

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

JULY 8, 2019

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. Work Session Policy

F. REGULAR ITEMS

1. *Minutes of June 24, 2019*

Consider approval of the minutes of the June 24, 2019, Planning and Zoning Commission Regular Session.

2. *RP19-0004 – Robbins Point Lots 4AR, 4BR, 4CR, 6XR, Block 1 Public Hearing*

Public Hearing to consider a request for a Replat (RP19-0004 – Robbins Point Lots 4AR, 4BR, 4CR, 6XR, Block 1) to relocate lot lines. The property is generally located east and north of Deer Path.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: July 3, 2019, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: July 8, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the June 24, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on June 24, 2019.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE
24TH DAY OF JUNE, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121
CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON,
TEXAS, AT 6:30 PM**

The Planning & Zoning Commission met in a regular session with the following members present:

Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
David Johnson	Commissioner, Place 4

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
Richard Brown	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. None

E. DIRECTOR'S REPORT

1. Legislative Impact Review
2. Development Project Updates

F. REGULAR ITEMS

1. Consider approval of the minutes of the June 10, 2019, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Picardi moved to approve the June 10, 2019, minutes with the correction to the Item 9 vote. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Picardi, Dillon, Cox, Pickering

NAYS: None

ABSTAIN: Ruthrauff, Neal

The motion to approve passed with a vote of 5-0-2.

2. Consider a request for a Development Plan (DP19-0002 – Magnolia Court) to develop a residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Heth Kendrick, LandDesign

Commission Deliberation

Commissioner Picardi moved to recommend approval of DP19-0002 – Magnolia Court, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Neal, Picardi, Rawson, Ruthrauff

NAYS: None

The motion to recommend approval passed with a vote of 7-0.

3. Consider a request to vacate a previously approved record plat (VP19-0001 – Conservatory Estates). The property is generally located north of Cross Timbers Road and west of Freeman Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Doug Powell, G&A McAdams

Commission Deliberation

Commissioner Ruthrauff moved to approve VP19-0001 – Conservatory Estates, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Picardi, Neal, Dillon, Cox, Pickering

NAYS: None

The motion to approve passed with a vote of 7-0.

4. Public Hearing to consider a request for rezoning (Z19-0002 – Conservatory Estates) from Planning Development District No. 140 (PD-140) for a cluster development to Agricultural District (A). The property is generally located west of Freeman Road and north of Cross Timbers Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Doug Powell, G&A McAdams

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Ruthrauff moved to recommend approval of Z19-0002 – Conservatory Estates, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Neal, Picardi, Rawson, Ruthrauff

NAYS: None

The motion to recommend approval passed with a vote of 7-0.

G. ADJOURNMENT – REGULAR SESSION 7:56 P.M.

i. CALL TO ORDER – WORK SESSION: 7:56 P.M.

- a. Discussion of new hotel and extended stay hotel standards

Presenter

Lexin Murphy, Director of Planning Services

The work session was closed at 8:42 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: July 8, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP19-0004 – Robbins Point Lots 4AR, 4BR, 4CR, & 6XR, Block 1) to relocate lot lines. The property is generally located east and north of Deer Path.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the application is to relocate lot lines between four lots within Robbins Point residential subdivision. Robbins Point is an eight-lot residential subdivision consisting of six buildable lots, one open space lot, and one private street lot. The buildable lots in this subdivision are encumbered by flood plain and United States Army Corps of Engineers (USACE) flowage easements along the southeastern boundary of this subdivision. The proposed replat contains approximately 4.287 acres of land. The residential lots are in conformance with the underlying development standards within Single Family-Estate (SF-E) which requires minimum one-acre lot size.

The proposed replat application consists of three buildable lots and one open space lot. One of three buildable lots has a residence on the property while the remaining two lots are vacant. The purpose of shifting the lot lines is to increase buildable area on one of the vacant lots (Lot 4BR). The replat depicts necessary building lines and easements.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had received one correspondence in opposition to this replat. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Recorded Plat for Robbins Point

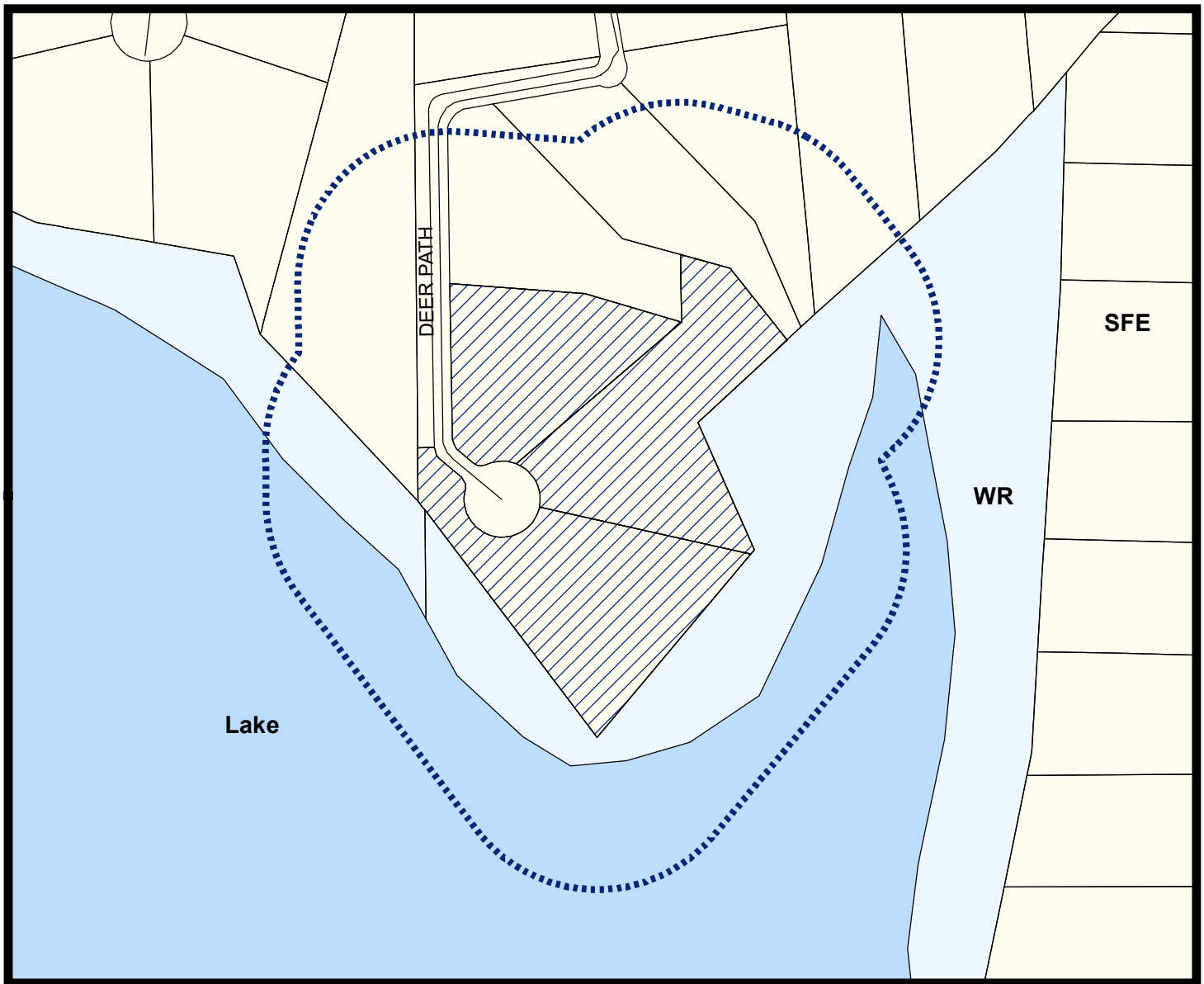
B. Application Details

1. Replat Package

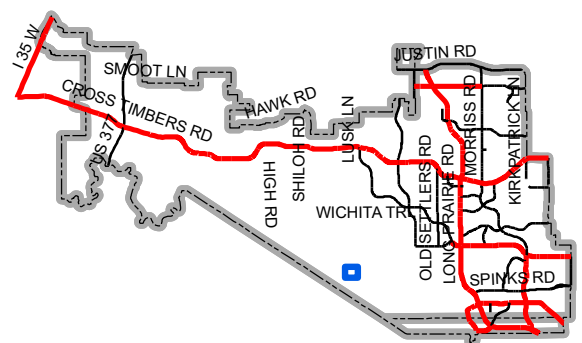
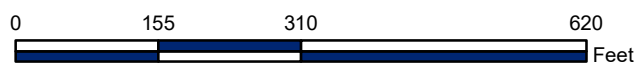
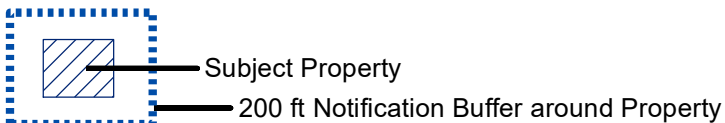


Vicinity Map

Reference Project: RP19-0004



LEGEND



Map Location

February 22, 2019 (original)
(REVISED 4/6/2019 to add statement about no public improvements)

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

Subject: Owner's Consent and Letter of Intent
for the Replat of Lots 4A, 4B & 4C, Block 1 of the Lots 4A, 4B & 4C, Block 1
Robbins Point addition and a Replat of Lot 6X, Block 1 of the Lots 1-4, 5X and 6X,
Block 1, Robbins Point addition.

To whom it may concern:

The undersigned owners of the subject properties give their consent to the Town of Flower Mound to process and approve a replat for the subject properties in accordance with the replat submitted with this consent. The purpose of the replat is to adjust lot lines to create a more suitable buildable area on Lot 4B and to create and protect scenic views for Lots 4A and 4B. Owners of all lots shown on the replat are agreeable to the lot line adjustments.

Specific information required by the Town's Letter of Intent are as follows:

- Current zoning: Single Family Estate (SFE)
- Replat area: 4.287 acres
- Current number of lots: 4
- Proposed number of lots: 4 (there are no new lots being created)
- Lot 4C currently has a house on it. Lots 4A and 4B are currently vacant.
- There are no public improvements proposed with this replat.

Please let us know if you have any questions. We look forward to processing this replat at your earliest convenience.

Signed by Consenting Owners (two pages):

Owners Lot 4A, Block 1



Jeffrey P. Miles

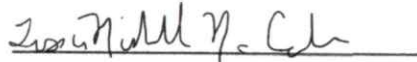


Laura E. Miles

Owners Lot 4B, Block 1



Michael James McCabe, Jr.



Tressa Michelle McCabe

Owners Lot 4C, Block 1

Marlin Ray Robbins
Trustee of the Marlin Ray Robbins and
Diana A. Robbins Revocable Living Trust
By: Sherry Lynn Hughes, Power of Attorney

Diana A. Robbins
Trustee of the Marlin Ray Robbins and
Diana A. Robbins Revocable Living Trust
By: Sherry Lynn Hughes, Power of Attorney

Owner Lot 6X, Block 1

Robbins Enterprises, Inc.
By: Sherry Lynne Hughes
Its: Authorized Agent of Robbins Enterprises, Inc.

Owners Lot 4B, Block 1

Michael James McCabe, Jr.

Tressa Michelle McCabe

Owners Lot 4C, Block 1



Marlin Ray Robbins
Trustee of the Marlin Ray Robbins and
Diana A. Robbins Revocable Living Trust
By: Sherry Lynn Hughes, Power of Attorney



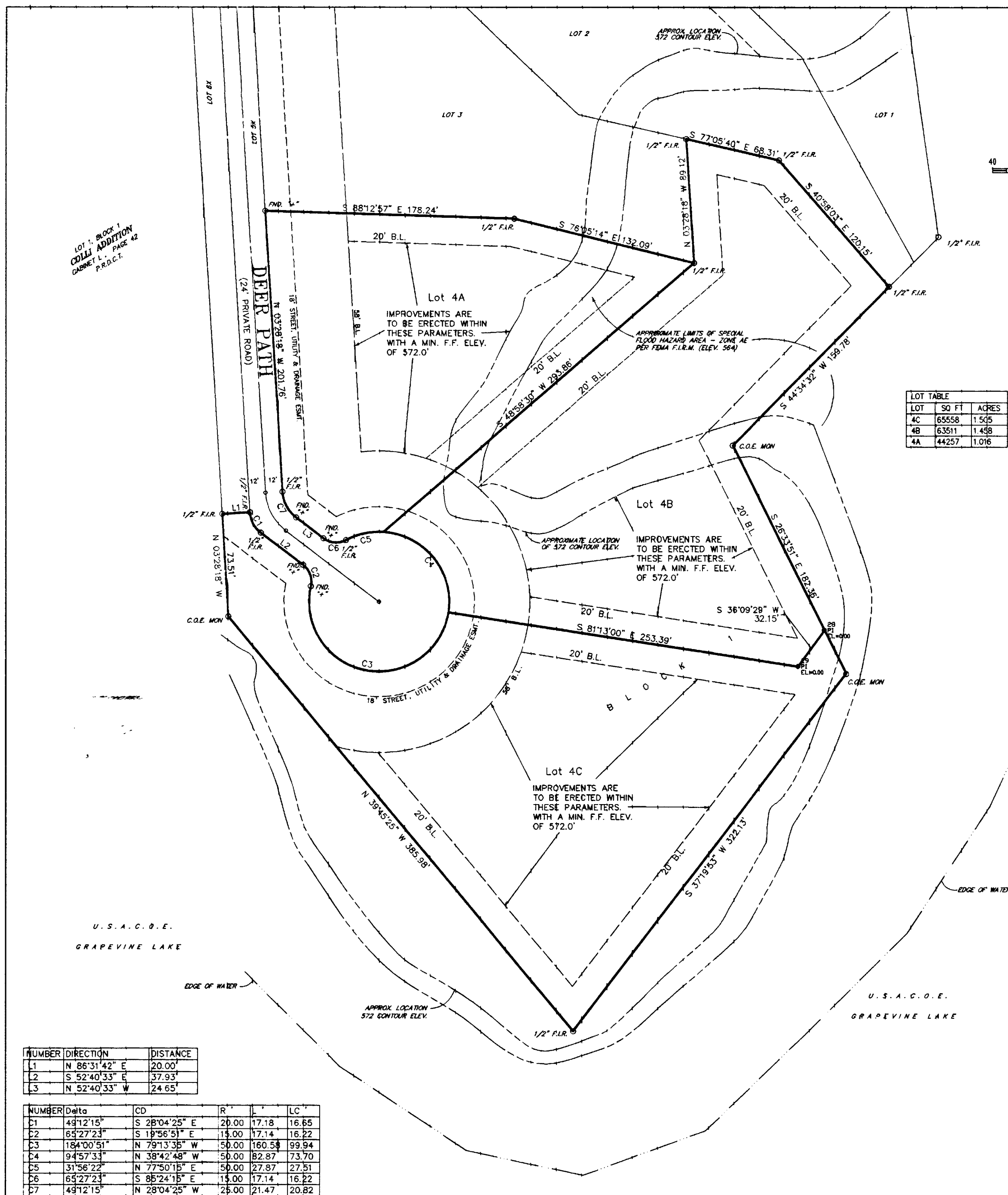
Diana A. Robbins
Trustee of the Marlin Ray Robbins and
Diana A. Robbins Revocable Living Trust
By: Sherry Lynn Hughes, Power of Attorney

Owner Lot 6X, Block 1



Robbins Enterprises, Inc.
By: Sherry Lynne Hughes
Its: Authorized Agent of Robbins Enterprises, Inc.

CABU p. 688



LOT	SQ. FT.	ACRES
4C	65558	1.505
4B	63511	1.458
4A	44257	1.016

UTILITY CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS THE REQUIRED EASEMENTS FOR THE DEVELOPMENT BY DATE

VERIZON *7-2-02*

SOUTHWESTERN BELL *7-2-02*

TXU ELECTRIC & GAS *7/2/02*

COSERVE *7/2/02*

AT&T BROADBAND *7-2-02*

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

John Martin *June 24* 2002
JOHN MARTIN, CHAIRMAN
P. & Z. COMMISSION

APPROVED:
TOWN OF FLOWER MOUND
JULIE SMITH, EXECUTIVE DIRECTOR
OF DEVELOPMENT & ENVIRONMENTAL SERVICES

Julie Smith *16 Aug* 2002
JULIE SMITH, EXECUTIVE DIRECTOR
PAULA LAWRENCE



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, ROBBINS ENTERPRISES, INC., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J. M. Ruiz Survey, Abstract Number 1064, Town of Flower Mound, Denton County, Texas, and being Lot 4, Block 1 of Robbins Point, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 60, of the Plat Records of Denton County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, ROBBINS ENTERPRISES, INC., acting herein by and through its duly authorized officers, does hereby adopt this replat designated herein as the Replat of Lot 4, Block 1 Robbins Point, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

ROBBINS ENTERPRISES, INC.

Ray Robbins
RAY ROBBINS

STATE OF TEXAS §
COUNTY OF DENTON §
BEFORE ME, the undersigned authority, on this day personally appeared RAY ROBBINS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the *2nd* day of *August*, 2002.

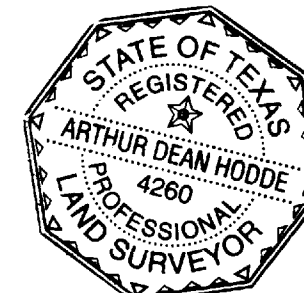
Terrie L. Bayless
Notary Public in and for the State of Texas
NOTARY SEAL

My Commission Expires: 07-03-06



This is to certify that I, Arthur Dean Hodde, a Registered Professional Land Surveyor for the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Arthur Dean Hodde
Arthur Dean Hodde
Texas Registration No. 4260



RECORD PLAT
Lots 4A, 4B & 4C, Block 1
Robbins Point
Being a Replat of Lot 4, Block 1
Robbins Point
an addition to the
Town of Flower Mound
Denton County, Texas
according to the plat thereof
recorded in Cabinet U, Page 60
of the Plat Records of Denton County, Texas

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK
On Nov 01 2002
At 4:08pm

Receipt #: 62415
Recording: 32.00
Doc/Mgmt: 6.00
Doc/Num: 2002-R0140136
Doc/Type: PLA
Deputy - Jennifer

NUMBER	DIRECTION	DISTANCE
1	N 86°31'42" E	20.00'
2	S 52°40'33" E	37.93'
3	N 52°40'33" W	24.65'

NUMBER	Delta	CD	R	L	LC
C1	43°12'15"	S 28°04'25" E	20.00	17.18	16.65
C2	65°27'23"	S 19°56'51" E	15.00	17.14	16.22
C3	184°00'51"	N 79°13'35" W	50.00	160.58	99.94
C4	94°57'33"	N 38°42'48" W	50.00	82.87	73.70
C5	31°56'22"	N 77°50'15" E	50.00	27.87	27.51
C6	65°27'23"	S 85°24'15" E	15.00	17.14	16.22
C7	43°12'15"	N 28°04'25" W	25.00	21.47	20.82

DRAWN BY: J.M. DATE: Feb. 12, 2002 DWG. NO.: 248802.01	REVISIONS May 1, 2002 - Revised per Town Comments June 4, 2002 - Revised per Town Comments June 15, 2002 - Revised per Town Comments
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ALL CORNERS ARE 1/2" 5/16" UNLESS OTHERWISE NOTED.
LEGEND
FIR = FOUND IRON ROD
SOLR = SET 1/2" IRON ROD WITH CAP
NETED BASIS OF BEARING IS PER PLAT, REFERENCED
VENEER
CH = CONTROLLING MONUMENT

OWNER: RAY ROBBINS
2201 INGLESIDE
GRAND PRAIRIE, TX 75050
PH: 972-660-1966

TEXAS NATIONAL SURVEYING
P.O. BOX 293254
LEWISVILLE, TEXAS 75029
PH: 972-539-7676

STATE OF TEXAS §
COUNTY OF DENTON §
BEING all that parcel of land located in the Town of Flower Mound, Denton County, Texas, being a part of the Jose Maria Ruiz Survey, Abstract No. 1064 and being all of Lots 4A, 4B, and 4C, Block 1, of the 4A, 4B, & 4C, Block 1, Robbins Point, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet U, Page 688, Plat Records Denton County, Texas and all of Lot 6X, Block 1, of the 1-4, 5X and 6X, Block 1, Robbins Point, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet U, Page 60, Plat Records Denton County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said Lot 6X, said point also being the southwest corner of Lot 51, Block A, Point Noble, an addition to the Town of Flower Mound, Denton County, Texas, recorded in Cabinet M, Page 51, Plat Records Denton County, Texas;

THENCE North 80 degrees 02 minutes 27 seconds East, 254.10 feet to an "X" cut at the northeast corner of said Lot 6X, said point being the southeast corner of said Lot 51, said point also being in the west right-of-way line of Deer Path (a 24 foot wide private road);

THENCE along the south, west, and east right-of-way line of Deer Path as follows:
Southwesterly, 28.28 feet along a curve to the right having a central angle of 90 degrees 00 minutes 50 seconds, a radius of 18.00 feet, a tangent of 18.00 feet, and whose chord bears South 35 degrees 02 minutes 18 seconds West, 25.46 feet to an "X" cut for corner;

South 80 degrees 02 minutes 27 seconds West, 201.64 feet to an "X" cut for corner;
Southwesterly, 28.26 feet along a curve to the left having a central angle of 80 degrees 58 minutes 18 seconds, a radius of 20.00 feet, a tangent of 17.07 feet, and whose chord bears South 39 degrees 33 minutes 18 seconds West, 25.97 feet to an "X" cut for corner;

South 00 degrees 55 minutes 51 seconds East, 443.85 feet to a one-half inch iron rod with cap stamped "TX NAT 4260" found for corner;
Southeasterly, 17.18 feet along a curve to the left having a central angle of 49 degrees 12 minutes 15 seconds, a radius of 20.00 feet, a tangent of 9.16 feet, and whose chord bears South 25 degrees 31 minutes 58 seconds West, 16.65 feet to a one-half inch iron rod with cap stamped "TX NAT 4260" found for corner;

South 50 degrees 08 minutes 06 seconds East, 37.92 feet to an "X" cut for corner;
Southeasterly, 17.14 feet along a curve to the right having a central angle of 65 degrees 27 minutes 23 seconds, a radius of 15.00 feet, a tangent of 9.64 feet, and whose chord bears South 17 degrees 24 minutes 24 seconds East, 16.22 feet to an "X" cut for corner;

Northeasterly, 271.32 feet along a curve to the left having a central angle of 310 degrees 54 minutes 47 seconds, a radius of 50.00 feet, a tangent of 22.83 feet, and whose chord bears North 39 degrees 51 minutes 54 seconds East, 41.54 feet to an "X" cut for corner;

Northwesterly, 17.14 feet along a curve to the right having a central angle of 65 degrees 27 minutes 23 seconds, a radius of 15.00 feet, a tangent of 9.64 feet, and whose chord bears North 82 degrees 51 minutes 47 seconds West, 16.22 feet to an "X" cut for corner;

North 50 degrees 08 minutes 06 seconds West, 24.64 feet to an "X" cut for corner;
Northwesterly, 21.47 feet along a curve to the right having a central angle of 49 degrees 12 minutes 32 seconds, a radius of 25.00 feet, a tangent of 11.45 feet, and whose chord bears North 25 degrees 31 minutes 58 seconds West, 20.82 feet to a one-half inch iron rod with cap stamped "PRECISE" found for corner;

North 00 degrees 55 minutes 51 seconds West, 201.77 feet to an "X" cut for corner, said point being the northwest corner of said Lot 4A, said point also being the southwest corner of Lot 3, Block 1, of said Robbins Point Addition;

THENCE along the north, east, and south lines of said Lots 4A, 4B, and 4C as follows:
South 85 degrees 40 minutes 30 seconds East, 178.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 73 degrees 32 minutes 47 seconds East, 132.09 feet to a one-half inch iron rod found for corner;
North 00 degrees 55 minutes 51 seconds West, 89.12 feet to a one-half inch iron rod found for corner;
South 74 degrees 33 minutes 13 seconds East, 68.31 feet to a one-half inch iron rod found for corner;
South 38 degrees 25 minutes 36 seconds East, 120.15 feet to a one-half inch iron rod found for corner;
South 47 degrees 06 minutes 59 seconds West, 159.78 feet to a corp of engineer monument found for corner;
South 24 degrees 01 minutes 24 seconds East, 182.36 feet to a corp of engineer monument found for corner;
South 39 degrees 52 minutes 20 seconds West, 322.13 feet to a one-half inch iron rod found for corner;
North 37 degrees 12 minutes 58 seconds West, 385.95 feet to a corp of engineer monument found for corner;
North 00 degrees 55 minutes 51 seconds West, at 73.51 feet passing the northwest corner of said Lot 4C and the southwest corner of said Lot 6X in all a total distance of 549.48 feet to the POINT OF BEGINNING and containing 186,754 square feet or 4.287 acres of land.
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Jeffery P. Miles and Laura E. Miles, Marlin Ray and Dianna A. Robbins, Revocable Living Trust, Robbins Enterprises, Inc., and Michael James McCabe, Jr. and Tressa Michelle McCabe, do hereby adopt this plat designating the herein above described property as Lots 4AR, 4BR, 4CR, and 6XR, Block 1, Robbins Point, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. The utility and drainage easements shall be open to the fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

Owners of Lot 4A, Block 1

By: Jeffery P. Miles By: Laura E. Miles

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Jeffery P. Miles known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Laura E. Miles known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

Owners of Lot 4C, Block 1

By: Marlin Ray Robbins By: Diana A. Robbins
Trustee of the Marlin Ray Robbins and
Diana A. Robbins Revocable Living Trust
By: Sherry Lynn Hughes, Power of Attorney

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Sherry Lynn Hughes known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

Owner of Lot 6X, Block 1

By: Robbins Enterprises, Inc.
By: Sherry Lynn Hughes
Its: Authorized agent of Robbins Enterprise, Inc.

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Sherry Lynn Hughes known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

Owners of Lot 4B, Block 1

By: Michael James McCabe, Jr. By: Tressa Michelle McCabe

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Michael James McCabe, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stoted, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

NOTARY CERTIFICATE

STATE OF TEXAS §

COUNTY OF §

Before me, the undersigned authority, on this day personally appeared Tressa Michelle McCabe known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stoted, and as the act of deed of said partnership.

Given under my hand and seal of office, this day of 2019.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Mark W. Harp, RPLS No. 6425
DATE:

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Salis, Chairman Chuck Russell, Town Planner
Planning and Zoning
Commission

Dated 2019

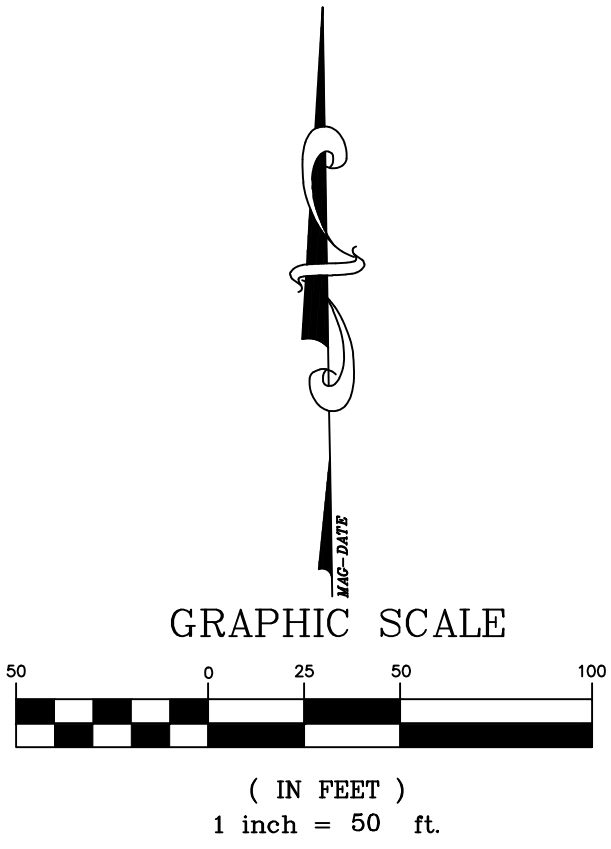
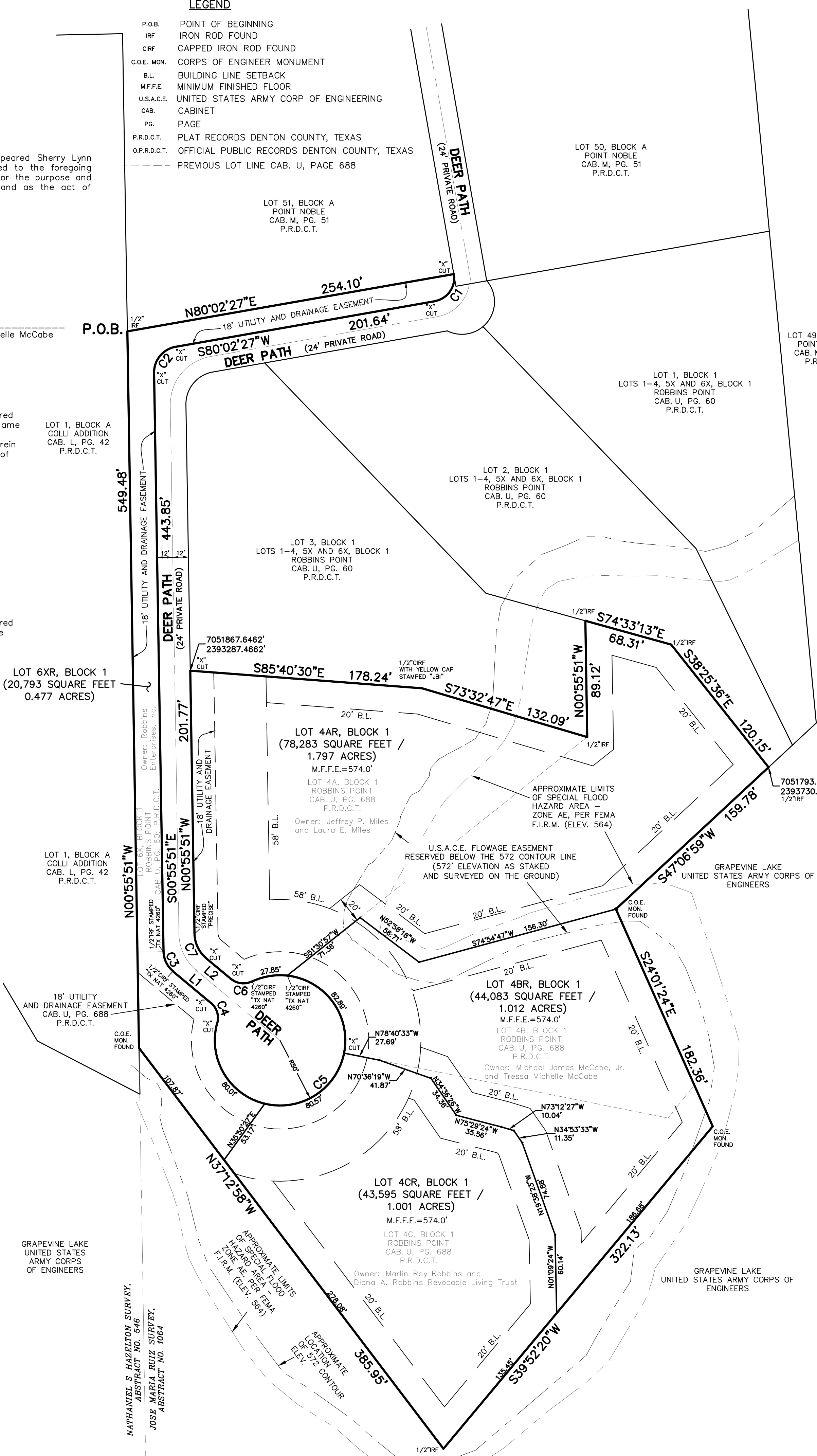
SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	28.28'	090°00'50"	18.00'	18.00'	S35°02'18"W	25.46'
C2	28.28'	080°58'18"	20.00'	17.07'	S39°33'18"W	25.97'
C3	17.18'	049°12'15"	20.00'	9.16'	S25°31'58"E	16.65'
C4	17.14'	065°27'23"	15.00'	9.64'	S17°24'24"E	16.22'
C5	271.32'	310°54'47"	50.00'	22.83'	N39°51'54"E	41.54'
C6	17.14'	065°27'23"	15.00'	9.64'	N82°51'47"W	16.22'
C7	21.47'	049°12'32"	25.00'	11.45'	N25°31'58"W	20.82'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S50°08'06"E	37.92'
L2	N50°08'06"W	24.64'



GENERAL NOTES:

1. Basis of Bearing is derived from the Texas WDS RTK Cooperative Network - Texas State Plane Coordinate System, North Central Zone (4202), NAD83, relative to the Town of Flower Mound's Control Monument Number 2, a 2" diameter domed aluminum cap stamped "TOWN OF FLOWER MOUND" found in a concrete street at the intersection of Coral Springs Drive and Creek View Drive.
2. All interior lot corners are one-half inch iron rods with yellow cap stamped "JBI".
3. According to the Flood Insurance Rate Map Number 48121C05406, map revised date April 18, 2011, a portion of the subject tract lies within shaded Zone AE, areas determined to be within the 1% annual chance flood (100-year flood) with base flood elevations determined.
4. Lot 6X will be maintained by the owner of this lot.

REPLAT

LOTS 4AR, 4BR, 4CR & 6XR; BLOCK 1 ROBBINS POINT

A RECORD PLAT OF LOTS 4AR, 4BR, 4CR, AND LOT 6XR, BLOCK 1, ROBBINS POINT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A REPLAT OF LOTS 4A, 4B, AND 4C, BLOCK 1, ROBBINS POINT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 688, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS
AND BEING A REPLAT OF LOT 6X, BLOCK 1, ROBBINS POINT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 60, OF THE PLAT RECORDS, DENTON COUNTY, TEXAS.

AND BEING 4.287 ACRES OUT OF THE
JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1064,
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

JEFFREY P. MILES
LAURA E. MILES OWNERS

3713 KINROSS COURT (972) 738-0218
FLOWER MOUND, TEXAS 75028-1627

MARLIN RAY AND DIANNA A ROBBINS, OWNER
A REVOCABLE LIVING TRUST

1400 DEER PATH (817) 937-2080
FLOWER MOUND, TEXAS 75022-8149

ROBBINS ENTERPRISES, INC. OWNER

1400 DEER PATH (817) 937-2080
FLOWER MOUND, TEXAS 75022-8149

MICHAEL JAMES McCABE, JR. OWNERS
AND TRESSA MICHELLE McCABE

316 HOLLOW WAY (214) 642-4848
FLOWER MOUND, TEXAS 75022-8149

JB PARTNERS, INC. SURVEYOR

2121 MIDWAY ROAD, SUITE 300 (972) 248-7676
CARROLLTON, TEXAS 75006-5039

TBPE No. F-438 TBPLS No. 10076000

Dated: July 03, 2019 Sheet 1 of 1