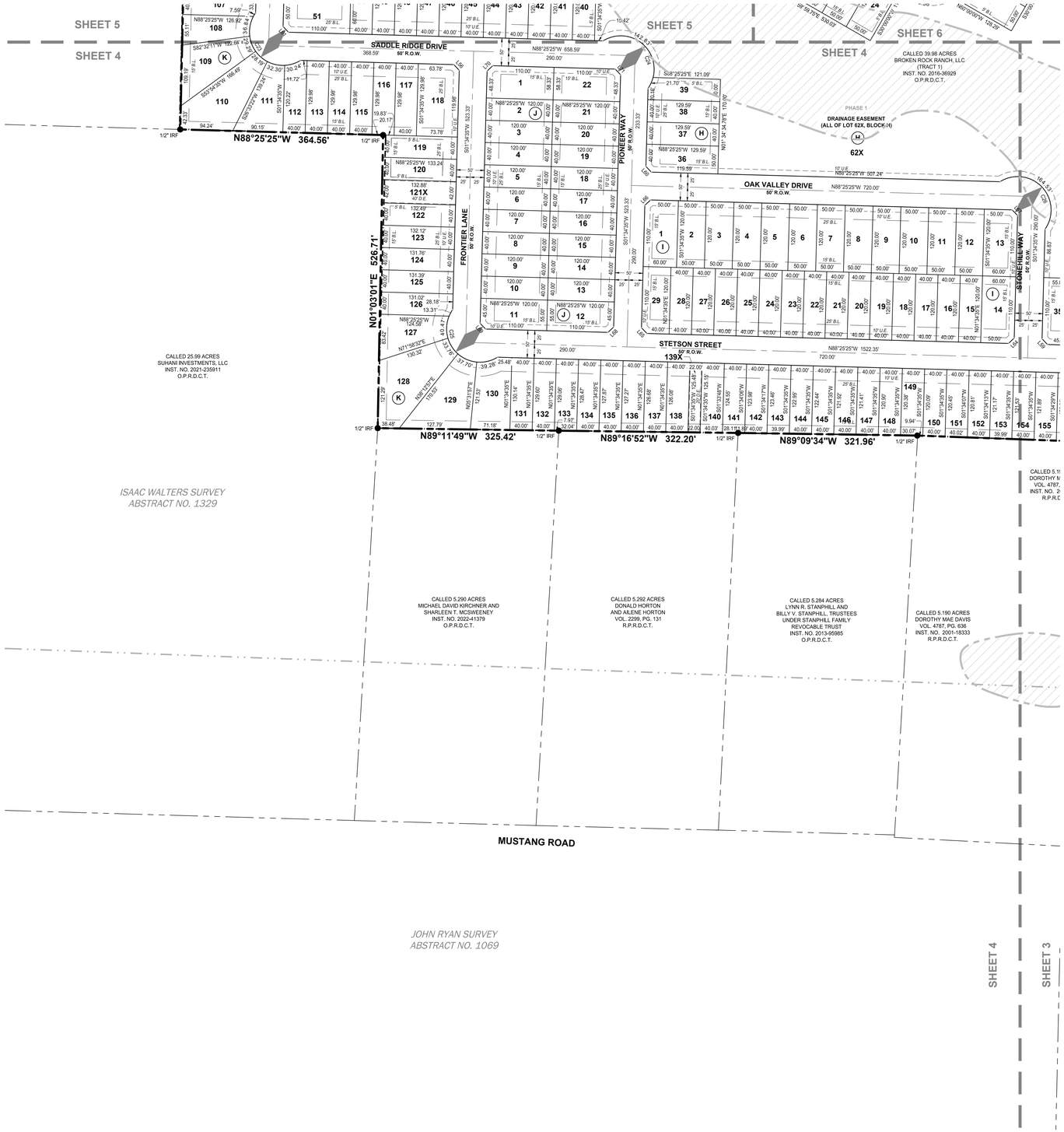
OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT NO. 23-0056 | DRAWN BY: GW | SCALE: 1"=100' | DATE: 11/01/2024 | SHEET: 3 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY



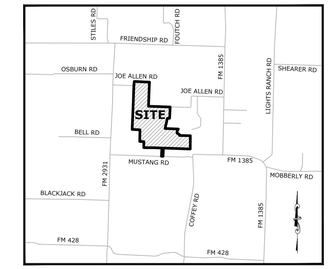
GRAPHIC SCALE

0' 50' 100' 200'

1" = 100'

LEGEND / ABBREVIATIONS

ADJOINING TRACT/DEED LINE	O.P.R.D.C.T.	STREET NAME CHANGE
BOUNDARY LINE		OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
FEMA FLOOD LINE	R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
BUILDING LINE		
EASEMENT LINE	D.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
ABSTRACT LINE	IRF	IRON ROD FOUND
PILOT POINT ETJ LINE	IPF	IRON PIPE FOUND
PHASE LINE	CIRF	CAPPED IRON ROD FOUND
GRAVEL	CIRS	CAPPED IRON ROD SET
ASPHALT	MNF	MAG NAIL FOUND
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CHAINLINK FENCE	B.L.	BUILDING LINE
OVERHEAD ELEC LINE	L.E.	LANDSCAPE EASEMENT
GAS LINE	D.E.	DRAINAGE EASEMENT
MONUMENT FOUND	U.E.	UTILITY EASEMENT
CAPPED IRON ROD SET		
MAGNAIL FOUND		



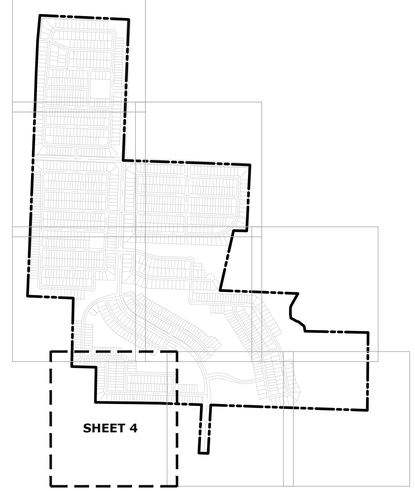
VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

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KEYMAP
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MAVERICK FARMS ADDITION

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Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the
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DATE OF PREPARATION: 11/01/2024

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E-mail: dpitcher@kfm-llc.com

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Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

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Allen, Tx 75002-3314

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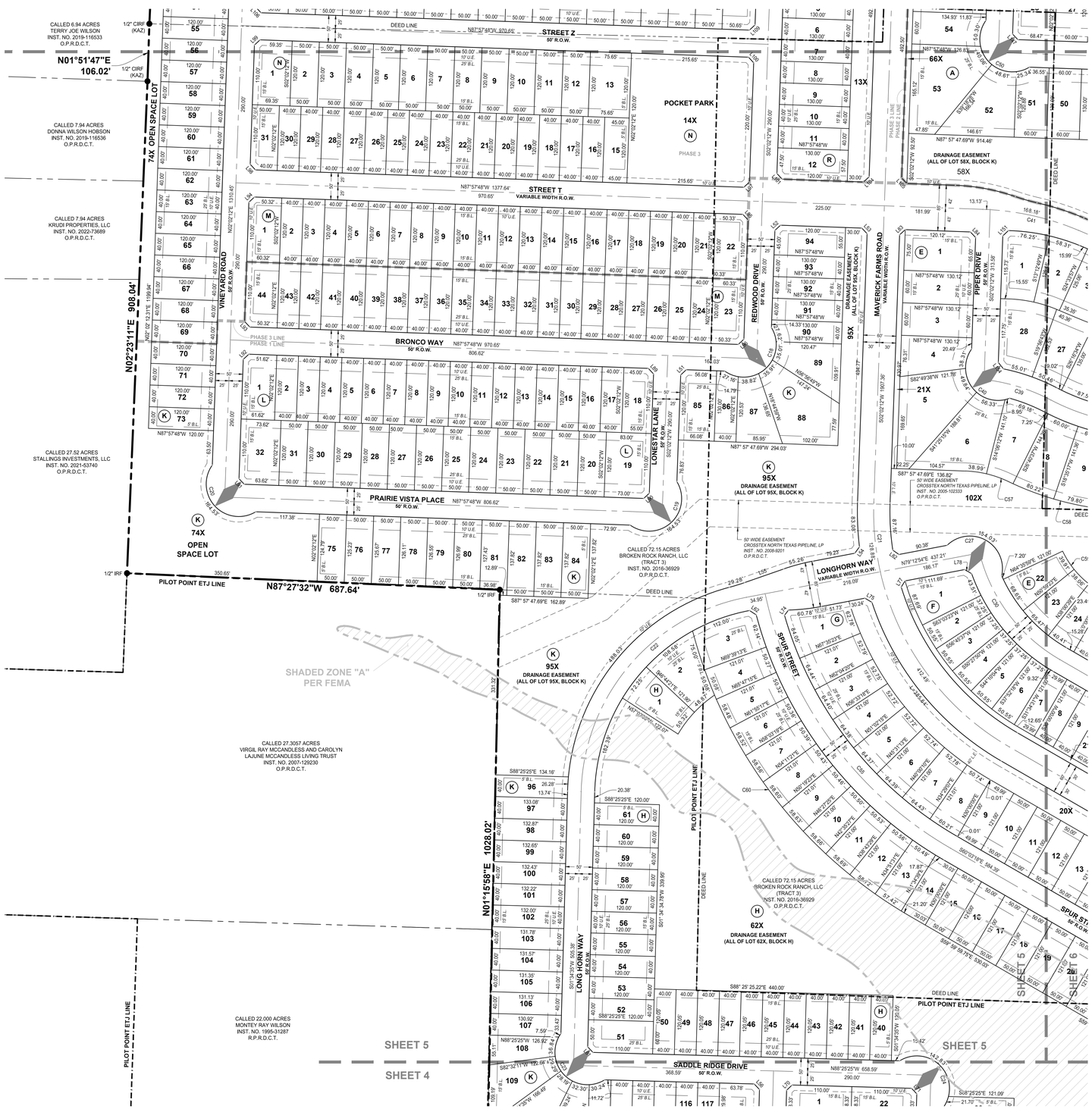
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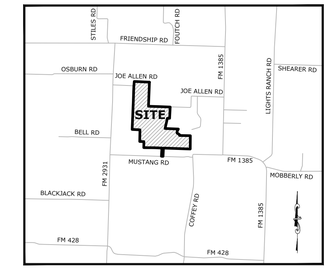
PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: 1"=100'	DATE: 11/01/2024	SHEET: 4 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY

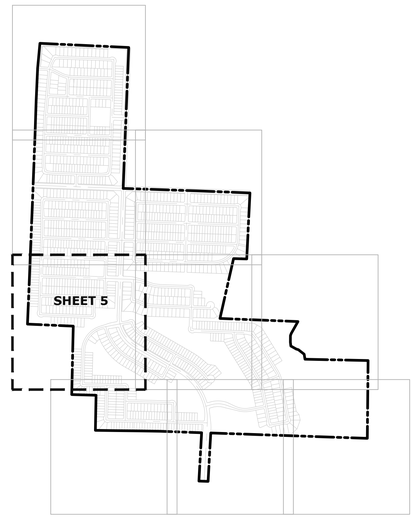


LEGEND / ABBREVIATIONS

ADJOINING TRACT/DEED LINE		STREET NAME CHANGE	
BOUNDARY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	
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BUILDING LINE	R.P.R.D.C.T.		
EASEMENT LINE			
ABSTRACT LINE	D.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	
PILOT POINT ETJ LINE			
PHASE LINE	IRF	IRON ROD FOUND	
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ASPHALT	CIRF	CAPPED IRON ROD FOUND	
WIRE FENCE	CIRS	CAPPED IRON ROD SET	
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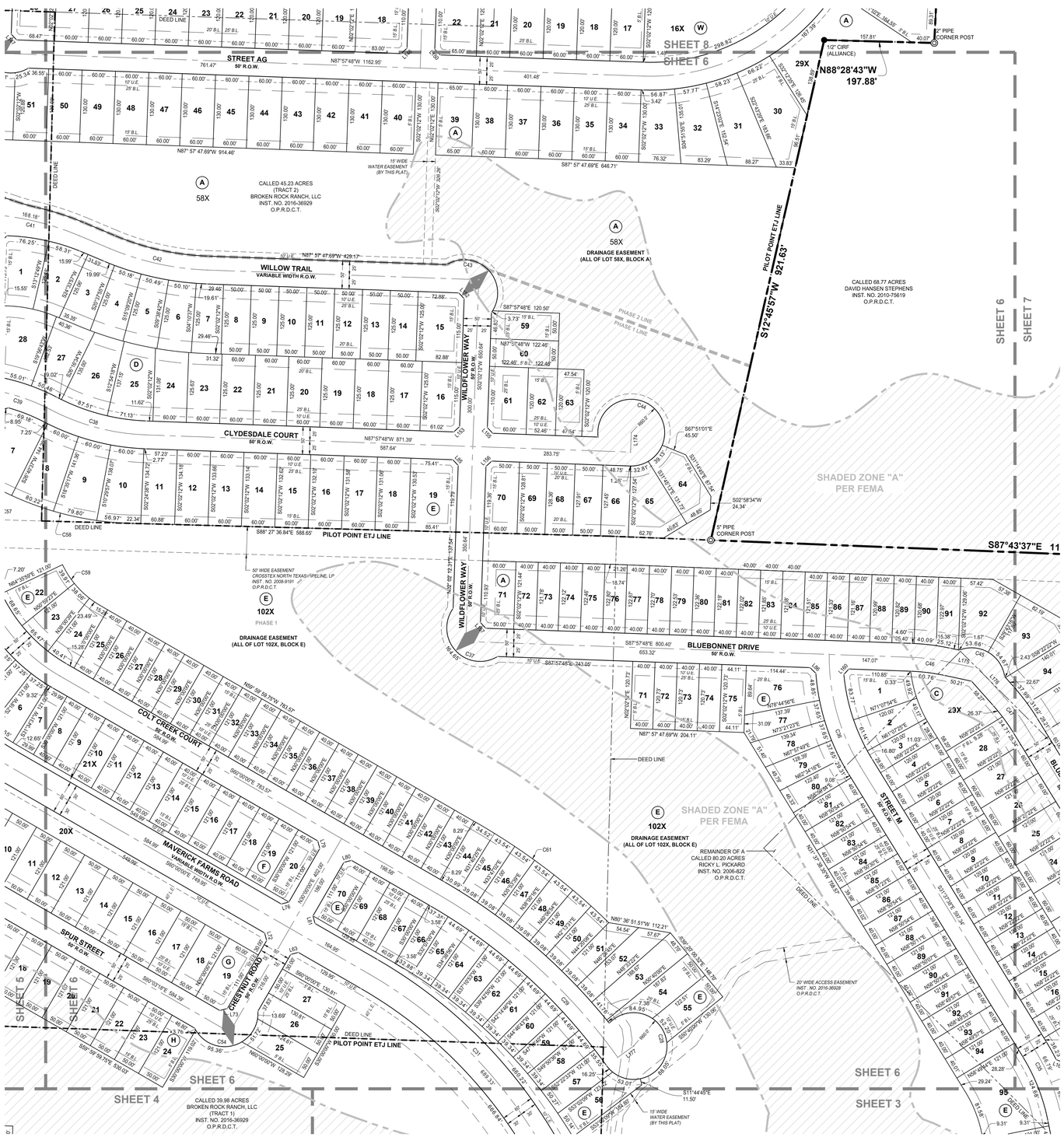
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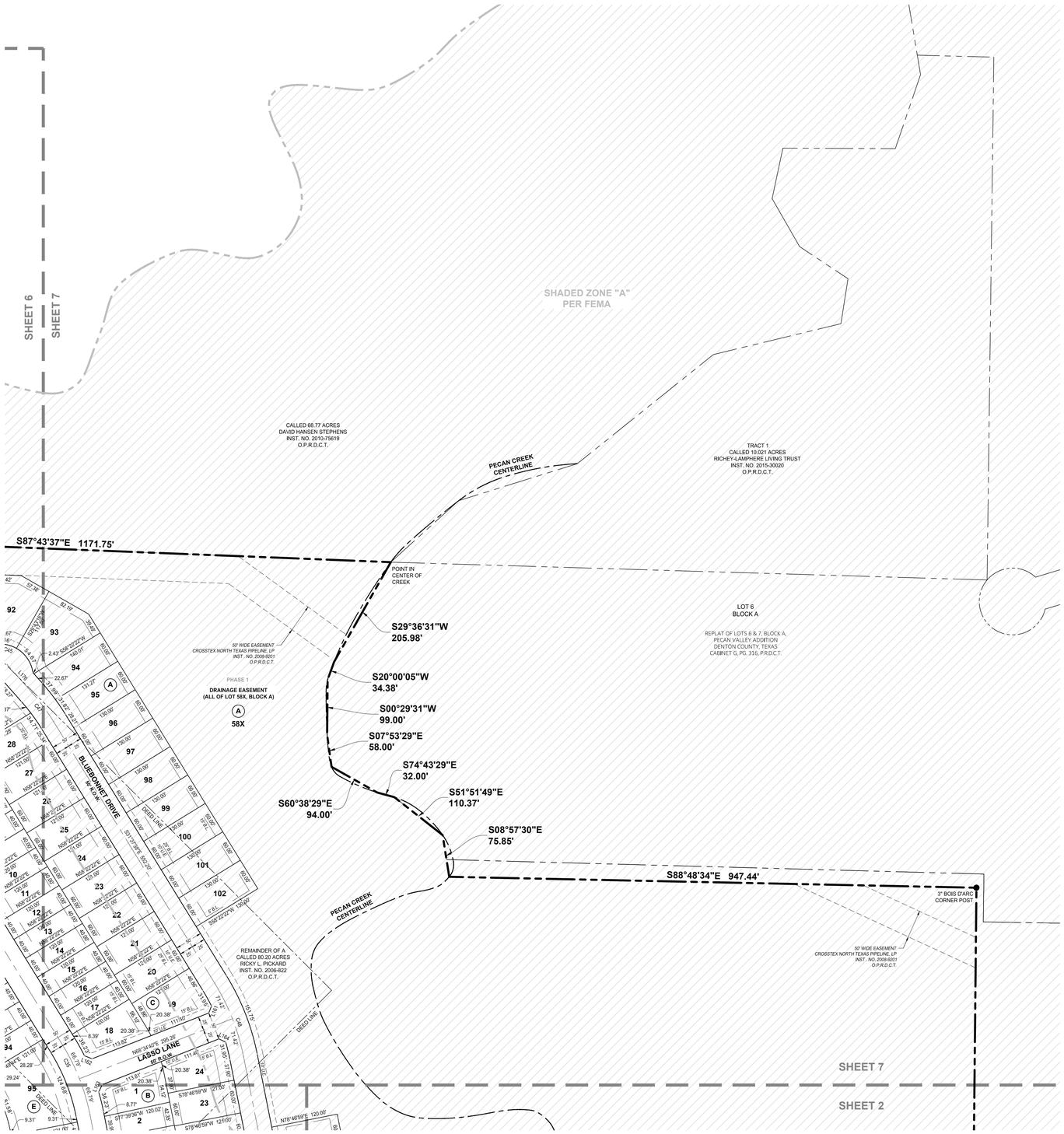
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PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: 1"=100'	DATE: 11/01/2024	SHEET: 5 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY


STREET AG
50' R.O.W.
WILLOW TRAIL
VARIABLE WIDTH R.O.W.
CLYDESDALE COURT
50' R.O.W.
WILDFLOWER WAY
50' R.O.W.
BLUEBONNET DRIVE
50' R.O.W.
COLT CREEK COURT
50' R.O.W.
MAVERICK FARMS ROAD
VARIABLE WIDTH R.O.W.
SPUR STREET
50' R.O.W.
CHESTNUT ROAD
50' R.O.W.
STREET M
50' R.O.W.
PILOT POINT ETJ LINE
DEED LINE
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 3
CALLED 45.23 ACRES
(TRACT 2)
BROKEN ROCK RANCH, LLC
INST. NO. 2016-36929
O.P.R.D.C.T.
CALLED 68.77 ACRES
DAVID HANSEN STEPHENS
INST. NO. 2010-75619
O.P.R.D.C.T.
CALLED 39.98 ACRES
BROKEN ROCK RANCH, LLC
(TRACT 1)
INST. NO. 2016-36929
O.P.R.D.C.T.
REMAINDER OF A
CALLED 80.20 ACRES
RICKY L. PICKARD
INST. NO. 2006-822
O.P.R.D.C.T.
DRAINAGE EASEMENT
(ALL OF LOT 58X, BLOCK A)
DRAINAGE EASEMENT
(ALL OF LOT 102X, BLOCK E)
50' WIDE EASEMENT
CROSSTEX NORTH TEXAS PIPELINE, LP
INST. NO. 2008-9191
O.P.R.D.C.T.
15' WIDE
WATER EASEMENT
(BY THIS PLAT)
20' WIDE ACCESS EASEMENT
INST. NO. 2016-36928
O.P.R.D.C.T.
PHASE 2 LINE
PHASE 1 LINE
SHADED ZONE "A"
PER FEMA
1/2" CIRF
(ALLIANCE)
5" PIPE
CORNER POST
N88°28'43"W
197.88'
S12°45'57"W 921.63'
S87°43'37"E 11
S02°58'34"W
24.34'
S11°44'45"E
11.50'
S67°51'01"E
45.50'
N87° 57' 47.69"W 914.46'
S87° 57' 47.69"E 646.71'
N87° 57' 47.69"W 429.17'
S87°57'48"E 120.50'
N87°57'48"W 122.46'
S86° 27' 36.64"E 588.65'
N87°57'48"W 871.39'
N87°57'48"W 587.64'
S87°57'48"E 800.40'
S87°57'48"E 243.05'
N87° 57' 47.69"W 204.11'
N80° 36' 51.51"W 112.21'
S89°28'49"E 46.76'
N87°57'48"W 653.32'
N87°57'48"W 761.47'
S87°57'48"E 1162.95'
S87°57'48"E 401.48'
S87°57'48"E 283.75'
S87°57'48"E 298.82'
S87°57'48"E 164.56'
S87°57'48"E 147.07'
S87°57'48"E 114.44'
S87°57'48"E 76.32'
S87°57'48"E 83.29'
S87°57'48"E 88.27'
S87°57'48"E 33.83'
S87°57'48"E 76.23'
S87°57'48"E 88.22



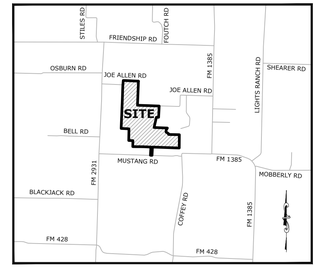
GRAPHIC SCALE

0' 50' 100' 200'

1" = 100'

LEGEND / ABBREVIATIONS

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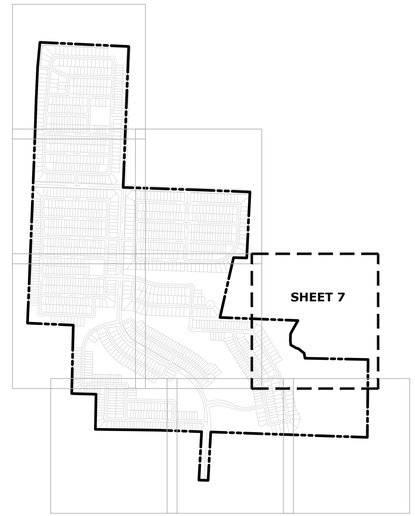
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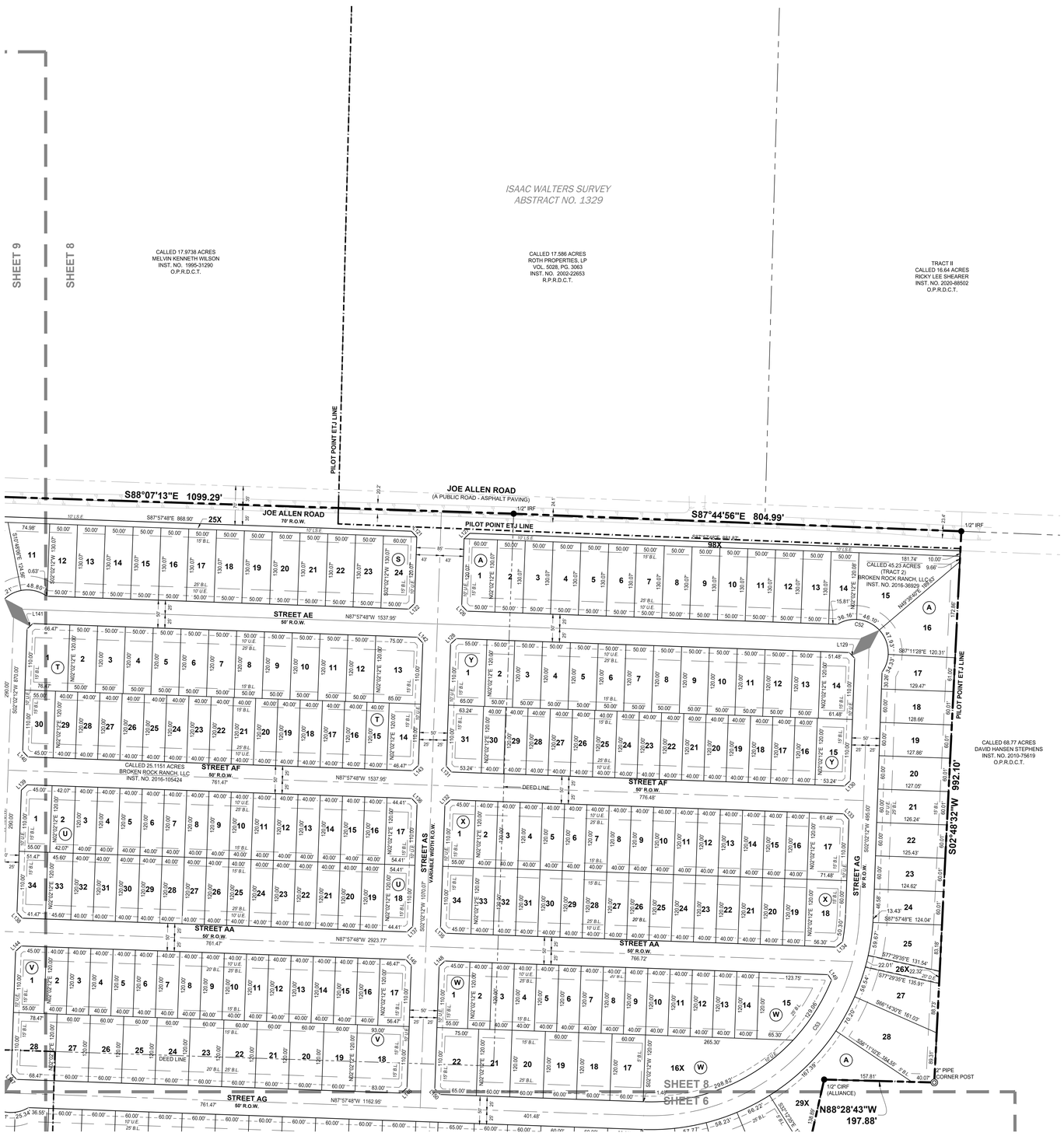
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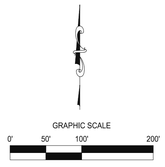
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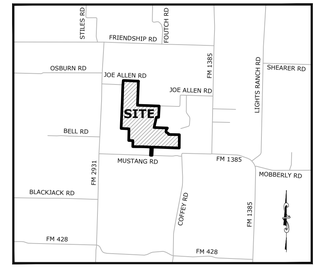
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PRELIMINARY PLAT
MAVERICK FARMS ADDITION

PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A; LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C; LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E; LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H; LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M; LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

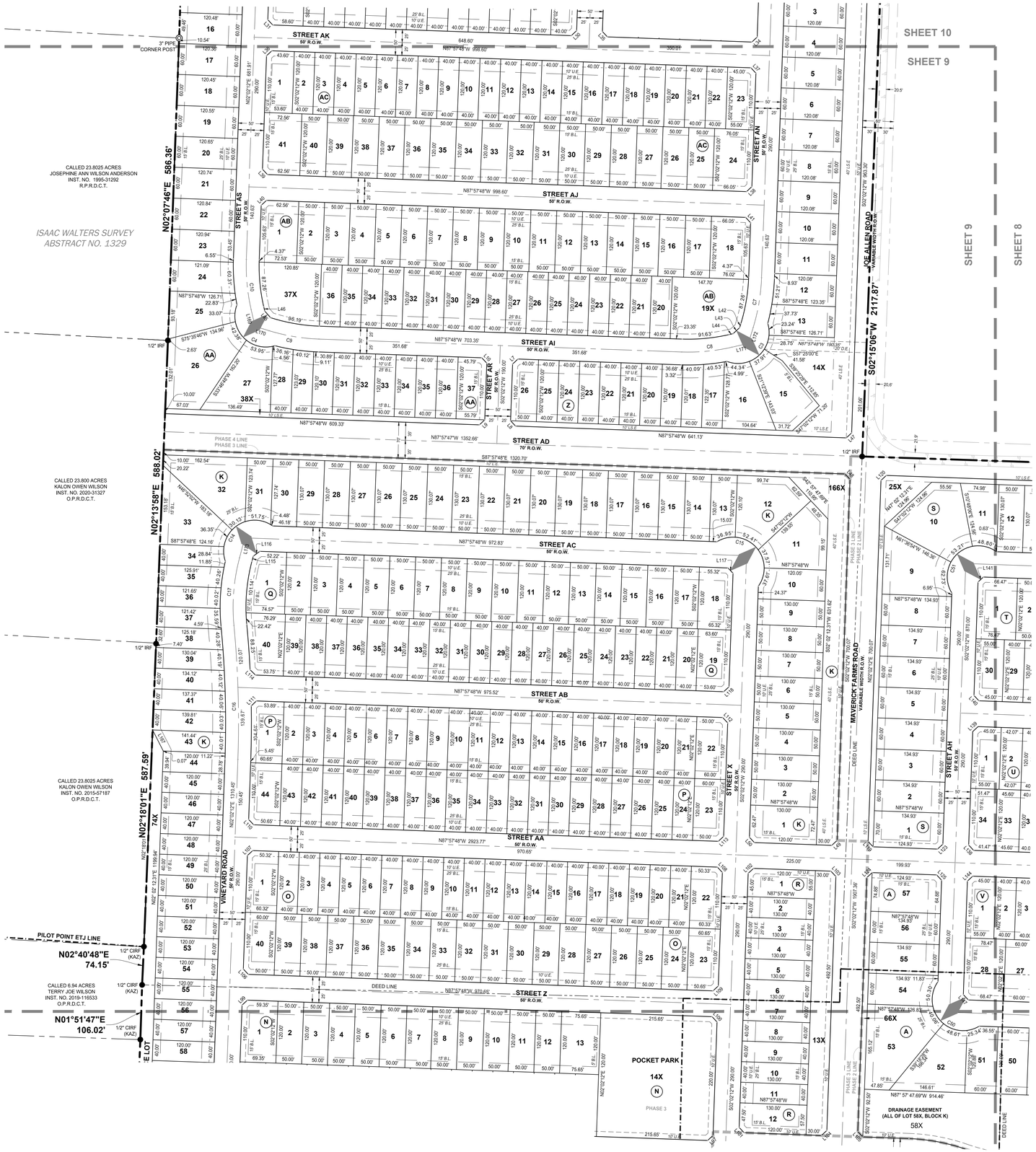
PLAT CASE NO: PP 24-003

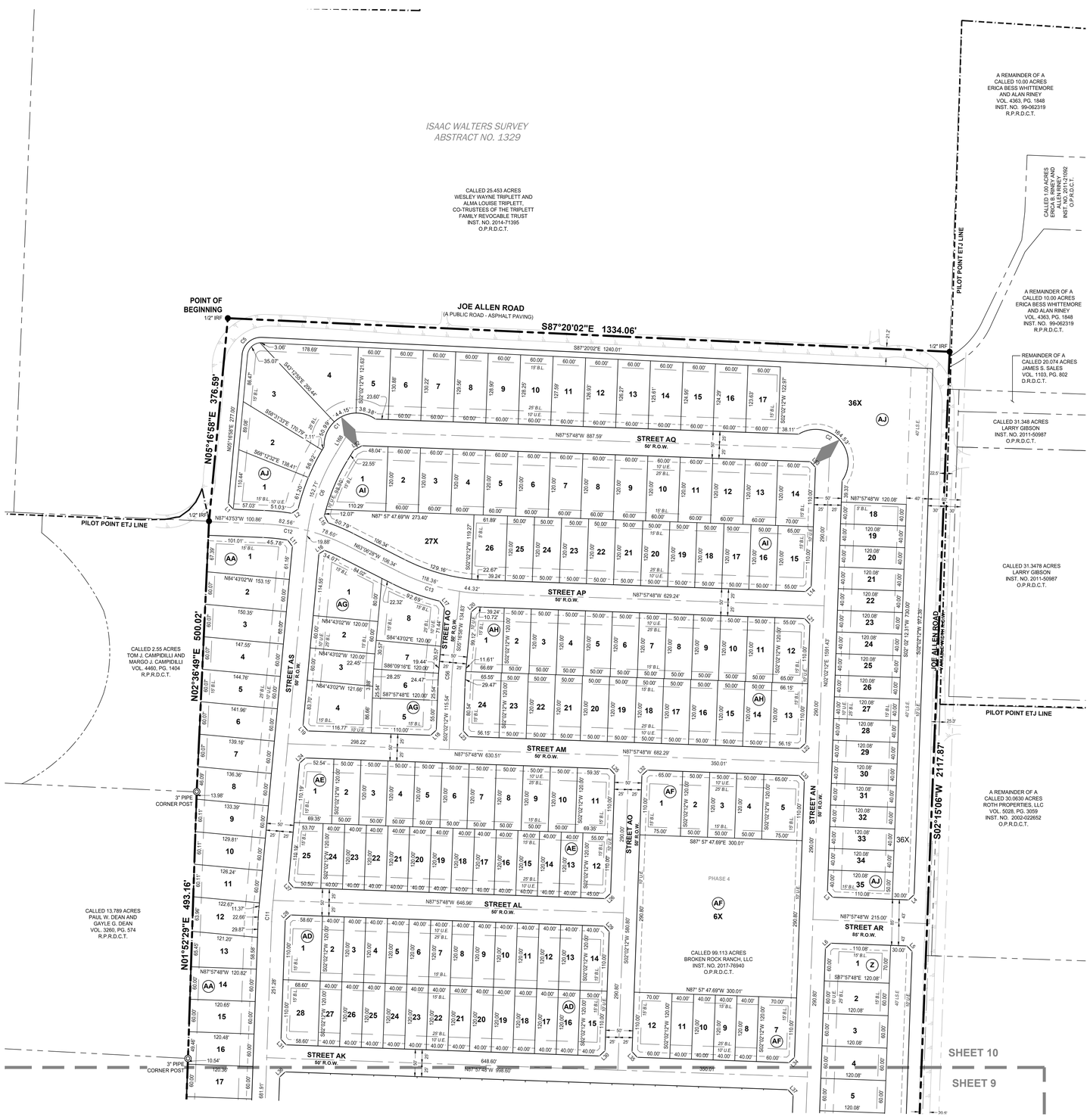
CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: 1"=100'	DATE: 11/01/2024	SHEET: 8 OF 14

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

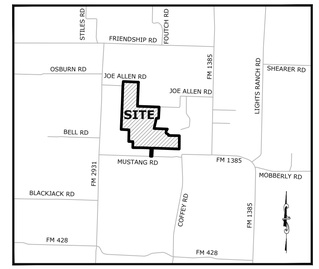
PRELIMINARY FOR REVIEW PURPOSES ONLY


SHEET 10
SHEET 9
SHEET 9
SHEET 8
STREET AK
50' R.O.W.
STREET AJ
50' R.O.W.
STREET AI
50' R.O.W.
STREET AD
70' R.O.W.
STREET AC
50' R.O.W.
STREET AB
50' R.O.W.
STREET AA
50' R.O.W.
STREET Z
50' R.O.W.
STREET AM
50' R.O.W.
STREET AN
50' R.O.W.
STREET AH
50' R.O.W.
STREET X
50' R.O.W.
JOE ALLEN ROAD
VARIABLE WIDTH R.O.W.
MAVERICK FARMS ROAD
VARIABLE WIDTH R.O.W.
TERRY JOE WILSON ROAD
60' R.O.W.
CALLED 23.8025 ACRES
JOSEPHINE ANN WILSON ANDERSON
INST. NO. 1995-31292
R.P.R.D.C.T.
ISAAC WALTERS SURVEY
ABSTRACT NO. 1329
CALLED 23.800 ACRES
KALON OWEN WILSON
INST. NO. 2020-31327
O.P.R.D.C.T.
CALLED 23.8025 ACRES
KALON OWEN WILSON
INST. NO. 2015-57187
O.P.R.D.C.T.
CALLED 6.94 ACRES
TERRY JOE WILSON
INST. NO. 2019-116533
O.P.R.D.C.T.
3" PIPE
CORNER POST
1/2" IRF
1/2" CIRF (KAZ)
PILOT POINT ETJ LINE
PHASE 4 LINE
PHASE 3 LINE
PHASE 2 LINE
DEED LINE
POCKET PARK
14X
PHASE 3
DRAINAGE EASEMENT
(ALL OF LOT 58X, BLOCK K)
58X
N02°07'46"E 586.36'
N02°13'58"E 588.02'
N02°16'01"E 587.59'
N02°40'48"E 74.15'
N01°51'47"E 106.02'
S02°15'06"W 2117.87'
N87°57'48"W 998.60'
N87°57'47"W 1352.66'
S87°57'48"E 1320.70'
N87°57'48"W 972.83'
N87°57'48"W 975.52'
N87°57'48"W 2923.77'
N87°57'48"W 970.65'
N87°57'48"W 609.33'
N87°57'48"W 703.35'
N87°57'48"W 641.13'
S87°57'48"E 124.16'
S87°57'48"E 123.35'
S87°57'48"E 126.71'
S87°57'48"E 126.71'
S87°57'48"E 134.96'
S87°57'48"E 134.93'
S87°57'48"E 134.93'
S87°57'48"E 124.93'
S87°57'48"E 124.93'
S87°57'48"E 134.93'
S87°57'48"E 134.93'
S87°57'48"E 134



LEGEND / ABBREVIATIONS

ADJOINING TRACT/DEED LINE		STREET NAME CHANGE	
BOUNDARY LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	
FEMA FLOOD LINE			
BUILDING LINE	R.P.R.D.C.T.	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS	
EASEMENT LINE			
ABSTRACT LINE	D.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS	
PILOT POINT ETJ LINE	IRF	IRON ROD FOUND	
PHASE LINE	IPF	IRON PIPE FOUND	
GRAVEL	CIRF	CAPPED IRON ROD FOUND	
ASPHALT	CIRS	CAPPED IRON ROD SET	
WIRE FENCE	MNF	MAG NAIL FOUND	
CHAINLINK FENCE	MNS	MAG NAIL SET	
OVERHEAD ELEC LINE	B.L.	BUILDING LINE	
GAS LINE	L.E.	LANDSCAPE EASEMENT	
MONUMENT FOUND	D.E.	DRAINAGE EASEMENT	
CAPPED IRON ROD SET	U.E.	UTILITY EASEMENT	
MAGNAIL FOUND			



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

FLOOD STATEMENT

This site is situated in Non-shaded Zone "X" and Shaded Zone "A" in City of Pilot Point, Denton County, Texas according to FEMA map number 48121C0260G, dated April 18, 2011. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



KEYMAP
N.T.S.

PRELIMINARY PLAT
MAVERICK FARMS ADDITION

PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73; LOTS 74X; LOTS 75 THRU 94,
LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X
BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57, BLOCK A;
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LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
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Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

OWNER
OMA Pilot Point LLC
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Plano, Tx 75024

PLAT CASE NO: PP 24-003

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PRELIMINARY FOR REVIEW PURPOSES ONLY

LOT AREA TABLE - BLOCK A		
LOT	ACRES	SQ. FT.
1	0.178	7,754
2	0.149	6,504
3	0.149	6,504
4	0.149	6,504
5	0.149	6,504
6	0.149	6,504
7	0.149	6,504
8	0.149	6,504
9	0.149	6,504
10	0.149	6,504
11	0.149	6,504
12	0.149	6,504
13	0.149	6,504
14	0.144	6,268
15	0.357	15,530
16	0.331	14,405
17	0.179	7,819
18	0.178	7,744
19	0.177	7,696
20	0.176	7,647
21	0.174	7,599
22	0.173	7,550
23	0.172	7,502
24	0.171	7,454
25	0.207	9,024
27	0.240	10,443
28	0.354	15,400
30	0.314	13,678
31	0.270	11,745
32	0.228	9,932
33	0.206	8,976
34	0.179	7,800
35	0.179	7,800
36	0.179	7,800
37	0.179	7,800
38	0.179	7,800
39	0.194	8,450
40	0.179	7,800
41	0.179	7,800
42	0.179	7,800
43	0.179	7,800
44	0.179	7,800
45	0.179	7,800
46	0.179	7,800
47	0.179	7,800
48	0.179	7,800
49	0.179	7,800
50	0.179	7,800

LOT AREA TABLE - BLOCK A		
LOT	ACRES	SQ. FT.
51	0.176	7,671
52	0.283	12,322
53	0.400	17,424
54	0.177	7,730
55	0.186	8,096
56	0.186	8,096
57	0.231	10,053
59	0.140	6,120
60	0.141	6,123
61	0.192	8,350
62	0.145	6,295
63	0.131	5,705
64	0.187	8,161
65	0.218	9,510
66	0.146	6,375
67	0.147	6,384
68	0.147	6,407
69	0.148	6,429
70	0.177	7,695
71	0.166	7,221
72	0.112	4,864
73	0.112	4,878
74	0.112	4,892
75	0.113	4,905
76	0.113	4,916
77	0.113	4,912
78	0.113	4,905
79	0.112	4,898
80	0.112	4,891
81	0.112	4,884
82	0.112	4,877
83	0.112	4,870
84	0.112	4,864
85	0.111	4,857
86	0.111	4,850
87	0.111	4,843
88	0.111	4,836
89	0.111	4,829
90	0.112	4,860
91	0.116	5,031
92	0.239	10,392
93	0.260	11,311
94	0.186	8,107
95	0.179	7,813
96	0.179	7,800
97	0.179	7,800
98	0.179	7,800
99	0.179	7,800

LOT AREA TABLE - BLOCK A		
LOT	ACRES	SQ. FT.
100	0.179	7,800
101	0.179	7,800
102	0.179	7,800
103	0.165	7,200
104	0.165	7,200
105	0.165	7,200
106	0.165	7,200
107	0.165	7,200
108	0.165	7,200
109	0.187	8,165
110	0.232	10,101
111	0.286	12,466
112	0.330	14,396
113	0.242	10,551
114	0.228	9,919
115	0.208	9,076
116	0.183	7,990
117	0.197	8,574
118	0.179	7,792
119	0.179	7,791
120	0.208	9,040

LOT AREA TABLE - BLOCK B		
LOT	ACRES	SQ. FT.
1	0.179	7,786
2	0.113	4,940
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.167	7,294
15	0.220	9,602
16	0.167	7,260
17	0.167	7,260
18	0.167	7,260
19	0.167	7,260
20	0.167	7,260
21	0.167	7,260
22	0.167	7,260
23	0.167	7,260
24	0.191	8,308

LOT AREA TABLE - BLOCK C		
LOT	ACRES	SQ. FT.
1	0.197	8,574
2	0.140	6,079
3	0.118	5,145
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.181	7,883
19	0.216	9,391
20	0.167	7,260
21	0.167	7,260
22	0.167	7,260
23	0.167	7,260
24	0.167	7,260
25	0.167	7,260
26	0.167	7,260
27	0.167	7,260
28	0.166	7,240
29	0.311	13,532

LOT AREA TABLE - BLOCK D		
LOT	ACRES	SQ. FT.
1	0.212	9,253
2	0.178	7,751
3	0.160	6,976
4	0.161	7,019
5	0.162	7,063
6	0.161	7,008
7	0.148	6,426
8	0.143	6,250
9	0.143	6,250
10	0.143	6,250
11	0.143	6,250
12	0.143	6,250
13	0.143	6,250
14	0.143	6,250
15	0.237	10,310
16	0.203	8,828
17	0.172	7,500
18	0.172	7,500
19	0.172	7,500
20	0.172	7,500
21	0.172	7,500
22	0.172	7,500
23	0.172	7,506
24	0.176	7,673
25	0.216	9,427
26	0.225	9,786
27	0.203	8,858
28	0.257	11,191

LOT AREA TABLE - BLOCK E		
LOT	ACRES	SQ. FT.
1	0.223	9,709
2	0.179	7,807
3	0.179	7,807
4	0.191	8,309
5	0.375	16,317
6	0.323	14,053
7	0.227	9,876
8	0.230	10,011
9	0.224	9,763
10	0.218	9,489
11	0.187	8,126
12	0.184	8,035
13	0.184	8,004
14	0.183	7,973
15	0.182	7,941
16	0.182	7,910
17	0.181	7,879
18	0.180	7,848
19	0.254	11,067
22	0.151	6,568
23	0.144	6,263
24	0.131	5,715
25	0.111	4,840
26	0.111	4,840
27	0.111	4,840
28	0.111	4,840
29	0.111	4,840
30	0.111	4,840
31	0.111	4,840
32	0.111	4,840
33	0.111	4,840
34	0.111	4,840
35	0.111	4,840
36	0.111	4,840
37	0.111	4,840
38	0.111	4,840
39	0.111	4,840
40	0.111	4,840
41	0.111	4,840
42	0.111	4,840
43	0.111	4,840
44	0.114	4,966
45	0.115	4,998
46	0.115	4,998
47	0.115	4,998
48	0.115	4,998
49	0.115	4,998
50	0.115	4,998
51	0.131	5,690
52	0.165	7,203
53	0.195	8,507
54	0.166	7,230
55	0.141	6,124
56	0.161	7,011
57	0.142	6,179
58	0.117	5,083
59	0.117	5,083
60	0.117	5,083
61	0.117	5,083
62	0.117	5,083
63	0.117	5,083
64	0.117	5,083
65	0.117	5,083
66	0.107	4,681
67	0.111	4,840
68	0.111	4,840
69	0.111	4,840
70	0.138	6,000
71	0.111	4,829
72	0.111	4,829

LOT AREA TABLE - BLOCK E		
LOT	ACRES	SQ. FT.
73	0.111	4,829
74	0.111	4,829
75	0.122	5,325
76	0.218	9,514
77	0.144	6,278
78	0.135	5,862
79	0.125	5,441
80	0.118	5,139
81	0.111	4,840
82	0.111	4,840
83	0.111	4,840
84	0.111	4,841
85	0.111	4,840
86	0.111	4,841
87	0.111	4,840
88	0.111	4,839
89	0.111	4,840
90	0.111	4,842
91	0.111	4,838
92	0.111	4,840
93	0.111	4,840
94	0.111	4,840
95	0.392	17,085
96	0.111	4,840
97	0.111	4,840
98	0.111	4,840
99	0.111	4,840
100	0.111	4,840
101	0.152	6,605

LOT AREA TABLE - BLOCK F		
LOT	ACRES	SQ. FT.
1	0.195	8,494
2	0.122	5,312
3	0.122	5,312
4	0.122	5,312
5	0.122	5,312
6	0.122	5,312
7	0.114	4,958
8	0.111	4,840
9	0.111	4,840
10	0.111	4,840
11	0.111	4,840
12	0.111	4,840
13	0.111	4,840
14	0.111	4,840
15	0.111	4,840
16	0.111	4,840
17	0.111	4,840
18	0.111	4,840
19	0.111	4,840
20	0.138	6,000

LOT AREA TABLE - BLOCK G		
LOT	ACRES	SQ. FT.
1	0.211	9,189
2	0.163	7,092
3	0.163	7,087
4	0.163	7,085
5	0.163	7,084
6	0.163	7,086
7	0.163	7,091
8	0.154	6,712
9	0.139	6,050
10	0.139	6,050
11	0.139	6,050
12	0.139	6,050
13	0.139	6,050
14	0.139	6,050
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.139	6,050
19	0.166	7,210

LOT AREA TABLE - BLOCK H		
LOT	ACRES	SQ. FT.
1	0.172	7,472
2	0.216	9,417
3	0.213	9,282
4	0.151	6,577
5	0.151	6,582
6	0.151	6,587
7	0.151	6,592
8	0.151	6,596
9	0.152	6,600
10	0.152	6,604
11	0.152	6,608
12	0.152	6,611
13	0.150	6,528
14	0.138	5,997
15	0.139	6,050
16	0.139	6,050
17	0.139	6,050
18	0.139	6,050
19	0.139	6,050
20	0.139	6,050
21	0.139	6,050
22	0.139	6,050
23	0.139	6,050
24	0.139	6,047
25	0.141	6,137
26	0.149	6,499
27	0.150	6,541
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.150	6,550
36	0.148	6,430
37	0.119	5,184
38	0.119	5,184
39	0.117	5,085
40	0.110	4,802
41	0.110	4,802
42	0.110	4,802
43	0.110	4,802
44	0.110	4,802
45	0.110	4,802
46	0.110	4,802
47	0.110	4,802
48	0.110	4,802
49	0.110	4,802
50	0.110	4,802
51	0.164	7,150
52	0.110	4,800
53	0.110	4,800
54	0.110	4,800
55	0.110	4,800
56	0.110	4,800
57	0.110	4,800
58	0.110	4,800
59	0.110	4,800
60	0.110	4,800
61	0.110	4,800

LOT AREA TABLE - BLOCK I		
LOT	ACRES	SQ. FT.
1	0.164	7,150
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.164	7,150
14	0.164	7,150
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.137	5,950

LOT AREA TABLE - BLOCK J		
LOT	ACRES	SQ. FT.
1	0.160	6,949
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.150	6,550
12	0.150	6,550
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.160	6,949

LOT AREA TABLE - BLOCK K		
LOT	ACRES	SQ. FT.
0	0.122	5,293
1	0.215	9,371
1	0.121	5,284
2	0.149	6,500
2	0.121	5,276
3	0.149	6,500
3	0.121	5,267
4	0.149	6,500
4	0.121	5,258
5	0.149	6,500
5	0.121	5,250
6	0.149	6,500
6	0.120	5,241
7	0.149	6,500
7	0.120	5,219
8	0.149	6,500
8	0.127	5,546
9	0.149	6,500
9	0.205	8,918
10	0.173	7,550
11	0.275	11,969
12	0.322	14,026
13	0.144	6,260
14	0.149	6,504
15	0.149	6,504
16	0.149	6,504
17	0.149	6,504
18	0.149	6,504
19	0.149	6,504
20	0.149	6,504
21	0.149	6,504
22	0.149	6,504
23	0.149	6,504
24	0.149	6,504
25	0.149	6,504
26	0.149	6,504
27	0.149	6,504
28	0.149	6,504
29	0.149	6,504
30	0.149	6,499
31	0.140	6,101
32	0.329	14,311
33	0.289	12,573
34	0.115	5,019
35	0.113	4,938
36	0.111	4,848
37	0.113	4,919
38	0.117	5,107
39	0.121	5,286
40	0.125	5,433

LOT AREA TABLE - BLOCK K		
LOT	ACRES	SQ. FT.
41	0.127	5,546
42	0.129	5,628
43	0.120	5,232
44	0.110	4,800
45	0.110	4,800
46	0.110	4,800
47	0.110	4,800
48	0.110	4,800
49	0.110	4,800
50	0.110	4,800
51	0.110	4,800
52	0.110	4,800
53	0.110	4,800
54	0.110	4,800
55	0.110	4,800
56	0.110	4,800
57	0.110	4,800
58	0.110	4,800
59	0.110	4,800
60	0.110	4,800
61	0.110	4,800
62	0.110	4,800
63	0.110	4,800
64	0.110	4,800
65	0.110	4,800
66	0.110	4,800
67	0.110	4,800
68	0.110	4,800
69	0.110	4,800
70	0.110	4,800
71	0.110	4,800
72	0.110	4,800
73	0.110	4,800
75	0.143	6,251
76	0.144	6,273
77	0.145	6,295
78	0.145	6,317
79	0.146	6,339
80	0.146	6,361
81	0.150	6,512
82	0.158	6,891
83	0.158	6,891
84	0.158	6,891
96	0.122	5,335
97	0.122	5,319
98	0.122	5,310
99	0.122	5,302

LOT AREA TABLE - BLOCK K		
LOT	ACRES	SQ. FT.
100	0.122	5,293
101	0.121	5,284
102	0.121	5,276
103	0.121	5,267
104	0.121	5,258
105	0.121	5,250
106	0.120	5,241
107	0.120	5,219
108	0.127	5,546
109	0.205	8,918
110	0.263	11,439
111	0.173	7,527
112	0.115	5,023
113	0.119	5,199
114	0.119	5,199
115	0.119	5,199
116	0.119	5,199
117	0.119	5,199
118	0.219	9,540
119	0.123	5,337
120	0.122	5,322
122	0.121	5,292
123	0.121	5,278
124	0.121	5,263
125	0.120	5,248
126	0.119	5,194
127	0.173	7,520
128	0.304	13,238
129	0.246	10,724
130	0.194	8,439
131	0.119	5,195
132	0.119	5,173
133	0.118	5,151
134	0.118	5,127
135	0.117	5,103
136	0.117	5,079
137	0.116	5,055
138	0.115	5,031
140	0.115	4,996
141	0.114	4,970
142	0.114	4,948
143	0.113	4,928
144	0.113	4,908
145	0.112	4,887
146	0.112	4,867
147	0.111	4,846
148	0.111	4,826
149	0.110	4,806
150	0.110	4,811
151	0.111	4,826
152	0.111	4,839
153	0.111	4,853
154	0.112	4,868
155	0.112	4,883
156	0.112	4,897
157	0.113	4,911
158	0.113	4,926
159	0.113	4,940
160	0.114	4,955
161	0.114	4,969
162	0.114	4,984
163	0.115	4,998
164	0.158	6,896

LOT AREA TABLE - BLOCK A (HOA)		
LOT	ACRES	SQ. FT.
21X	6.578	286,533
26X	0.067	2,940
29X	0.371	16,161
58X	46.589	2,029,425
66X	0.115	5,025
98X	0.204	8,868

LOT AREA TABLE - BLOCK C (HOA)		
LOT	ACRES	SQ. FT.
29X	0.311	13,532

LOT AREA TABLE - BLOCK E (HOA)		
LOT	ACRES	SQ. FT.
21X	0.100	4,360
102X	19.241	838,129

LOT AREA TABLE - BLOCK F (HOA)		
LOT	ACRES	SQ. FT.
21X	0.208	9,074

LOT AREA TABLE - BLOCK G (HOA)		
LOT	ACRES	SQ. FT.
20X	0.891	38,813

LOT AREA TABLE - BLOCK H (HOA)		
LOT	ACRES	SQ. FT.
62X	14.357	625,409

LOT AREA TABLE - BLOCK K (HOA)		
LOT	ACRES	SQ. FT.
74X	2.178	94,868
95X	4.264	185,756
121X	0.128	5,573
139X	0.063	2,757
165X	0.349	15,218
166X	1.026	44,687

LOT AREA TABLE - BLOCK N (HOA)		
LOT	ACRES	SQ. FT.
14X	1.241	54,056

LOT AREA TABLE - BLOCK R (HOA)		
LOT	ACRES	SQ. FT.
13X	0.468	20,400

LOT AREA TABLE - BLOCK S (HOA)		
LOT	ACRES	SQ. FT.
25X	0.453	19,743

LOT AREA TABLE - BLOCK W (HOA)		
LOT	ACRES	SQ. FT.
16X	0.508	22,132

LOT AREA TABLE - BLOCK Z (HOA)		
LOT	ACRES	SQ. FT.
14X	1.357	59,122

LOT AREA TABLE - BLOCK AA (HOA)		
LOT	ACRES	SQ. FT.
38X	0.141	6,143

LOT AREA TABLE - BLOCK AB (HOA)		
LOT	ACRES	SQ. FT.
19X	0.372	16,204
37X	0.299	13,040

LOT AREA TABLE - BLOCK AF (HOA)		
LOT	ACRES	SQ. FT.
6X	2.003	87,243

LOT AREA TABLE - BLOCK AI (HOA)		
LOT	ACRES	SQ. FT.
27X	0.491	21,368

LOT AREA TABLE - BLOCK AJ (HOA)		
LOT	ACRES	SQ. FT.
36X	2.246	97,820

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

PRELIMINARY PLAT

MAVERICK FARMS ADDITION

PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94,
LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X
BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A;
LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U;
LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M;
LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P,
LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA;
LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC;
LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X,
LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH;
LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the
John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
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Contact: David Pitcher
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SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

PLAT CASE NO: PP 24-003

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
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PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: N/A	DATE: 11/01/2024	SHEET: 11 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY

LOT AREA TABLE - BLOCK L

LOT	ACRES	SQ. FT.
1	0.169	7,344
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.150	6,550
19	0.228	9,910
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.202	8,784

LOT AREA TABLE - BLOCK M

LOT	ACRES	SQ. FT.
1	0.165	7,189
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.165	7,189
23	0.165	7,189
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800
37	0.110	4,800
38	0.110	4,800
39	0.110	4,800
40	0.110	4,800
41	0.110	4,800
42	0.110	4,800
43	0.110	4,800
44	0.165	7,189

LOT AREA TABLE - BLOCK N

LOT	ACRES	SQ. FT.
1	0.190	8,272
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.208	9,078
15	0.124	5,400
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.137	5,950

LOT AREA TABLE - BLOCK O

LOT	ACRES	SQ. FT.
1	0.165	7,189
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.165	7,189
23	0.166	7,228
24	0.138	6,000
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.138	6,000
33	0.138	6,000
34	0.138	6,000
35	0.138	6,000
36	0.138	6,000
37	0.138	6,000
38	0.138	6,000
39	0.138	6,000
40	0.164	7,150

LOT AREA TABLE - BLOCK P

LOT	ACRES	SQ. FT.
1	0.169	7,352
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.164	7,150
23	0.164	7,150
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800
37	0.110	4,800
38	0.110	4,800
39	0.110	4,800
40	0.110	4,800
41	0.110	4,800
42	0.110	4,800
43	0.110	4,800
44	0.166	7,228

LOT AREA TABLE - BLOCK Q

LOT	ACRES	SQ. FT.
1	0.196	8,549
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.179	7,789
19	0.174	7,582
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800
37	0.110	4,800
38	0.110	4,800
39	0.110	4,800
40	0.191	8,325

LOT AREA TABLE - BLOCK R

LOT	ACRES	SQ. FT.
1	0.163	7,100
2	0.119	5,200
3	0.119	5,200
4	0.119	5,200
5	0.119	5,200
6	0.119	5,200
7	0.119	5,200
8	0.119	5,200
9	0.119	5,200
10	0.119	5,200
11	0.119	5,200
12	0.170	7,425

LOT AREA TABLE - BLOCK S

LOT	ACRES	SQ. FT.
1	0.216	9,395
2	0.186	8,096
3	0.186	8,096
4	0.186	8,096
5	0.186	8,096
6	0.186	8,096
7	0.186	8,096
8	0.186	8,096
9	0.295	12,829
10	0.359	15,619
11	0.172	7,476
12	0.149	6,504
13	0.149	6,504
14	0.149	6,504
15	0.149	6,504
16	0.149	6,504
17	0.149	6,504
18	0.149	6,504
19	0.149	6,504
20	0.149	6,504
21	0.149	6,504
22	0.149	6,504
23	0.149	6,504
24	0.178	7,754

LOT AREA TABLE - BLOCK T

LOT	ACRES	SQ. FT.
1	0.210	9,127
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.233	10,150
14	0.154	6,727
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.150	6,550

LOT AREA TABLE - BLOCK U

LOT	ACRES	SQ. FT.
1	0.150	6,550
2	0.116	5,048
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.149	6,479
18	0.149	6,479
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.126	5,472
34	0.141	6,126

LOT AREA TABLE - BLOCK V

LOT	ACRES	SQ. FT.
1	0.150	6,550
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.154	6,727
18	0.255	11,110
19	0.165	7,200
20	0.165	7,200
21	0.165	7,200
22	0.165	7,200
23	0.165	7,200
24	0.165	7,200
25	0.165	7,200
26	0.165	7,200
27	0.165	7,200
28	0.215	9,367

LOT AREA TABLE - BLOCK W

LOT	ACRES	SQ. FT.
1	0.150	6,550
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.288	12,530
17	0.165	7,200
18	0.165	7,200
19	0.165	7,200
20	0.165	7,200
21	0.165	7,200
22	0.205	8,950

LOT AREA TABLE - BLOCK X

LOT	ACRES	SQ. FT.
1	0.150	6,550
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.196	8,528
18	0.193	8,425
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.150	6,550

LOT AREA TABLE - BLOCK Y

LOT	ACRES	SQ. FT.
1	0.178	7,750
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.168	7,328
15	0.173	7,539
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.173	7,539

LOT AREA TABLE - BLOCK Z

LOT	ACRES	SQ. FT.
1	0.192	8,356
2	0.165	7,205
3	0.165	7,205
4	0.165	7,205
5	0.165	7,205
6	0.165	7,205
7	0.165	7,205
8	0.165	7,205
9	0.165	7,205
10	0.165	7,205
11	0.165	7,205
12	0.167	7,260
13	0.175	7,608
15	0.255	11,103
16	0.227	9,880
17	0.115	5,009
18	0.111	4,834
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.137	5,950

LOT AREA TABLE - BLOCK AA

LOT	ACRES	SQ. FT.
1	0.251	10,929
2	0.209	9,105
3	0.205	8,937
4	0.201	8,769
5	0.197	8,601
6	0.194	8,434
7	0.190	8,266
8	0.186	8,097
9	0.181	7,896
10	0.176	7,682
11	0.171	7,467
12	0.178	7,760
13	0.172	7,498
14	0.166	7,244
15	0.166	7,234
16	0.166	7,224
17	0.166	7,224
18	0.166	7,230
19	0.166	7,236
20	0.166	7,242
21	0.166	7,248
22	0.167	7,253
23	0.167	7,259
24	0.170	7,388
25	0.219	9,553
26	0.400	17,432
27	0.286	12,472
28	0.116	5,043
29	0.111	4,849
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800
37	0.153	6,644

LOT AREA TABLE - BLOCK AB

LOT	ACRES	SQ. FT.
1	0.199	8,657
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.138	6,000
13	0.138	6,000
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.208	9,076
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.110	4,800
29	0.110	4,800
30	0.110	4,800
31	0.110	4,800
32	0.110	4,800
33	0.110	4,800
34	0.110	4,800
35	0.110	4,800
36	0.110	4,800

LOT AREA TABLE - BLOCK AC

LOT	ACRES	SQ. FT.
1	0.147	6,383
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.150	6,550
24	0.208	9,076
25	0.138	6,000
26	0.138	6,000
27	0.138	6,000
28	0.138	6,000
29	0.138	6,000
30	0.138	6,000
31	0.138	6,000
32	0.138	6,000
33	0.138	6,000
34	0.138	6,000
35	0.138	6,000
36	0.138	6,000
37	0.138	6,000
38	0.138	6,000
39	0.138	6,000
40	0.138	6,000
41	0.199	8,657

LOT AREA TABLE - BLOCK AD

LOT	ACRES	SQ. FT.
1	0.188	8,182
2	0.110	4,800
3	0.110	4,800
4	0.110	4,800
5	0.110	4,800
6	0.110	4,800
7	0.110	4,800
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.110	4,800
13	0.110	4,800
14	0.137	5,950
15	0.137	5,950
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.110	4,800
26	0.110	4,800
27	0.110	4,800
28	0.188	8,182

LOT AREA TABLE - BLOCK AE

LOT	ACRES	SQ. FT.
1	0.181	7,863
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.190	8,272
12	0.150	6,550
13	0.110	4,800
14	0.110	4,800
15	0.110	4,800
16	0.110	4,800
17	0.110	4,800
18	0.110	4,800
19	0.110	4,800
20	0.110	4,800
21	0.110	4,800
22	0.110	4,800
23	0.110	4,800
24	0.110	4,800
25	0.156	6,802

LOT AREA TABLE - BLOCK AF

LOT	ACRES	SQ. FT.
1	0.205	8,950
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.205	8,950
7	0.192	8,350
8	0.110	4,800
9	0.110	4,800
10	0.110	4,800
11	0.110	4,800
12	0.192	8,350

LOT AREA TABLE - BLOCK AG

LOT	ACRES	SQ. FT.
1	0.284	12,361
2	0.165	7,200
3	0.166	7,230
4	0.256	11,142
5	0.178	7,750
6	0.143	6,228
7	0.142	6,182
8	0.261	11,359

LOT AREA TABLE - BLOCK AH

LOT	ACRES	SQ. FT.
1	0.174	7,560
2	0.138	6,000
3	0.138	6,000
4	0.138	6,000
5	0.138	6,000
6	0.138	6,000
7	0.138	6,000
8	0.138	6,000
9	0.138	6,000
10	0.138	6,000
11	0.138	6,000
12	0.178	7,750
13	0.181	7,888
14	0.138	6,000
15	0.138	6,000
16	0.138	6,000
17	0.138	6,000
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.181	7,882

LOT AREA TABLE - BLOCK AI

LOT	ACRES	SQ. FT.
1	0.241	10,512
2	0.165	7,200
3	0.165	7,200
4	0.165	7,200
5	0.165	7,200
6	0.165	7,200
7	0.165	7,200
8	0.165	7,200
9	0.165	7,200
10	0.165	7,200
11	0.165	7,200
12	0.165	7,200
13	0.165	7,200
14	0.192	8,350
15	0.178	7,750
16	0.138	6,000
17	0.138	6,000
18	0.138	6,000
19	0.138	6,000
20	0.138	6,000
21	0.138	6,000
22	0.138	6,000
23	0.138	6,000
24	0.138	6,000
25	0.138	6,000
26	0.170	7,422

LOT AREA TABLE - BLOCK AJ

LOT	ACRES	SQ. FT.
1	0.255	11,112
2	0.246	10,710
3	0.353	15,381
4	0.344	14,988
5	0.175	7,615
6	0.180	7,833
7	0.179	7,794
8	0.178	7,754
9	0.177	7,714
10	0.176	7,675
11	0.175	7,635
12	0.174	7,596
13	0.173	7,556
14	0.173	7,517
15	0.172	7,477
16	0.171	7,438
17	0.170	7,398
18	0.110	4,803
19	0.110	4,803
20	0.110	4,803
21	0.110	4,803
22	0.110	4,803
23	0.110	4,803
24	0.110	4,803
25	0.110	4,803
26	0.110	4,803

LOT AREA TABLE - BLOCK AJ

LOT	ACRES	SQ. FT.
27	0.110	4,803
28	0.110	4,803
29	0.110	4,803
30	0.110	4,803
31	0.110	4,803
32	0.110	4,803
33	0.110	4,803
34	0.110	4,803
35	0.137	5,954

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

PRELIMINARY PLAT

MAVERICK FARMS ADDITION

PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A; LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C; LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E; LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H; LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;

PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;

PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M; LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;

PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ; Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas

DATE OF PREPARATION: 11/01/2024

PLAT CASE NO: PP 24-003

**EN

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N42°43'53"W	13.43'
L2	N56°36'05"E	14.46'
L3	S42°57'48"E	14.14'
L4	S47°02'12"W	14.14'
L5	S42°57'48"E	14.14'
L6	N47°02'12"E	14.14'
L7	N47°02'12"E	14.14'
L8	N42°57'48"W	14.14'
L9	S47°02'11"W	14.14'
L10	S42°57'48"E	14.14'
L11	S36°20'27"E	14.56'
L12	N61°50'46"E	17.29'
L13	S42°57'48"E	14.14'
L14	S47°02'12"W	14.14'
L15	N29°12'58"W	14.89'
L16	N57°53'23"E	12.15'
L17	S35°54'31"E	15.05'
L18	S47°02'12"W	14.14'
L19	N41°20'25"W	13.74'
L20	N49°47'09"E	14.26'

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	S42°57'48"E	14.14'
L22	S47°02'12"W	14.14'
L23	N42°57'48"W	14.14'
L24	N48°39'35"E	14.54'
L25	S42°57'48"E	14.14'
L26	S47°02'12"W	14.14'
L27	N41°20'25"W	13.74'
L28	N47°02'12"E	14.14'
L29	S42°57'48"E	14.14'
L30	S47°02'12"W	14.14'
L31	N42°57'48"W	14.14'
L32	N47°02'12"E	14.14'
L33	S42°57'48"E	14.14'
L34	S47°02'12"W	14.14'
L35	N42°57'48"W	14.14'
L36	N47°02'12"E	14.14'
L37	S42°57'48"E	14.14'
L38	S47°02'12"W	14.14'
L39	N42°57'48"W	14.14'
L40	N47°02'12"E	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L41	S42°57'48"E	14.14'
L42	S17°02'12"W	7.85'
L43	S47°02'12"W	17.32'
L44	S77°02'12"W	7.85'
L45	N41°28'48"W	17.07'
L46	N12°57'48"W	8.56'
L47	S47°02'12"W	14.14'
L48	S42°57'48"E	14.14'
L49	S47°02'12"W	14.14'
L50	N42°57'48"W	14.14'
L51	N47°02'12"E	14.14'
L52	N47°02'12"E	14.14'
L53	S42°57'48"E	14.14'
L54	S35°51'54"W	14.54'
L55	S70°46'21"W	76.50'
L56	S43°25'25"E	14.14'
L57	S42°38'04"E	13.95'
L58	S48°48'02"W	14.68'
L59	N43°25'25"W	14.14'
L60	N43°25'25"W	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L61	N43°25'25"W	14.14'
L62	S57°07'18"E	14.70'
L63	N75°00'00"E	14.14'
L64	S46°34'35"W	14.14'
L65	N43°25'25"W	14.14'
L66	N46°34'35"E	14.14'
L67	S43°25'25"E	14.14'
L68	S46°34'35"W	14.14'
L69	N43°25'25"W	14.14'
L70	N46°34'35"E	14.14'
L71	S43°25'25"E	14.14'
L72	S15°00'00"E	14.14'
L73	S75°00'00"W	14.14'
L74	N35°50'28"E	12.20'
L75	S59°16'38"E	14.98'
L76	S75°00'00"W	14.14'
L77	N31°28'39"E	13.44'
L78	S59°45'53"E	15.09'
L79	S15°00'00"E	14.14'
L80	N75°00'00"E	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L81	N15°00'00"W	14.14'
L82	N54°59'30"W	13.94'
L83	N47°02'12"E	14.14'
L84	S42°57'48"E	14.14'
L85	S42°57'48"E	14.14'
L86	S45°45'02"E	14.81'
L87	S33°46'59"W	14.14'
L88	N61°00'02"W	14.31'
L89	S42°57'48"E	14.14'
L90	S47°02'12"W	14.14'
L91	N42°57'48"W	14.14'
L92	N47°02'12"E	14.14'
L93	N42°57'48"W	14.14'
L94	N47°02'12"E	14.14'
L95	S42°57'48"E	14.14'
L96	S47°02'12"W	14.14'
L97	S47°02'12"W	14.14'
L98	N42°57'48"W	14.14'
L99	N47°02'12"E	14.14'
L100	S42°57'48"E	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L101	N42°57'48"W	14.14'
L102	N47°02'12"E	14.14'
L103	S42°57'48"E	14.14'
L104	S47°02'12"W	14.14'
L105	N42°57'48"W	14.14'
L106	N42°57'48"W	14.14'
L107	N47°02'12"E	14.14'
L108	S42°57'48"E	14.14'
L109	S47°02'12"W	14.14'
L110	N42°57'48"W	14.14'
L111	N45°29'10"E	13.75'
L112	S42°57'48"E	14.14'
L113	S47°02'12"W	14.14'
L114	N45°21'52"W	14.72'
L115	N14°49'19"E	10.01'
L116	N53°24'05"E	15.64'
L117	S42°57'48"E	14.14'
L118	S47°02'12"W	14.14'
L119	N42°57'48"W	14.14'
L120	N47°02'12"E	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L121	S42°57'48"E	14.14'
L122	S47°02'12"W	14.14'
L123	S47°02'12"W	14.14'
L124	N47°02'12"E	14.14'
L125	S42°57'48"E	14.14'
L126	N42°57'48"W	14.14'
L127	N47°02'12"E	14.14'
L128	N47°02'12"E	14.14'
L129	S42°57'48"E	14.14'
L130	S47°02'12"W	14.14'
L131	N42°57'48"W	14.14'
L132	N47°02'12"E	14.14'
L133	S42°57'48"E	14.14'
L134	S51°33'47"W	15.21'
L135	N42°57'48"W	14.14'
L136	S42°57'48"E	14.14'
L137	S47°02'12"W	14.14'
L138	N42°57'48"W	14.14'
L139	N47°02'12"E	14.14'
L140	N42°57'48"W	14.14'

LINE TABLE		
LINE	DIRECTION	LENGTH
L141	N47°02'12"E	14.14'
L142	S42°57'48"E	14.14'
L143	S47°02'12"W	14.14'
L144	N47°02'12"E	14.14'
L145	S42°57'48"E	14.14'
L146	S47°02'12"W	14.14'
L147	N42°57'48"W	14.14'
L148	N47°02'12"E	14.14'
L149	S33°23'42"E	11.59'
L150	N42°57'48"W	14.14'
L151	N46°25'06"E	14.29'
L152	S42°57'48"E	14.14'
L153	S47°02'12"W	14.14'
L154	N38°35'36"W	15.18'
L155	N42°57'48"W	14.14'
L156	N47°02'12"E	14.14'
L157	N42°57'48"W	14.14'
L158	S56°13'01"E	14.14'
L159	N34°09'34"E	15.20'
L160	N42°49'55"E	13.13'

LINE TABLE		
LINE	DIRECTION	LENGTH
L161	S21°17'27"W	13.57'
L162	N68°33'52"W	14.65'
L163	N25°43'39"E	14.66'
L164	S64°08'06"E	13.57'
L165	S33°46'59"W	14.14'
L166	N56°13'01"W	14.14'
L167	N26°51'06"W	45.68'
L168	N31°39'07"E	47.10'
L169	N12°57'48"W	33.32'
L170	N72°57'48"W	28.39'
L171	S77°02'12"W	32.28'
L172	S17°02'12"W	32.28'
L173	S14°49'19"W	39.99'
L174	N02°02'12"E	35.00'
L175	S77°57'48"E	58.41'
L176	S41°37'38"E	66.47'
L177	N54°23'26"E	35.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.99'	60.00'	48°41'27"	N22°26'21"E	49.47'
C2	164.53'	60.00'	157°06'53"	S42°57'48"E	117.61'
C3	28.75'	60.00'	27°27'01"	N18°51'30"E	28.47'
C4	53.95'	60.00'	51°31'05"	S76°43'26"E	52.15'
C5	53.38'	35.00'	87°23'00"	S48°58'28"W	48.35'
C6	172.58'	375.00'	26°22'08"	S18°28'03"W	171.07'
C7	98.17'	375.00'	15°00'00"	N09°32'12"E	97.89'
C8	98.17'	375.00'	15°00'00"	N84°32'12"E	97.89'
C9	98.17'	375.00'	15°00'00"	N80°27'48"W	97.89'
C10	98.17'	375.00'	15°00'00"	N05°27'48"W	97.89'
C11	21.25'	375.00'	3°14'46"	N03°39'35"E	21.24'
C12	161.16'	375.00'	24°37'25"	N75°25'10"W	159.92'
C13	162.68'	375.00'	24°51'20"	N75°32'08"W	161.41'
C14	36.35'	60.00'	34°42'56"	N25°46'30"E	35.80'
C15	52.41'	60.00'	50°02'41"	S61°13'03"E	50.76'
C16	259.74'	2000.00'	7°26'27"	N01°41'01"W	259.55'
C17	132.38'	375.00'	20°13'34"	N04°42'32"E	131.69'
C18	35.01'	60.00'	33°26'03"	S11°34'23"W	34.52'
C19	164.53'	60.00'	157°06'53"	S47°02'12"W	117.61'
C20	164.53'	60.00'	157°06'53"	N42°57'48"W	117.61'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	541.37'	500.00'	62°02'12"	S28°58'54"E	515.31'
C22	508.14'	375.00'	77°38'19"	S40°23'44"W	470.15'
C23	29.29'	60.00'	27°58'20"	N21°16'17"W	29.00'
C24	142.83'	60.00'	136°23'31"	N53°47'06"W	111.42'
C25	40.47'	60.00'	38°38'59"	N03°05'50"E	39.71'
C26	164.53'	60.00'	157°06'53"	N43°25'25"W	117.61'
C27	154.03'	60.00'	147°05'04"	N60°48'00"W	115.08'
C28	52.20'	60.00'	49°50'42"	N30°44'44"W	50.57'
C29	441.02'	1036.00'	24°23'25"	N47°48'17"W	437.69'
C30	252.72'	314.00'	46°06'51"	N36°56'34"W	245.96'
C31	936.92'	850.00'	63°09'16"	S28°25'22"E	890.20'
C32	227.03'	375.00'	34°41'16"	S87°58'09"E	223.58'
C33	200.22'	375.00'	30°35'30"	S85°55'16"E	197.85'
C34	81.95'	61.00'	76°58'11"	N61°18'55"W	75.92'
C35	133.59'	375.00'	20°24'37"	N21°25'20"W	132.88'
C36	211.45'	375.00'	32°18'28"	N15°28'24"W	208.66'
C37	164.65'	60.00'	157°13'30"	S42°52'44"E	117.64'
C38	178.84'	400.00'	25°37'03"	S75°09'16"E	177.36'
C39	129.43'	350.00'	21°11'15"	N72°56'22"W	128.69'
C40	56.33'	60.00'	53°47'41"	S75°28'36"E	54.29'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	181.31'	500.00'	20°46'36"	N77°34'30"W	180.32'
C42	181.31'	500.00'	20°46'36"	S77°34'30"E	180.32'
C43	160.80'	60.00'	153°33'26"	N44°44'31"W	116.82'
C44	219.60'	60.00'	209°42'25"	N82°42'14"W	115.99'
C45	53.66'	60.00'	51°14'30"	N85°53'59"W	51.89'
C46	65.45'	375.00'	10°00'00"	N82°57'48"W	65.37'
C47	65.45'	375.00'	10°00'00"	N36°37'38"W	65.37'
C48	142.85'	401.00'	20°24'37"	N21°25'20"W	142.09'
C49	42.56'	61.00'	39°58'26"	S19°49'38"W	41.70'
C50	48.61'	60.00'	46°25'07"	N73°54'05"W	47.29'
C51	62.73'	60.00'	59°54'20"	S01°34'04"E	59.91'
C52	46.10'	60.00'	44°01'35"	S64°58'35"E	44.98'
C53	589.05'	375.00'	90°00'00"	N47°02'12"E	530.33'
C54	95.36'	60.00'	91°03'41"	S75°33'57"E	85.64'
C55	598.03'	716.00'	47°51'20"	S36°04'20"E	580.80'
C56	42.49'	750.00'	3°14'46"	N03°39'35"E	42.49'
C60	58.60'	862.00'	3°53'41"	S37°13'35"E	58.58'
C62	224.32'	350.00'	36°43'21"	N82°51'21"W	220.50'
C63	170.77'	400.00'	24°27'39"	S88°59'12"E	169.47'

GENERAL NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. See Sheet 11-12 for lot area table. See Sheet 13 for line and curve table.
4. See Sheet 14 for Plat Notes.

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

PRELIMINARY PLAT

MAVERICK FARMS ADDITION

PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94,
LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X
BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A;
LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U;
LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M;
LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P,
LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA;
LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC;
LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X,
LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH;
LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the
John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

PLAT CASE NO: PP 24-003

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: N/A	DATE: 11/01/2024	SHEET: 13 OF 14

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PRELIMINARY FOR REVIEW PURPOSES ONLY

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS BROKEN ROCK RANCH, LLC AND RICKY L. PICKARD are the rightful owners of all of that tract or land situated in the Isaac Walters Survey, Abstract No. 1329 and the John Ryan Survey, Abstract No. 1069 and being all of a called 39.98 acre tract of land described as Tract 1, a called 45.23 acre tract of land described as Tract 2, a called 72.15 acre tract of land described as Tract 3 in the deed to Broek Rock Ranch, LLC, recorded in Instrument No. 2016-36929, Official Public Records of Denton County, Texas, all of a called 99.113 acre tract of land described in the deed to Broken Rock Ranch, LLC, recorded in Instrument No. 2017-76940, said Official Public Records, all of a called 72.20 acre tract of land described in the deed to Broken Rock Ranch, LLC, recorded in Instrument No. 2016-36928, said Official Public Records, all of a called 25.1151 acre tract of land described in the deed to Broken Rock Ranch, LLC, recorded in Instrument No. 2016-105424, said Official Public Records, all of a called 1.209 acre tract of land described in the deed to OMA Pilot Point, LLC, recorded in Instrument No. 2024-46662, said Official Public Records, and all of the remaining portion of a called 80.20 acre tract of land described in the deed to Ricky L. Pickard, recorded in Instrument No. 2006-822, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found northwesterly of a bend in Joe Allen Road for the northwest corner of said 99.113 acre tract, common to a re-entrant corner of a called 25.453 acre tract of land described in the deed to Wesley Wayne Triplett and Alma Louise Tripplet, Co-Trustees of the Triplett Family Revocable Trust, recorded in Instrument No. 2014-71395, said Official Public Records;

THENCE South 87°20'02" East, in said Joe Allen Road with the northerly line of said 99.113 acre tract and a southerly line of said 25.453 acre tract, a distance of 1,334.06 feet to a 1/2-inch iron rod found northeasterly of a bend in said Joe Allen Road for the northeast corner of said 99.113 acre tract, common to the easternmost southeast corner of said 25.453 acre tract;

THENCE South 02°15'06" West, in said Joe Allen Road with the easterly line of said 99.113 acre tract, a distance of 2,117.87 feet to a 1/2-inch iron rod found southwesterly of a bend in said Joe Allen Road for the northwest corner of said 25.1151 acre tract, common to the southwest corner of a called 17.9738 acre tract of land described in the deed to Melvin Kenneth Wilson, recorded in Instrument No. 1995-31290, said Official Public Records;

THENCE South 88°07'13" East, ins aid Joe Allen Road with the northerly line of said 25.1151 acre tract and the southerly lines of said 17.9738 acre tract and a called 17.586 acre tract of land described in the deed to Roth Properties, LP, recorded in Instrument No. 2002-22653, said Official Public Records, a distance of 1,099.29 feet to a 1/2-inch iron rod found for the northeast corner of said 25.1115 acre tract, common to the northernmost northwest corner of said 45.23 acre tract;

THENCE South 87°44'56" East, continuing in said Josh Allen Road with the Northey line of said 45.23 acre tract and the southerly lines of said 17.586 acre tract and a called 16.64 acre tract of land described in the deed to Ricky Lee Shearer, recorded in Instrument No. 2020-88502, said Official Public Records, a distance of 804.99 feet to a 1/2-inch iron rod found for the northeast corner of said 45.23 acre tract, common to the northwest corner of a called 68.77 acre tract of land described in the deed to David Hansen Stephens, recorded in 2010-75619, said Official Public Records;

THENCE South 02°48'32" West, with an easterly line of said 45.23 acre tract and a westerly line of said 68.77 acre tract, a distance of 992.10 feet to a 2-inch pipe fence corner post for corner;

THENCE North 88°28'43" West, with a southerly line of said 45.23 acre tract and a northerly line of said 68.77 acre tract, a distance of 197.88 feet to a 1/2-inch iron rod with a cap stamped "ALLIANCE" found for a re-entrant corner of said 45.23 acre tract, common to a salient corner of said 68.77 acre tract;

THENCE South 12°45'57" West, with an easterly line of said 45.23 acre tract and a westerly line of said 68.77 acre tract, a distance of 921.63 feet to a 5-inch pipe fence corner post in the northerly line of said 70.20 acre tract for the southeast corner of said 45.23 acre tract, common to the southwest corner of said 68.77 acre tract;

THENCE South 87°43'37" East, with the northerly line of said 70.20 acre tract and the southerly line of said 68.77 acre tract, a distance of 1,171.75 feet to a point in Pecan Creek for the northernmost northeast corner of said 70.20 acre tract, common to the southeast corner of said 68.77 acre tract and the northwest corner of Lot 6, Block A of Pecan valley Addition, according to the plat thereof recorded in Cabinet G, Page 316, Plat Records of Denton County, Texas;

THENCE in said Pecan Creek with the easterly line of said 70.20 acre tract, the following courses:

1. South 29°36'31" West, a distance of 205.98 feet;
2. South 20°00'05" West, a distance of 34.38 feet;
3. South 0°29'31" West, a distance of 99.00 feet;
4. South 7°53'29" East, a distance of 58.00 feet;
5. South 60°38'29" East, a distance of 94.00 feet;
6. South 74°43'29" East, a distance of 32.00 feet;
7. South 51°51'49" East, a distance of 110.37 feet;
8. South 8°57'30" East, a distance of 75.85 feet to a point for a re-entrant corner of said 70.20 acre tract;

THENCE South 88°48'34" East, with a northerly line of said 70.20 acre tract, a distance of 947.44 feet to a 3-inch bois d'arc tree corner post for the easternmost northeast corner of said 70.20 acre tract;

THENCE South 00°33'58" West, with an easterly line of said 70.20 acre tract, a distance of 1,168.52 feet to a 1/2-inch iron rod with a cap stamped "ALLIANCE" found for the eastern most southeast corner of said 70.20 acre tract, common to the northeast corner of a called 30.14 acre tract of land described in the deed to Jimmy Anglin and Ann Anglin, recorded in Instrument No. 2002-163356, said official Public Records;

THENCE North 88°01'52" West, with a southerly line of said 70.20 acre tract and the northerly line of said 30.14 acre tract and a called 40.79 acre tract of land described in the deed to Patrick Burns and Tracy Burns, recorded in Instrument No. 1996-25228, Deed Records of Denton County, Texas, a distance of 2,351.32 feet to a 1/2-inch iron rod found for the northeast corner of said 1.209 acre tract;

THENCE South 3°09'17" West, with the easterly line of said 1.209 acre tract, a distance of 728.05 feet to a mag nail set in Mustang Road for the southeast corner of said 1.209 acre tract;

THENCE North 87°54'18" West, in said Mustang Road with the southerly line of said 1.209 acre tract, passing a mag nail found for the southwest corner of said 1.209 acre tract, common to the southernmost southeast corner of said 70.20 acre tract, continuing on said course with a southerly line of said 70.20 acre tract, a total distance of 137.86 feet to a 1/2-inch iron rod found for the southwest corner of said 70.20 acre tract, common to the southeast corner of a called 5.190 acre tract of land described in the deed to Phil Owen and Anita Owen, recorded in Instrument No. 2001-18334, said Official Public Records;

THENCE North 3°10'45" East, with a westerly line of said 70.20 acre tract and the easterly line of said 5.190 acre tract, a distance of 726.40 feet to a 1/2-inch iron rod found for a salient corner of said 70.20 acre tract, common to the southeast corner of said 39.98 acre tract and the northeast corner of said 5.190 acre tract;

THENCE with the southerly line of said 39.98 acre tract, the following courses:

North 87°54'28" West, with the northerly lines of said 5.190 acre tract and a called 5.190 acre tract of land described in the deed to Dorothy Mae David, recorded in Instrument No. 2001-18333, said Official Public Records, a distance of 624.96 feet to a 1/2-inch iron rod found for the northwest corner of said 5.190 acre tract (Davis), common to the northeast corner of a called 5.284 acre tract of land described in the deed to Lynn R. Stanphill and Billy V. Stanphill, Trustees Under Stanphill Family Revocable Family Trust, recorded in Instrument No. 2013-95985, said Official Public Records;

North 89°09'34" West, with the northerly line of said 5.284 acre tract, a distance of 321.96 feet to a 1/2-inch iron rod found for the northwest corner of said 5.284 acre tract, common to the northeast corner of a called 5.292 acre tract of land described in the deed to Donald Horton and Allene Horton, recorded in Volume 2299, Page 131, said Official Public Records;

North 89°16'52" West, with the northerly line of said 5.292 acre tract, a distance of 322.20 feet to a 1/2-inch iron rod found for the northwest corner of said 5.292 acre tract, common to the northeast corner of a called 5.290 acre tract of land described in the deed to Michael David Kirchner and Sharleen T. McSweeney, recorded in Instrument No. 2022-41379, said Official Public Records;

North 89°11'49" West, with the northerly line of said 5.290 acre tract, a distance of 325.42 feet to a 1/2-inch iron rod found for the southernmost southwest corner of said 39.98 acre tract, common to the northwest corner of said 5.290 acre tract and in the east line of a called 25.99 acre tract of land described in the deed to Suhani Investments, LLC, recorded in Instrument No. 2021-235911, said Official Public Records;

THENCE North 01°03'01" East, with the west line of said 39.98 acre tract and the east line of said 25.99 acre tract, a distance of 526.71 feet to a 1/2-inch iron rod found for the northeast corner of said 25.99 acre tract, common to a salient corner of said 39.98 acre tract of land;

THENCE North 88°25'25" West, with a southerly line of said 39.98 acre tract and the north line of said 25.99 acre tract, a distance of 364.56 feet to a 1/2-inch iron rod found for the most westerly southwest corner of said 39.98 acre tract and in the north line of said 25.99 acre tract, common to southwest corner of a called 22.000 acre tract of land described in the deed to Montey Ray Wilson, recorded in Instrument No. 1995-31287, Real Property Records of Denton County, Texas;

THENCE North 01°15'58" East, with the west line of said 39.98 acre tract and the east line of said 22.000 acre tract, continuing with the east line of a called 27.3057 acre tract of land described in deed to Virgil Ray McCandless and Carolyn Lajune McCandless Living Trust, recorded in Instrument No. 2007-129230, a distance of 1,028.02 feet to a 1/2-inch iron rod found for the northwest corner of said 39.98 acre tract, common to the northeast corner of said 27.3057 acre tract and in the south line of said 72.15 acre tract of land;

THENCE North 87°27'32" West, with the south line of said 72.15 acre tract and the north line of said 27.3057 acre tract, a distance of 687.64 feet to a 1/2-inch iron rod found for the southwest corner of said 99.113 acre tract, common to the northwest corner of said 27.3057 acre tract and in the east line of a called 27.52 acre tract of land described in deed to Stallings Investments, LLC, recorded in Instrument No. 2021-53740, said Official Public Records;

THENCE North 02°23'11" East, with the west line of said 72.15 acre tract, a distance of 908.04 feet to a point a 1/2-inch iron rod with cap stamped "KAZ" found for an angle point at the northeast corner of a called 7.94 acre tract of land described in deed to Donna Wilson Hobson, recorded in Instrument No. 2019-116536, said Official Public Records;

THENCE North 01°51'47" East, with the west line of said 72.15 acre tract and the east line of a called 6.94 acre tract of land described in deed to Terry Joe Wilson, recorded in Instrument No. 2019-11653, said Official Public Records, a distance of 106.02 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for the northwest corner of said 72.15 acre tract, common to the southwest corner of said 99.113 acre tract of land;

THENCE North 02°40'48" East, with the east line of said 6.94 acre tract and the west line of said 99.113 acre tract, a distance of 74.15 feet to a 1/2-inch iron rod with cap stamped "KAZ" found for the northeast corner of said 6.94 acre tract, common to the southeast corner of a called 23.8025 acre tract of land described in deed to Kalon Owen Wilson, recorded in Instrument No. 2015-57187, said Official Public Records;

THENCE North 02°18'01" East, with the west line of said 99.113 acre tract and the east line of said 23.8025 acre tract, a distance of 587.59 feet to a 1/2-inch iron rod found for the northeast corner of said 23.8025 acre tract, common to the southeast corner of a called 23.800 acre tract of land described in deed to Kalon Owen Wilson, recorded in Instrument No. 2020-31327, said Official Public Records;

THENCE North 02°13'58" East, with the west line of said 99.113 acre tract and the east line of said 23.800 acre tract, a distance of 588.02 feet to a 1/2-inch iron rod found for the northeast corner of said 23.800 acre tract, common to the southeast corner of a called 23.8025 acre tract of land described in deed to Josephine Ann Wilson Anderson, recorded in Instrument No. 1995-31292, said Real Property Records;

THENCE North 02°07'46" East, with the west line of said 99.113 acre tract and the east line of said 23.8025 acre tract, a distance of 586.36 feet to a 3-inch iron pipe corner post found for the northeast corner of said 23.8025 acre tract, common to the southeast corner of a called 13.789 acre tract of land described in deed to Paul W. Dean and Gayle G. Dean, recorded in Volume 3260, Page 574, said Real Property Records;

THENCE North 01°52'29" East, with the west line of said 99.113 acre tract and the east line of said 13.789 acre tract, a distance of 493.16 feet to a 3-inch iron pipe corner post found for the northeast corner of said 13.789 acre tract, common to the southeast corner of a called 2.55 acre tract of land described in deed to Tom K. Campidilli and Margo J. Campidilli, recorded in Volume 4460, Page 1404, said Real Property Records;

THENCE North 02°36'49" East, with the west line of said 99.113 acre tract and the east line of said 2.55 acre tract, a distance of 500.02 feet to a 1/2-inch iron rod found for the northeast corner of said 2.55 acre tract, common to the most southerly southeast corner of said 25.453 acre tract of land;

THENCE North 05°16'58" East, with the west line of said 99.113 acre tract and an easterly line of said 25.453 acre tract, a distance of 376.59 feet to the POINT OF BEGINNING and enclosing 364.646 acres (15,883,988 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT BROKEN ROCK RANCH LLC, being the owner of the hereinabove described property hereby adopt this plat designating said property as the PRELIMINARY PLAT of **PHASE 1 :** LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A; LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C; LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E; LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H; LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M; **PHASE 2 :** LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y; **PHASE 3 :** LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M; LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; **PHASE 4 :** LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ; **MAVERICK FARMS ADDITION**, an addition to the City of Pilot Point, Denton County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed any if part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all time have the right to ingress and egress to, from and upon the said easement strips for the purposes of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of The City of Pilot Point, Denton County, Texas.

WITNESS MY HAND at Denton County, Texas, this _____ day of _____, 2024.

By: Broken Ranch LLC

Authorized Representative _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office this _____ Day of _____, 2025.

_____
NOTARY PUBLIC STATE OF TEXAS

My Commission expires the _____ Day of _____, 2025.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT RICKY PICKARD, being the owner of the hereinabove described property hereby adopt this plat designating said property as the PRELIMINARY PLAT of **PHASE 1 :** LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A; LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C; LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E; LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H; LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M; **PHASE 2 :** LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y; **PHASE 3 :** LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M; LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; **PHASE 4 :** LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ; **MAVERICK FARMS ADDITION**, an addition to the City of Pilot Point, Denton County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed any if part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all time have the right to ingress and egress to, from and upon the said easement strips for the purposes of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of The City of Pilot Point, Denton County, Texas.

WITNESS MY HAND at Denton County, Texas, this _____ day of _____, 2025.

By: Ricky Pickard

Authorized Representative _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office this _____ Day of _____, 2025.

_____
NOTARY PUBLIC STATE OF TEXAS

My Commission expires the _____ Day of _____, 2025.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT OMA PILOT POINT, LLC, being the owner of the hereinabove described property hereby adopt this plat designating said property as the PRELIMINARY PLAT of **PHASE 1 :** LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A; LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C; LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E; LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H; LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M; **PHASE 2 :** LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A; LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U; LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W; LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y; **PHASE 3 :** LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M; LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P, LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; **PHASE 4 :** LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA; LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC; LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X, LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH; LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ; **MAVERICK FARMS ADDITION**, an addition to the City of Pilot Point, Denton County, Texas, and do hereby dedicate to the public use forever the streets and easements shown on this plat for the mutual use and accommodation of all public and private utilities desiring to use or using same. Any public or private utility shall have the right to remove and keep removed any if part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easement strips and any public or private utility shall at all time have the right to ingress and egress to, from and upon the said easement strips for the purposes of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all of part of its respective system without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of The City of Pilot Point, Denton County, Texas.

WITNESS MY HAND at Denton County, Texas, this _____ day of _____, 2025.

By: OMA Pilot Point, LLC

Authorized Representative _____

Title _____

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office this _____ Day of _____, 2025.

_____
NOTARY PUBLIC STATE OF TEXAS

My Commission expires the _____ Day of _____, 2025.

SURVEYOR CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF DENTON §

That I, Michael R. Kersten, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were property placed under my personal supervision in accordance with the Development Ordinance of the City of Pilot Point, Texas.

PRELIMINARY - FOR REVIEW PURPOSES ONLY

_____
Michael R. Kersten
Registered Professional Land Surveyor
Texas Registration No. 6677

STATE OF TEXAS §
COUNTY OF _____ §

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

Given under my hand and seal of office this _____ Day of _____, 2025.

_____
NOTARY PUBLIC STATE OF TEXAS

My Commission expires the _____ Day of _____, 2025.

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, TEXAS, 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 THEREFO BY SIGNING THEIR NAME AS HERIN ABOVE SUBSCRIBED.

ATTEST THIS _____ DAY OF _____, 20_____.

_____
CITY SECRETARY'S OFFICE
CITY OF PILOT POINT, TEXAS

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: _____

PLAT NOTES

1. Bearing based on Texas State Plane Coordinates, North Central Zone, 4202, NAD83-US Survey feet, derived from GPS observations and NGS Opus solutions.
2. Each lot corner is monumented by a 1/2" iron rod with blue plastic cap stamped "RPLS 6677" unless denoted otherwise.
3. 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.
4. This plat does not alter or remove existing deed restrictions, if any, on this property.
5. The City nor County will be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
6. Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
7. The subject property lies within a 100-year flood plain according to Community Panel No. 48121C0260G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, TX.
8. No construction, without written approval from the county shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies showing 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.
9. Blocking the flow of water or construction improvements in surface drainage easements, and filling or obstructing the floodway is prohibited.
10. 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.
11. 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.
12. Construction not completed within two years of the City approval shall be subject to current Subdivision Rules and Regulations.
13. All lots comply with the minimum size requirements of the zoning district.
14. Reverse frontage corner lots shall have a side yard fence setback of 15' in accordance with the city subdivision ordinance.
15. All common areas will be owned and maintained by the HOA / POA.
16. CO will not be issued without water or sewer.
17. Water service to be provided by _____.
18. Sanitary Sewer service to be provided by _____.
19. Water and sewer utilities services are to be owned, operated, and maintained by Mustang Special Utility District.
20. Sidewalks are required in all residential subdivisions with average lot sizes of less than one acre platted or replatted.
21. The maintenance of paving, grading and drainage improvements and/or easements show 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 County.
22. 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.

PRELIMINARY PLAT
MAVERICK FARMS ADDITION
PHASE 1 : LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94,
LOT 95X, LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X
BLOCK K; LOTS 1 THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;
PHASE 2 : LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A;
LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U;
LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;
PHASE 3 : LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M;
LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P,
LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R; ;
PHASE 4 : LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA;
LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC;
LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X,
LOTS 7 THRU 12, BLOCK AF; LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH;
LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the
John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas
DATE OF PREPARATION: 11/01/2024

ENGINEER
KFM Engineering
3501 Olympus Boulevard, Ste 100
Dallas, Tx 75019
Contact: David Pitcher
Phone: (214) 801-4936
E-mail: dpitcher@kfm-llc.com

SURVEYOR
Chisholm Trail Land Surveying
1700 Thorndale Ct
Corinth, Tx 76210
Contact: Jose Garcia
Phone: (214) 531-8294
E-mail: Jose@ct-landsurveying.com

OWNER
Broken Rock Ranch LLC
1010 S Greenville Ave.
Allen, Tx 75002-3314

OWNER
Ricky Pickard
606 N Central Expressway
Allen, Tx 75013

OWNER
OMA Pilot Point LLC
5151 Headquaters Drive, Suite 165,
Plano, Tx 75024

PLAT CASE NO: PP 24-003

CHISHOLM TRAIL LAND SURVEYING
TX FIRM #10194767
MICHAEL R. KERSTEN, RPLS 6677
INFO@CTLS-LLC.COM
940.367.7188

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

PROJECT NO. 23-0056	DRAWN BY: GW	SCALE: N/A	DATE: 11/01/2024	SHEET: 14 OF 14

PRELIMINARY FOR REVIEW PURPOSES ONLY

1. Supplemental Attachment – Preliminary Plat vs. Final Plat Clarification: FP 2026-002

Purpose of Attachment: This supplemental exhibit is provided for clarification purposes regarding revisions identified between the approved Preliminary Plat and the submitted Final Plat for Maverick Farms Phase 1. The exhibit is intended to assist the Planning and Zoning Commission during review of the Final Plat request.

Engineering Clarification: Per communication with City Staff, the revisions identified between the approved Preliminary Plat and the submitted Final Plat are considered minor in nature and were driven by engineering considerations during the civil permit phase.

The revisions generally include:

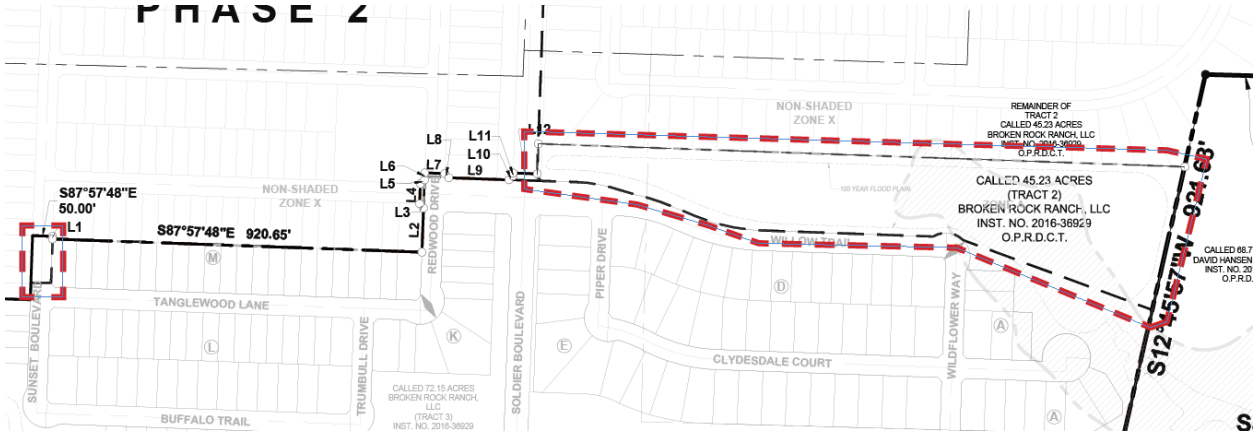
- Minor adjustments to Phase 1 boundaries and plat extents;
- Revisions to lot layout and alignment;
- Updates to overall lot counts; and
- Adjustments to acreage calculations.

The applicant's engineer has indicated that these revisions were necessary to accommodate engineering design refinements, infrastructure coordination, grading, drainage, utility alignment, and related civil engineering considerations identified during preparation of the construction and civil engineering plans.

Staff has reviewed the submitted Final Plat in relation to the approved Preliminary Plat and coordinated comments with the applicant. The Final Plat is generally consistent with the approved Preliminary Plat and applicable City regulations, subject to resolution of any remaining outstanding items prior to recordation.

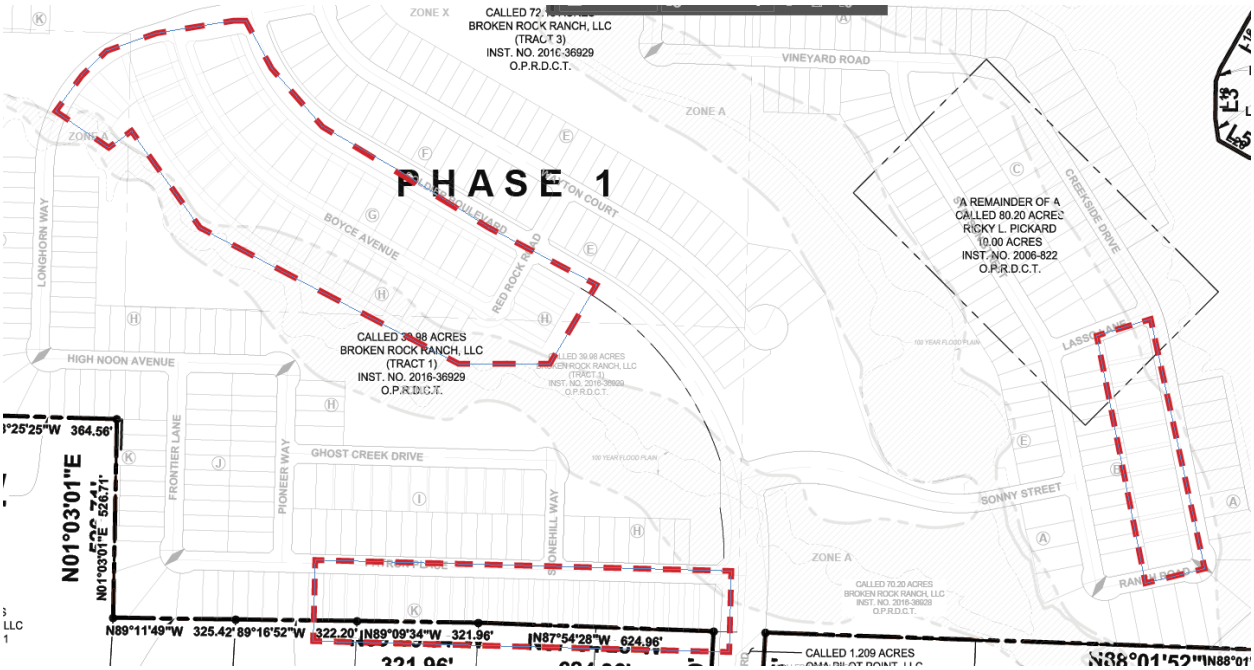
a. Phase Boundary / Plat Extent

The exhibit identifies revisions to the Phase 1 boundary and overall plat extent between the approved Preliminary Plat and the submitted Final Plat.



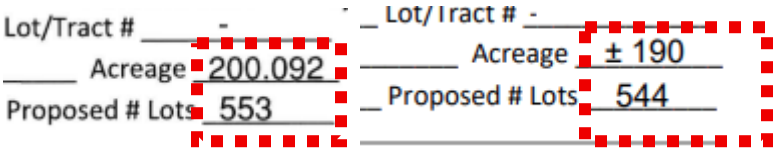
b. Lot Layout (Overlay / Alignment)

The exhibit identifies revisions to lot layout, configuration, and alignment between the approved Preliminary Plat and the submitted Final Plat.



c. Lot Count - Acreage Discrepancy

The exhibit identifies revisions to overall lot count and acreage between the approved Preliminary Plat and the submitted Final Plat. The approved Preliminary Plat reflected approximately 544 lots and approximately 190 acres, while the submitted Final Plat reflects 539 single-family lots, 14 HOA lots, and approximately 200.092 acres.



2. Supplemental Attachment – Amenity Center / Open Space Lot Clarification: FP 2026-002

The attached exhibit identifies the location of the proposed Amenity Center/Open Space Lot (Lot 103X, Block E) within Maverick Farms Phase 1 and includes the Maverick Farms Concept Plan for reference by the Planning and Zoning Commission.

SITE KEY

- PROPERTY LINE: ±364 AC
- OPEN SPACE
- DETENTION POND
- FLOODPLAIN: ±75 AC
- PROPOSED FLOODPLAIN
- 50' GAS EASEMENT

SINGLE-FAMILY

- 40' X 120'
- 50' X 120'
- 60' X 120'

PROPOSED POND
POCKET PARK
POTENTIAL AMENITY CENTER
JOE ALLEN RD
JOE ALLEN REALIGNMENT - FUTURE MINOR ARTERIAL (70' ROW)
JOE ALLEN DR
PROPOSED COLLECTOR (60' ROW)
STEPHEN RAY LN
STEPHEN RAY RD
PILOT POINT ELEMENTARY
NATURAL DRAINAGE
TRAIL SYSTEM
PECAN CREEK
EXISTING STOCK POND
50' EXISTING GAS EASEMENT
MUSTANG RD - FUTURE MAJOR ARTERIAL (100'-110' ROW)
100-YEAR FLOODPLAIN
+570
+580
+590
+600
+610
+620
+630

CALLED 25.453 ACRES
WESLEY WAYNE TRIPLETT AND ALMA LOUISE TRIPLETT,
CO-TRUSTEES OF THE TRIPLETT FAMILY REVOCABLE TRUST
INST. NO. 2014-71395
O.R.R.D.C.T

A REMAINDER OF A CALLED 10.00 ACRES
ERICA BESS WHITTEMORE AND ALAN RINEY
VOL. 4363, PG. 1848
INST. NO. 99-062319
R.P.R.D.C.T

CALLED 10.00 ACRES
ERICA BESS WHITTEMORE AND ALAN RINEY
INST. NO. 99-062319
O.P.R.D.C.T

A REMAINDER OF A CALLED 10.00 ACRES
ERICA BESS WHITTEMORE AND ALAN RINEY
VOL. 4363, PG. 1848
INST. NO. 99-062319
R.P.R.D.C.T.

REMAINDER OF A CALLED 20.074 ACRES
JAMES S. SALES
VOL. 4103, PG. 802
O.R.D.C.T

CALLED 31.348 ACRES
LARRY GIBSON
INST. NO. 2011-50987
O.P.R.D.C.T.

CALLED 31.3478 ACRES
LARRY GIBSON
INST. NO. 2011-50987
O.P.R.D.C.T.

CALLED 2.55 ACRES
TOM J. CAMPIDELLI AND
MARGO J. CAMPIDELLI
VOL. 4460, PG. 147
R.P.R.D.C.T.

CALLED 13.789 ACRES
PAUL W. DEAN AND GAYLE G. DEAN
VOL. 3260, PG. 64
R.P.R.D.C.T.

A REMAINDER OF A CALLED 30.0630 ACRES
ROTH PROPERTIES, LLC
VOL. 5028, PG. 3059
INST. NO. 2002-022652
O.P.R.D.C.T.

A REMAINDER OF A CALLED 30.0630 ACRES
ROTH PROPERTIES, LLC
VOL. 5028, PG. 3059
INST. NO. 2002-022652
O.P.R.D.C.T.

CALLED 2.45 ACRES
ROTH PROPERTIES, LLC
INST. NO. 2022-37267
O.P.R.D.C.T.

CALLED 23.8025 ACRES
JOSEPHINE ANN WILSON ANDERSON
INST. NO. 1995-31282
R.P.R.D.C.T.

CALLED 17.9738 ACRES
MELVIN KENNETH WILSON
INST. NO. 1995-31290
O.P.R.D.C.T.

CALLED 17.586 ACRES
ROTH PROPERTIES, LP
VOL. 5028, PG. 3063
INST. NO. 2002-22653
R.P.R.D.C.T.

TRACT II
CALLED 16.64 ACRES
RICKY LEE SHEARER
INST. NO. 2020-88502
O.P.R.D.C.T.

CALLED 23.800 ACRES
KALON OWEN WILSON
INST. NO. 2020-31327
O.P.R.D.C.T.

CALLED 68.77 ACRES
DAVID HANSEN STEPHENS
INST. NO. 2010-75619
O.P.R.D.C.T.

CALLED 23.8025 ACRES
KALON OWEN WILSON
INST. NO. 2015-57187
O.P.R.D.C.T.

CALLED 6.94 ACRES
TERRY JOE WILSON
INST. NO. 2019-116533
O.P.R.D.C.T.

CALLED 7.94 ACRES
DONNA WILSON HOBSON
INST. NO. 2019-116536
O.P.R.D.C.T.

CALLED 7.94 ACRES
KRUCI PROPERTIES, LLC
INST. NO. 2022-73689
O.P.R.D.C.T.

CALLED 27.52 ACRES
STALLINGS INVESTMENTS, LLC
INST. NO. 2021-53740
O.P.R.D.C.T.

CALLED 68.77 ACRES
DAVID HANSEN STEPHENS
INST. NO. 2010-75619
O.P.R.D.C.T.

TRACT 1
CALLED 10.021 ACRES
RICHEY-LAMPHERE LIVING TRUST
INST. NO. 2020-[illegible]

LOT 6
BLOCK A
REPLAT OF LOTS 6 & 7, BLOCK A
PECAN VALLEY ADDITION
DENTON COUNTY, TEXAS
CABINET G, PG. 316, P.R.D.C.T

CALLED 27.3057 ACRES
VIRGIL RAY MCCANDLESS AND CAROLYN LAJUNE MCCANDLESS LIVING TRUST
INST. NO. 2007-129230
O.P.R.D.C.T.

CALLED 22.000 ACRES
MONTEY RAY WILSON
INST. NO. 1995-31287
R.P.R.D.C.T.

CALLED 25.99 ACRES
SUHANI INVESTMENTS, LLC
INST. NO. 2021-235911
O.P.R.D.C.T.

CALLED 24.333 ACRES
SUHANI INVESTMENTS LLC
& MADHAVI VATTIKONDA, AND
CHANDRA S. VATTIKONDA
INST. NO.
2021-235911
O.P.R.D.C.T.

CALLED 5.290 ACRES
JAVVADI SRINIVAS,
MULAGALA RAMESH GAINNI
KRISHNA AND
MACHAMMAGARI JAYA
BHARATH
INST. NO. 2024-135537
O.P.R.D.C.T.

CALLED 5.292 ACRES
DONALD
HORTON AND
AILENE
HORTON
INST. NO.
1987-73463
O.P.R.D.C.T.

CALLED 5.284 ACRES
LYNN R. STANPHILL AND
BILLY V. STANPHILL,
TRUSTEES UNDER
STANPHILL FAMILY
REVOCABLE TRUST
INST. NO. 2013-85985
O.P.R.D.C.T.

CALLED
5.00 ACRES
DOROTHY
MAE DAVIS
INST. NO.
2021-150549
&
2014-54362
O.P.R.D.C.T.

CALLED 5.00 ACRES
PHIL OWEN AND ANITA OWEN
VOL. 4787, PG. 649
INST. NO. 2001-18334
O.P.R.D.C.T.

REMAINDER OF
CALLED 40.79 ACRES
PATRICK BURNS AND TRACY BURNS
INST. NO. 1996-23228
O.P.R.D.C.T.

CALLED 30.14 ACRES
JIMMY ANGELO AND ANN ANGLE
VOL. 5236, PG. 167
INST. NO. 2002-16350
R.P.R.D.C.T.

CALLED 30.14 ACRES
JIMMY ANGELO AND ANN
VOL. 5236, PG. 16
INST. NO. 2002-163
R.P.R.D.C.T.

LOT TYPE		PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
SINGLE FAMILY LOTS	40'x120'	345	175	134	126	
	50'x120'	113	82	56	92	
	60'x120'	81	0	67	77	
	TOTAL LOTS	*539*	*257*	*257*	*295*	*1348*
HOA X LOTS/ OPEN SPACE		11	3	4	6	24
TOTAL LOTS		550	260	261	301	1372
ACREAGE		192.542	45.495	59.545	67.064	364.646

PRELIMINARY PLAT
MAVERICK FARMS ADDITION

PHASE 1: LOT 58X, LOTS 59 THRU 65, 66X, 67 THRU 120, LOT 121X, BLOCK A;
LOTS 1 THRU 24, BLOCK B; LOTS 1 THRU 28, LOT 29X, BLOCK C;
LOTS 1 THRU 28, BLOCK D; LOTS 1 THRU 20, 21X, LOTS 22 THRU 101, LOT 102X, BLOCK E;
LOTS 1 THRU 20, BLOCK F; LOTS 1 THRU 19, LOT 20X, BLOCK G; LOTS 1 THRU 61, LOT 62X, BLOCK H;
LOTS 1 THRU 29, BLOCK I; LOTS 1 THRU 22, BLOCK J; LOTS 70 THRU 73, LOTS 74X, LOTS 75 THRU 94, LOT 95X,
LOTS 96 THRU 120, LOT 121X, LOTS 122 THRU 138, LOT 139X, LOTS 140 THRU 164, LOT 165X BLOCK K; LOTS 1
THRU 32, BLOCK L; LOTS 23 THRU 44, BLOCK M;

PHASE 2: LOTS 1 THRU 28, LOT 259, LOTS 30 THRU 57; BLOCK A;
LOTS 1 THRU 24, 25X, BLOCK S; LOTS 1 THRU 30, BLOCK T; LOTS 1 THRU 34, BLOCK U;
LOTS 1 THRU 28, BLOCK V; LOTS 1 THRU 15, 16X, LOTS 17 THRU 22, BLOCK W;
LOTS 1 THRU 34, BLOCK X; LOTS 1 THRU 31, BLOCK Y;

PHASE 3: LOTS 1 THRU 55, 56X, 57 THRU 89, BLOCK K; LOTS 1 THRU 22, BLOCK M;
LOTS 1 THRU 13, 14X, LOTS 15 THRU 31; BLOCK N; LOTS 1 THRU 40, BLOCK O; LOTS 1 THRU 44, BLOCK P,
LOTS 1 THRU 40, BLOCK Q; LOTS 1 THRU 12, LOTS 13X, BLOCK R;

PHASE 4: LOTS 1 THRU 13, LOTS 14X, LOTS 15 THRU 26, BLOCK Z; LOTS 1 THRU 37, LOT 38X, BLOCK AA;
LOTS 1 THRU 18, LOT 19X, LOTS 20 THRU 36, LOT 37X, BLOCK AB; LOTS 1 THRU 41, BLOCK AC;
LOTS 1 THRU 28, BLOCK 28; LOTS 1 THRU 25, BLOCK AE; LOTS 1 THRU 5, LOT 6X LOTS 7 THRU 12, BLOCK AF;
LOTS 1 THRU 8, BLOCK AG; LOTS 1 THRU 24, BLOCK AH;
LOTS 1 THRU 26, LOT 27X, BLOCK AI; LOTS 1 THRU 35, LOT 36X, BLOCK AJ;

JURISDICTION:
CITY OF PILOT POINT

FRIENDSHIP RD
OSBURN RD
PECAN CREEK
FM-1385
FM-2931
JOE ALLEN RD
MUSTANG RD

VICINITY MAP (NTS)

0 100 200 400
Scale: 1"=200'

06/05/25

FilePath:P:\010170\024\planning\20250604_BrokenRockConceptualSitePlan-Submittal\INDD\BROKENROCKRANCHCONCEPTPLAN

Conceptual Site Plan

MAVERICK FARMS

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

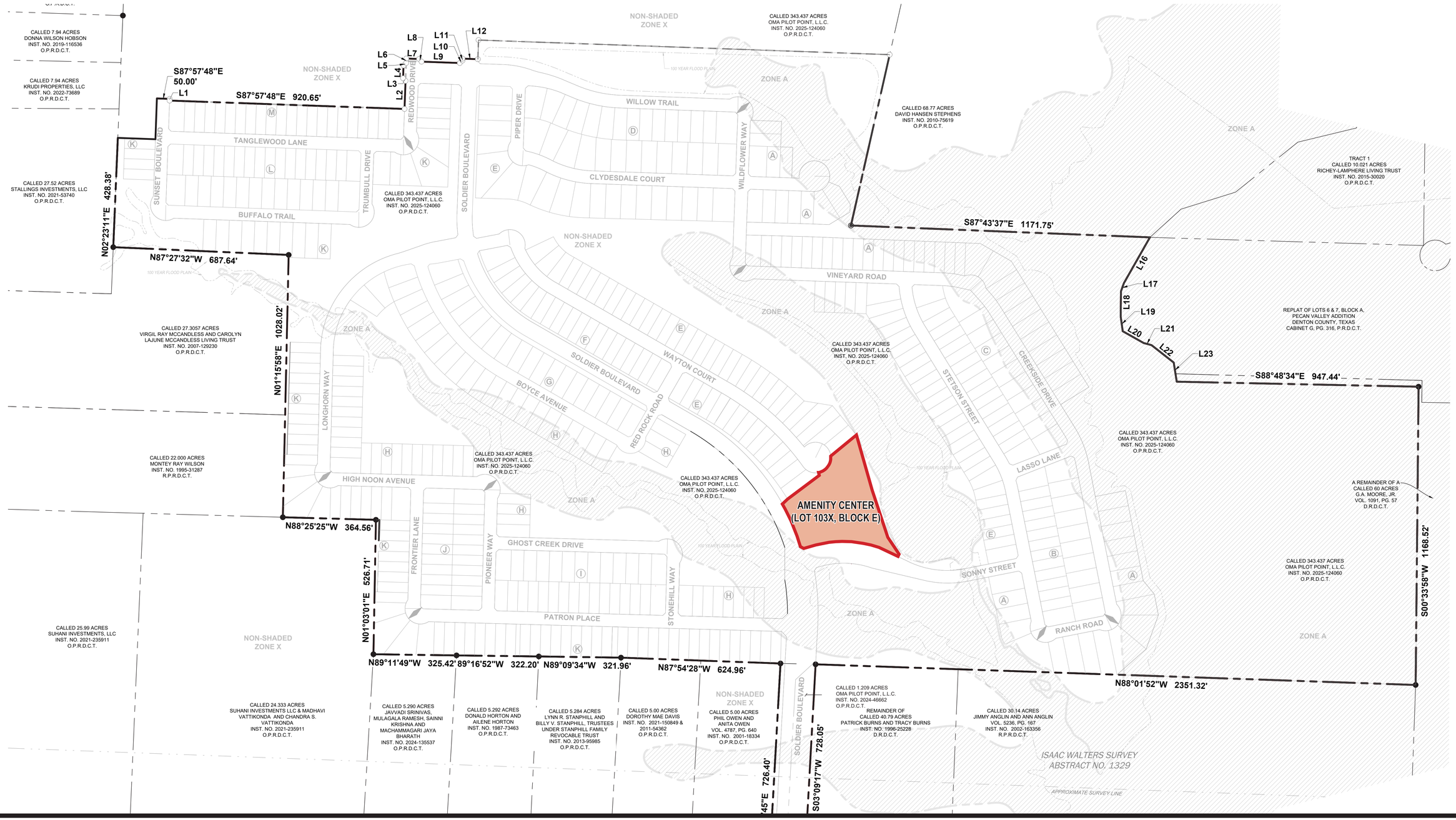
Being 364.646 acres in the Isaac Walters Survey, Abstract No. 1329 and the John Ryans Survey, Abstract No. 1069, ETJ of the City of Pilot Point, Denton County, Texas

DATE OF PREPARATION: 11/01/2024

PLAT CASE # PP 24-003

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD
SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Maverick Farms Phase 1, Amenity Center (Open Space Lot)



PLANNING and ZONING COMMISSION
June 4, 2026

Amenity Center(Open Space Lot)
(LOT 103X, BLOCK E)

Pilot Point
COMMUNITY SERVICES

EXHIBIT D
Planned Development Regulations

MAVERICK FARMS PLANNED DEVELOPMENT REGULATIONS

1.0 Single Family Regulations

1.1 Single Family Tracts Permitted Uses: The permitted uses within the planned development are outlined below.

(A) **SF-3 Single-Family Residential District:** The base zoning district for all single-family tracts will be the SF-3 district unless specified in this PD. All City of Pilot Point ordinances that exist at the time of development will apply unless specifically stated in this PD. The permitted uses shall be SF-3 Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections.

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
  - Public and private parks
  - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
  - Amenity center which will be located in one of the two locations as shown on the Concept Plan, may contain any of the following, but a minimum of a resort-style pool:
    - Building for office, business, leisure, and/or workout facilities
    - Shade structures
    - Open Play
    - Playground
    - Sports court(s)
    - Trail
    - Cabana

  Prior to the issuance of a building permit for Phase II, construction on an amenity center shall have commenced.
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage.
- School, pre-k through 12 (public or private)
- Temporary concrete batch plant
- Temporary sales office

- Model homes

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

1.2 Single Family General Area regulations:

a) The lot widths shall be measured along the arc of the primary structure setback line.
b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
c) Side lot lines may deviate from perpendicular to the right-of-way up to 15 degrees upon the approval of a Minor Waiver per the City Regulations.
d) Single family lots may front onto and have driveway access to the E/W floodplain crossing road.
e) Single family lots may face the side of a similar lot.
f) Maximum cul-de-sac length may be up to one thousand (1,000) feet.

The following amended area regulations shall apply:

Lot Type A – 60' Lot:

Minimum Lot Area: The minimum lot area shall be six thousand six hundred (6,600) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but Front Porches are not required. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street. May also be accomplished utilizing "swing-in" driveways.

Roof Overhang: The eaves of the roof are permitted to encroach into the front, side, and rear setbacks.

Lot Type B – 50' Lot:

Minimum Lot Area: The minimum lot area shall be five thousand five hundred (5,500) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but Front Porches are not required. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Roof Overhang: The eaves of the roof are permitted to encroach into the front, side, and rear setbacks.

Lot Type C – 40' Lot:

Minimum Lot Area: The minimum lot area shall be four thousand four hundred (4,400) square feet.

Minimum Lot Width: The minimum lot width shall be forty (40) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-ten (110) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Or less. Covered Front Porches may extend over the front building setback line five feet (5'), but Front Porches are not required. Garage may intrude at a max of 8' in front of the front façade, but still must honor the minimum 20' front setback. In the event a front porch is constructed, the front porch shall be considered the front façade and shall meet the minimum twenty (20) foot front yard setback.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet, inclusive of fencing. Corner and reverse corner fencing shall be set back a minimum of fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street

Roof Overhang: The eaves of the roof are permitted to encroach into the front, side, and rear setbacks.

1.3 The maximum number of lots permitted within the PD District shall not exceed 1,380 lots. The number of lots per Lot Type is as follows:

Lot Type A: 220 Minimum
Lot Type B: 380 Maximum
Lot Type C: 780 Maximum

1.4 Front Door required: There must be a primary access door facing the public street.

1.5 Minimum House Size: Unless otherwise stated below, minimum air-conditioned space in dwelling unit shall be 1,600 square feet for a 50' lot, 2,000 square feet for a 60' lot, 1,450 square feet for a 40' lot.

1.6 Residential Parking: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

1.7 Residential Landscape, Hardscape, Architectural Standards

1.7.1 Architectural Standards

i. Maximum building height of a Residence shall be thirty-five feet (35').

ii. Anti-Monotony Requirements. Development of single-family detached homes shall comply with the following:

(a) No front house elevation on a single-family residence shall be repeated on the same side of the street unless it is separated by a minimum of four (4) lots from the same elevation. No front house elevation on a single-family residence shall be repeated directly across the street or within two (2) lots of one another on either side of the residence and on either side of the street. No more than three (3) consecutive rear elevations may be provided on single family residences with rear elevations abutting a collector road.

b. Same Side of Street. No combination of brick color, mortar color, and sand color shall be repeated for every two residences. Street and alley intersections are acceptable separation elements.

iii. Garage Doors.

a. Garages shall conform to all City ordinance and requirements with regard to setbacks, location, and type unless otherwise specified in these Development Regulations.

Should the City's ordinance not contain all or any portion of certain design or construction requirements, the ACC shall be the sole authority as to construction and design criteria or requirements.

b. Each Residence erected on a Lot shall provide off-street parking space (inclusive of garage space) for a minimum of two (2) automobiles.

c. Garages shall be a minimum of 365 square feet.

iv. Roof Slopes, Colors, and Restrictions.

a. The minimum slope may not be less than a 6-in-12 slope, unless an accent roof which may be minimum 4-in-12, without the express written consent of the City and the ACC.

b. Dormers may be used and shall be compatible with the architectural style of the residence.

c. The Owner is responsible for the maintenance and repairs to the roof of his/her Residence. Repair or replacement of a roof must have the prior written consent of the City and the ACC prior to installation.

v. Residential landscaping:

a. Trees: Requirements per lot type:

a. For every 50' and 60' lot: At least two (2) trees of a minimum 3"-caliper in the front yard and at least one (1) additional tree with a minimum of 3"-caliper in a location determined by the builder.

b. For every 40' lot: At least one (1) tree with a minimum of 3"-caliper in the front yard and at least one (1) additional tree with a minimum of 3"-caliper in a location determined by the builder.

c. All trees described here shall be planted by the homebuilder and must be planted prior to the final inspection unless an escrow fee equal to 115 percent of the cost to purchase and plant the tree(s) has been deposited with the City.

b. Shrubbery and Planting Beds: Each 40', 50', and 60' Lot shall contain at least one (1) ornamental tree and have planting beds containing a minimum of fifteen one (1) gallon shrubs, six (6) three gallon shrubs, and two flats of flowers, and depending on the bed size, this number may be adjusted by the Builder upon written permission from the City and ACC. These shrubs and planting beds shall be planted by the homebuilder.

c. Trees. Trees shall be planted in locations approved by the City or authorized under these construction and design guidelines and/or the ACC.

d. Full yard (front, side, and rear) sod and irrigation required for all 40', 50', and 60' lots.

e. There shall be a minimum fifteen (15') foot landscape buffer along all collectors including Joe Allen Rd., Mustang Rd. and the central collector. The landscape buffer shall be installed by the Developer and shall consist, at a minimum, of one four (4")

inch caliper tree every two hundred (200') feet planted by the developer after the adjacent section of road has been constructed.

vi. FENCES:

(a) Fencing: Fencing of front yards is not allowed.

(b) All wooden fencing shall be stained and preserved as follows: Manufacturer: Sherwin Williams, Color: Banyan Brown – Apply per instructions

(c) Wood Fencing.

1. The side and rear yard areas of each Lot shall be fenced beginning at least five (5') feet from the front façade of a Residence on a Lot.
2. All fencing adjacent to public ROW, open spaces, or public view on a Lot shall be no less than six feet (6') in height from grade, and shall be constructed board-on-board, of spruce wood or better with steel posts.
3. Posts for all wood fences must not be visible on any fence facing the street, front of a home, any Common Area, Open Space or other highly visible area.
4. Fencing for interior Lots not visible from any visibly public standpoint shall be board-on-board, spruce or better.
5. All wood fences shall adjust for grade and maintain at least one inch (1") gap between the ground and wood to prevent rotting or decay. Vertical posts spacing should be no more than eight feet (8') on center or less and set in concrete post footings of a minimum of 24" deep for six foot (6') high fences. All fencing shall include a top cap or trim and be stained with the color specified above.

d. Wrought Iron / Tubular Steel / Decorative Metal Fencing.

(i) The use of wrought iron, tubular steel, and/or decorative metal fencing shall comply with the City's ordinance in regard to location, material, height, and style. Generally, wrought iron, tubular steel, and/or decorative metal fencing is required for the portion of any Lot's boundary that is adjacent to an Amenity, Open Space, Greenbelt, or other Open Areas and shall be installed by the Developer. The ACC will use the City's ordinance and building and zoning standards as the design rule for wrought iron / tubular steel fencing.

(ii) Wrought iron, tubular steel, and/or decorative metal fencing, to be installed by the Developer, shall be black and of a type designed to be rust proof and suitable for Texas weather.

(iii) Minimum height shall be no less than six (6) feet.

(iv) Wrought iron, tubular steel, and/or decorative metal fencing, installed by the Developer, shall be required along the boundary line of any Lot adjacent to an Amenity, Open Space, Greenbelt, or other Open Areas. The Developer shall be responsible for constructing fencing on any Amenity, Open Space, Greenbelt, or other Open Areas not adjacent to single family lots.

2.0 Screening Regulations

2.1 Residential: The screening requirement for all residential uses shall be a six (6) foot solid Board on Board fence with a top cap, pre-stained with metal posts for portions, backing or siding

to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Pilot Points Planned Development Regulations. The fence shall be placed in an easement and maintained by the HOA.

2.2 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

3.0 Subdivision Regulation

3.1 Development shall meet the standards as required in the City of Pilot Point Subdivision Ordinance and Design Construction Specifications and Standards Manual, except as amended herein.

4.0 Cluster Mailbox Standards

4.1 Location: Cluster mailboxes shall be for only as many addressed are required by post office and shall be in strategic HOA lots off public ROW.

5.0 Trail Standards

5.1 Where the trail crosses floodplain, no bridges/culverts shall be required. However, when the trails crosses a creek, either a low water crossing, culverts, or pedestrian bridge must be installed.

5.2 Trails shall be constructed as depicted on the Concept Trail Plan as shown in Exhibit C-1 and as depicted on the current City Master Park Plan. Trails shall be constructed when the adjacent phase is constructed.

5.3 Trails shall be not less than eight (8) feet in width and constructed with concrete. Contained (with a hard edge) granite gravel, wood chip or other similar material may be occasionally utilized to compliment the trail surroundings.

6.0 Tree Mitigation

6.1 No tree mitigation shall be required; however, Developer, its successors and assigns shall take reasonable care during design and construction to protect as many 10" or larger caliper trees as possible.

7.0 Parkland Dedication

7.1 Public access common areas such as public trails shall count towards park land dedication requirements to a width of three times the width of the proposed trail and shall be maintained by the HOA. Park land dedication or payment in lieu of park land dedication shall be met for the overall development, as stated in Section 12.3 of the Agreement.

8.0 Street Lights

8.1 Street lights shall be installed on divided thoroughfares where Developer is constructing one full roadway section edge. For the avoidance of doubt, Developer shall only be obligated to construct street lights on the portions of the roadways constructed by Developer which are adjacent to the Development. Notwithstanding the foregoing, a $750 street light escrow fee shall be assessed by the City at the time of building permit.

Planning and Zoning Commission Staff Report

Meeting Date: June 4, 2026

Submitted By: Caroline Stewart, City Planner

Item Type: Action Item

Agenda Section: Regular Agenda

Subject: Discuss and consider a request for a zone change of approximately 0.5108 +/- acres that will allow for a 1,332 square foot garage addition and plan to remodel the main dwelling unit. The subject property is located at 400 S. Washington Street, at the south-west intersection of West Grove Street and South Washington Street.

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.

Background Information:

Request: This request is to conduct a public hearing and consider a zone change application of approximately 0.5108 +/-acre parcel from General Commercial District (C-2) to Single Family Moderate Density (SF-2).

Background: The proposed zone change is consistent with the City's adopted Future Land Use Plan which identifies this location as Connected Core. As defined in the 2025 Comprehensive Plan, the Connected Core serves as a transitional area with residential uses and low-intensity commercial to complement Downtown Pilot Point.

Surrounding Land Uses and Zoning: The subject location is in Pilot

Point city limits.

North — Pilot Point Library and Community Center.

South — Private Residence.

East — Private Residence.

West — Private Residence.

Future Land Use Plan: The adopted 2025 Master Plan Set designates this parcel as a Connected Core that functions as a transitional area between Downtown and surrounding residential neighborhoods, blending compact housing, small-scale retail, and creative workspaces into a walkable, human-centered environment. A design concept layout has been provided by the applicant that details an interior remodel plan to the first floor of the main dwelling unit, a single-family residence.

Master Thoroughfare Plan: Pilot Point's newly adopted Master Thoroughfare Plan identifies South Washington Street as a minor arterial roadway with a minimum of 90-foot right-of-way to accommodate 4-lane vehicle access along South Washington Street. The subject zone change is consistent with the adopted Future Land Use Plan from the 2025 Comprehensive Plan and Master Thoroughfare Plan.

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 from General Commercial District (C-2) to Single Family Moderate Density (SF-2).

Financial Information: N/A

Suggested Action: Move to recommend that City Council approve the requested zone change.

Attachments:

1. 2026-06-04_PZ_400_S_Washington_Vicinity_Map
2. Design Package Final
3. 2026-06-04_PZ_400_S_Washington_Proposed_Rendering
4. survey2024-03-13_184706
5. Plat

6. DCAD map
7. Letter of Intent

400 S Washington Street

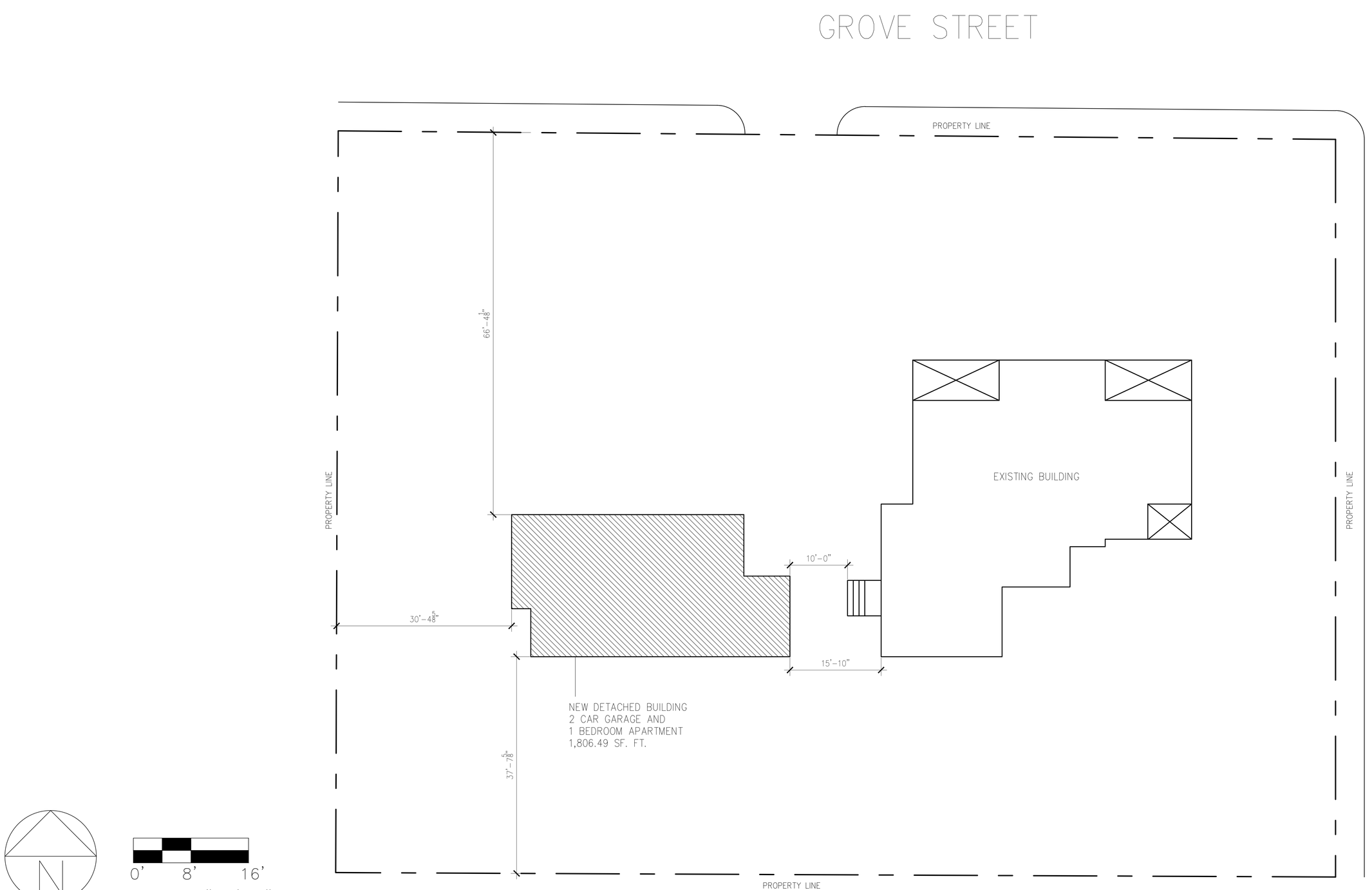


PLANNING and ZONING COMMISSION
June 4, 2026

400 S Washington St

Pilot Point
COMMUNITY SERVICES

1:1,500
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km



01 SITE PLAN

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

WONDARCH
BUILDING DESIGN

WONDARCH
DESIGN
Addison, TX 75001
(214) 945-3296
www.wondarch.com

RESIDENTIAL DESIGN FOR

KELLY RICHARDSON

400 S WASHINGTON STREET
PILOT POINT, TX 76258

REVISIONS

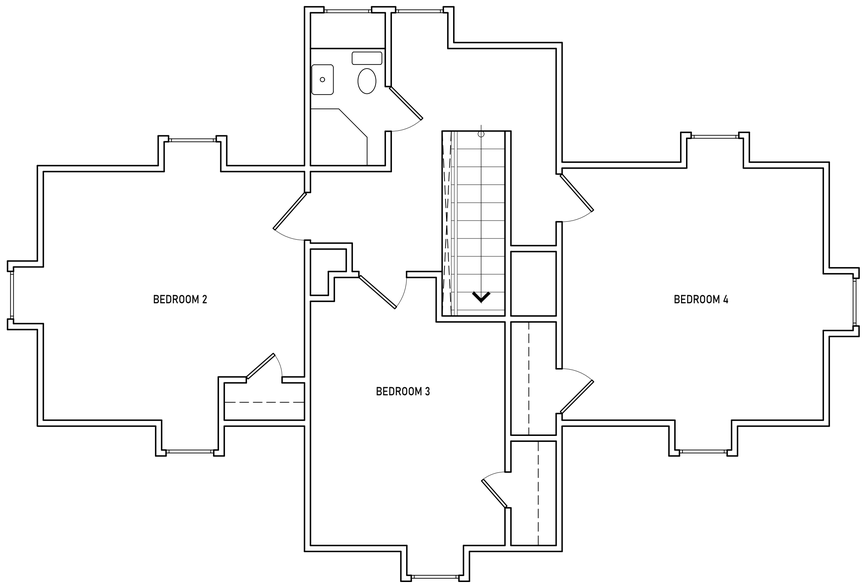
No.	DESCRIPTION	DATE

APPROVAL STAMP

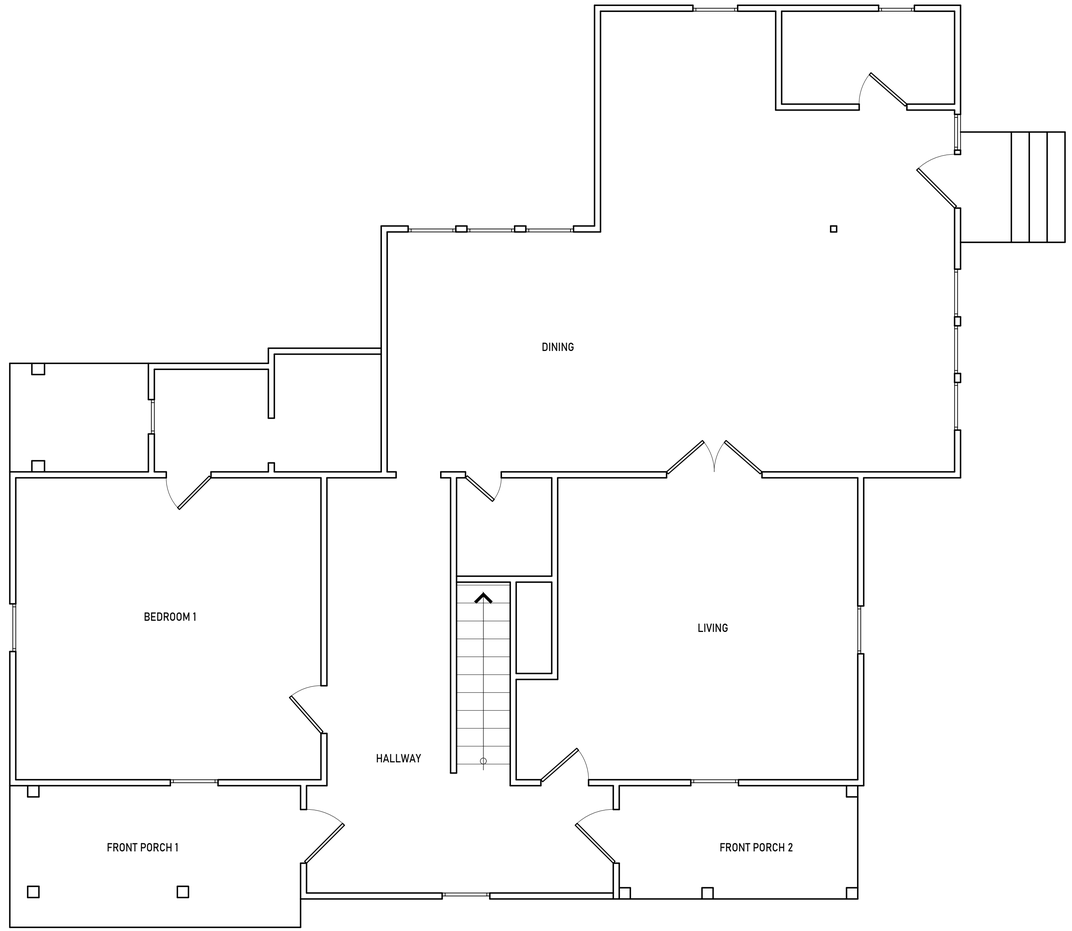
DATE
04-01-26

PROJECT
2601

SHEET NUMBER
1
SITE PLAN



02 EXISTING - SECOND FLOOR PLAN
SCALE: 1/4"= 1'-0"



01 EXISTING - FIRST FLOOR PLAN
SCALE: 1/4"= 1'-0"

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REVISIONS

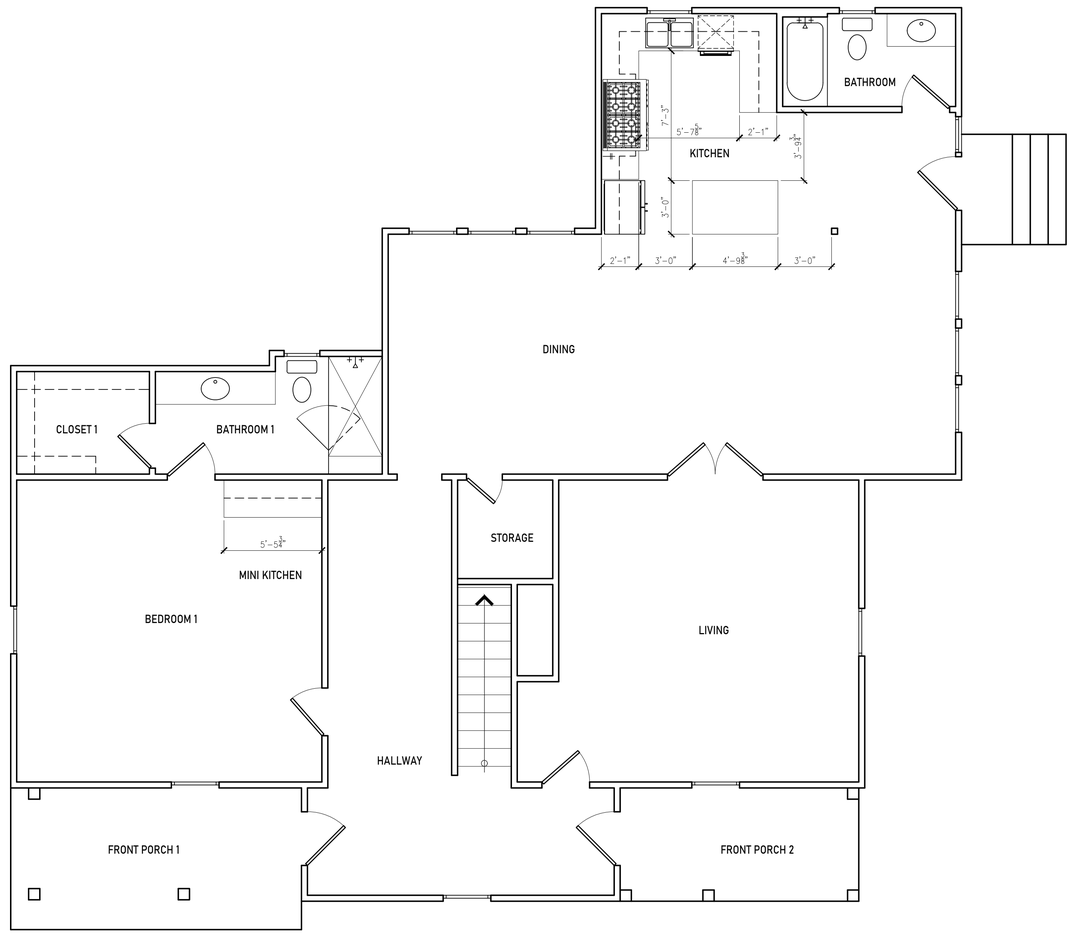
No.	DESCRIPTION	DATE

APPROVAL STAMP

DATE
04-01-26

PROJECT
2601

SHEET NUMBER
2
FLOOR PLANS



01 REMODELING - FIRST FLOOR PLAN

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

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RESIDENTIAL DESIGN FOR

KELLY RICHARDSON

400 S WASHINGTON STREET
PILOT POINT, TX 76258

REVISIONS

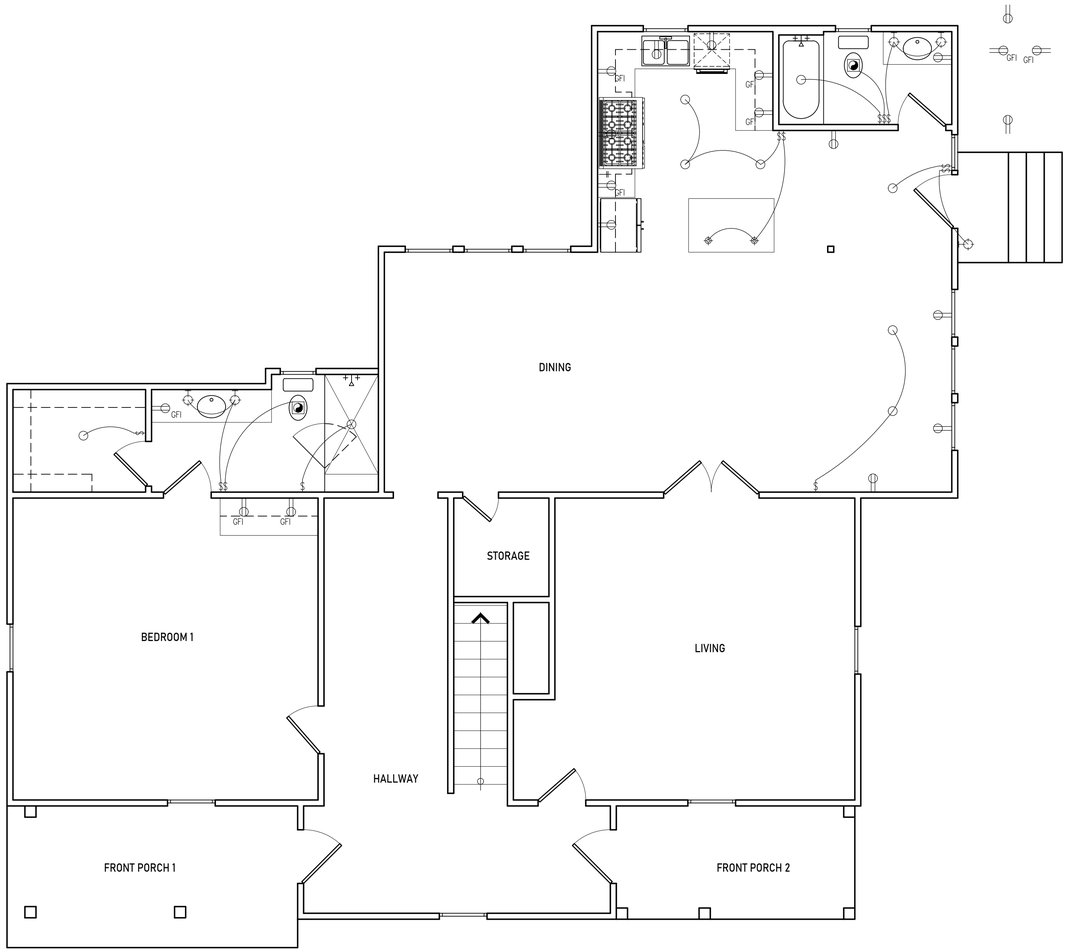
No.	DESCRIPTION	DATE

APPROVAL STAMP

DATE
04-01-26

PROJECT
2601

SHEET NUMBER
3
FLOOR PLANS



01 FIRST ELECTRICAL FLOOR PLAN
SCALE: 1/4"= 1'-0"

ELECTRICAL LEGEND

- RECESSED INCANDESCENT
- RECESSED SPOT
- CEILING-MOUNT FIXTURE
- WALL MOUNTED FIXTURE
- MINI — MINI RECESSED INCANDESCENT
- UNDER CABINET XENON LIGHTING
- SCONCE
- HANG LIGHT — HANGING LIGHT
- DOUBLE FLOOD LIGHT
- SL — STEP LIGHT
- FLUSH MOUNTED FLUORESCENT LIGHT
- 5 BLADE CEILING FAN ONLY UNLESS NOTED
- FAN W/ LT — 5 BLADE CEILING FAN / LIGHT
- SWITCH
- D — SWITCH W/ DIMMER
- 110-V OUTLET (HGT IF ABOVE 12")
- D — DEDICATED 110-V OUTLET
- 220 — 220-V OUTLET
- WP — WEATHERPROOF GROUNDED
- GFI — 110 V OUTLET GROUNDED 110-V OUTLET
- 1/2 HOT — 1/2 HOT 110-V OUTLET
- FLOOR 110-V OUTLET
- CEILING 110-V OUTLET
- PHONE
- TV
- SD — SMOKE DETECTOR
- CM — CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- D/C — DATA/COMMUNICATION OUTLET
- LED FLAT PANEL

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RESIDENTIAL DESIGN FOR
KELLY RICHARDSON
400 S WASHINGTON STREET
PILOT POINT, TX 76258

REVISIONS

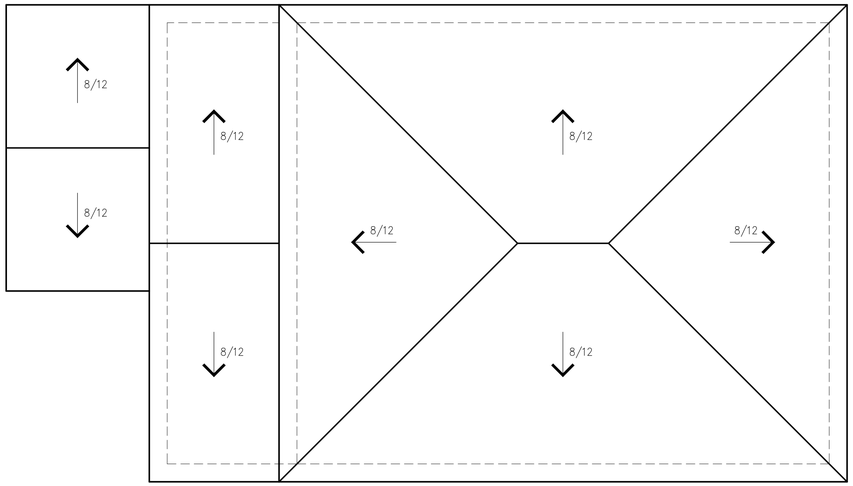
No.	DESCRIPTION	DATE

APPROVAL STAMP

DATE
04-01-26

PROJECT
2601

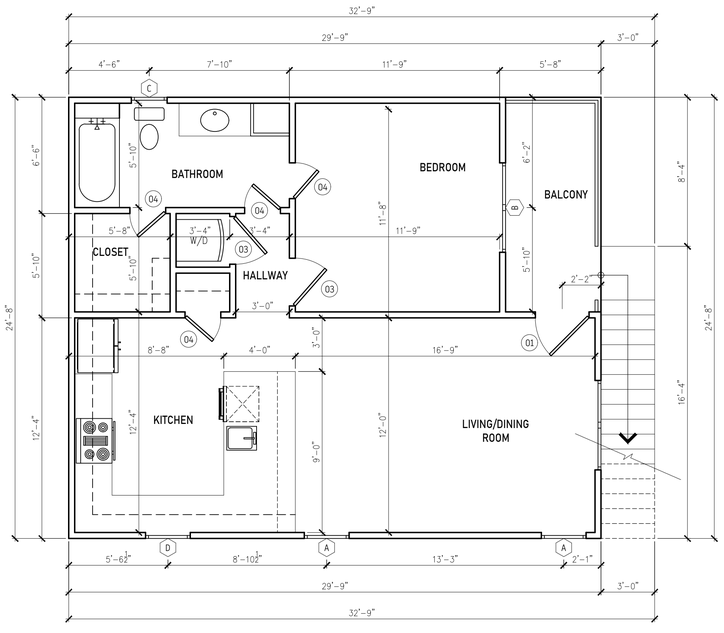
SHEET NUMBER
4
FLOOR ELECTRICAL PLAN



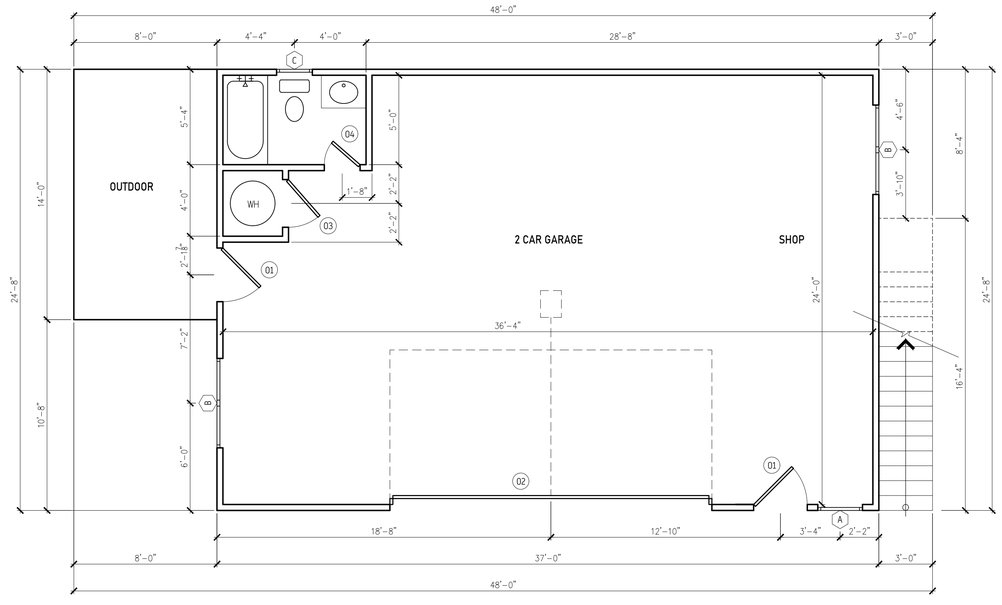
03 ROOF PLAN
SCALE: 1/4"= 1'-0"

WINDOW SCHEDULE				
	TYPE	SIZE (W X H)	DESCRIPTION	#
A	SINGLE HUNG	2'-6"x 5'-0"	@ 7'-0" HDR	3
B	DOUBLE WINDOW	2'-6"x 5'-0"	@ 7'-0" HDR	4
C	SINGLE HUNG	2'-0"x 3'-0"	@ 7'-0" HDR	2
D	SINGLE HUNG	2'-6"x 4'-0"	@ 7'-0" HDR	1

DOOR SCHEDULE				
	TYPE	SIZE (W X H)	DESCRIPTION	#
01	SOLID CORE	3'-0"x 7'-0"	EXTERIOR AS SELECTED	3
02	GARAGE DOOR	18'-0"x 7'-0"	EXTERIOR AS SELECTED	1
03	SOLID CORE	2'-8"x 7'-0"	INTERIOR AS SELECTED	3
04	SOLID CORE	2'-0"x 7'-0"	INTERIOR AS SELECTED	5



02 SECOND FLOOR PLAN
SCALE: 1/4"= 1'-0"



01 FIRST FLOOR PLAN
SCALE: 1/4"= 1'-0"

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KELLY RICHARDSON
400 S WASHINGTON STREET
PILOT POINT, TX 76258

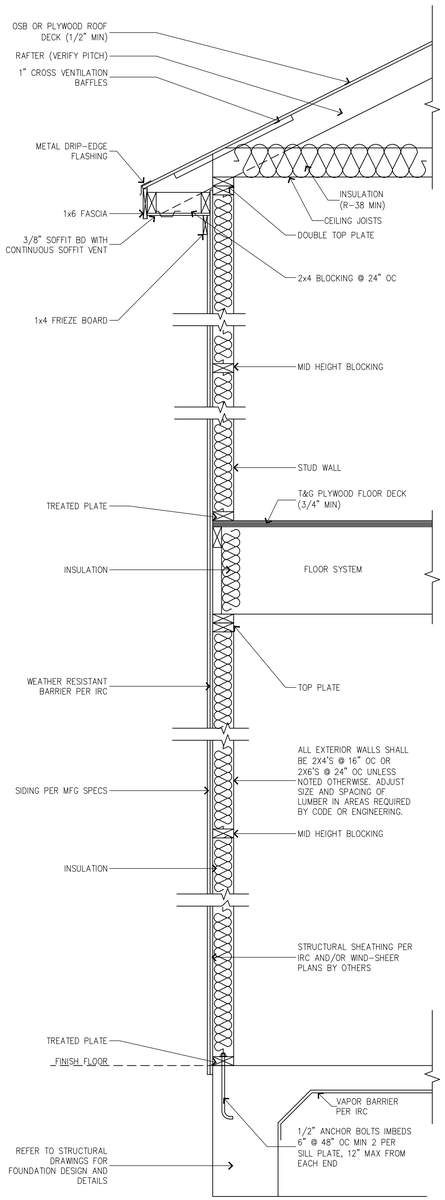
REVISIONS		
No.	DESCRIPTION	DATE

APPROVAL STAMP

DATE
04-01-26

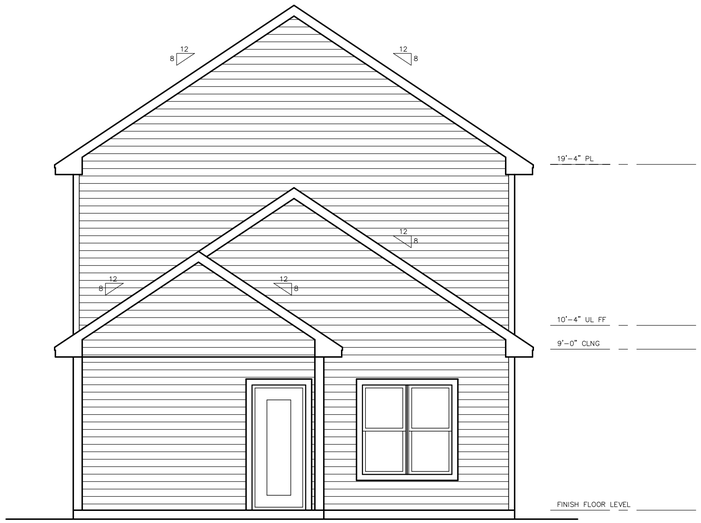
PROJECT
2601

SHEET NUMBER
5
FLOOR PLANS



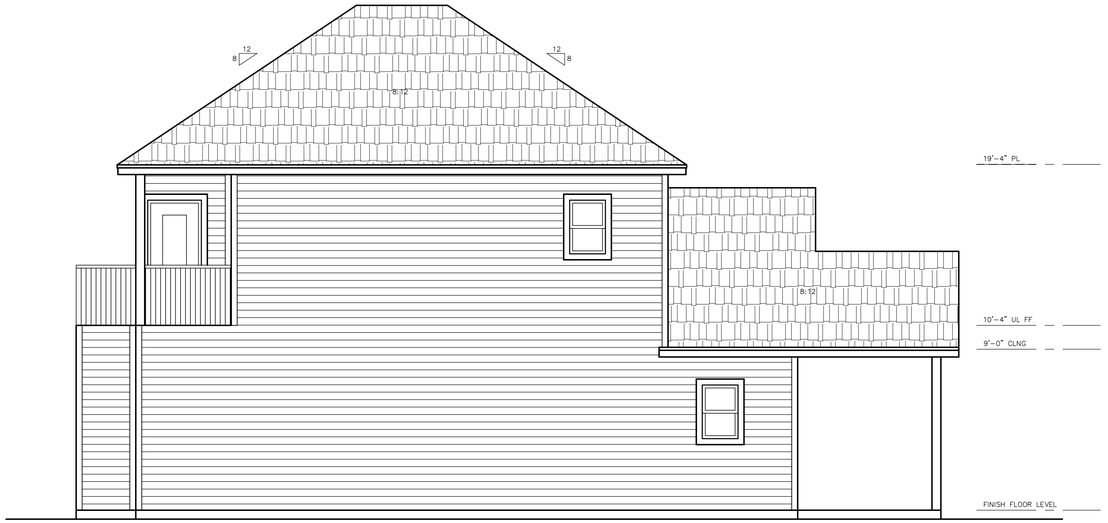
WALL SECTION

NTS



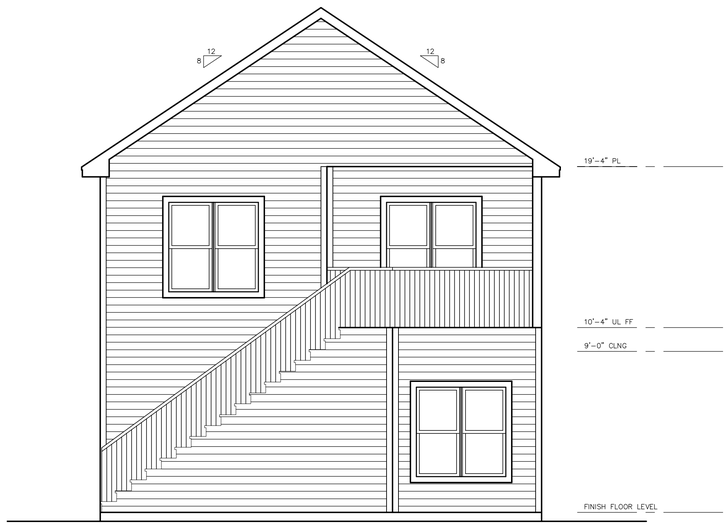
04 RIGHT ELEVATION

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



03 REAR ELEVATION

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



02 LEFT ELEVATION

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



01 FRONT

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

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RESIDENTIAL DESIGN FOR

KELLY RICHARDSON

400 S WASHINGTON STREEET
PILOT POINT, TX 76258

REVISIONS

No.	DESCRIPTION	DATE

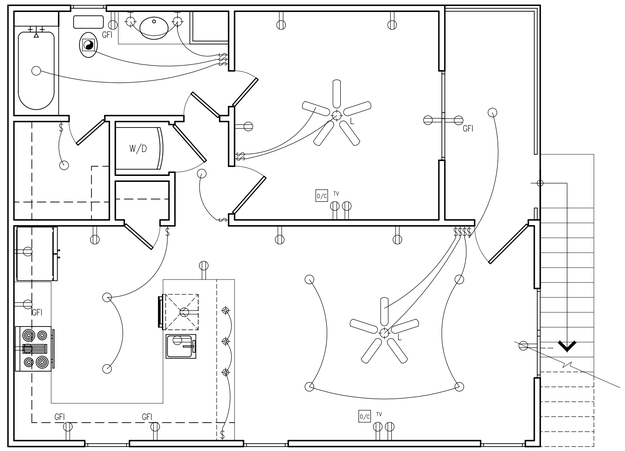
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DATE
04-01-26

PROJECT
2601

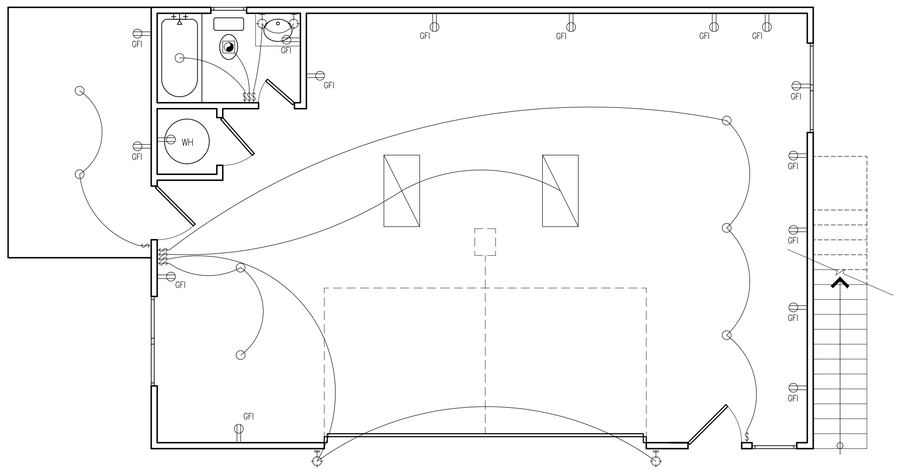
SHEET NUMBER
6

EXTERIOR ELEVATIONS



02 SECOND ELECTRICAL FLOOR PLAN

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



01 FIRST ELECTRICAL FLOOR PLAN

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

ELECTRICAL LEGEND

	RECESSED INCANDESCENT
	RECESSED SPOT
	CEILING-MOUNT FIXTURE
	WALL MOUNTED FIXTURE
MINI	MINI RECESSED INCANDESCENT
	UNDER CABINET XENON LIGHTING
	SCONCE
HANG LIGHT	HANGING LIGHT
	DOUBLE FLOOD LIGHT
SL	STEP LIGHT
	FLUSH MOUNTED FLUORESCENT LIGHT
	5 BLADE CEILING FAN ONLY UNLESS NOTED
FAN W/ LT	5 BLADE CEILING FAN / LIGHT
	SWITCH
D	SWITCH W/ DIMMER
	110-V OUTLET (HGT IF ABOVE 12")
D	DEDICATED 110-V OUTLET
220	220-V OUTLET
WP	WEATHERPROOF GROUNDED
GFI	110 V OUTLET GROUNDED 110-V OUTLET
1/2 HOT	1/2 HOT 110-V OUTLET
	FLOOR 110-V OUTLET
	CEILING 110-V OUTLET
	PHONE
	TV
SD	SMOKE DETECTOR
CM	CARBON MONOXIDE DETECTOR
	EXHAUST FAN
D/C	DATA/COMMUNICATION OUTLET
	LED FLAT PANEL

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400 S WASHINGTON STREEET
PILOT POINT, TX 76258

REVISIONS		
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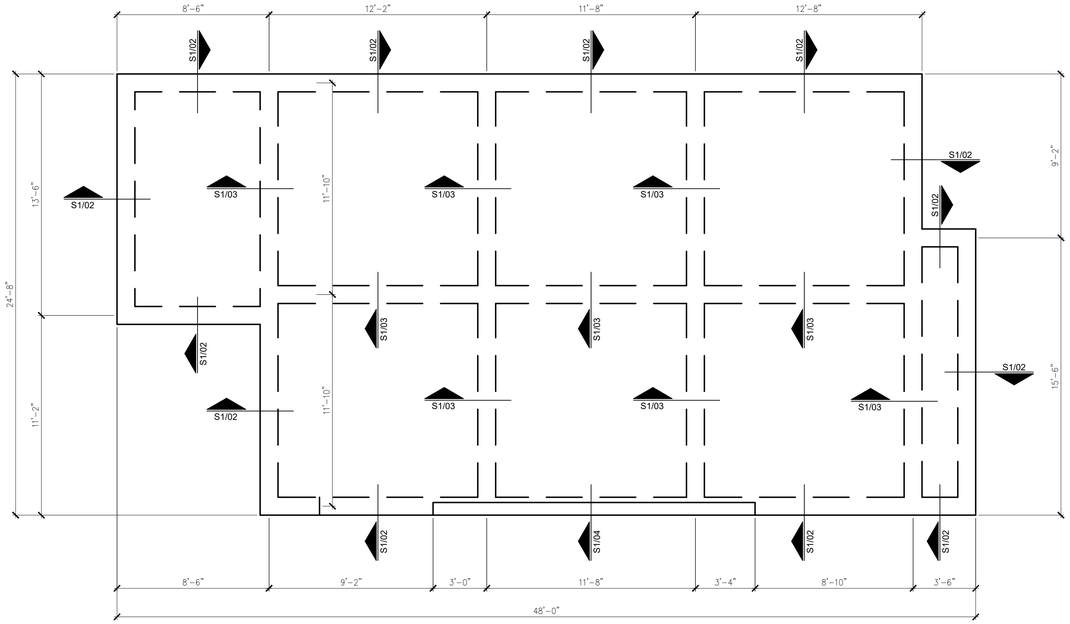
APPROVAL STAMP

DATE
04-01-26

PROJECT
2601

SHEET NUMBER
7

ELECTRICAL PLANS

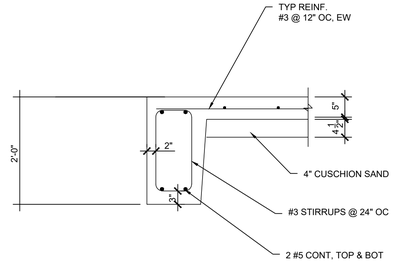


01 FOUNDATION FRAMING PLAN

SCALE 1/4" = 1'-0"

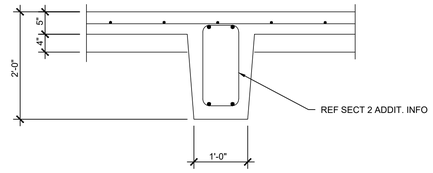
General notes

1. Building code International Building Code (IBC) 2021 edition.
2. Design gravity floor loads.....100 psf
3. The foundations have been designed using an allowable soil bearing of 1500 psf, in lieu of a soil report in accordance with the IBC bldg code values.
4. Before construction, the contractor shall remove all organic material and top soil from the building pad
5. The concrete slab shall be 5" thick over a 6mil poly Vapor barrier underlain by a 4 inch layer of cushion sand
6. Additional fill under the sand layer shall be a non ;expansive select fill with plastic index (PI) btween 12 and 18 and a liquid limit (LL) less than 36
7. The concrete shall have a Min. 28 day compressive strength of 3000 psi and reinforced with #3 rebar @ 16" OC, EW. located in the middle of the slab
8. The reinforcement shall conform to Astm A-615 grade 60.
9. Reinforcing steel shall be designed, detailed, fabricated and placed in accordance with the latest aci detailing manual (SP66) and CSRI manual of standard practice.



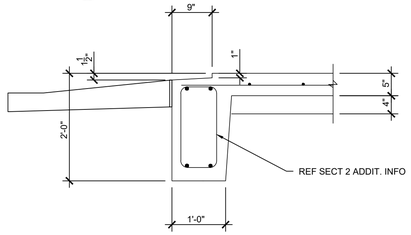
02 CONCRETE SECTION

SCALE 3/4" = 1'-0"



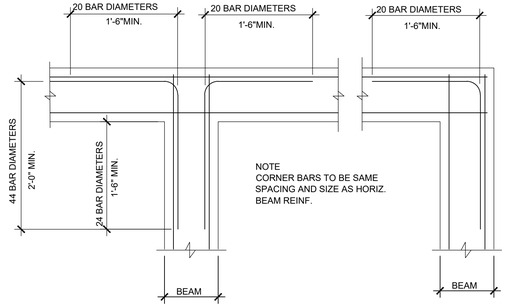
03 CONCRETE SECTION

SCALE 3/4" = 1'-0"



04 GARAGE SECTION

SCALE 3/4" = 1'-0"



05 TYP CORNER BAR DETAIL

NO SCALE

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REVISIONS

No.	DESCRIPTION	DATE

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DATE
04-01-26

PROJECT
2601

SHEET NUMBER
8

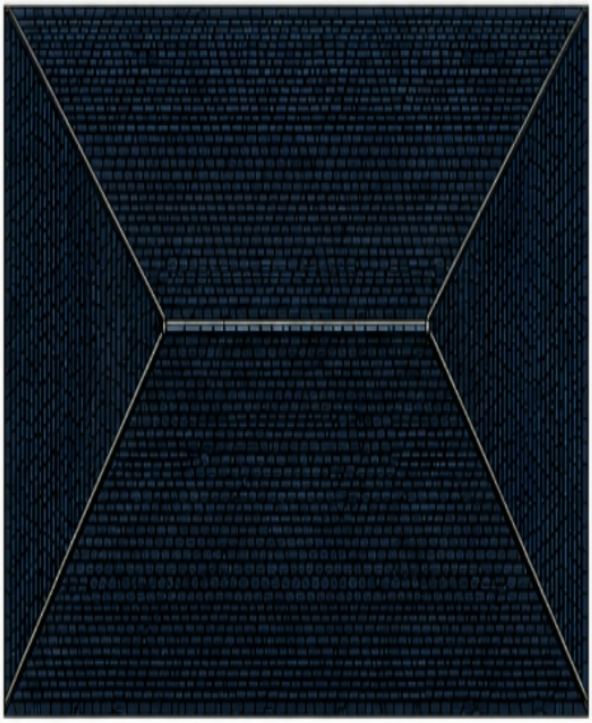
FOUNDATION PLAN AND DETAILS



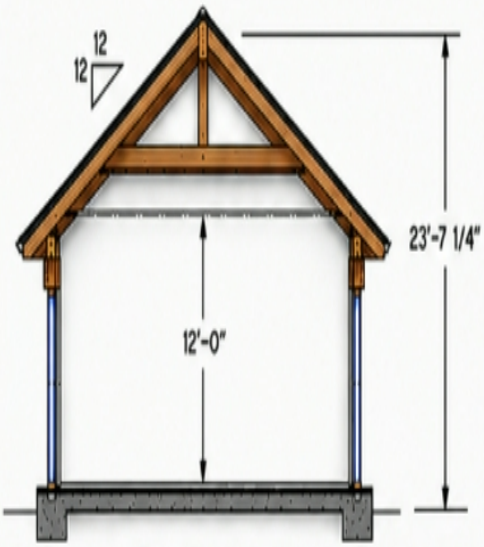
FRONT ELEVATION



FLOOR PLAN



ROOF PLAN



BUILDING SECTION

DETACHED GARAGE / APARTMENT

- SIZE: 51'-0" WIDE X 26'-0" DEEP
- CEILING HEIGHT: 12'-0"
- ROOF PITCH: 12/12
- DORMERS: 0
- GARAGE DOORS:
  - (2) 16'-0" X 8'-0"
- ENTRY DOOR: 3'-0" X 6'-8" (CENTERED BETWEEN WINDOWS)
- WINDOWS (APARTMENT): 2 - 3'-0" X 4'-0"
- BATHROOM (GARAGE): 5'-0" X 8'-0"(TUB, TOILET)
- BATHROOM (APARTMENT): 5'-0" X 8'-0" (SHOWER, VANITY)
- APARTMENT KITCHEN: L-SHAPED, BUTTS UP TO BATH WALL
- APARTMENT SIZE: 20'-0" X 26'-0"
- CONSTRUCTION:
  - 2x6 EXTERIOR WALLS
  - TRUSS ROOF SYSTEM
  - CONCRETE SLAB FOUNDATION
  - VINYL SIDING / STONE ACCENT
  - ASPHALT SHINGLES

400 S. WASHINGTON STREET

34489
09/09/05

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CHARLES SMITH SURVEY, ABSTRACT NUMBER 1139, DENTON COUNTY, TEXAS AND BEING ALL OF A TRACT DESCRIBED IN A DEED TO KATHLEEN MULLINS JOST, RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2004-3187, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING PART OF BLOCK 1, SQUARE 29, WHITE'S ADDITION, AN ADDITION TO THE CITY OF PILOT POINT, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 153, PLAT RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

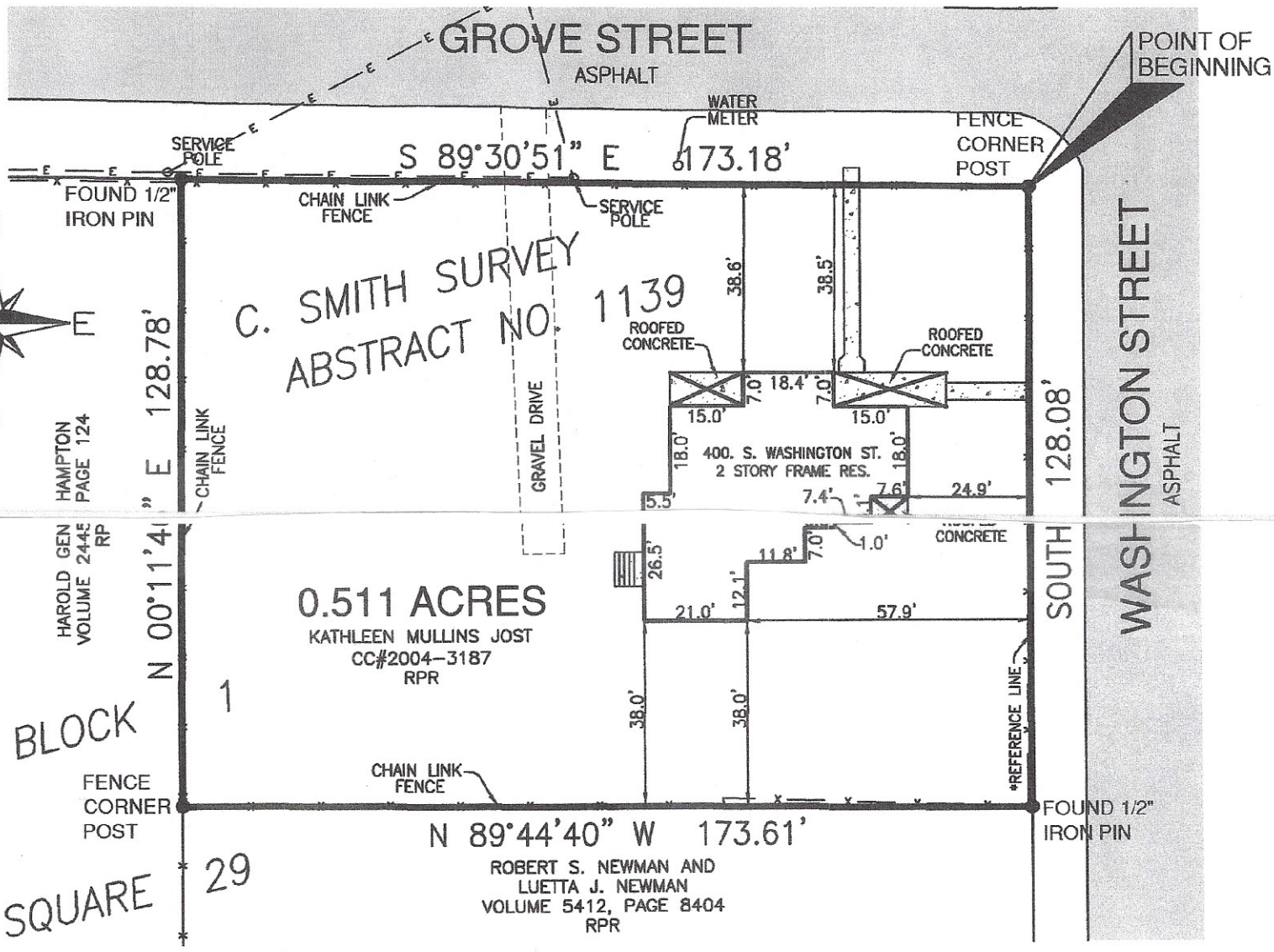
BEGINNING AT A FENCE CORNER POST AT THE NORTHEAST CORNER OF SAID JOST TRACT AND THE NORTHEAST CORNER OF SAID BLOCK 1, SQUARE 29, AT THE INTERSECTION OF THE SOUTH LINE OF GROVE STREET AND THE WEST LINE OF WASHINGTON STREET;

THENCE SOUTH WITH THE EAST LINE OF SAID JOST TRACT AND SAID BLOCK 1, SQUARE 29, A DISTANCE OF 128.08 FEET TO A ½ INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID JOST TRACT AND THE NORTHEAST CORNER OF A TRACT DESCRIBED IN A DEED TO ROBERT S. NEWMAN AND LUETTA J. NEWMAN, RECORDED IN VOLUME 5412, PAGE 8404, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 44 MINUTES 40 SECONDS WEST WITH THE SOUTH LINE OF SAID JOST TRACT, A DISTANCE OF 173.61 FEET TO A FENCE CORNER POST FOUND AT THE SOUTHWEST CORNER OF SAID JOST TRACT, THE NORTHWEST CORNER OF SAID NEWMAN TRACT, AND ON THE EAST LINE OF A TRACT DESCRIBED IN A DEED TO HAROLD GENE HAMPTON, RECORDED IN VOLUME 2445, PAGE 124, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 11 MINUTES 46 SECONDS EAST WITH THE WEST LINE OF SAID JOST TRACT, A DISTANCE OF 128.78 FEET TO A ½ INCH IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID JOST TRACT ON THE NORTH LINE OF SAID BLOCK 1, SQUARE 29 ON THE SOUTH LINE OF GROVE STREET;

THENCE SOUTH 89 DEGREES 30 MINUTES 51 SECONDS EAST WITH THE NORTH LINE OF SAID JOST TRACT AND SAID BLOCK 1, SQUARE 29, A DISTANCE OF 173.18 FEET TO THE POINT OF BEGINNING AND CONTAINING IN ALL 0.511 ACRES OF LAND.



NOTES:

EASEMENTS SHOWN HEREON ARE AS LISTED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY'S TITLE COMMITMENT GF No. 671663-FW21, EFFECTIVE DATE AUGUST 28, 2005. NONE LISTED.

BEARING OF SOUTH IS BASED ON THE EAST LINE OF BLOCK 1, SQUARE 29, WHITE'S ADDITION, AN ADDITION TO THE CITY OF PILOT POINT, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75, PAGE 153, PLAT RECORDS, DENTON COUNTY, TEXAS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF A DESIGNATED 100 YEAR OR 500 YEAR FLOODPLAIN AS SHOWN BY FIRM MAP COMMUNITY-PANEL NUMBER 48121C0115 E, DATED APRIL 2, 1997. NO SURVEYING WAS PERFORMED TO DETERMINE THIS FLOOD ZONE.

SURVEYOR'S CERTIFICATE

I, BRAD G. SHELTON, DO HEREBY CERTIFY THAT A SURVEY WAS MADE ON THE GROUND THIS 9th DAY OF SEPTEMBER, 2005 OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO (VISIBLE) ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED BRADLEY GLEN SHELTON 5452 PROFESSIONAL LAND SURVEYOR

BRAD G. SHELTON
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5452

GF No. 671663-FW21

MSI Metroplex Surveying, Inc.
940-387-0506 223 W. HICKORY, DENTON, TEXAS 76201 info@metroplexsurveying.com

DWN. JRH	SCALE 1"=30'
CKD. BGS	DATE 09/09/05
REV.	JOB NO. 34489

\\Hd-hlan635\share\Server\34000-34999\34489\34489.dwg, 9/12/2005 3:30:23 PM, Jennifer Moores, Metroplex MSI LEGEND.ctb

148

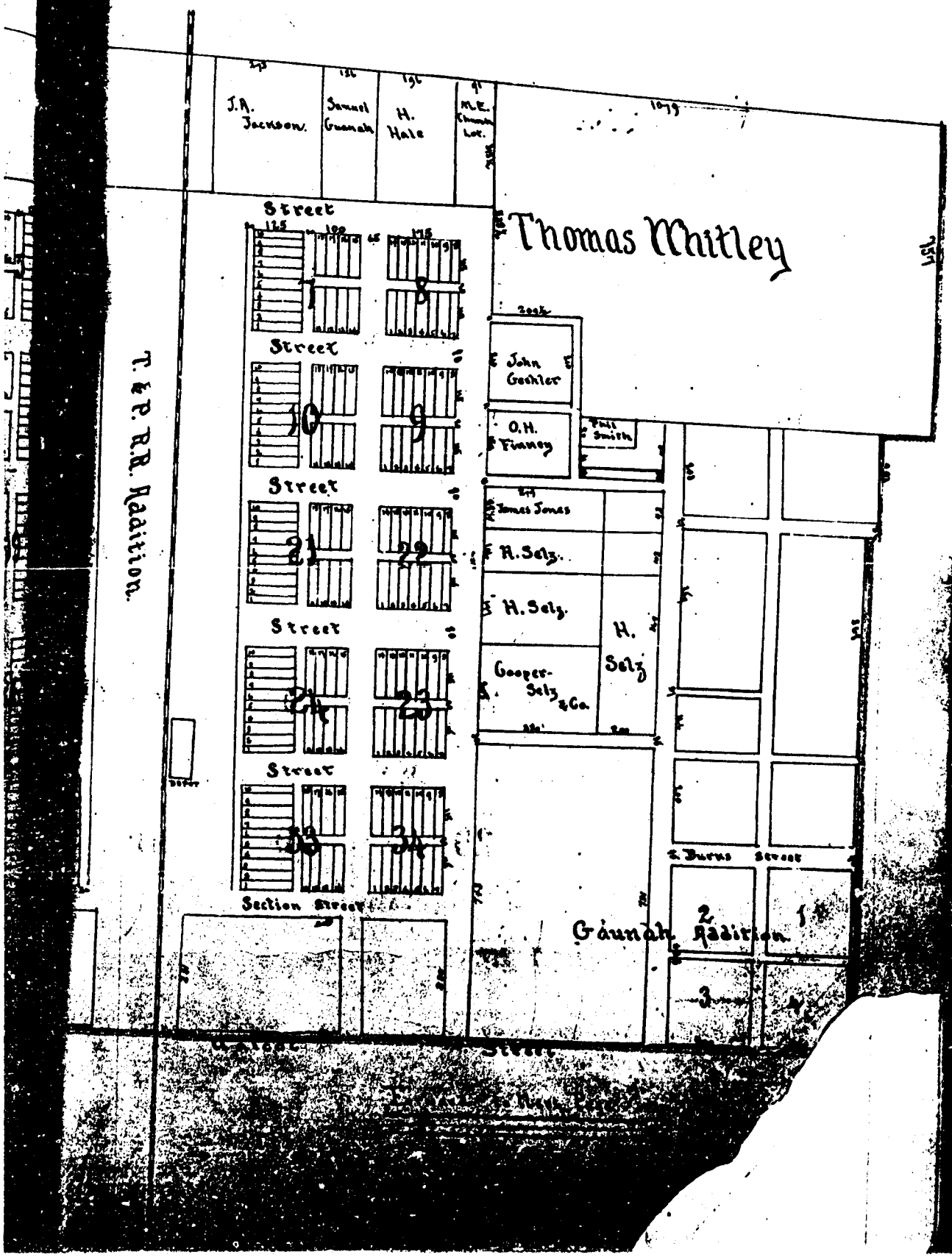
75/148

Map Of The Town Of [illegible]

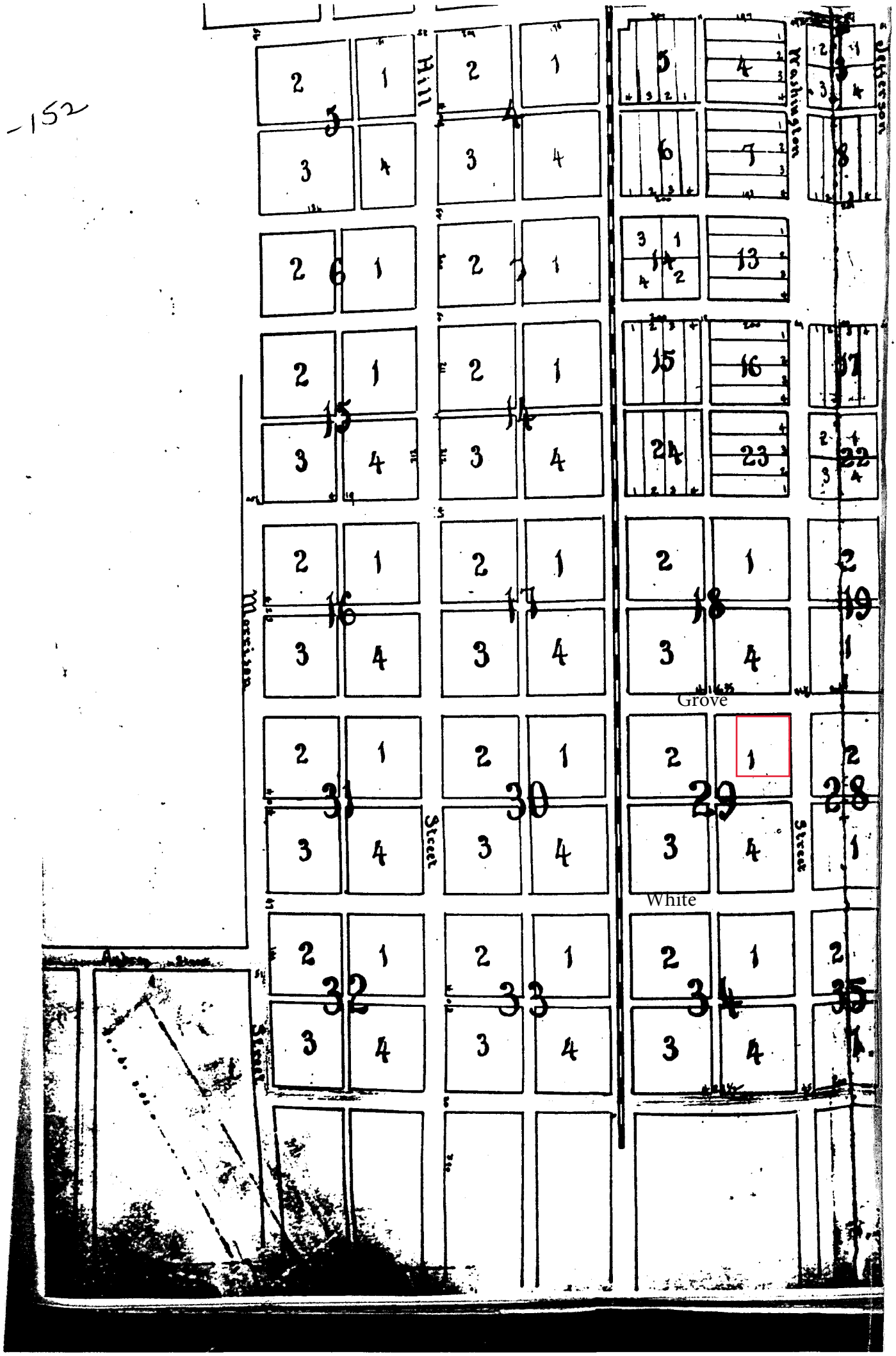
see pg 3 for lot

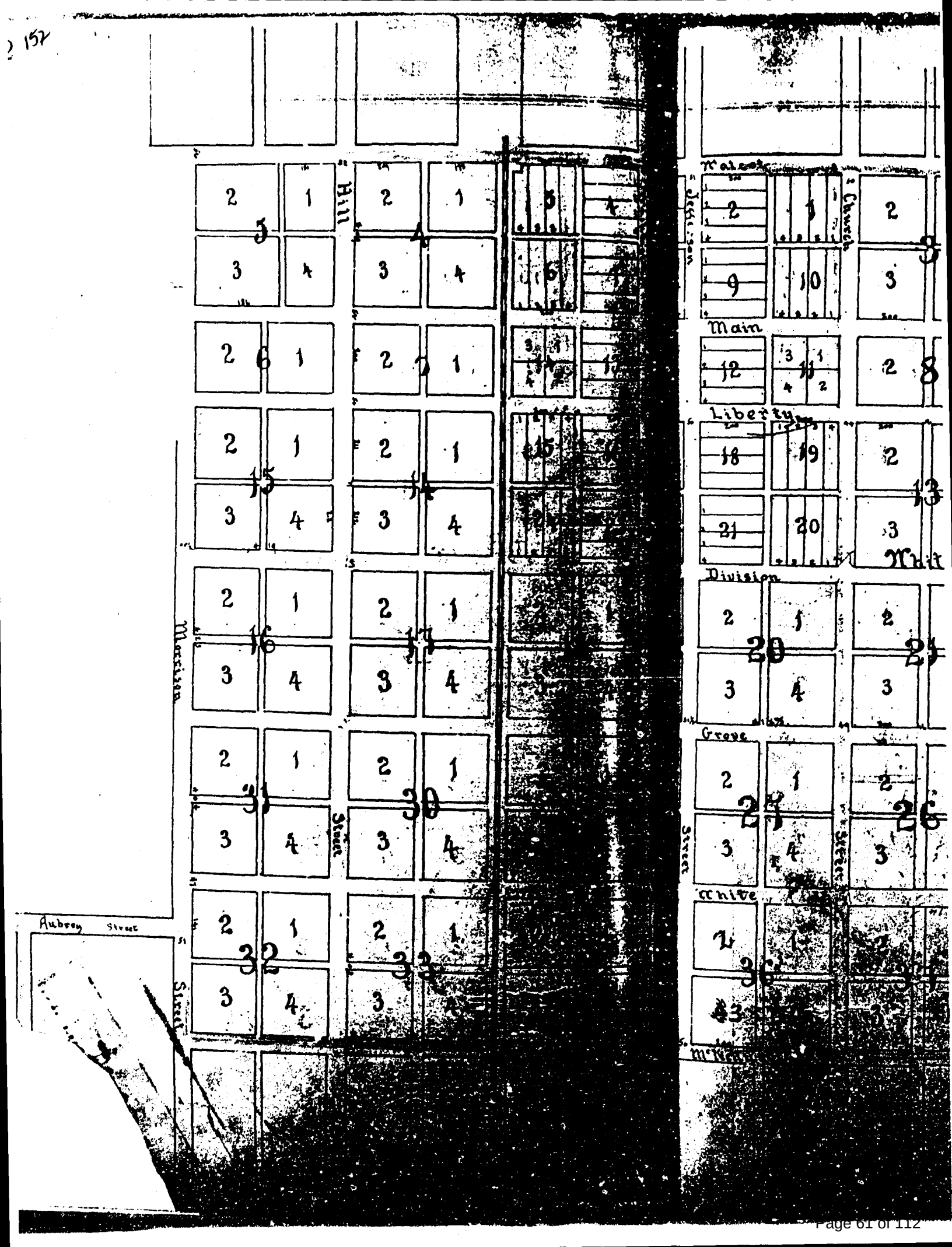


nt, Texas.

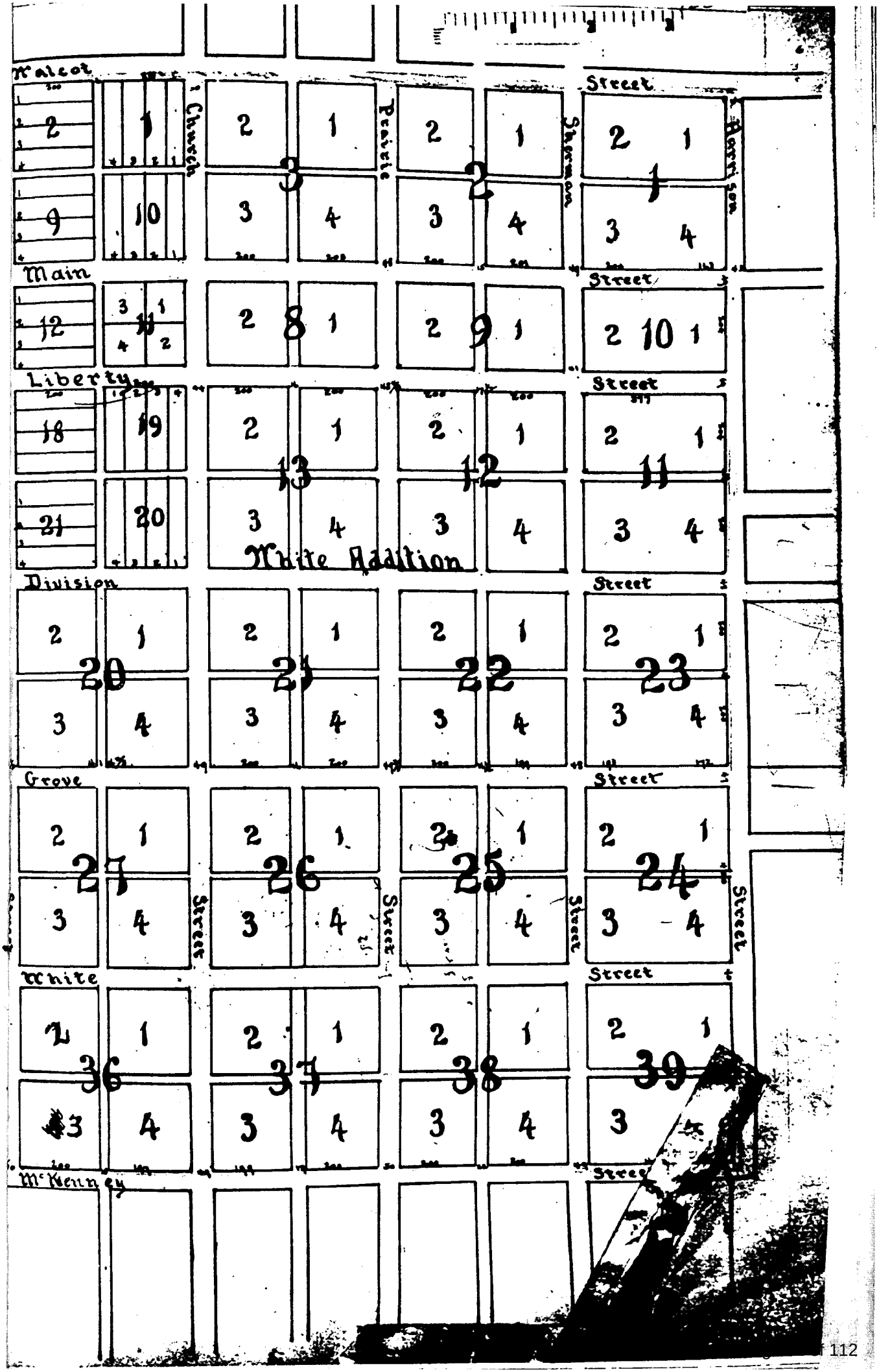

J.A. Jackson
Samuel Guanah
H. Hale
M.E. Church Lot
Thomas Whitley
Street
Street
Street
Street
Street
T. & P. R.R. Addition
John Geshler
O.H. Finney
Paul Smith
James Jones
H. Selz
H. Selz
H. Selz
Cooper-Selz & Co.
E. Burns Street
Section Street
Gaunah Addition
2
1
3

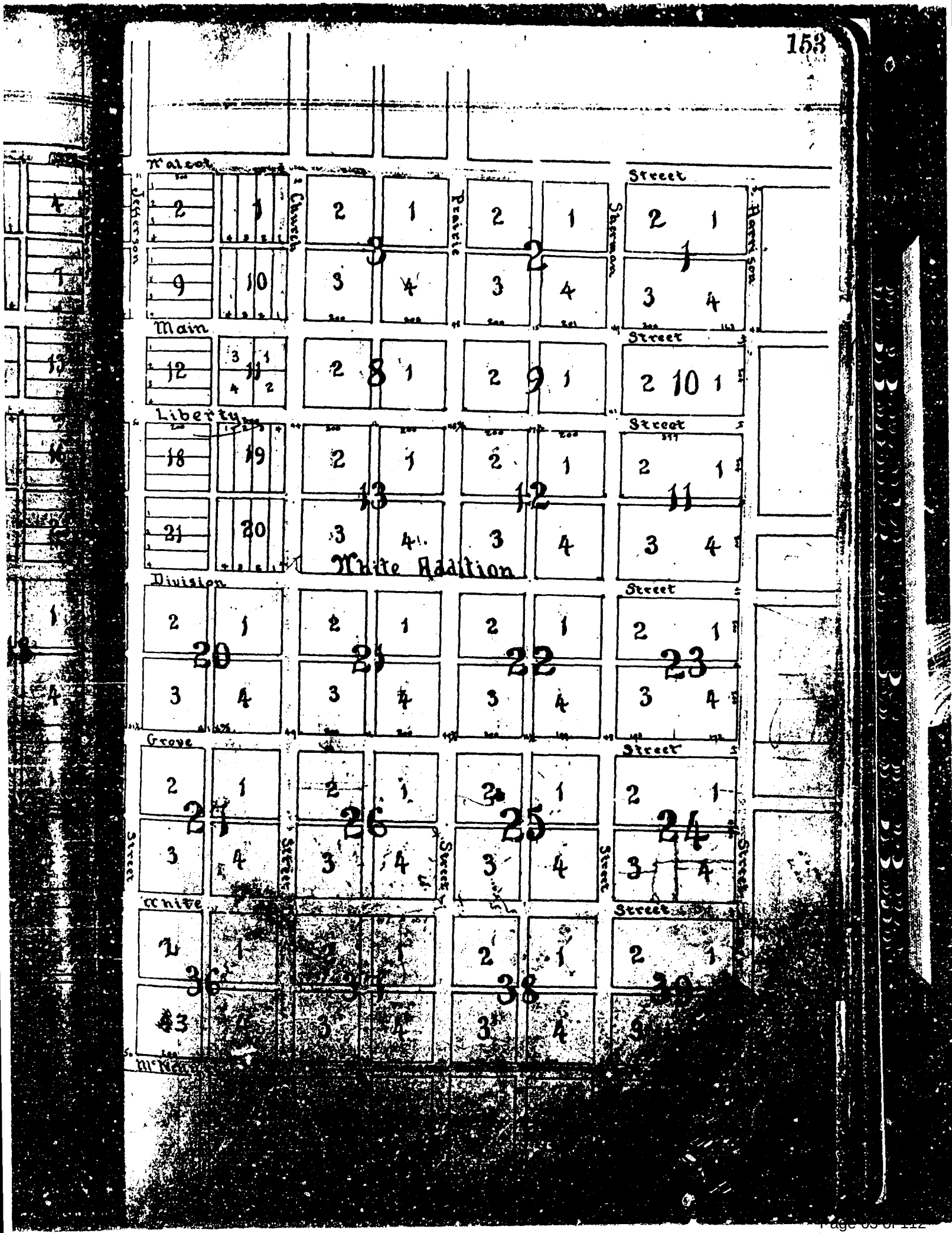
75-152

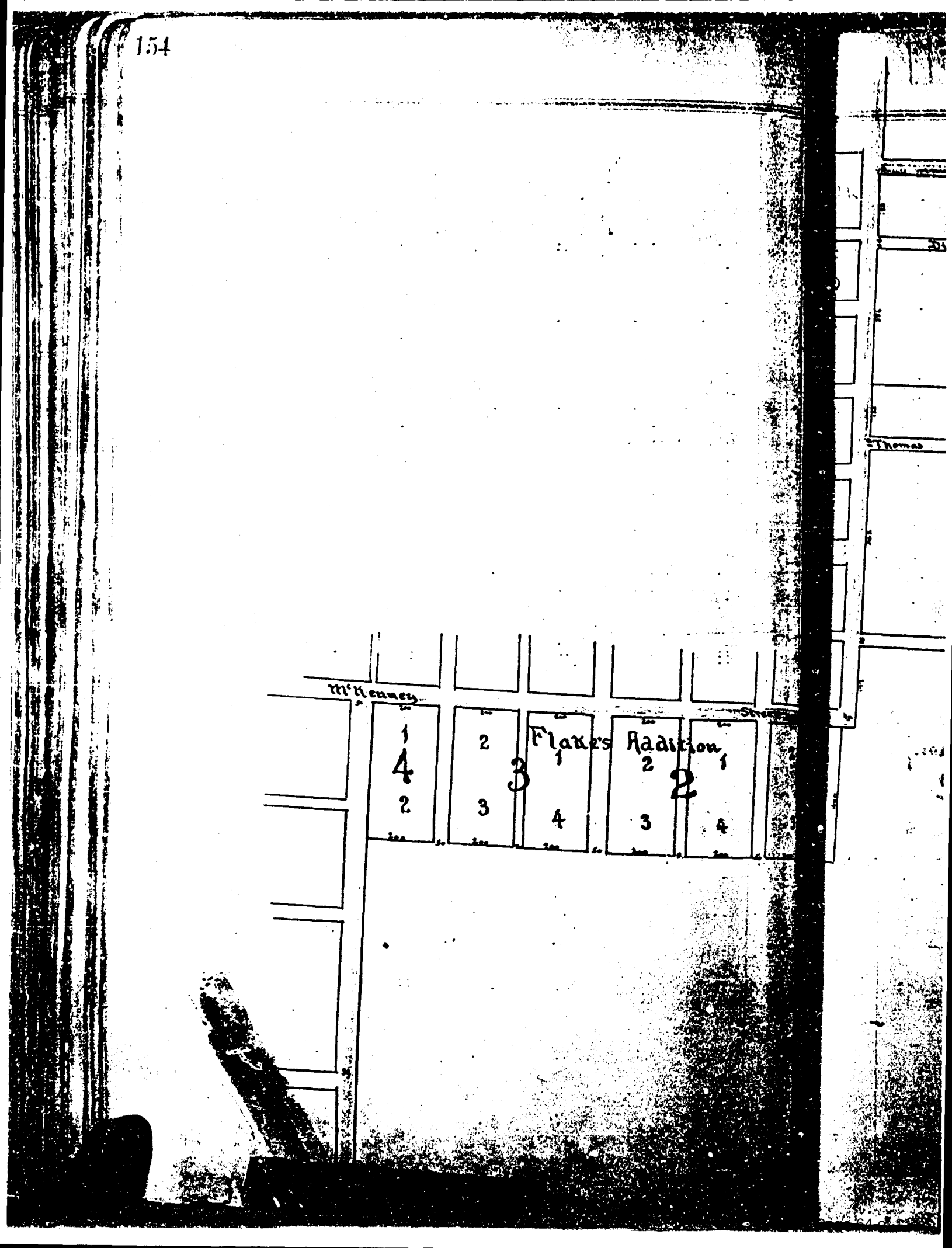

Hill
Washington
Jefferson
Mission
Grove
White
Street
Street
Street

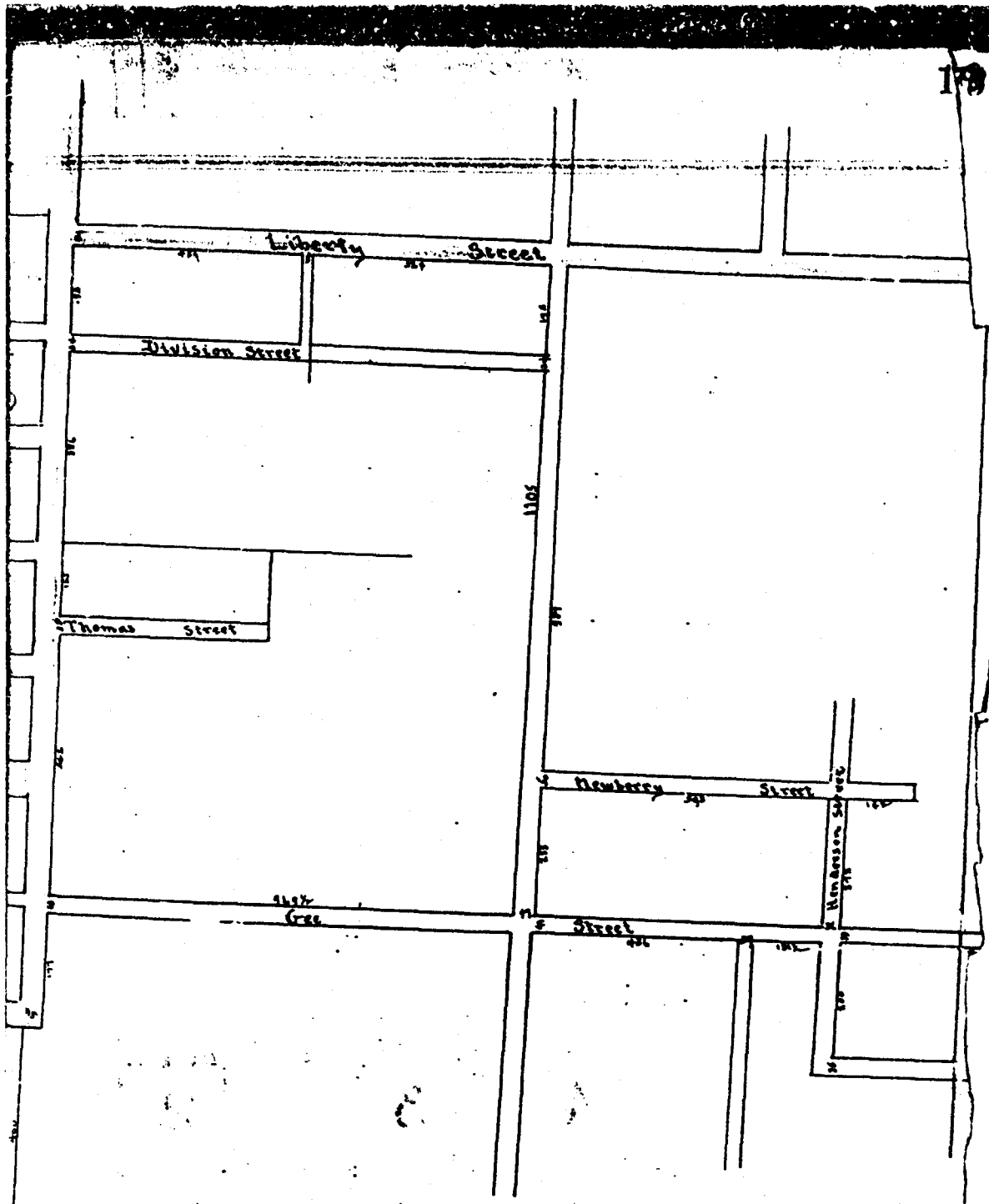

Hill
Jefferson
Church
Main
Liberty
Division
Grove
White
Madison
Street
Aubrey Street

75-153


Walcot
Church
Prairie
Sherman
Harrison
Street
Main
Liberty
Division
Grove
White
McKenney
White Addition

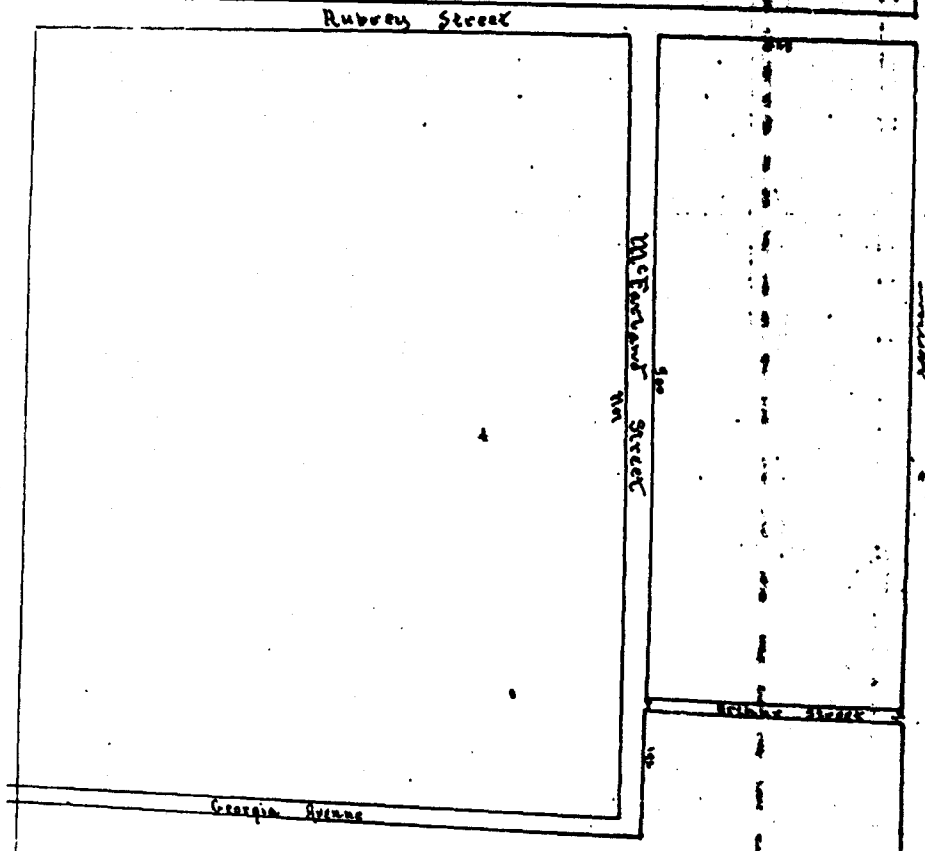

Walcot
Jefferson
Church
Prairie
Sherman
Harrison
Street
Main
Liberty
Division
Grove
White
McKee
White Addition


McKenney
Flakes Addition
1
2
3
4
1
2
3
4
1
2
3
4
1
2
3
4
Thomas



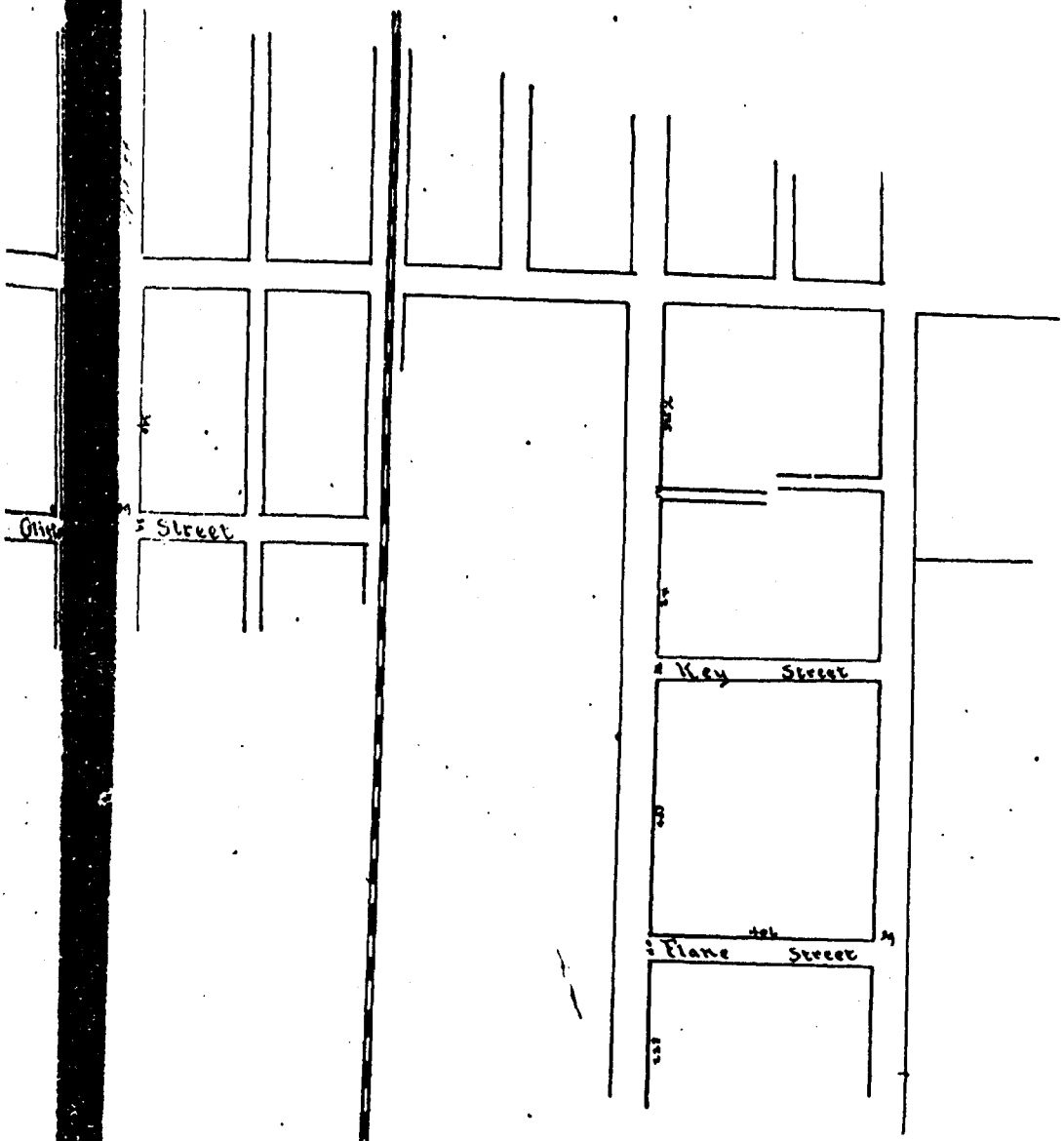
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8393
2876
7037

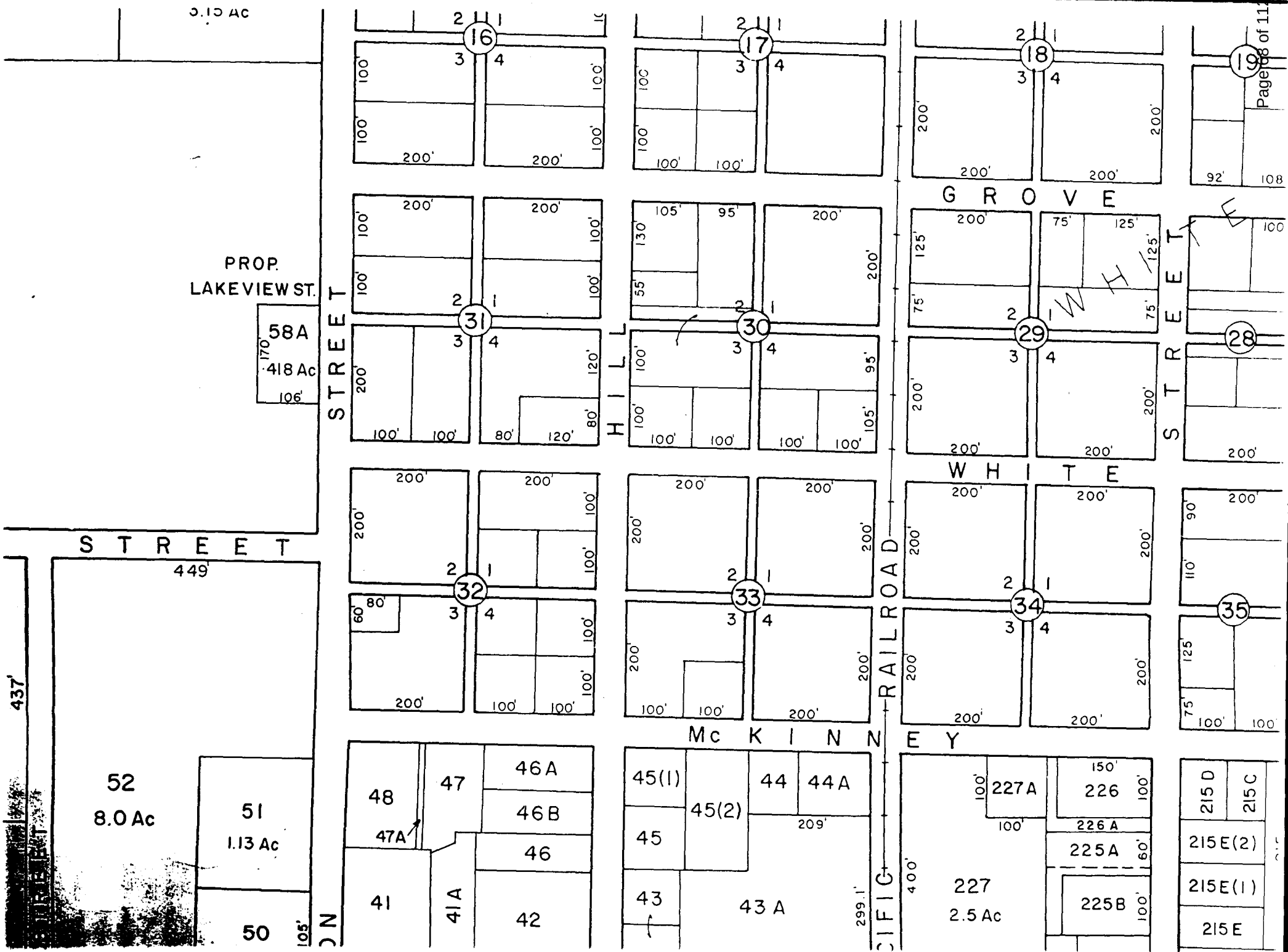


Pierce, County Surveyor of Denton County, Texas, do hereby certify that
ap or plat of the town of Pilot Point, Texas, is correct, and is made
he records of plat of Pilot Point, Texas, and addition to said town
the office of the County Clerk of Denton County, Texas, and by an actual
ound of same, and the figures shown on same out side of the T. & P.
the distances found by an actual survey on the ground, and the
opied from the above named records of Denton County, Texas.
e of the County Clerk of Denton County, Texas, this the

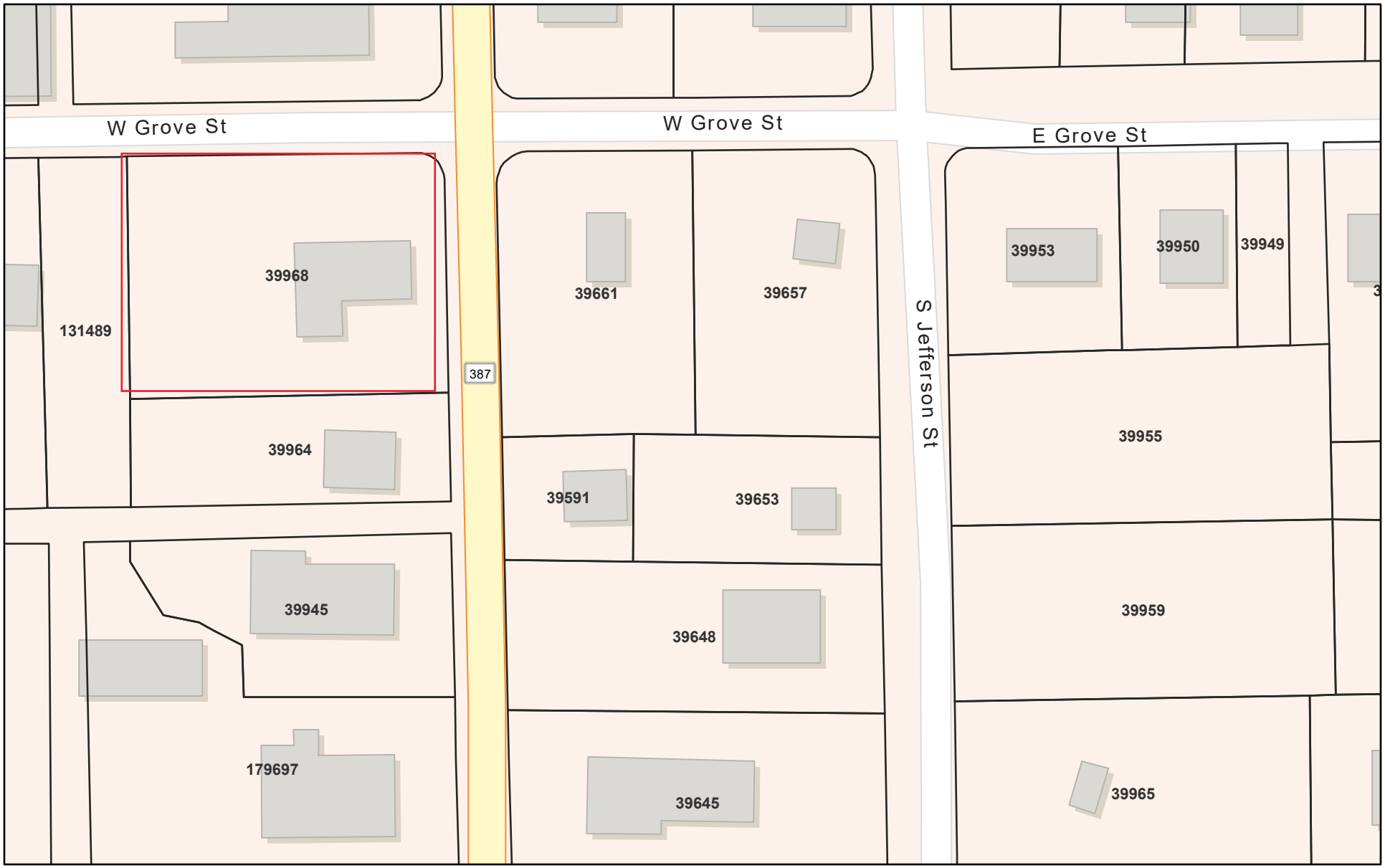
W. H. Pierce, County Surveyor
of Denton County, Texas



Filed for record at [illegible] 1912.


PROP.
LAKE VIEW ST.
58A
.418 Ac
170'
106'
STREET
449'
437'
52
8.0 Ac
51
1.13 Ac
50
105'
16
17
18
19
31
30
29
28
32
33
34
35
HILL STREET
GROVE
WHITE STREET
McKINNEY
RAILROAD
48
47
46A
46B
46
47A
41
41A
42
45(1)
45(2)
44
44A
45
43
43A
209'
299.1'
227
2.5 Ac
400'
227A
226
226A
225A
225B
215D
215C
215E(2)
215E(1)
215E

Denton CAD Web Map



10/3/2024, 4:05:21 PM

Parcels

County

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Texas Department of Transportation, Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin,

Denton County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

MCCAIN'S
CONSTRUCTION
& HANDYMAN SERVICES

To Whom it may concern:

In reference to 400 S. Washington St. Pilot Point, Tx, we intend to restore the home back to its original, condition to todays codes and standards so that it can be lived in as a single family. We plan to build a detached garage with a second story office area due to there being no garage currently. We would like to have this rezoned from C-2 (commercial use) to SF-2 (residential).

Sincerely,

Brad McCain

940-442-3126+95

McCain's Handyman Services

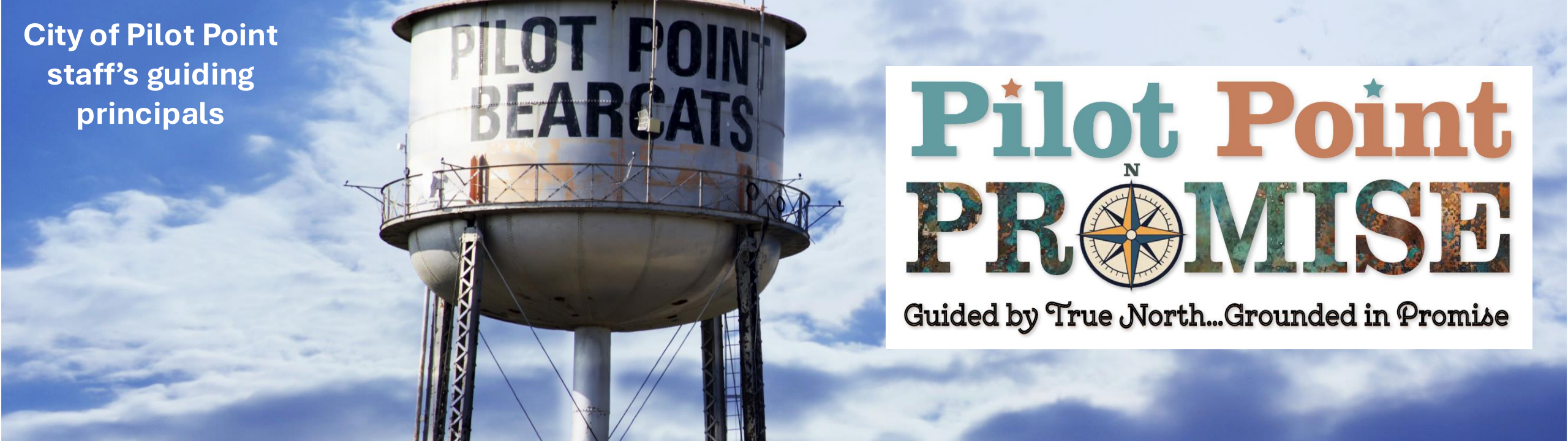


Pilot Point
TEXAS

Subdivision Development Report

April 2026

City of Pilot Point staff's guiding principals



Pilot Point PROMISE

Guided by True North...Grounded in Promise

P	R	O	M	I	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.

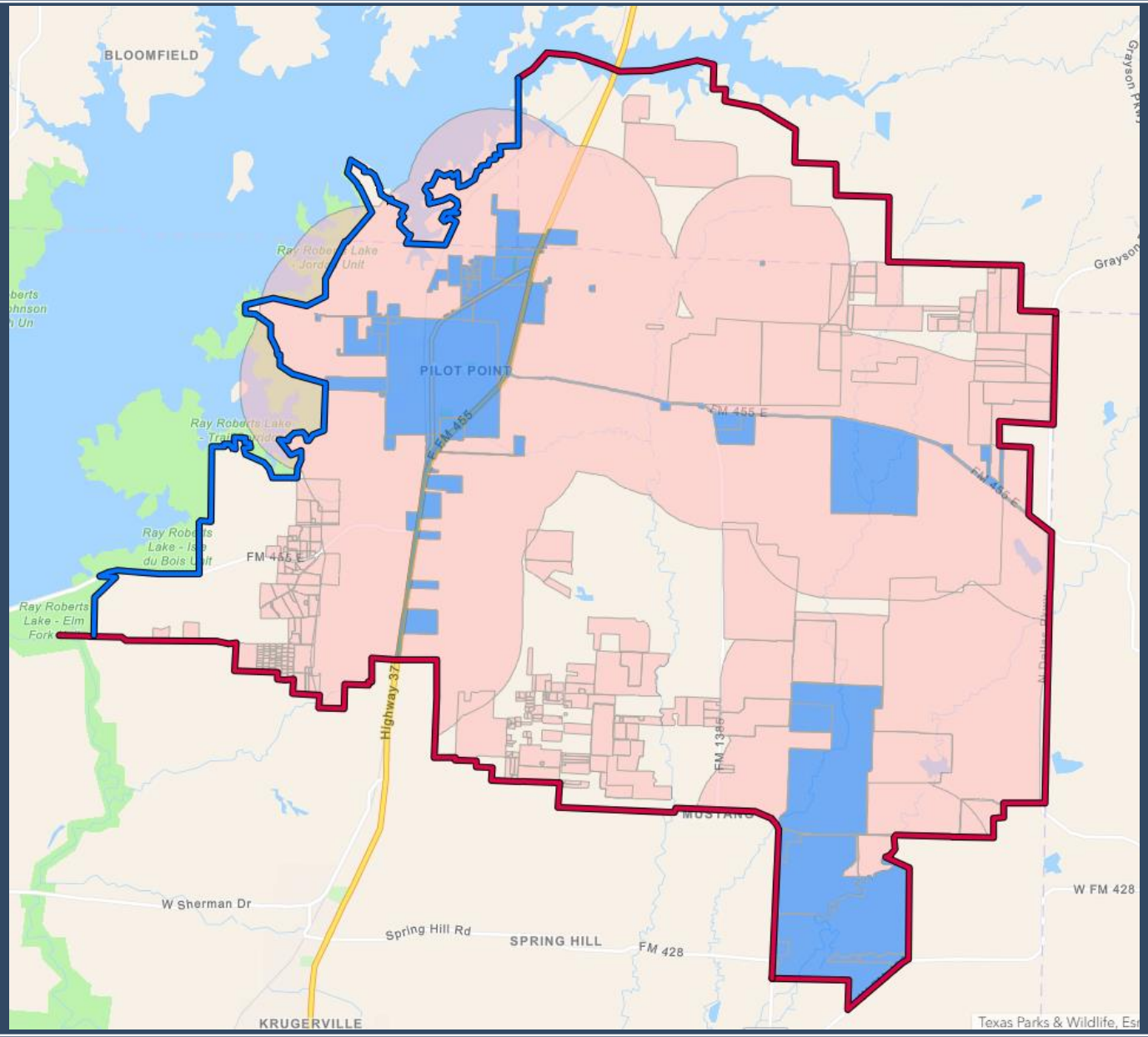
EXCELLENT
We strive for quality and continuous improvement.

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

2025: Population for 2020 census = 4,393.
Population estimate, January 1, 2026 = 8,068.

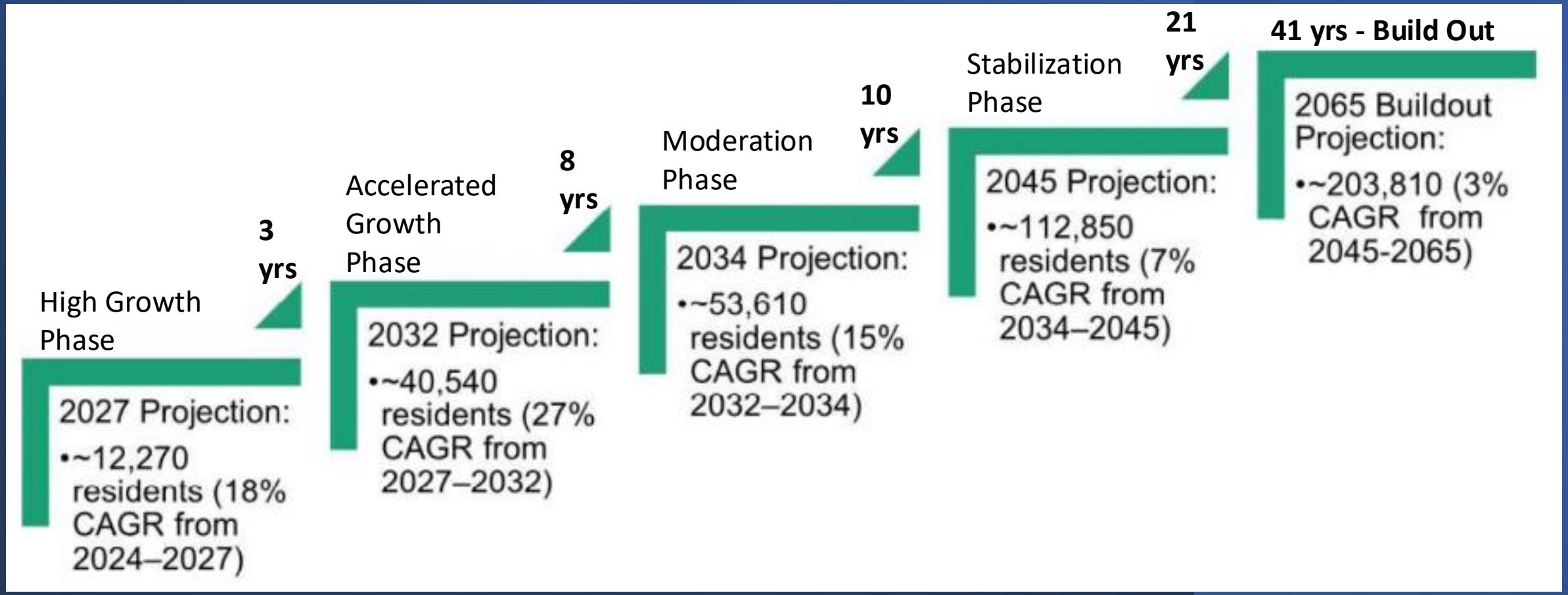
This growth is a demographic shift driven by regional economic expansion and proximity to the Dallas North Tollway (DNT). The city's strategic location in fast-growing Denton County positions it for sustained, long-term growth.

In recent years, the annual population growth has surpassed 26%, placing it among the fastest-growing communities in North Texas.



13 master planned communities currently being planned total 7,706 acres and 19,000 +/- SF lots. Pilot Point will continue to experience exponential growth in the coming decade, given these master-planned communities.

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 *	415	304	$129,364.80**

2014–2019: Slow, steady growth.

2020–2021: Moderate acceleration continuing the climb but moderately. The start of a strong upward trend.

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

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

2026: New home permit activity in first 4 months of calendar year remains stable, not accelerating.

*Year to Date – January 1 to April 30, 2026

**

Last Year – This Year

Number of Permits

April 2025	April 2026	% Change
132	86	-34.85

Total Fees

April 2025	April 2026	
$1,072,586	$238,732	-77.74

Year to Date	Jan – Apr 25	Jan – Apr 2026
# of Permits	439	415 (304 resid.)
Total Fees	$2,257,398	$2,011,843



APRIL 2026 BUILDING ACTIVITY

Developments

Active

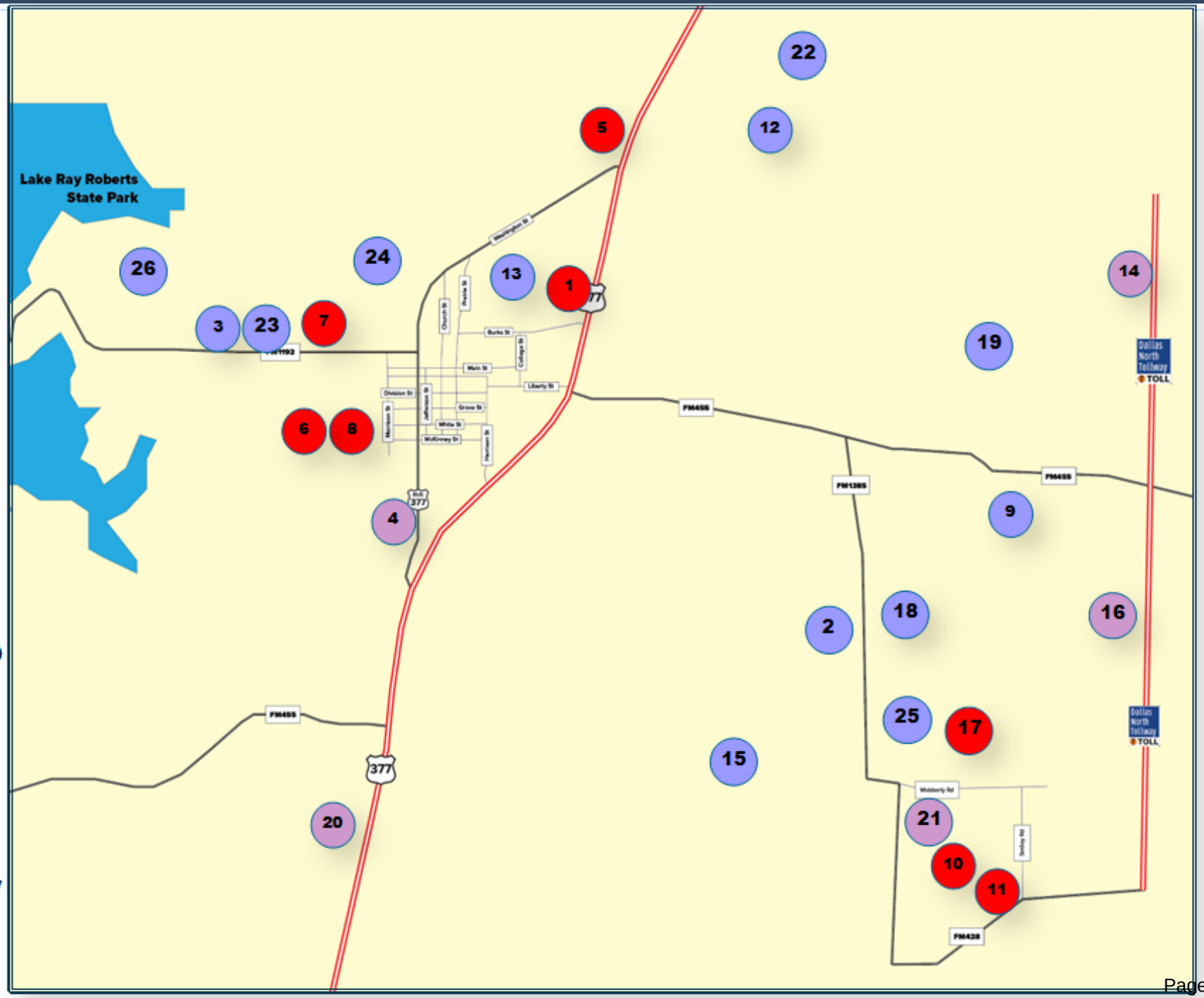
Subdivisions or phases that are actively building houses or lots.

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

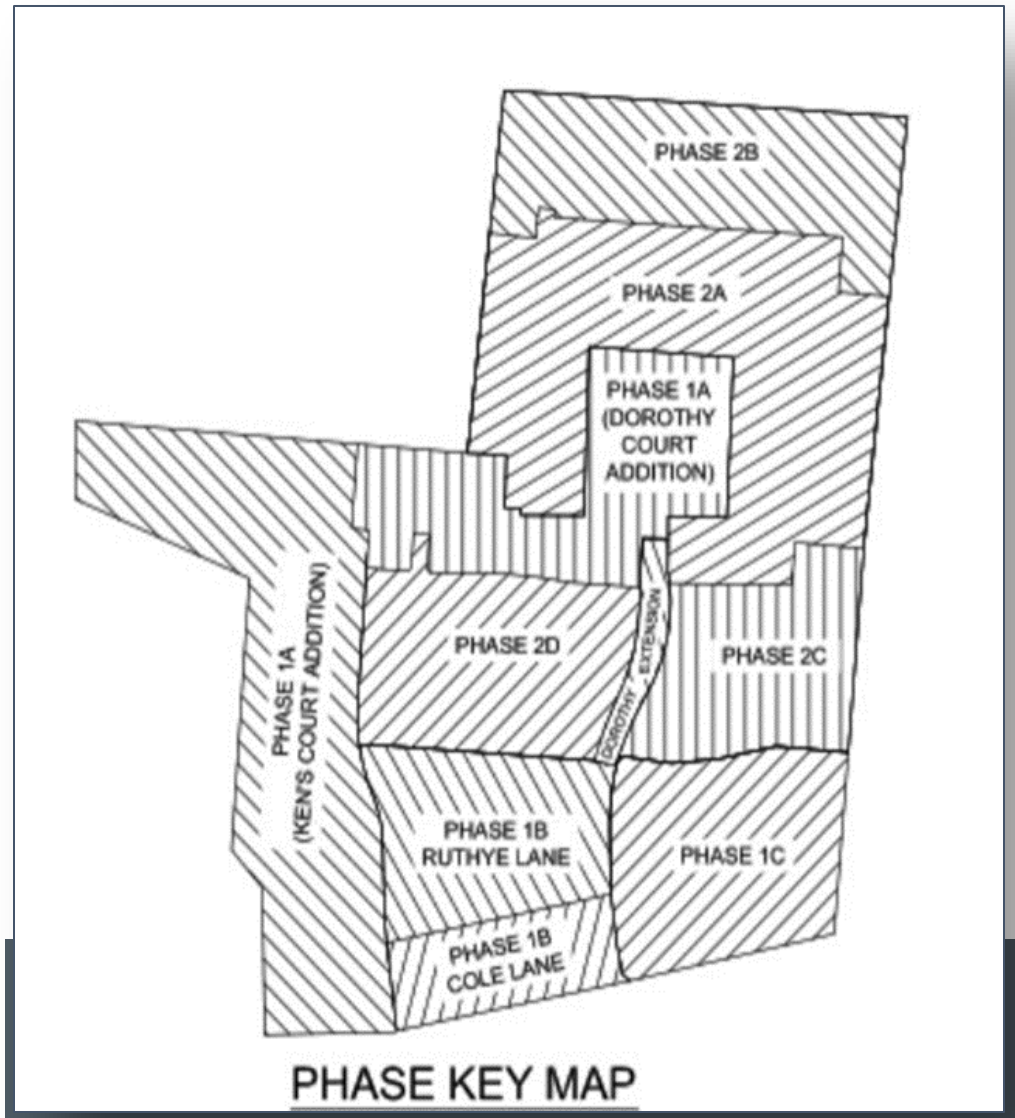
Active Subdivisions

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
- Nearing Build Out—last 3 lots are in construction phase.



PHASE KEY MAP

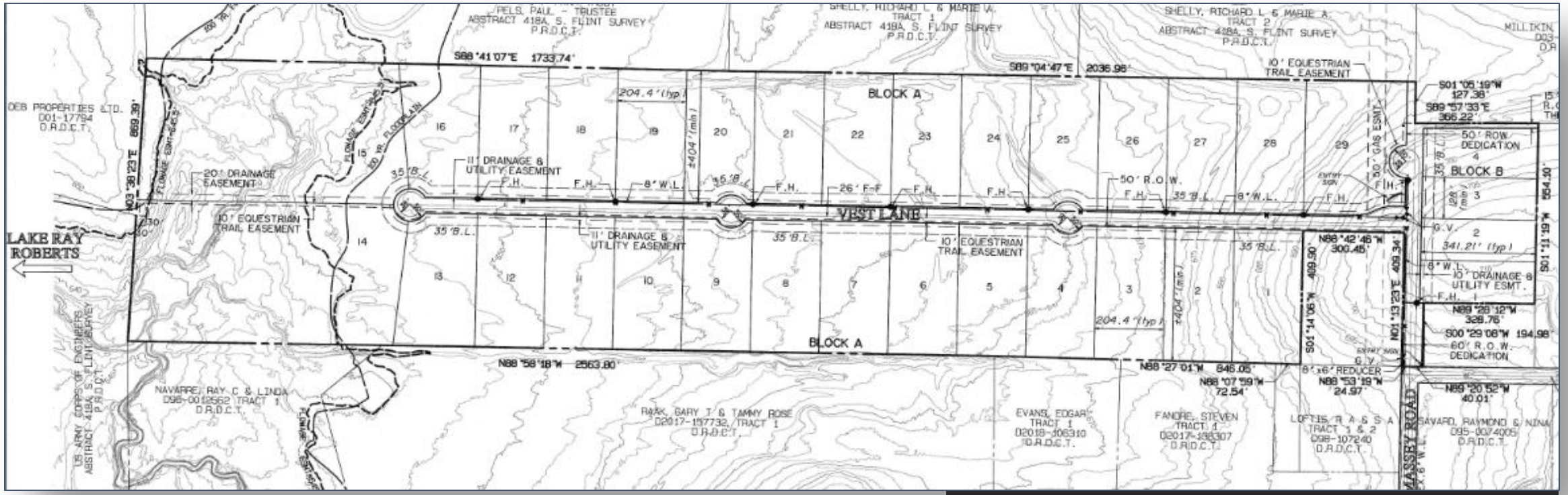
PD 001 YARBROUGH FARMS

- 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



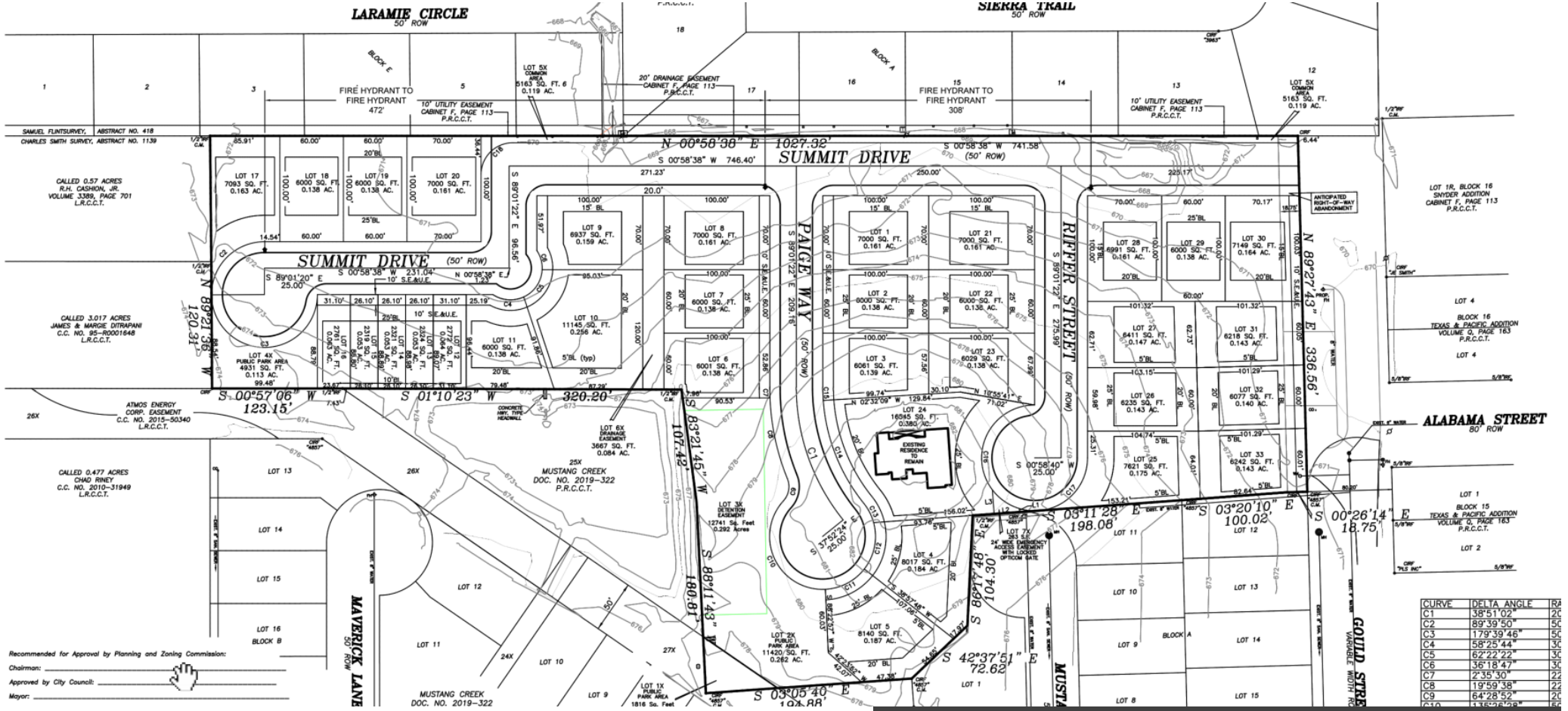
PD 005 WINDROSE

- 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
  - Home construction underway.



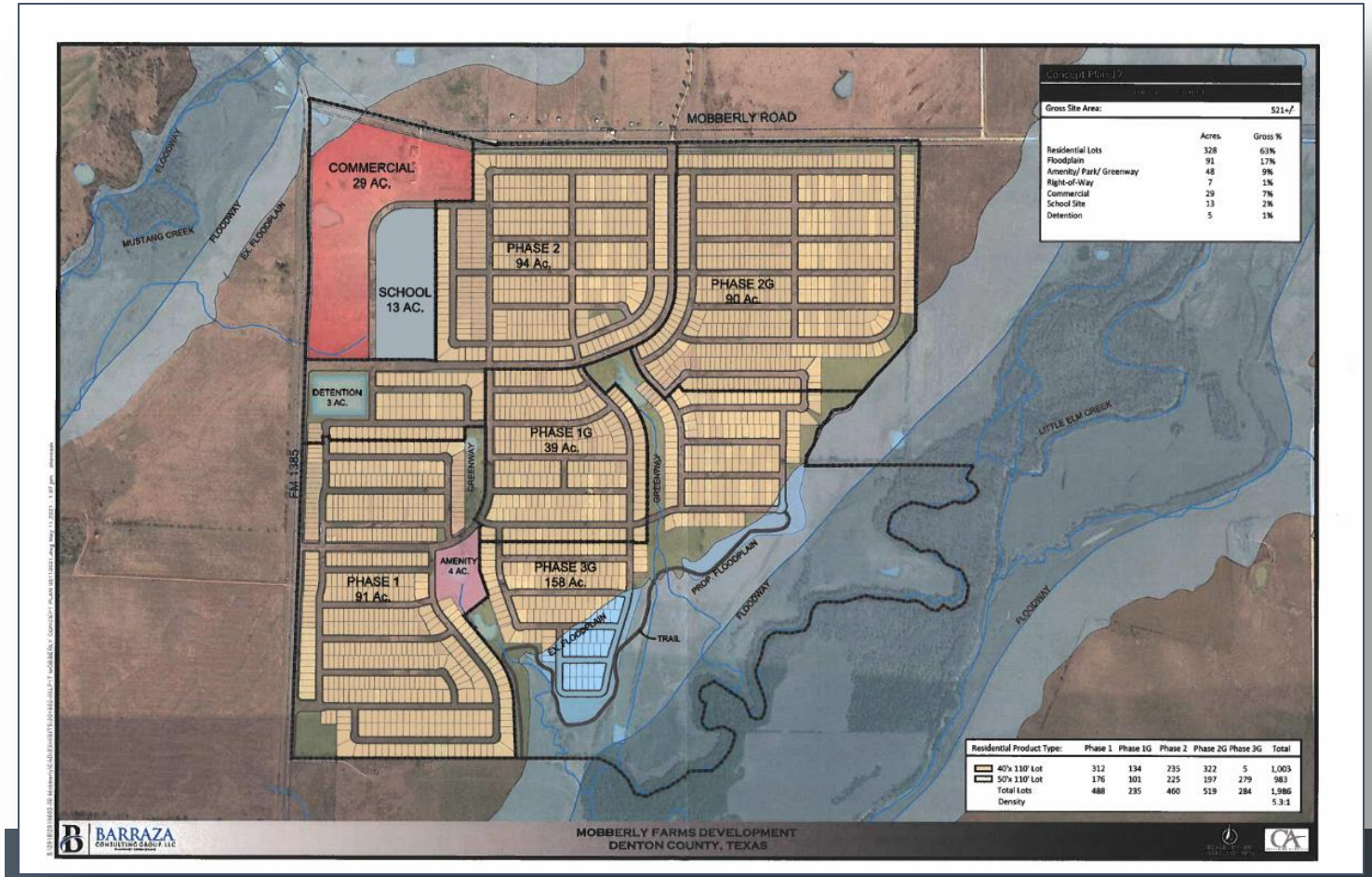
PD 006
THE HILLS AT PILOT POINT

- 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
- Construction complete. Building permits being issued for reminder home lots.
- Custom home builders
- The estate lots are designed to allow barns and equestrian facilities



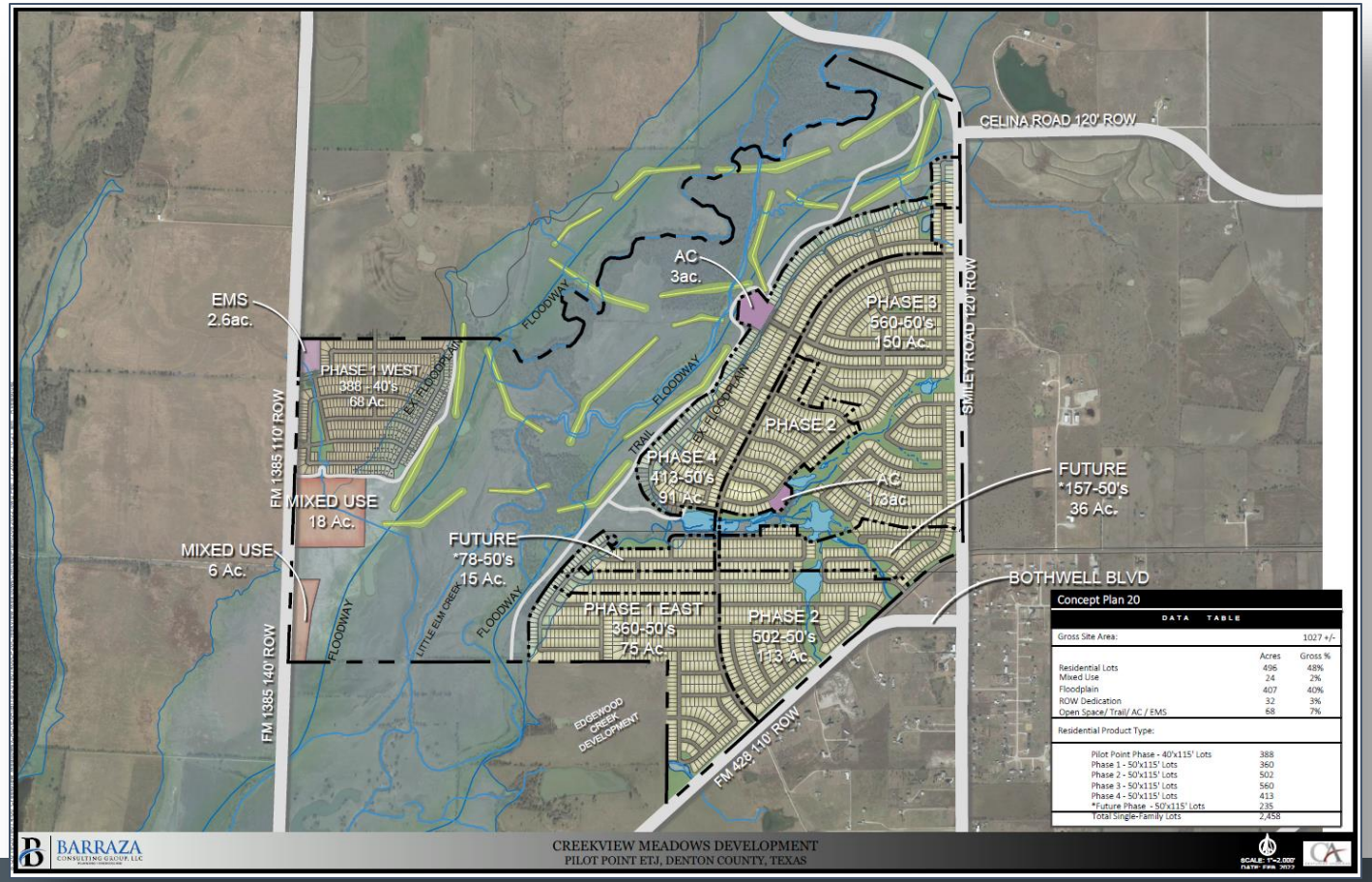
PD 007
THE SUMMIT

- 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 pending



PD 010
MOBBERLY FARMS

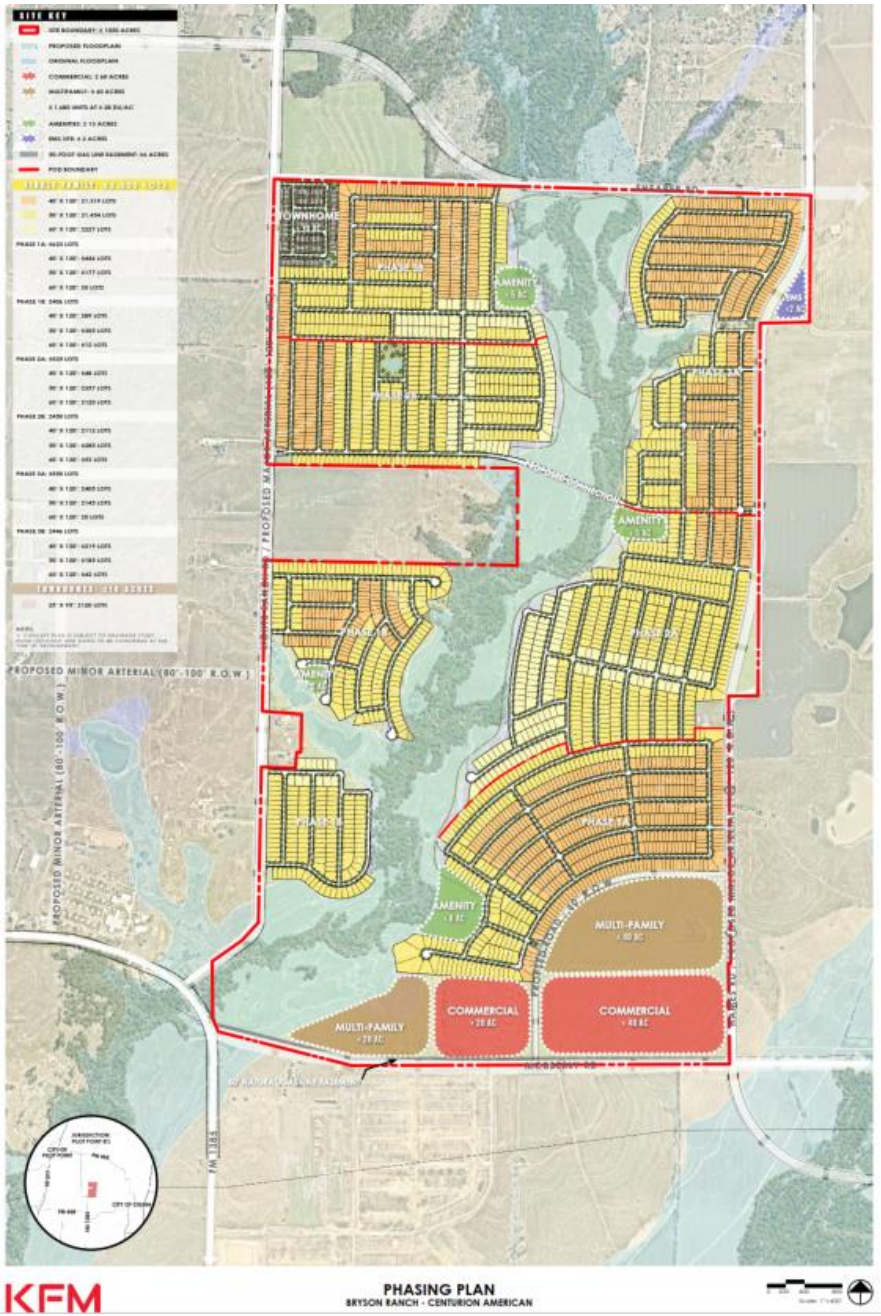
- Location – S. of Mobberly Rd. and E. of 1385
- 521 acres
- 1,986 lots
- PID – TIRZ
- Status:
  - Phase 1 – 486 SF lots on 91 acres – House permits
  - Phase 1G – 235 SF lots on 39 acres – House permits
  - Phase 2 – 460 SF lots on 94 acres – House Permits
  - Phase 2G – 519 SF lots on 90 acres - Civil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

PD 013 BRYSON RANCH



- 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

Active Subdivision Development Projects by Phase Current Status

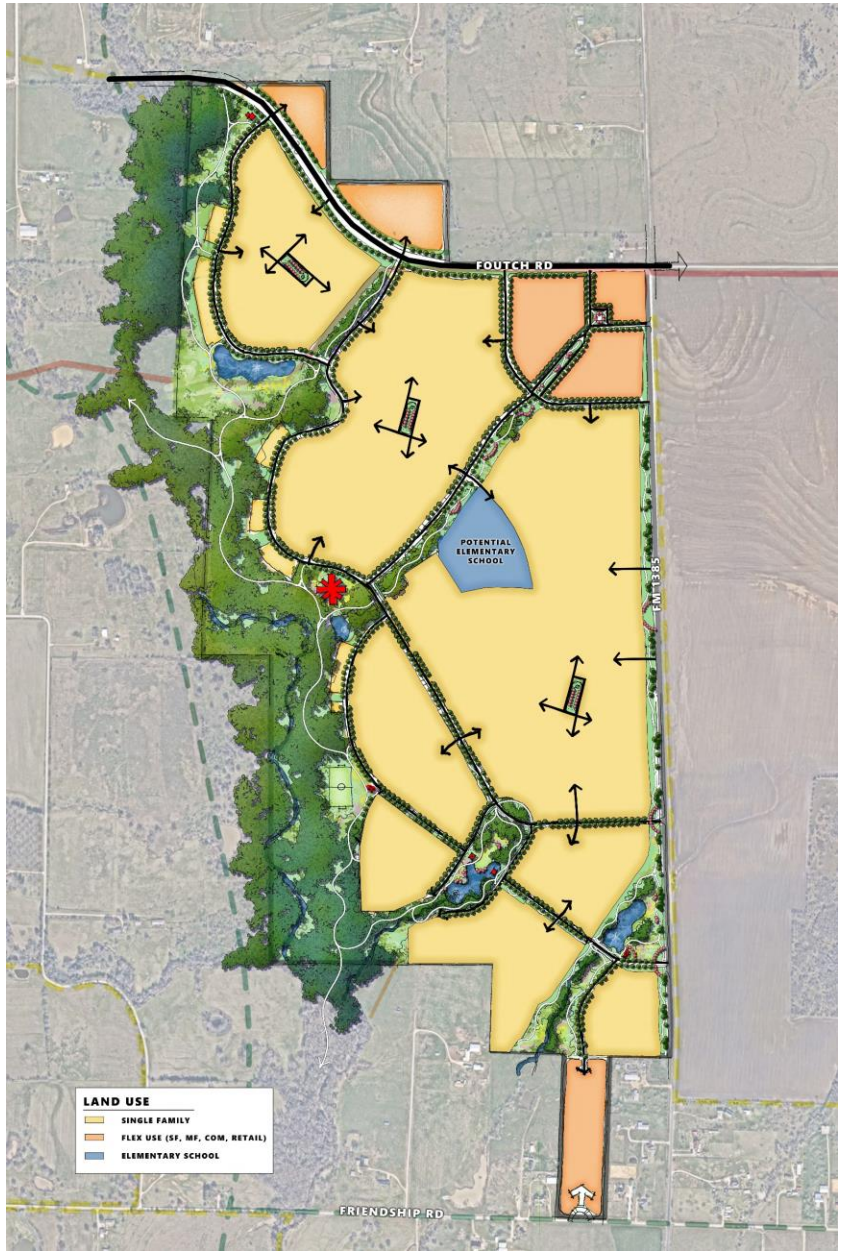
Conv. – Conventional
TIRZ – Tax Increment Reinvestment Zone
PID – Public Improvement District
MUD – Municipal Utility District

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



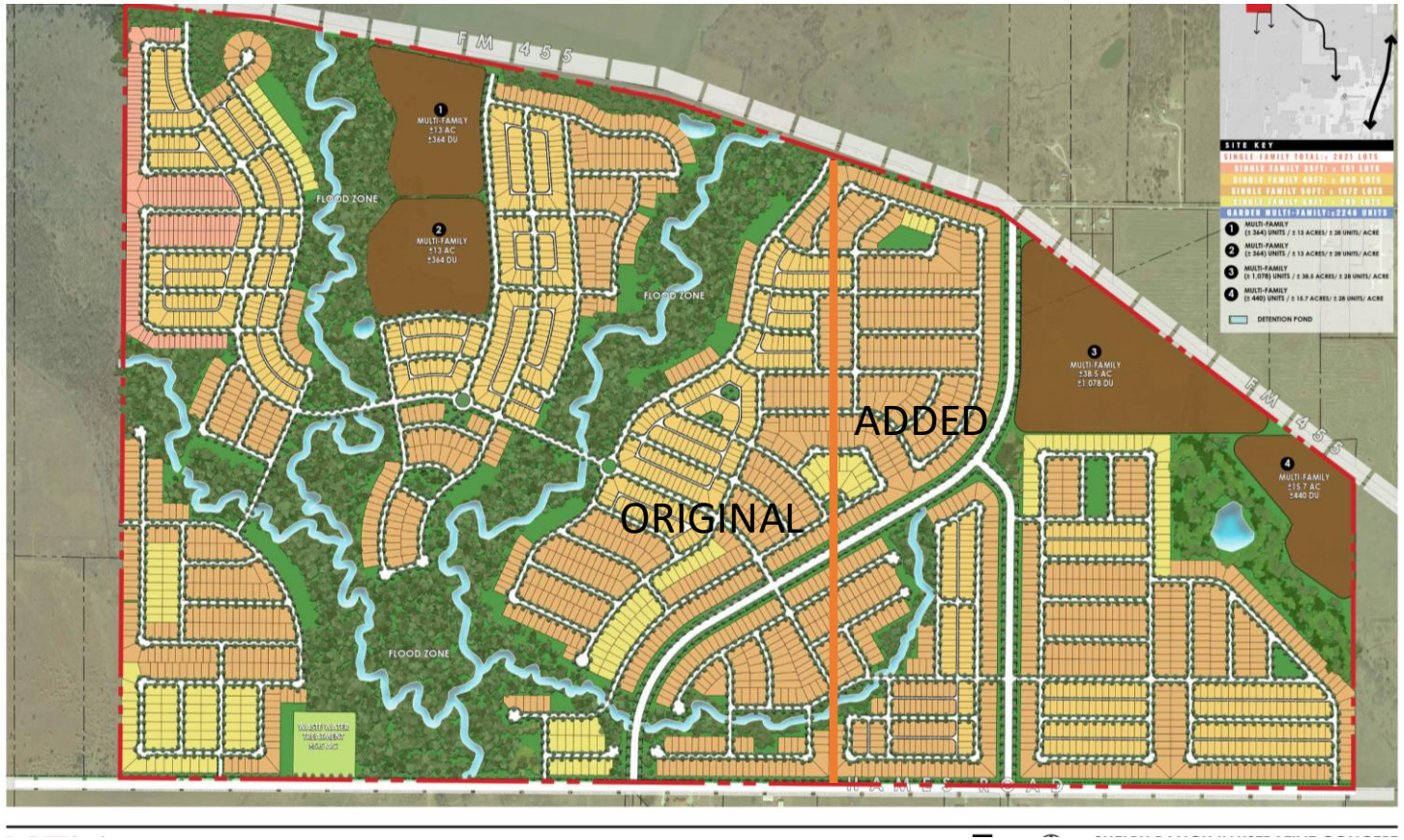
PD-016
The Reserve at Pilot Point

- 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 pending.



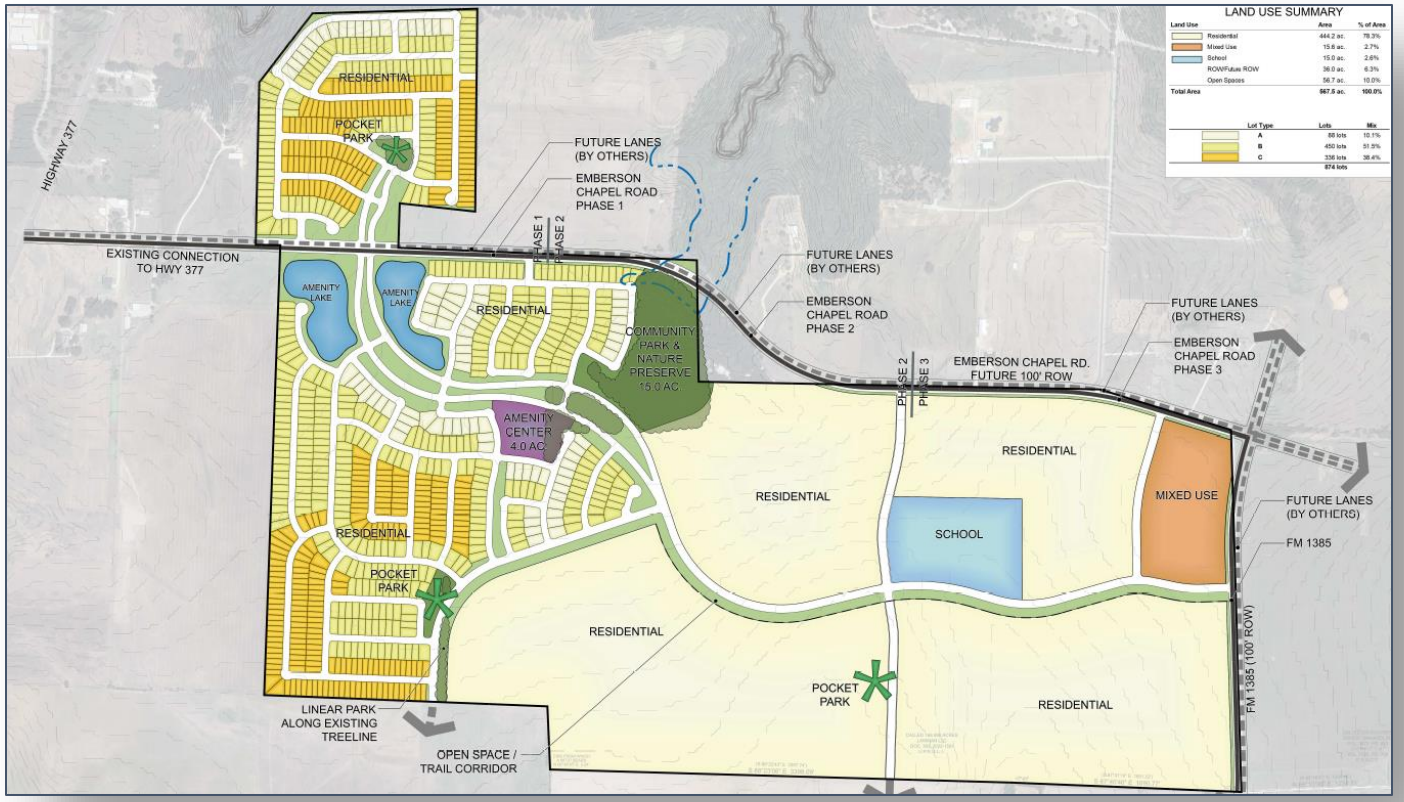
PD 015 Heritage Ridge Addition

- 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



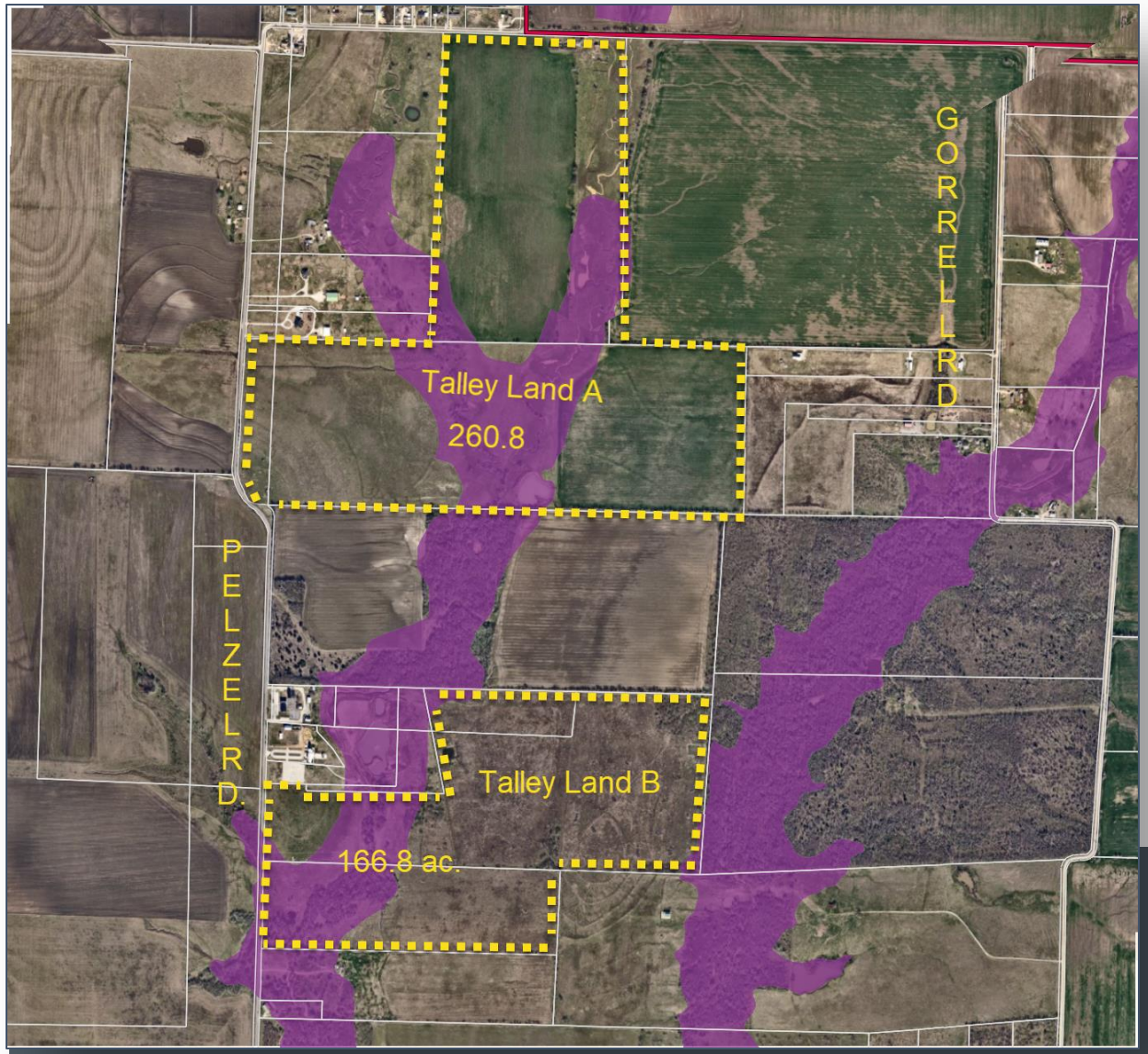
PD 009R
MUSTANG / SHELBY RANCH

- Location – S. of FM 455 and. Of Hames Rd.
- Original PD - 669.4 acres
  Proposed – 1,027 acres
- Original PD - 2,452 lots
  Proposed 2,821 SF/2,246 MF
- In-city MUD with Proposed expansion of 358 acres
- Awaiting:
  - Revised Development Agreement
  - Full Annexation
  - Full Zoning



LAKESIDE GROVE (BURKS RANCH)

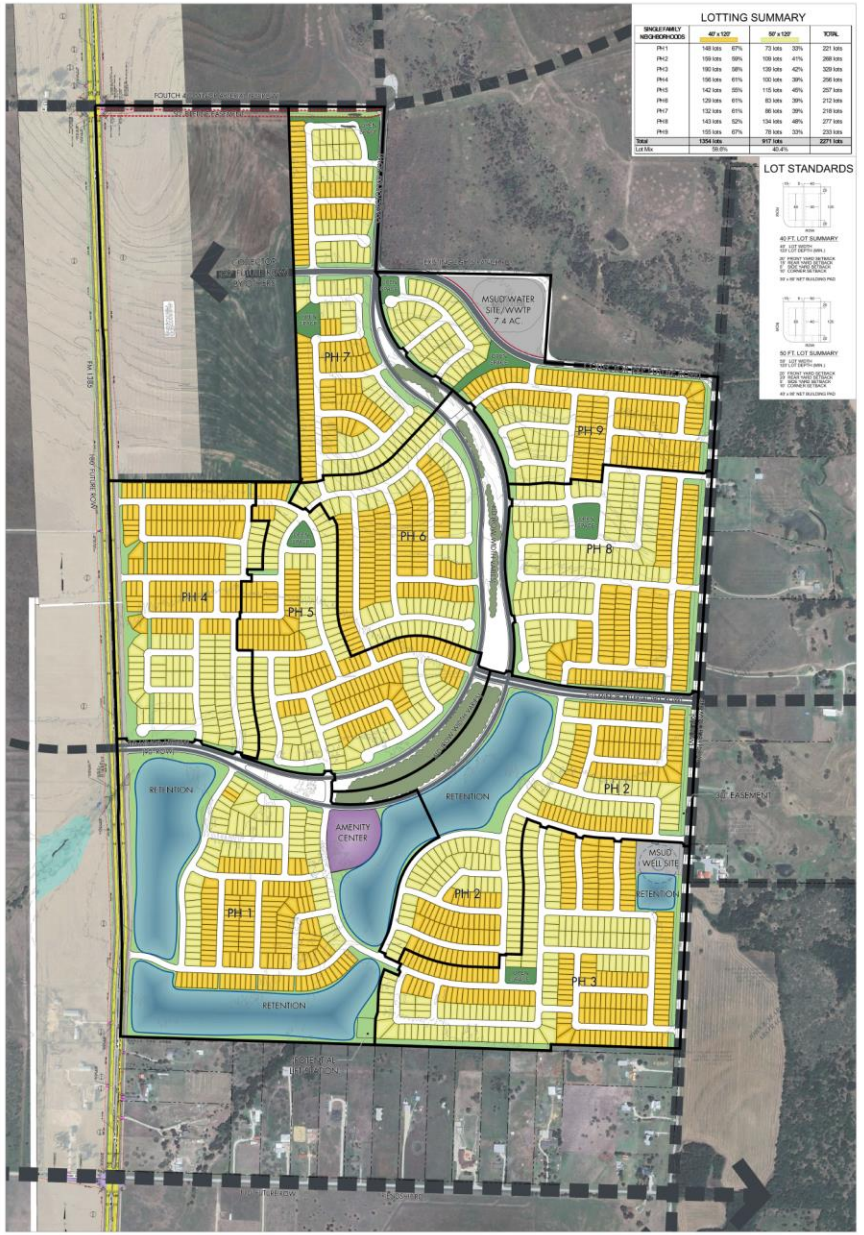
- Location – E. of 377 and S. Of Emberson Chapel Rd.
- Developer - Green Brick
- 567 acres ETJ property (To be annexed)
- 444 ac single family residential
- 15.6 ac. Mixed Use
- 15 ac. Elementary School
- 56.7 ac. Open space
- 40’s, 50’s, and 60’ frontage lots
- Development Agreement
- Full Annexation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



TALLEY LAND

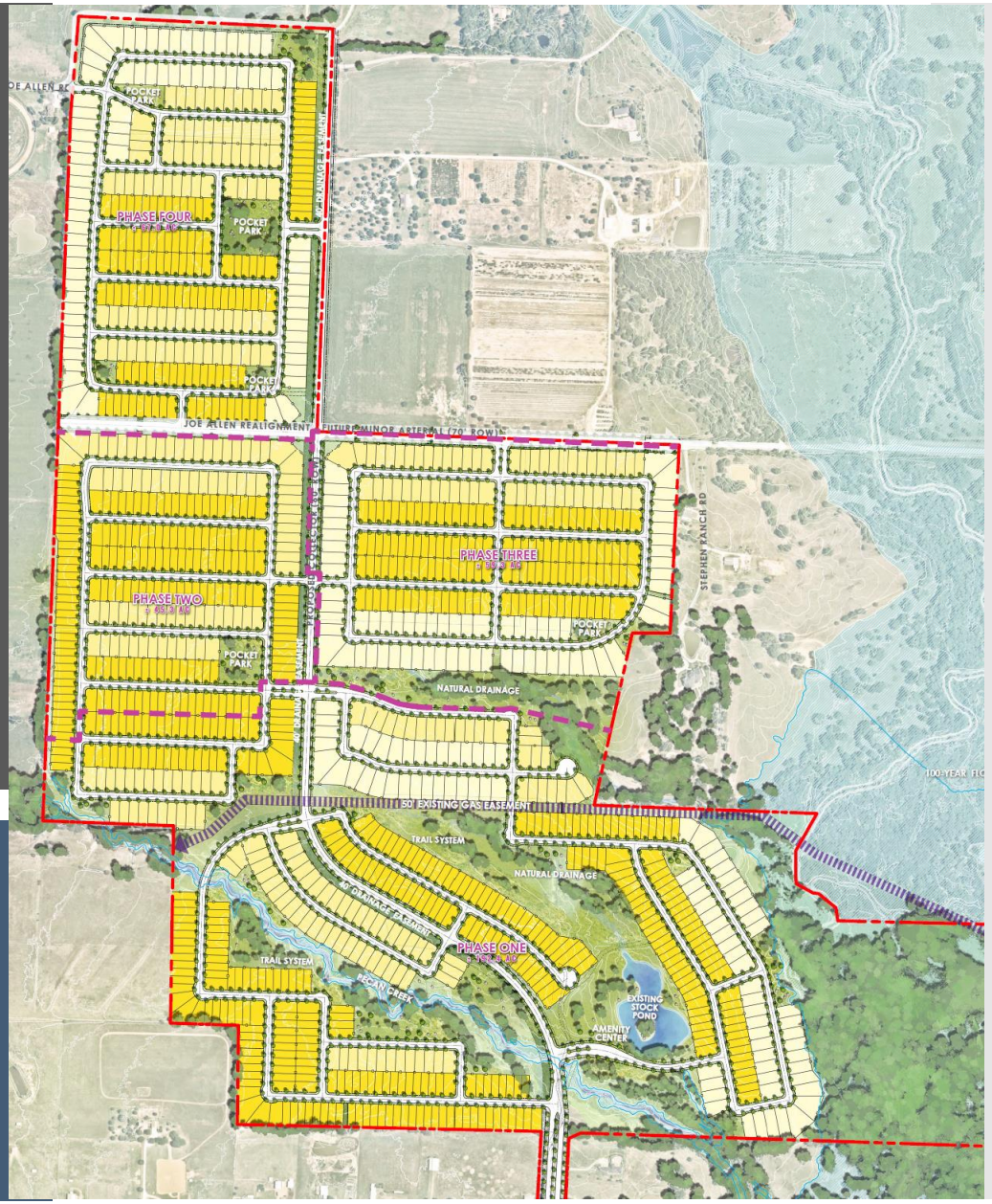
- Location – E. of Pelzel Rd. and N. of 455
- Tract A 260.8 acres
- Tract B 166.8 acres
- Total 427.6 acres
- TIRZ
- Development Agreement
- Future Full Annexation
- Future PD Zoning

WATERSIDE (ELAND FARMS)



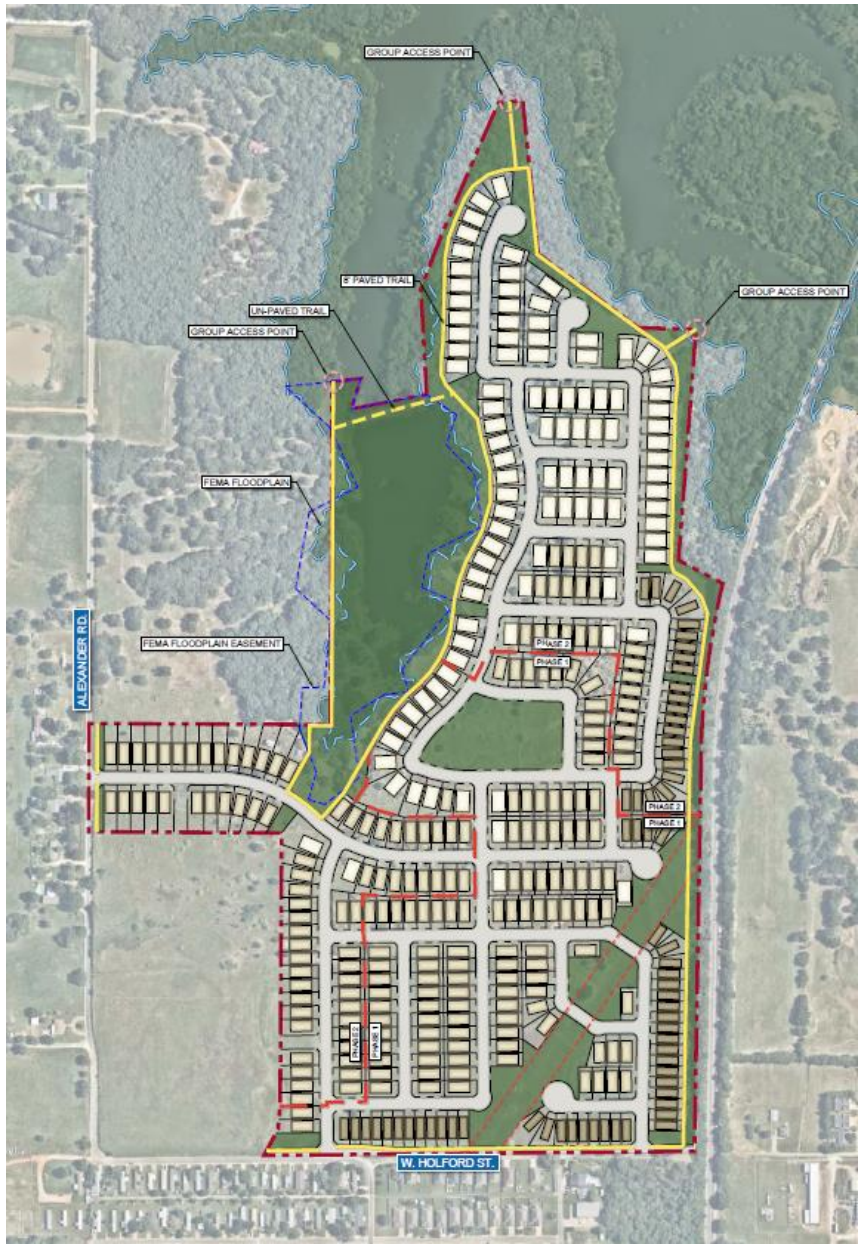
- Location - E. of 1385 and N. and S. of Lights Ranch Rd.
- Developer - Green Brick
- 2271 40’ & 50’ lots
- 9 phases
- 568 acres
- Development Agreement
- MUD (possible in city with TIRZ)
- Possible Annexation and PD Zoning
- Preliminary Plat approved by City Council

PD-018 MAVERICK FARMS

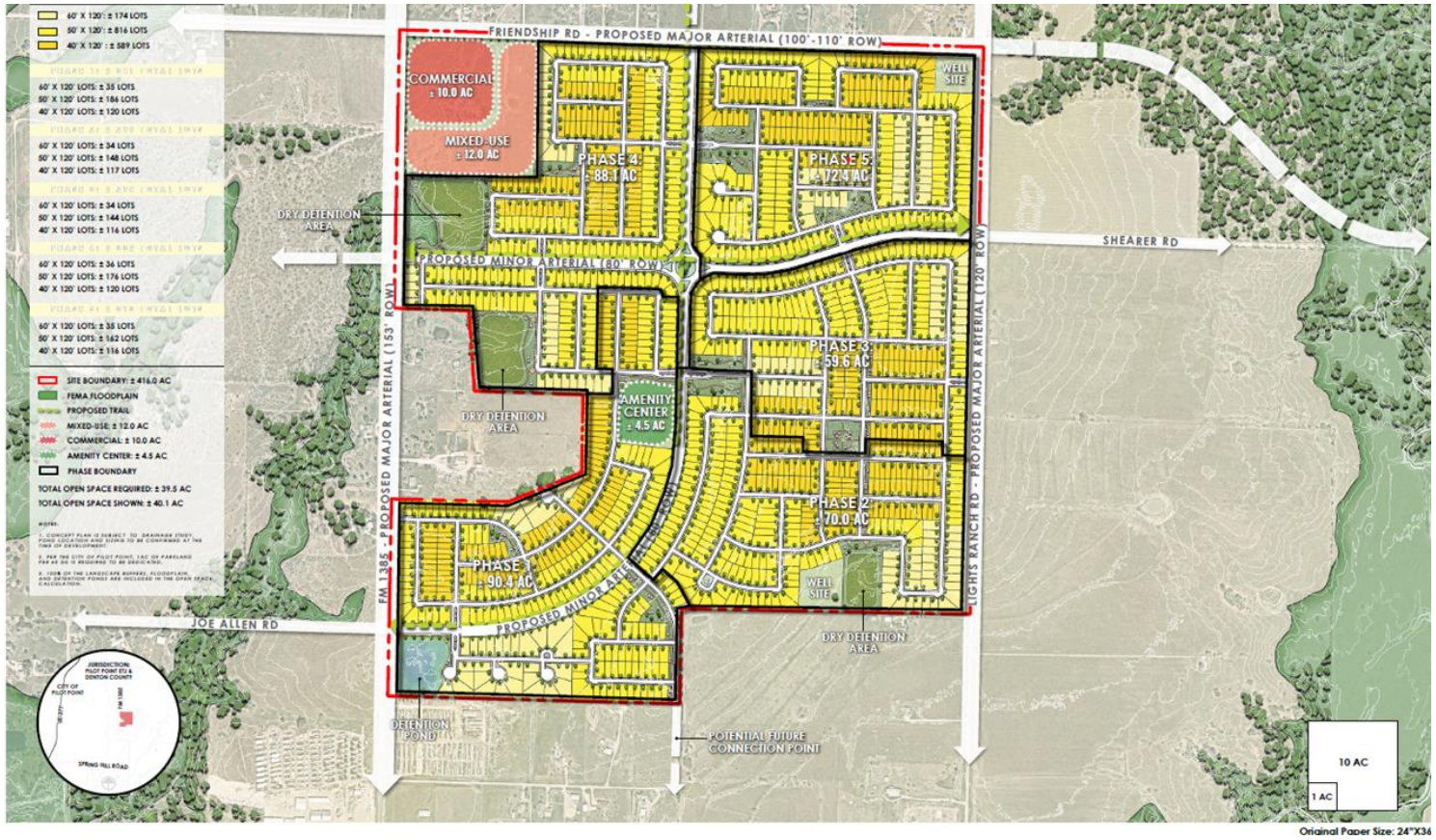


- Location – N. of Mustang Rd. and W. of 1385
- Master Planned Community
- 364 acres
- Builder - DR Horton
- 1,348 SF lots (40's 50's & 60's)
- Development Agreement
- In City PID/TIRZ
- PD-018 zoning
- Mustang Utilities

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
- Full Annexation w/ PID/TIRZ
- PD-019 Zoning
- Pilot Point Utilities
- Civil Construction plans under review



AMALGAMATED

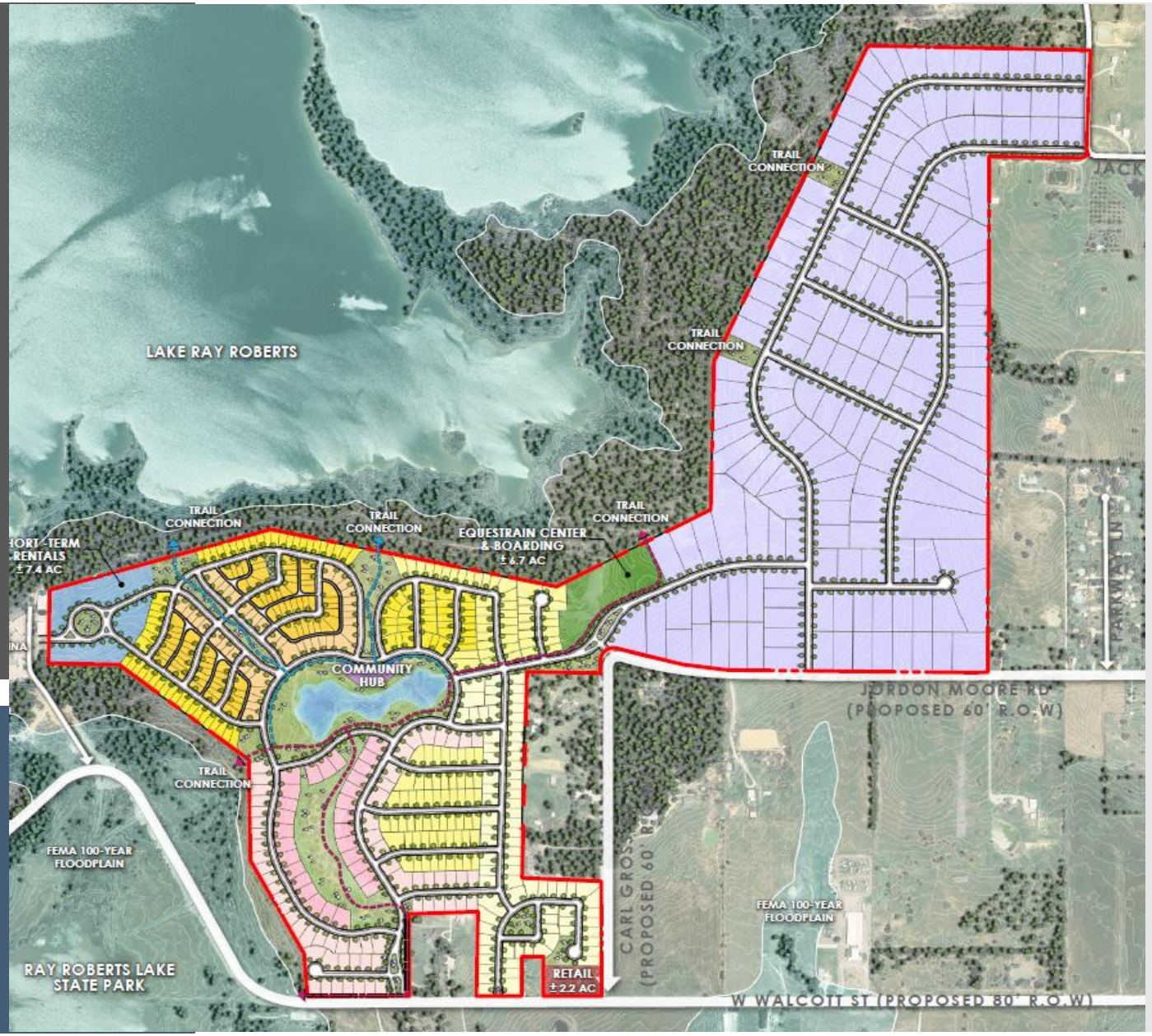
- Location - E. of 1385 / S. of Friendship / W. of Lights Ranch
- Master Planned Community
- TIRZ/MUD (possible in city)
- 355.4 acres
- 1,579 total SF lots
  - 40’ lots – 589
  - 50’ lots - 816
  - 60’ lots - 174
- Phase 1 – 341 lots
- Ave home value:
  - $425,000 – $525,000
- Mustang Utilities
- Possible Annexation with PD zoning



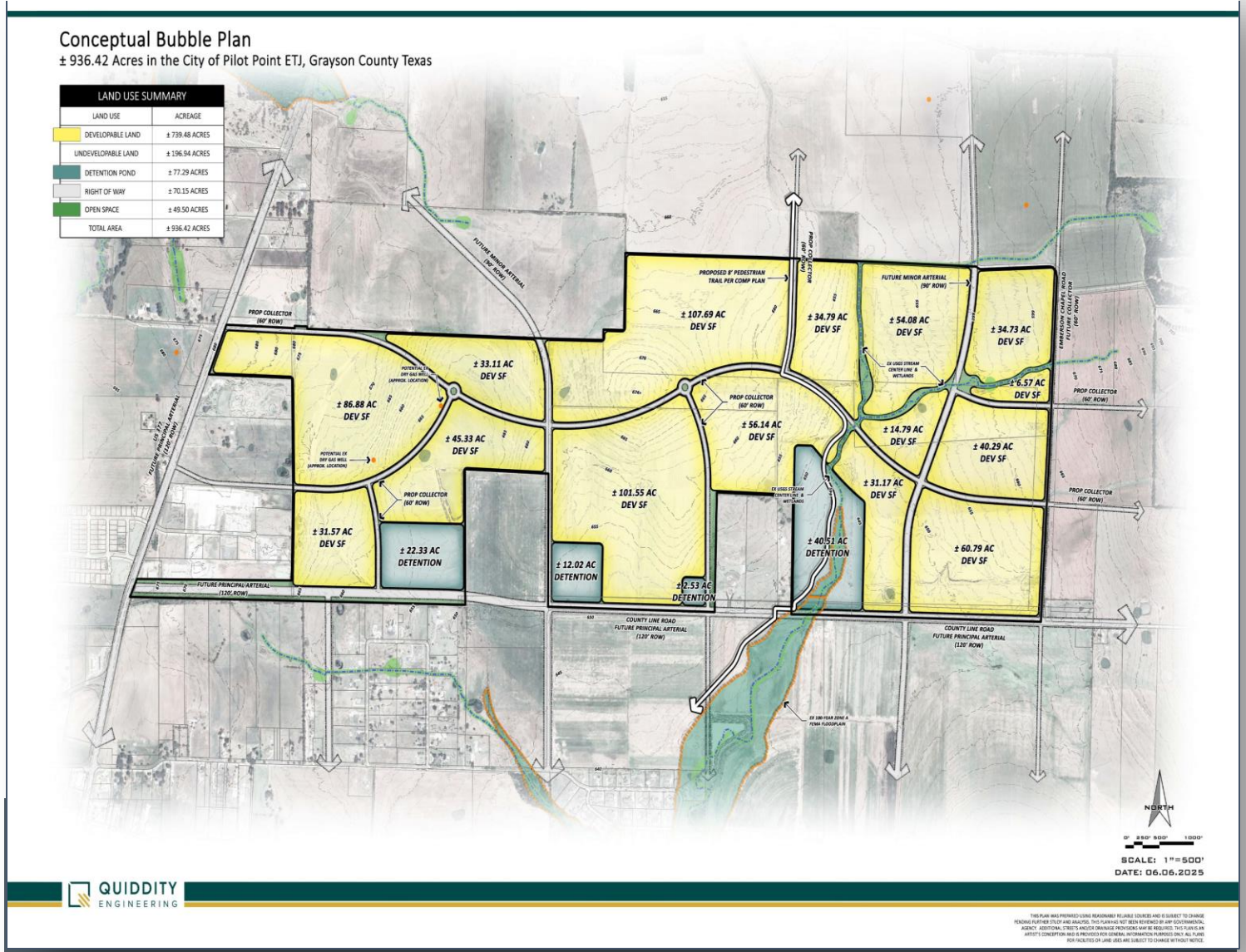
PD 003R HAT CREEK ESTATES

- 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 Approved

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



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 Projects Current Status

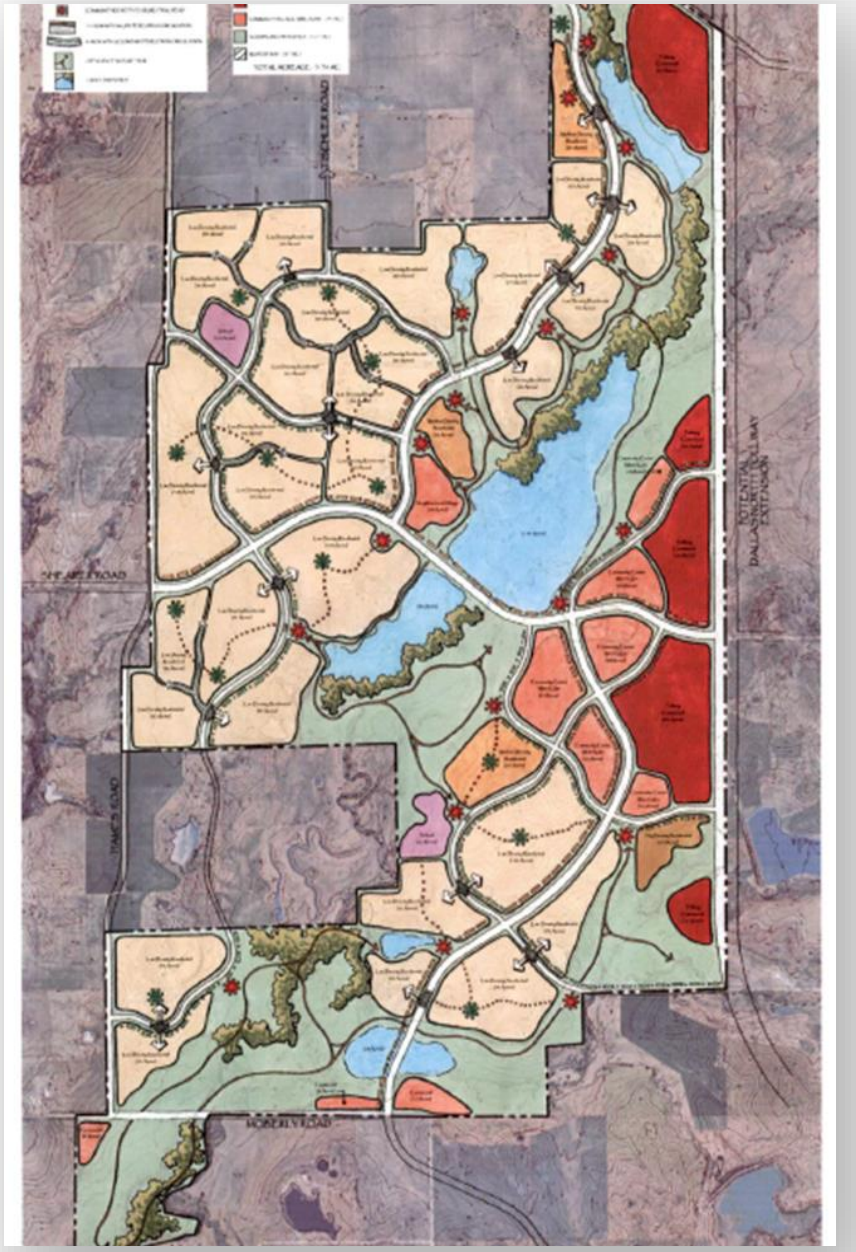
A – Actively working
P – Partial
Conv – Conventional
MUD – Municipal Utility District
WCID – Water Control and Improvement District
TH – Townhouse
SF – Single Family

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		
Lakeside Grove (Burks Ranch)	PID/TIRZ	567	Est. 2000	SF	X				
Henzler Village	PID	112.5	392	SF	X	A	A		
Waterside (Eland Farms)	MUD	665	2366	SF	A				
						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	
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 22,364 MF 2,246	SF Pop. Proj. (22,364 x .972 occupancy) x 2.7 HH size) = 58,692 MF Pop. Proj. (2,246 x .995 occupancy) x 2.9 HH size) =6,481 65,171					

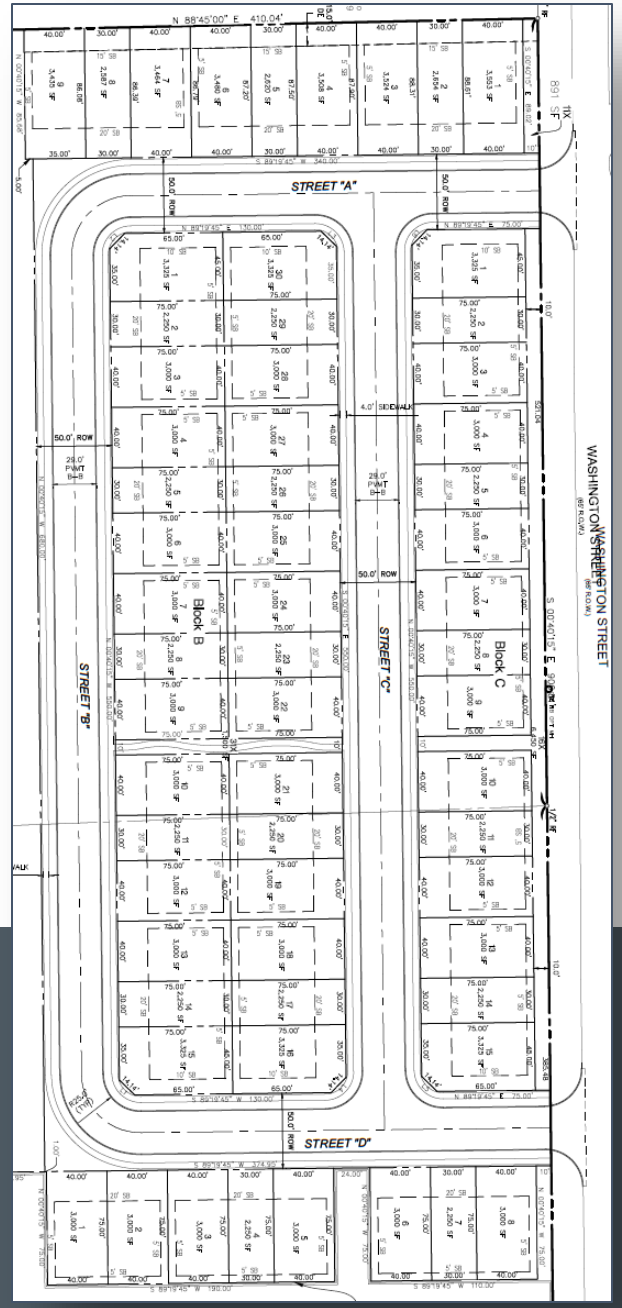
Proposed Subdivisions

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..

TALLEY RANCH



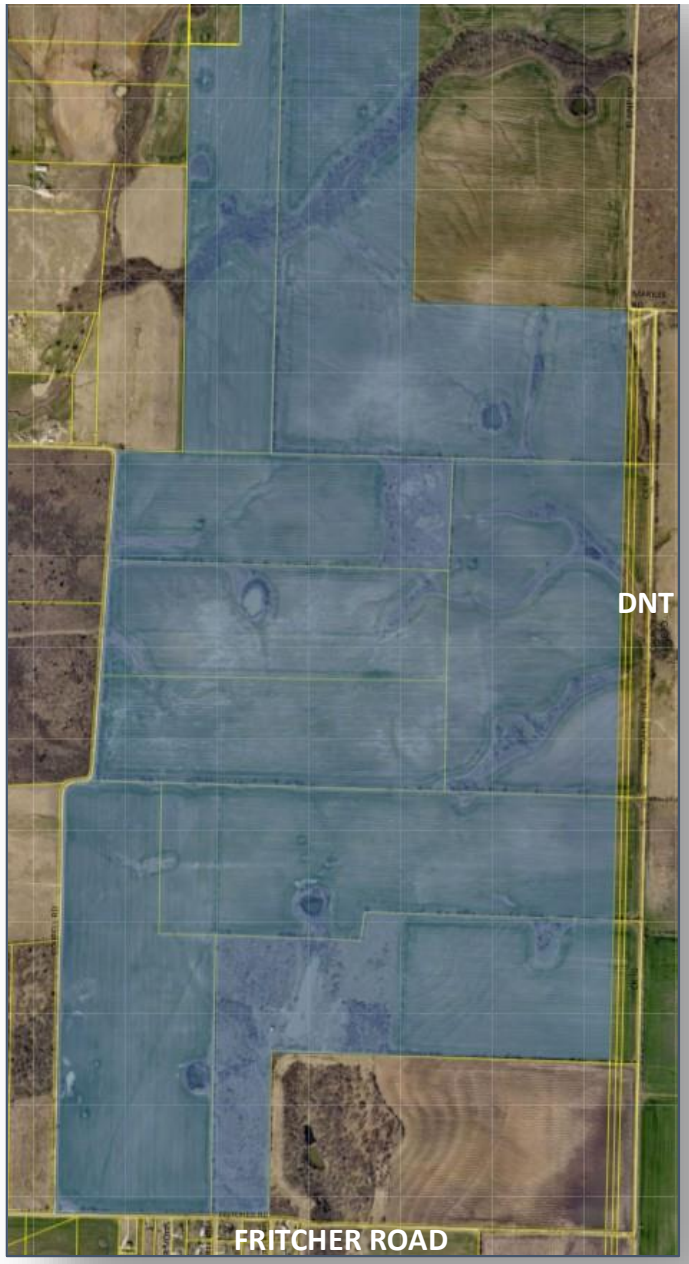
- Location – S. of 455 and W. of North Dallas Tollway
- Master Planned Community
- 4,086 acres
- Development Agreement
- WCID (Water Control and Improvement District)



PD 004 RODEO CROSSING

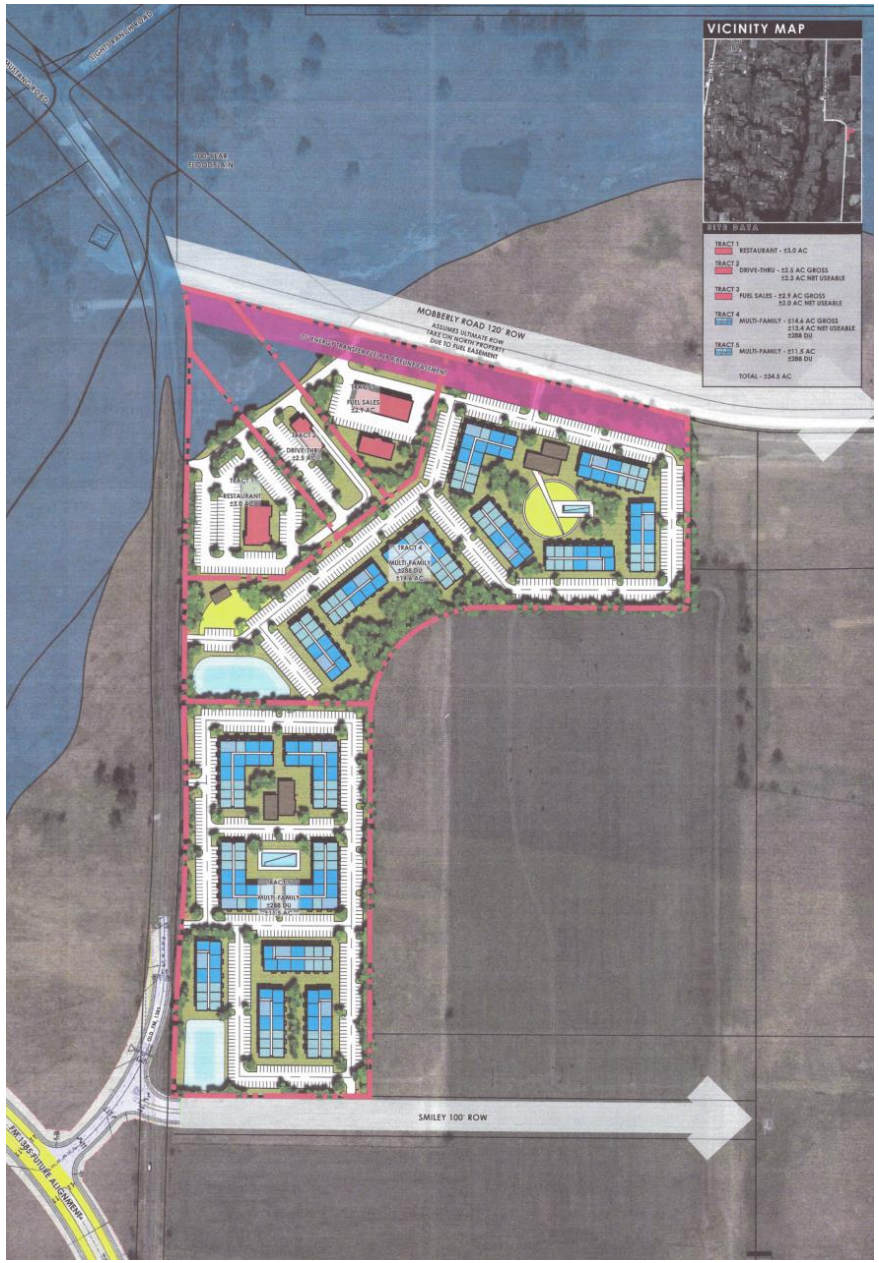
- Location – W. of S. Washington St. and S. of W. McKinney St.
- 14 acres
- 83 lots
- Zoned PD for Townhouse
- Possible MF Site with Zoning change
- Awaiting Developer – For Sale

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

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
- Annexed
- Mustang Utilities

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		
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	X
Total Upon Build out			8,877 SF 4,583 MF	SF Pop. Proj. (8,877 x .972 occupancy) x 2.7 HH size) = 23,297 MF Pop. Proj. (4,583 x .995 occupancy) x 2.7 HH size) = 12,312 35,609					

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

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 Sibigtroth
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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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
Chelsea Lafon	Plans Examiner	940-324-5035	clafon@pilotpointtx.gov
Ida Orlds	Coordinator/Permits	940-324-5016	iorlds@pilotpointtx.gov
Kevin Walker	Building Inspector	940-510-9093	kwalker@pilotpointtx.gov
David Cabrera	Building Inspector	940-510-7887	dcabrera@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