

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

11/14/2022

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

6:30 P.M.

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.
Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours. To speak to the Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Commission.
- Please state your name and address when speaking.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair 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).

F. DIRECTOR'S REPORT

1. Development Update

G. CONSENT ITEMS

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of October 24, 2022: Consider approval of the minutes of the October 24, 2022, Planning and Zoning Commission Regular Session.

H. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

2. RP22-0007 – Red Bud Point Lots 29R & 30R, Block 5; Lot 31R, Block 6: Public Hearing to consider a request for a Replat (RP22-0007 – Red Bud Point, Lots 29R & 30R, Block 5; Lot 31R, Block 6) to abandon a private right-of-way and to relocate lot lines with an exception to lot width to depth ratio pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located west of Red Bud Drive and south of Crooked Lane.

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.

I. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: November 10, 2022, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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. Additional time limits will be provided to members of the public that need to address the Commission through a translator.



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
CONSENT ITEM

DATE: November 14, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the October 24, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on October 24, 2022.

II. ATTACHMENTS

1. Draft Minutes of October 24, 2022

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH
DAY OF OCTOBER 2022, 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:

Brad Ruthrauff	Commissioner, Place 1
Jason Hobbs	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
Brady Kilpper	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Chris Drew	Commissioner, Place 8

Constituting a quorum with the following members absent:

Scott Jostes	Commissioner, Place 9
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(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:

Rachel Raggio	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

None
- E. **FUTURE AGENDA ITEMS**

None
- F. **DIRECTOR'S REPORT**

- 1. Planning Excellence Award

G. CONSENT ITEMS

1. Minutes of October 10, 2022: Consider approval of the minutes of the October 10, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Wells moved to approve Consent Item 1. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

AYES: Hobbs, Werner, Kilpper, Wells, Wilson, Gilmore

NAYS: None

The motion to approve passed by a vote of 6 to 0.

H. NON-DISCRETIONARY ITEMS

2. Consider a request for a Record Plat (RC22-0013 – Arrowhead Village Addition, Lot 1, Block A) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Fireside Drive.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Joe Northern, Transit Center Properties (present for questions, no presentation)

Commission Deliberation

Commissioner Wilson moved to approve RC22-0013 – Arrowhead Village Addition Lot 1, Block A, as presented. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Wells, Kilpper, Werner, Hobbs

NAYS: None

The motion to approve passed by a vote of 6 to 0.

3. Consider a request for a Site Plan (SP21-0010 – 1600 Arrowhead) to develop a retail building. The property is generally located south of Cross Timbers Road and west of Fireside Drive.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Joe Northern, Transit Center Properties (present for questions, no presentation)

Commission Deliberation

Commissioner Wilson moved to approve SP21-0010 – 1600 Arrowhead, as presented.
Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Hobbs, Werner, Kilpper, Wells, Wilson, Gilmore

NAYS: None

The motion to approve passed by a vote of 6 to 0.

I. REGULAR ITEMS

4. **Public Hearing to consider a request for a Comprehensive Sign Package (CSP22-0003 – Shiloh Cemetery Arch) for Shiloh Cemetery. The property is generally located north of Cross Timbers Road and west of Shiloh Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Applicant Not Present

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of CSP22-0003 – Shiloh Cemetery Arch, as presented. Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Wells, Kilpper, Werner, Hobbs

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

I. **ADJOURNMENT – REGULAR SESSION: 6:53 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: November 14, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider a request for a Replat (RP22-0007 – Red Bud Point, Lots 29R & 30R, Block 5; Lot 31R, Block 6) to abandon a private right-of-way and to relocate lot lines with an exception to lot width to depth ratio pursuant to Section 90-272(a), of the Code of Ordinances. The property is generally located west of Red Bud Drive and south of Crooked Lane.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to abandon a portion of a private, unimproved right-of-way and to relocate lots lines between three platted lots. The subject property is located within the Red Bud Point subdivision, which was originally platted in 1960. There are certain platted, private rights-of-way within this subdivision that have remained unimproved. The replat proposes to abandon a portion of Grapevine Road that is located between Lot 30R, Block 5 and Lot 31R, Block 6 and to include the abandoned right-of-way acreage into the two lots. The replat does not increase the number of lots. The applicant is seeking an exception to the lot width to depth ratio.

Section 90-272 - Lot depth, lines and frontage.

- a. *Depth.* Lot depth shall not exceed two and one-half times the lot width, unless an exception is approved by the town council after receiving a recommendation from the planning and zoning commission.

Lots 29R and Lot 30R, Block 5 are existing lots with lot depth exceeding two and a half times lot width. Due to the proposed replat modifying the boundaries of the lots, they will now require an exception. An exception is not required for Lot 31R.

The subject properties are zoned Single Family District-10 (SF-10). Lots 29R and Lot 30R, Block 5 are developed with residences and Lot 31R, Block 6 is vacant. All lots

have access from Red Bud Drive. The attached replat provides for all required setbacks and easements.

III. CORRESPONDENCE

Due to the exception request associated with this replat, 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. RP22-0007 had a total of 33 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support or opposition to the request (correspondence is calculated by each property/household).

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

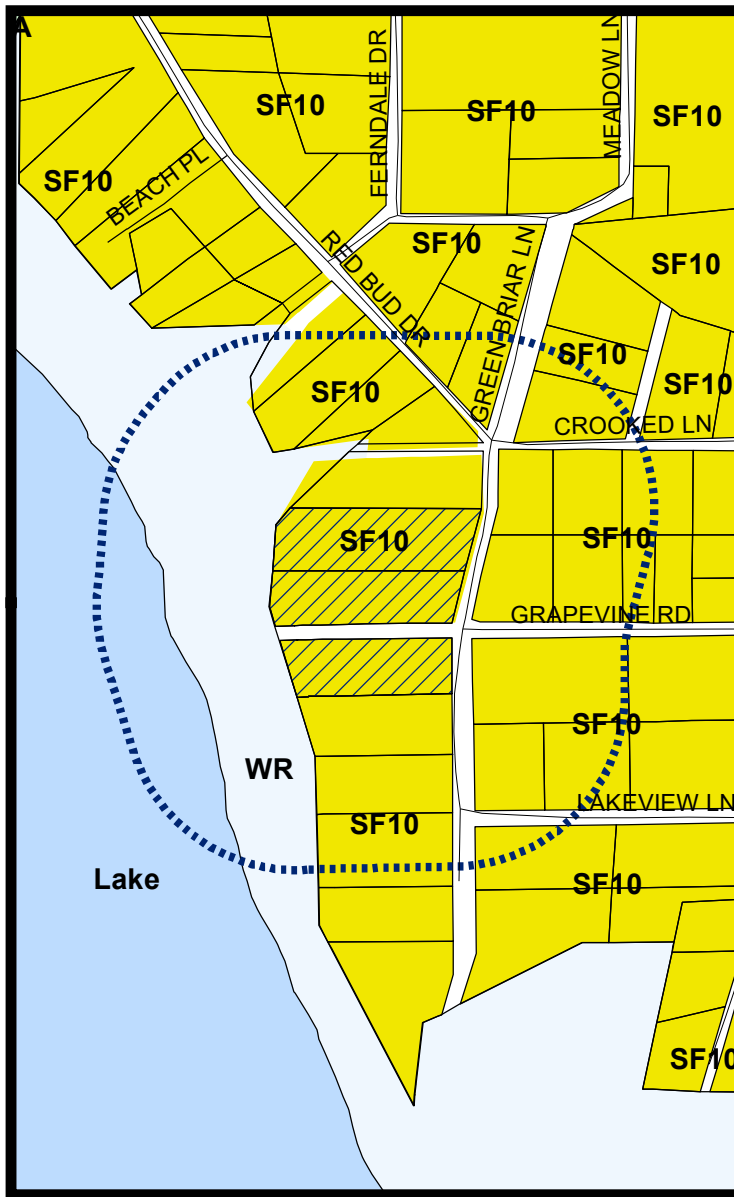
B. Application Details

1. Replat Package



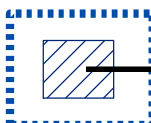
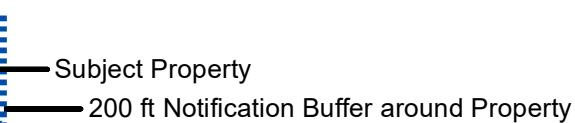
Vicinity Map

Reference Project: RP22-0007



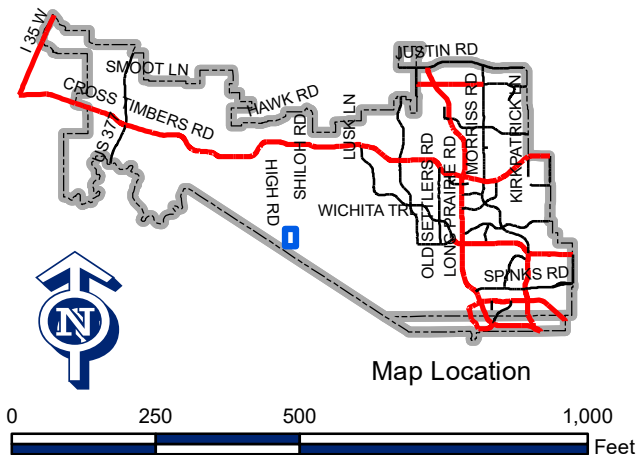
LEGEND

 Lake
  Single Family 10
  Water Recreation

 Subject Property
  200 ft Notification Buffer around Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





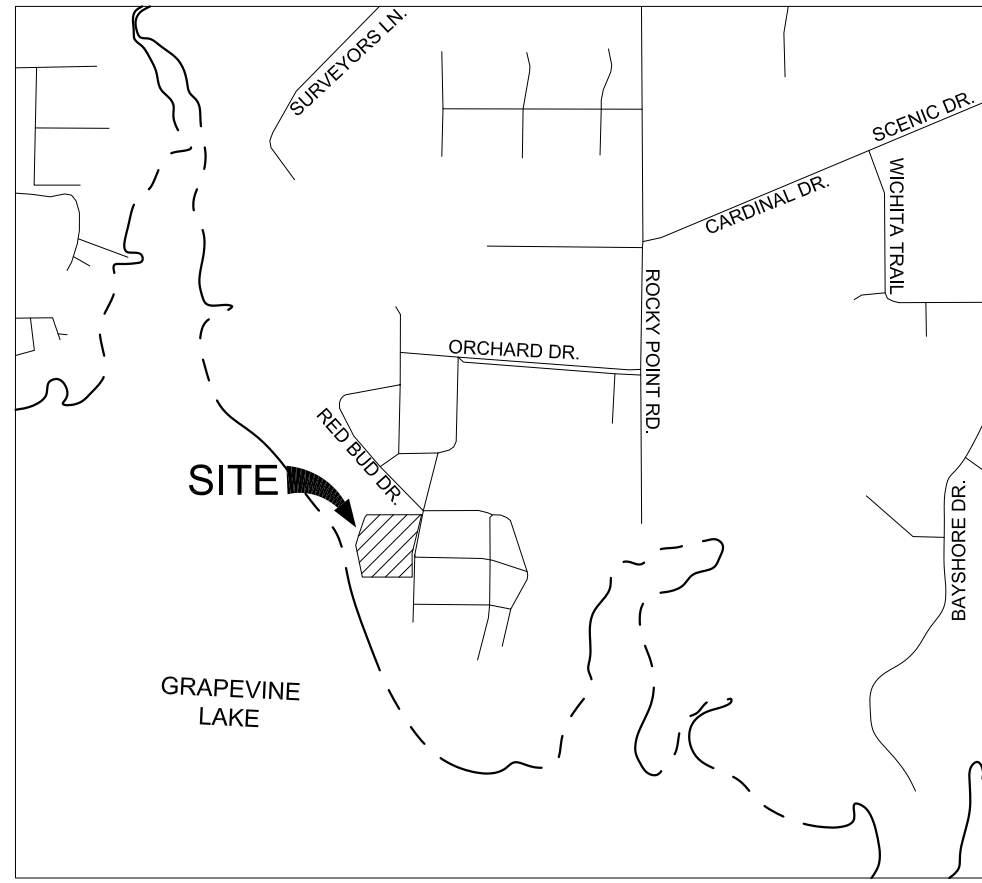
RED BUD POINT DEVELOPMENT

CASE NO. RP21-0007
6601 Red Bud Drive
Flower Mound, TX 75022
10/06/2022

Zoning for the property stated above is SF10 for residential uses. The total acreage for said property being platted is 2.145 acres. The purpose of this Replat plat is to adjust side lot lines of three (3) previously platted lots and incorporate a previously platted section of private right-of-way. We are also requesting an exception to Section 90-272 of the Town's Code of Ordinances to allow the lot depth to be more than 2.5 times the lot width. There are no immediate plans for further development.

Hank Ingram
KAZ Surveying
940-382-3446
Hank@kazsurveying.com

KAZ Surveying, Incorporated
1720 Westminster Street
Denton, TX 76205
Phone: 940-382-3446 Fax: 940-382-3447



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)", AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE X" DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". AND A PORTION OF THIS PROPERTY IS WITHIN "SHADED ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 520 G OF SAID MAP.
- THE PURPOSE OF THIS REPLAT IS TO MERGE THREE EXISTING LOTS AND PART OF A PRIVATE RIGHT-OF-WAY INTO THREE LOTS.
- NOTE: BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- THE SUBJECT PROPERTY IS ZONED SF10 FOR RESIDENTIAL USES.
- THIS PLAT DOES NOT AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS, AND DOES NOT HAVE A MATERIAL ADVERSE EFFECT ON THE PROPERTY RIGHTS OF THE OWNERS IN THE ORIGINAL PLAT.
- SEPTIC TANK & FIELD SYSTEMS ARE EACH CONTAINED ON A SINGLE LOT.
- THE GOVERNMENT HAS A FLOWAGE EASEMENT ON THE LANDS BELOW AN ELEVATION OF 572 FEET, MEAN SEA LEVEL.

TOWN OF FLOWER MOUND BM #26: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CENTER OF A CONCRETE HEADWALL ON THE WEST SIDE OF N. MONET COURT NEAR THE INTERSECTION OF COUER DE LAC. MONUMENT IS LOCATED 34± WEST OF A 4.5x4.5 GRATE INLET IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF N. MONET COURT AND COUER DE LAC, 42.5± WEST OF A 3" ALUMINUM DISC AT THE SOUTHWEST CORNER OF ADDRES #3025 AND 192± FROM A 3" ALUMINUM DISC AT THE NORTHWEST CORNER OF ADDRESS #3025.

N 7,058,583.200
E 2,386,259.897
ELEV=587.35'

TOWN OF FLOWER MOUND BM #27: A 3 1/4" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" ON A 5/8" IRON ROD SET IN CONCRETE ON THE NORTH SIDE OF LAKERIDGE DRIVE SOUTHWEST OF THE INTERSECTION OF WATERVIEW LANE AND FAIR LAKE ROAD. MONUMENT IS LOCATED 11± SOUTHWEST OF A WOOD RAIL FENCE CORNER NORTH OF LAKERIDGE DRIVE, 24± SOUTHWEST OF A FIRE HYDRANT ON THE WEST SIDE OF WATERVIEW LANE AND 10± NORTH OF THE EDGE OF ASPHALT OF LAKERIDGE DRIVE.

N: 7,057,952.856
E: 2,383,411.829
ELEV=596.83'

LEGEND

● = BENCHMARK
R.O.W. = RIGHT-OF-WAY
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
SIR = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
—C— = CENTERLINE OF ROAD

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

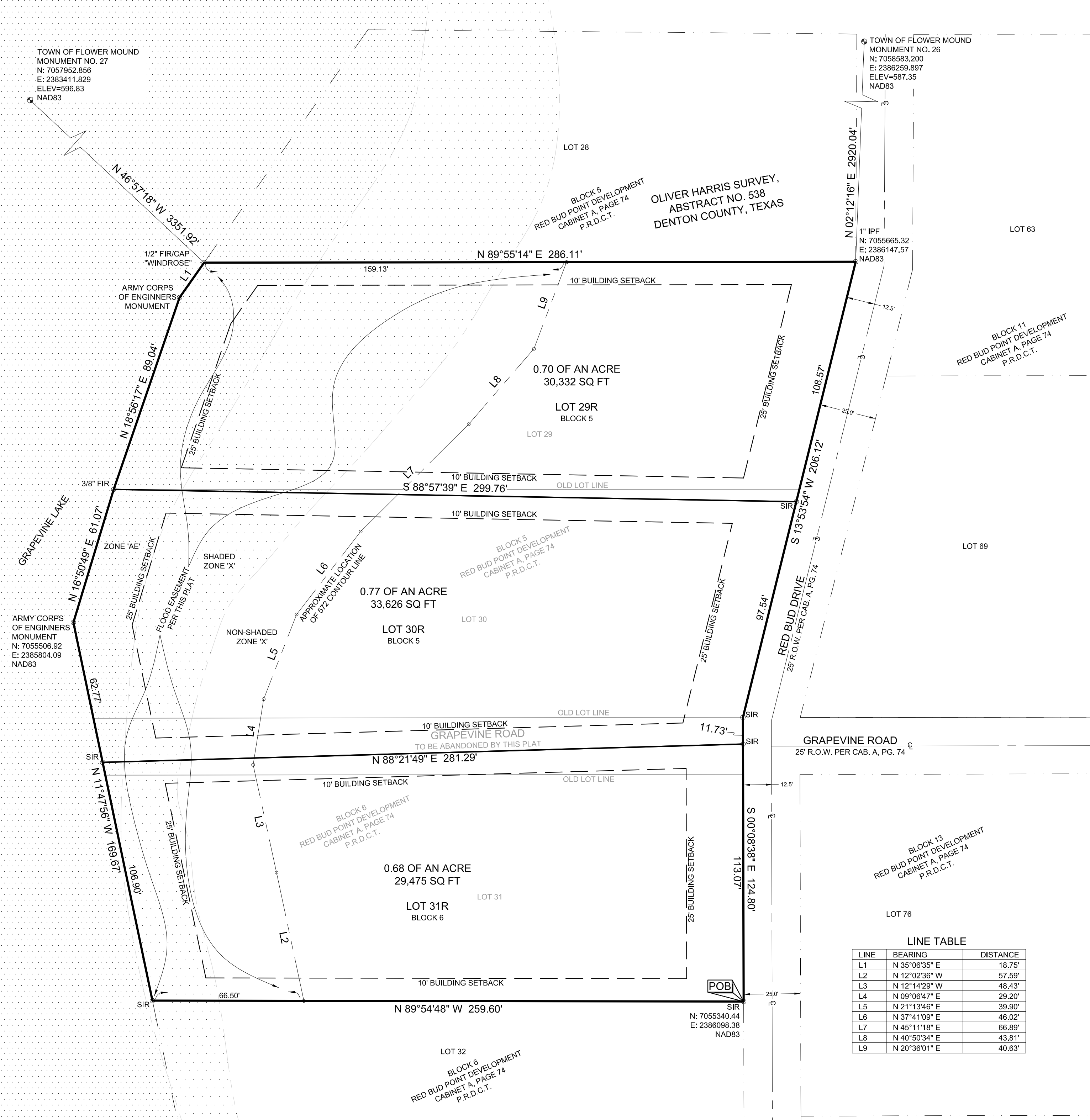
PATRICK K. LEMMEL
6601 RED BUD DRIVE
FLOWER MOUND, TEXAS 75022

OWNER:

RODNEY HALL
6605 RED BUD DRIVE
FLOWER MOUND, TEXAS 75022

OWNER:

KIMBERLY HALL
6605 RED BUD DRIVE
FLOWER MOUND, TEXAS 75022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°06'35" E	18.75'
L2	N 12°02'36" W	57.59'
L3	N 12°14'29" W	48.43'
L4	N 09°06'47" E	29.20'
L5	N 21°13'46" E	39.90'
L6	N 37°41'09" E	46.02'
L7	N 45°11'18" E	66.89'
L8	N 40°50'34" E	43.81'
L9	N 20°36'01" E	40.63'

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

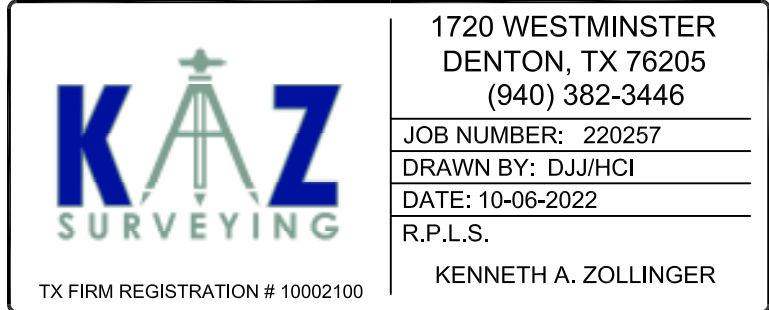
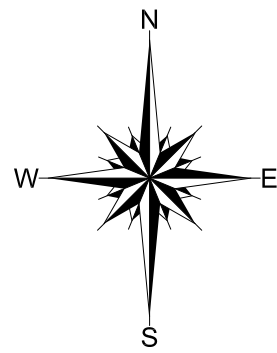
Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Pat Lemmel, Rodney Hall & Kimberly Hall, are the sole owners of all that certain tract of land situated in the Oliver Harris Survey, Abstract No. 538, Town of Flower Mound, Denton County, Texas, being all of Lot 29 in Block 5, whereas Rodney Hall and Kimberly Hall are the owners, Lot 30 in Block 5 and Lot 31 in Block 6, whereas Pat Lemmel is the owner, and part of Grapevine Road, abandoned by Town of Flower Mound Resolution Number R35-87, of the Red Bud Point Development Addition, recorded in Cabinet A, Page 74 of the Plat Records of Denton County, Texas, and being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2" iron rod w/cap stamped "KAZ" set in the West Right of Way line of Red Bud Drive marking the Southeast corner of this herein described subject tract, the Southeast corner of said Lot 31 in Block 6 and the Northeast corner of Lot 32 in Block 6 of said Red Bud Point Development Addition;

THENCE North 89 degrees 54 minutes 48 seconds West a distance of 259.60 feet to a 1/2" iron rod w/cap stamped "KAZ" marking the Southwest corner of said Lot 31 and the Northwest corner of said Lot 32;

THENCE North 11 degrees 47 minutes 56 seconds West a distance of 169.67 feet to an army corps of engineers monument found for an angle point of said Lot 30;

THENCE North 18 degrees 50 minutes 49 seconds East a distance of 61.07 feet to a 3/8" iron rod found marking the Northwest corner of said Lot 30 and the Southwest corner of said Lot 29;

THENCE North 18 degrees 56 minutes 17 seconds East a distance of 89.04 feet to an army corps of engineers monument found for an angle point of said Lot 29;

THENCE North 35 degrees 06 minutes 35 seconds East a distance of 18.75 feet to a 1/2" iron rod w/cap stamped "WINDROSE" found marking the Northwest corner of said Lot 29 and the Southwest corner of Lot 28 in Block 5 of said Red Bud Point Development Addition;

THENCE 89 degrees 55 minutes 14 seconds East a distance of 286.11 feet to a 1" iron pipe found on the West Right of Way line of Red Bud Drive marking the Northeast corner of said Lot 28 and the Southeast corner of said Lot 29;

THENCE along the West Right of Way line of Red Bud Drive South 13 degrees 53 minutes 54 seconds West a distance of 206.12 feet to a 1/2" iron rod w/cap stamped "KAZ" at the Northwest intersection of Red Bud Drive and Grapevine Road marking the Southeast corner of said Lot 30;

THENCE continuing with the West Right of Way line of said Red Bud Drive South 00 degrees 08 minutes 38 seconds East a distance of 124.80 feet to the POINT OF BEGINNING and containing 2.145 acres of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, PAT LEMMEL, RODNEY HALL and KIMBERLY HALL does hereby adopt this amended record plat designating the herein above described property as **RED BUD POINT DEVELOPMENT**, 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, rights-of-way, is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, 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.

PAT LEMMEL DATE

RODNEY HALL DATE

KIMBERLY HALL DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAT LEMMEL, 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 EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF ____
COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RODNEY HALL, 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 EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF ____
COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KIMBERLY HALL, 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 EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF ____
COUNTY

MY COMMISSION EXPIRES ON ____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AND ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH 1/2" IRON RODS CAPPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, S.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF ____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____



REPLAT
RED BUD POINT DEVELOPMENT
A RECORD PLAT OF LOTS 29R & 30R IN BLOCK 5 AND LOT 31R IN BLOCK 6, RED BUD POINT DEVELOPMENT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A REPLAT OF LOTS 29 & 30 IN BLOCK 5, AND LOT 31 IN BLOCK 6, RED BUD POINT DEVELOPMENT, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 74 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.