

\*\*\*\*PUBLIC NOTICE\*\*\*\*



**PLANNING & ZONING COMMISSION**

**Monday, May 23, 2022 at 6:30 PM**

**City Hall | 3300 Corinth Parkway**

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**AGENDA**

- A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
- B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**
- C. PLEDGE OF ALLEGIANCE**
- D. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

- 1. Consider and act upon approval of minutes from the Planning & Zoning Commission meeting held on April 25, 2022.
- 2. Consider and act upon a Final Plat for Agora, Lot 1 Block A and Lot 1 Block B, being ±10.488 acres of land generally located north of Corinth Parkway, east of I-35E, west of Shady Rest Lane, and south of Walton Drive. (Case No. FP22-0003)
- 3. Consider and act upon a Preliminary Plat for 44 residential lots and three (3) open space lots for the Taylor Estates Subdivision ±9.6526 acres of land located at the southeast corner of Lake Sharon Drive and Parkridge Drive. (Case No. PP22-0002)
- 4. Consider and act upon a Replat of E. Blount Subdivision Lot 3R Block A and a Final Plat for Ashford Park Phase 2, consisting of 160 residential lots and five (5) open space lots, being ±25.588 acres of land generally located north of the intersection of Lake Sharon Drive and Parkridge Drive, and south of Valley View Drive. (Case No. FP22-0004)

**E. ADJOURNMENT**

The Planning & Zoning Commission reserves the right to recess into executive or closed session to seek the legal advice of the City's attorney pursuant to Chapter 551 of the Texas Government Code on any matter posted on the agenda. After discussion of any matters in closed session, any final action or vote taken will be public by the Commission.

As a majority of the Council Members of the City of Corinth may attend the above described meeting, this notice is given in accordance with Chapter 551 of the Texas Government Code. No official action will be taken by the City Council at this meeting.

I, the undersigned authority, do hereby certify that the meeting notice was posted on the bulletin board at City Hall of the City of Corinth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: **Thursday, May 19, 2022 at 5:00 PM.**

*John S Webb*

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John Webb, AICP  
Director of Planning and Development Services  
City of Corinth, Texas

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May 19, 2022  
Date of Notice

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Corinth City Hall is wheelchair accessible. Person with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 940-498-3200, or fax 940-498-7576 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**BRaille IS NOT AVAILABLE**



**MINUTES**  
**CORINTH PLANNING & ZONING COMMISSION**  
**Monday, April 25, 2022 at 6:30 PM**  
**City Hall | 3300 Corinth Parkway**

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**A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**

Chair Wade May called the meeting to order at 6:31 PM.

Commissioners Present: Chair Wade May, Vice Chair Cody Gober, KatieBeth Bruxvoort, Billy Roussel III, Rebecca Rhule, Alan Nelson.

Commissioner Absent: Rodney Thornton

**B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES**

Commissioner Nelson was designated as a voting member.

**C. PLEDGE OF ALLEGIANCE**

**D. CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine and will be enacted in one motion. Should the Chair, a Commission Member, or any citizen desire discussion of any item, that item will be removed from the Consent Agenda and will be considered separately.

1. Consider and act upon approval of minutes from the Planning & Zoning Commission Meeting held on March 28, 2022.
2. Consider and act upon a Preliminary Plat for 52 Residential Lots and 3 Open Space lots for the Timber Ridge Subdivision, being  $\pm 8.251$  acres of land located on the west side of Corinth Parkway, south of Silver Meadow Lane, and north of Lake Sharon Drive. (Case No. PP22-0001)

Motion by Vice Chair Gober, seconded by Commissioner Bruxvoort to approve the Consent Agenda.

Motion carried unanimously: 5-yes; 0-no.

**E. DIRECTOR'S REPORT**

Director John Webb presented his report and a brief overview of the quarterly report and past City Council actions including the approval of the Taylor Estates Planned Development.

He informed the Commission that Staff is still working on the Tree Preservation Ordinance.

**F. ADJOURNMENT**

There being no business before the Commission the meeting was adjourned at 6:34 PM.

**G. CALL WORKSHOP TO ORDER**

Chair Wade May called the workshop to order at 6:34 P.M.

**H. WORKSHOP AGENDA**

Receive a presentation and hold an informal discussion regarding a proposed residential land use plan on approximately ±8.751 acres of land located on the west side of Parkridge Drive, south of Meadowview Drive, and north of FM 2181.

Jason Rose, Architect and Developer, provided a presentation summarizing the proposed project for 105 multi-family “condominium style” for-sale units, currently under review as Case No. ZAPD21-0002.

Mr. Rose presented exhibits and answered questions from the Commission.

Key points of discussion included parking availability, accessibility to open space areas and within units, elevations, and existing and proposed site grading.

**I. ADJOURN WORKSHOP**

There being no business before the Commission, the meeting was adjourned at 7:32 P.M.





# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	5/23/2022	<b>Title:</b>	FP22-0003 – Agora Final Plat
<b>Ends:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Governance Focus:</b>	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

**Item/Caption**

Consider and act upon a Final Plat for Agora, Lot 1 Block A and Lot 1 Block B, being ±10.488 acres of land generally located north of Corinth Parkway, east of I-35E, west of Shady Rest Lane, and south of Walton Drive. (Case No. FP22-0003)

**Item Summary/Background/Prior Action**

The purpose of the Final Plat is to establish a subdivision with two lots and the dedication of right-of-way for North Corinth Street, Agora Way, and Main Street. The property is zoned Planned Development 21: The Parks of Corinth (PD-21).

The Final Plat is in conformance with PD-21 and City development standards.

**Staff Recommendation/Motion**

Staff recommends approval of the Final Plat subject to the following conditions:

1. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
2. Staff approval of all additions and/or alterations to the easements and dedications included in this plat.

Staff recommends the following motion: **Motion to approve the Final Plat as presented subject to the conditions requested by Staff.**

**Attachments**

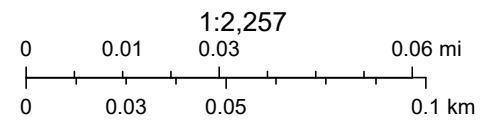
1. Aerial Location Map
2. Final Plat

# FP22-0003 - Agora Final Plat Aerial Map

Section D, Item 2.



5/19/2022, 1:33:08 PM

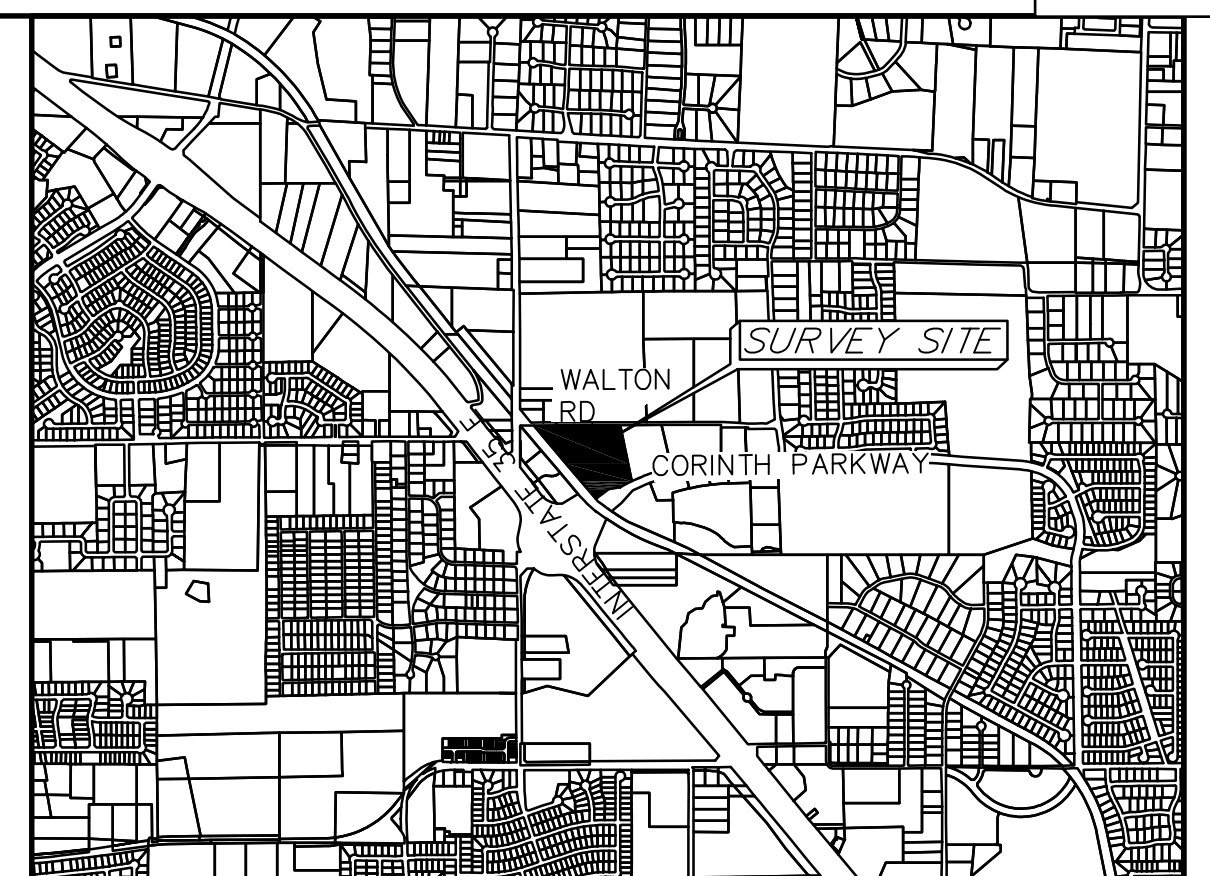
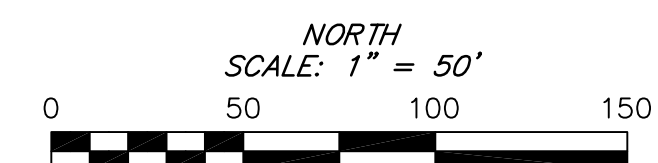


Esri., Inc., City of Naperville, Illinois



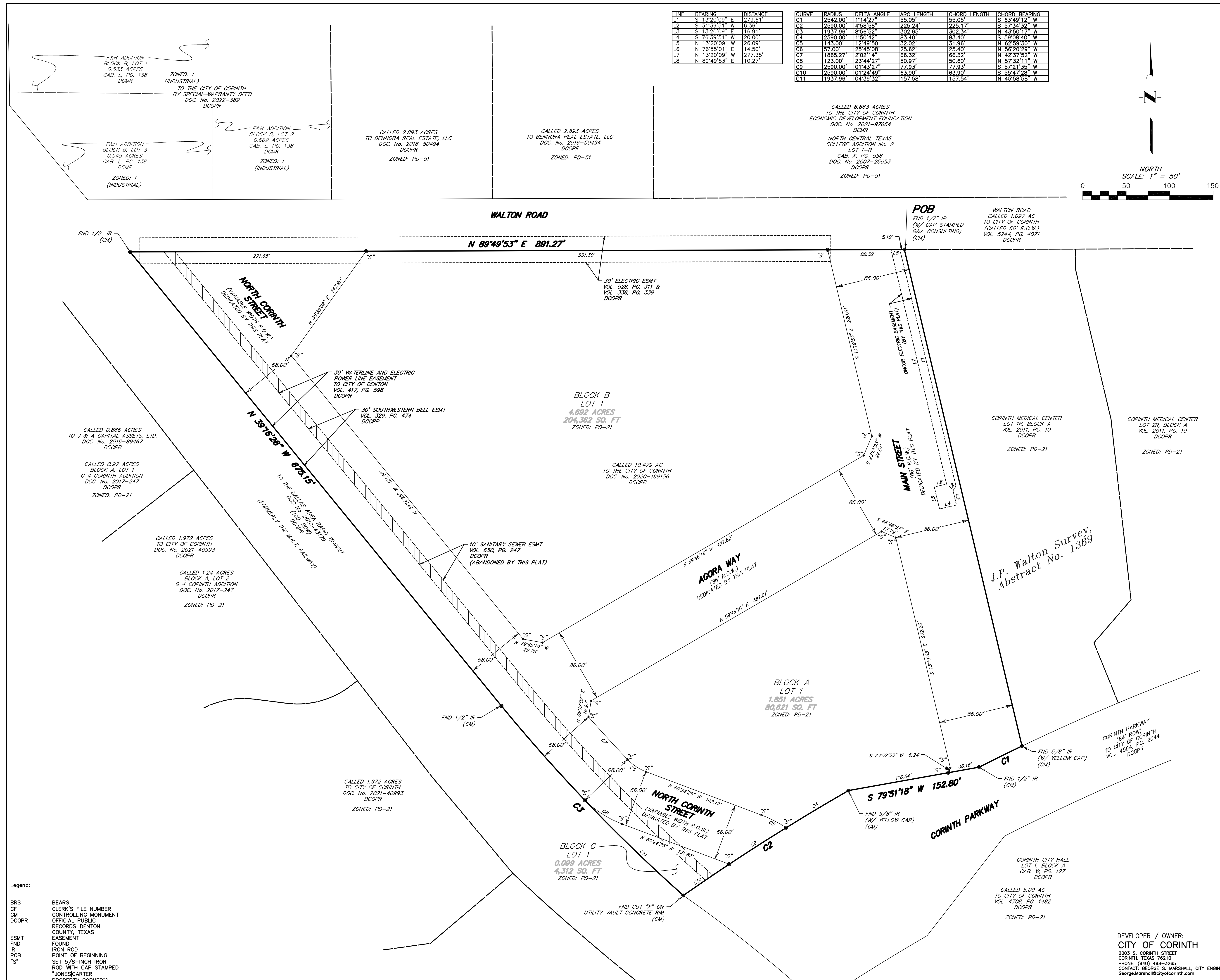
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
L1	S 13°20'09" E	279.61'	C1	2542.00'	1°14'27"	55.05'	55.05'	S 83°49'12" W
L2	S 31°39'51" W	6.36'	C2	2590.00'	4°58'58"	225.24'	225.17'	S 57°34'32" W
L3	S 13°20'09" E	16.91'	C3	1937.98'	8°56'52"	302.65'	302.34'	N 43°50'17" W
L4	S 76°39'51" W	20.00'	C4	2590.00'	1°50'42"	83.40'	83.40'	S 59°08'40" W
L5	N 13°20'09" W	26.09'	C5	143.00'	12°49'50"	32.02'	31.96'	N 62°59'30" W
L6	N 76°55'01" E	14.50'	C6	57.00'	25°45'08"	25.62'	25.40'	N 56°20'29" W
L7	N 13°20'09" W	277.35'	C7	1865.27'	2°02'14"	66.32'	66.32'	N 42°37'52" W
L8	N 89°49'53" E	10.27'	C8	123.00'	23°44'27"	50.97'	50.60'	N 57°32'11" W
			C9	2590.00'	01°43'27"	77.93'	77.93'	S 57°21'35" W
			C10	2590.00'	01°24'49"	63.90'	63.90'	S 55°17'28" W
			C11	1937.98'	04°29'32"	157.58'	157.54'	N 43°58'58" W

CALLLED 6.663 ACRES  
TO THE CITY OF CORINTH  
ECONOMIC DEVELOPMENT FOUNDATION  
DOC. No. 2021-97664  
DCMR  
NORTH CENTRAL TEXAS  
COLLEGE ADDITION No. 2  
LOT 1-R  
CAB. X, PG. 556  
DOC. No. 2007-25053  
DCOPR  
ZONED: PD-51



VICINITY MAP  
SCALE: 1" = 2,000'  
General Notes:

- Bearings shown hereon are based on based on the Texas Coordinate System, North Central Zone, NAD 83, on grid coordinate values with a combined scale factor of 0.9998510563/1.0001489658.
- The horizontal datum shown hereon is based on GPS observations with reference to City of Corinth, Texas GIS Monument No. "CM07".
- The purpose of this plat is to create three (3) lots and dedicate three (3) public right of ways from a tract of land.



Legend:

BRS BEARS  
CF CLERK'S FILE NUMBER  
CM CONTROLLING MONUMENT  
DCOPR OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS

ESMT EASEMENT  
FND FOUND  
IR IRON ROD  
POB POINT OF BEGINNING  
SET 5/8-INCH IRON ROD WITH CAP STAMPED "JONES/CARTER PROPERTY CORNER"

**FINAL PLAT**  
**AGORA**  
**LOT 1, BLOCK A AND**  
**LOT 1, BLOCK B**  
**10.488 ACRES**  
OUT OF THE  
**J.P. WALTON SURVEY, A-1389**  
CITY OF CORINTH  
DENTON COUNTY, TEXAS  
MAY 2022



DEVELOPER / OWNER:  
**CITY OF CORINTH**  
2003 S. CORINTH STREET  
CORINTH, TEXAS 76210  
PHONE: (940) 498-3265  
CONTACT: GEORGE S. MARSHALL, CITY ENGINEER  
George.Marshall@cityofcorinth.com



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS, the City of Corinth is the owner of a 10.488 acre tract of land situated in the J.P. Walton Survey, Abstract No. 1389, in the City of Corinth, Denton County, Texas; said 10.488 acre tract being all of a called 10.479 acre tract of land conveyed to the City of Corinth recorded in Document No. 2020-169156 of the Denton County Official Public Records (DCOPR); said 10.488 acre tract being more particularly described as follows with all bearings being based on the Texas Coordinate System, North Central Zone, NAD 83, with grid distances;

BEGINNING at a found 1/2-inch iron rod with cap stamped "G & A Consulting" being the northeast corner of said called 10.479 acre tract, being the northwest corner of Lot 1R, Block A, Corinth Medical Center, recorded in Volume 2011, Page 10 of the DCOPR and being in the south right of way line of Walton Road;

THENCE South 13°19'53" East, 587.25 feet along the east line of said 10.479 acre tract and west line of said Lot 1R to a found 5/8-inch iron rod with yellow cap being the southeast corner of said 10.479 acre tract, being the southwest corner of said Lot 1R, being in the north right of way line of Corinth Parkway and being the beginning of a curve to the left;

THENCE along said north right of way line and south line of said 10.479 acre tract, the following three (3) courses:

- 1. Along the arc of said curve to the left having a radius of 2542.00 feet, a central angle of 01°14'27", an arc length of 55.05 feet and a long chord bearing South 63°49'12" West, 55.05 feet to a found 1/2-inch iron rod;
2. South 79°51'18" West, passing at 36.16 feet a set 5/8-inch iron rod with cap stamped "JonesCarter Property Corner", continuing a total distance of 152.80 feet to a found 5/8-inch iron rod with yellow cap at the beginning of a curve to the left;
3. Along the arc of said curve to the left having a radius of 2590.00 feet, a central angle of 04°58'58", passing at 83.40 feet and 161.31 feet set 5/8-inch iron rods with caps stamped "JonesCarter Property Corner", continuing along said curve to the left for a total arc length of 225.24 feet and a long chord bearing South 57°34'32" West, 225.17 feet to a found cut "X" in concrete on the rim of a utility vault being the southwest corner of said 10.479 acre tract, being in the east line of a tract of land (formerly the M.K.T. Railway) being a 100 foot right of way conveyed to Dallas Area Rapid Transit, recorded in Document No. 2010-43179 of the DCOPR and being at the beginning of a curve to the right;

THENCE along the west line of said 10.479 acre tract, east line of said 100 foot right of way and along said curve to the right having a radius of 1937.96 feet, a central angle of 08°56'52", passing at 157.58 feet a set 5/8-inch iron rod with cap stamped "JonesCarter Property Corner", continuing along said curve to the right for a total arc length of 302.65 feet and a long chord bearing North 43°50'17" West, 302.34 feet to a found 1/2-inch iron rod;

THENCE, North 39°16'28" West, 675.15 feet continuing along said west and east line to a found 1/2-inch iron rod being the northwest corner of said 10.479 acre tract and being in the south right of way line of Walton Road;

THENCE, North 89°49'53" East, 891.27 feet, along the north line of said 10.479 acre tract and south right of way line of Walton Road to the POINT OF BEGINNING of the herein described tract, containing 10.488 acres of land in Denton County, Texas.

and designated herein as the Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trailers, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements if the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF COLLIN §

I, Eduardo Martinez, a Registered Professional Land 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.

RELEASED FOR REVIEW ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Eduardo Martinez
Registered Professional Land Surveyor No. 5274
December 7, 2021

STATE OF TEXAS §
COUNTY OF DENTON §

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 \_\_\_\_\_, \_\_\_\_\_.

NOTARY PUBLIC

County, Texas

CERTIFICATE OF APPROVAL

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORINTH, TEXAS.

DIRECTOR OF PLANNING & DEVELOPMENT

CITY SECRETARY

FINAL PLAT
AGORA
LOT 1, BLOCK A AND
LOT 1, BLOCK B
10.488 ACRES
OUT OF THE
J.P. WALTON SURVEY, A-1389
CITY OF CORINTH
DENTON COUNTY, TEXAS
MAY 2022

DEVELOPER / OWNER:
CITY OF CORINTH
2003 S. CORINTH STREET
CORINTH, TEXAS 76210
PHONE: (940) 498-3265
CONTACT: GEORGE S. MARSHALL, CITY ENGINEER
George.Marshall@cityofcorinth.com



K:\00118\00118-0007-00 TOD Street and Utility Improvements\Surveying Phase\CAD Files\Master Boundary File\Corinth - Agora Park Final Plat 5-4--22.dwg May 04,2022 - 3:58pm mt



# CITY OF CORINTH Staff Report

<b>Meeting Date:</b>	5/23/2022	<b>Title:</b>	PP22-0002 – Taylor Estates Preliminary Plat
<b>Ends:</b>	<input type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Governance Focus:</b>	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

**Item/Caption**

Consider and act upon a Preliminary Plat for 44 residential lots and three (3) open space lots for the Taylor Estates Subdivision ±9.6526 acres of land located at the southeast corner of Lake Sharon Drive and Parkridge Drive. (Case No. PP22-0002)

**Item Summary/Background/Prior Action**

The purpose of the Preliminary Plat is to establish a subdivision with 44 residential lots and three (3) open space lots. The property is zoned Planned Development 62: Taylor Estates (PD-62).

As required by Unified Development Code (UDC) Subsection 2.09.02 K, Tree Preservation, the City Council must approve tree removal and mitigation through the Alternative Compliance process.

The Applicant intends to meet the Park and Trail Dedication requirements of UDC Subsection 3.05.10 through the fee-in-lieu-of option, which requires approval by City Council.

The Preliminary Plat is in conformance with PD-62 and City development standards.

**Staff Recommendation/Motion**

Staff recommends approval of the Preliminary Plat subject to the following conditions:

1. Approval of Alternative Compliance – Tree Removal.
2. Approval of Park & Trail Dedication.
3. Submittal and Approval of Covenants and Restrictions prior to submitting Final Plat for approval.

Staff recommends the following motion: **Motion to approve the Preliminary Plat as presented subject to the conditions requested by Staff.**

**Attachments**

1. Aerial Location Map
2. Preliminary Plat

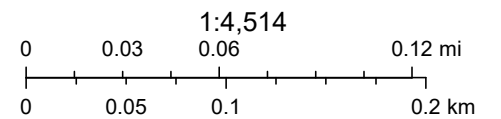


# PP22-0002 - Taylor Estates Preliminary Plat Aerial Map

Section D, Item 3.



5/19/2022, 1:01:03 PM



Esri, Inc., City of Naperville, Illinois

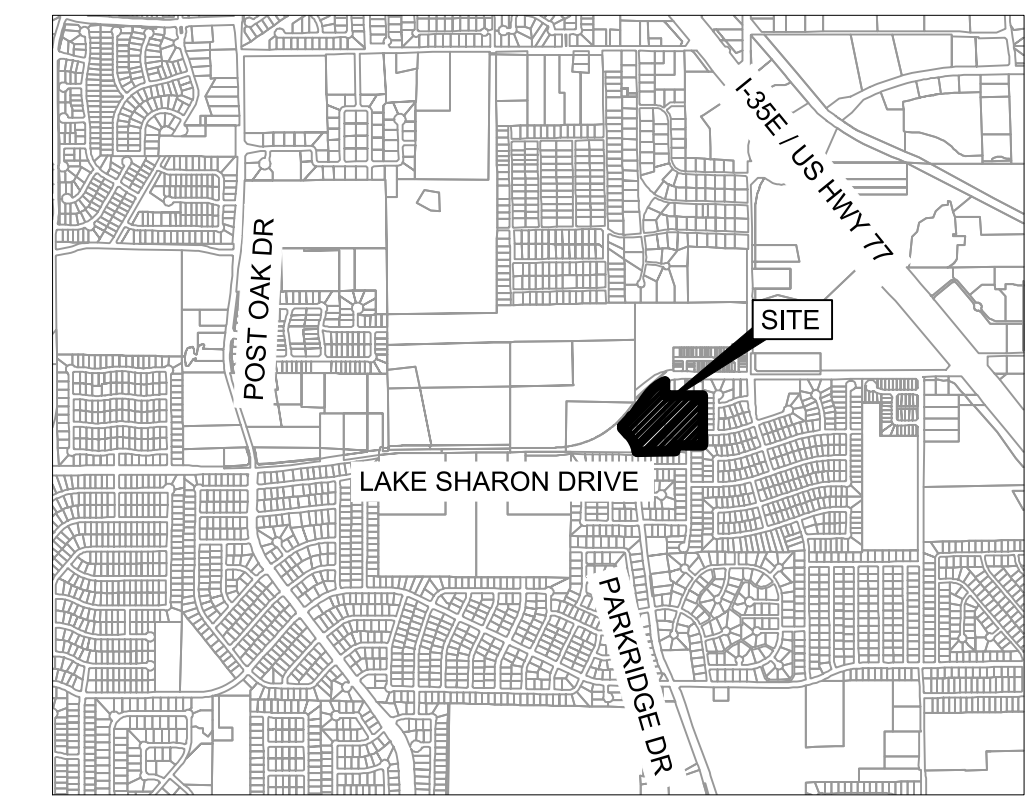


**GENERAL NOTES**

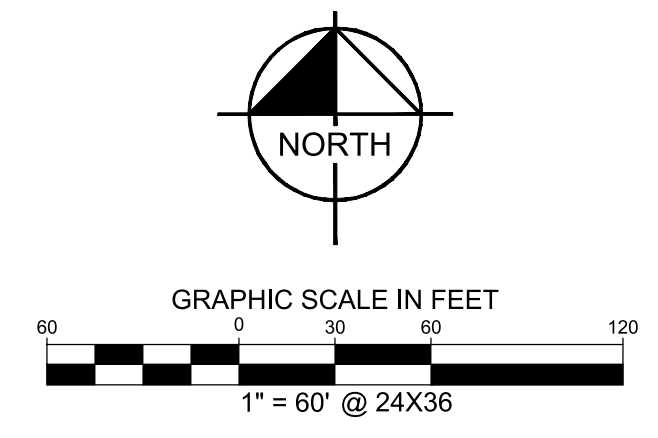
1. PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY.
2. BOUNDARY INFORMATION FROM AN ON-THE-GROUND SURVEY.
3. SIDEWALKS TO BE BUILT PER CITY OF CORINTH SUBDIVISION REQUIREMENTS AND PD REGULATIONS.
4. ALL OPEN-SPACE LOTS TO SHALL BE OWNED AND MAINTAINED BY THE HOA, BLOCK A, LOT 1X, BLOCK C, LOT 1X, BLOCK D, LOT 1X
5. EXISTING ZONING IS PD 62
6. LOT 1X, BLOCK D IS FOR TREE PRESERVATION AND OPEN SPACE.

**BENCHMARKS**

- #58  
 [Symbol] SET IN THE CENTER OF A CURB INLET, ± 225' WEST OF THE INTERSECTION OF LAKE SHARON RD. AND PARKRIDGE DR. ELEVATION=599.45'
- #61  
 [Symbol] SET ON THE BACK OF CURB AT NOSE OF THE CENTER MEDIAN, ± 1000' WEST OF THE INTERSECTION OF LAKE SHARON RD. AND PARKRIDGE DR. ELEVATION=625.25'
- #59  
 [Symbol] SET IN THE CENTER OF A CURB INLET, ± 1500' WEST OF THE INTERSECTION OF LAKE SHARON RD. AND PARKRIDGE DR. ELEVATION=612.46'



**VICINITY MAP**  
SCALE: 1" = 200'



- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
  - IRFC = CAPPED IRON ROD FOUND
  - MON = MONUMENT
  - T.S.V.E. = TRIANGLE SIGHT VISIBILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - U.E. = UTILITY EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - S.S.E. = SANITARY SEWER EASEMENT
  - D.R.D.C.T. = DEED RECORDS DENTON COUNTY, TEXAS
  - O.P.D.D.C.T. = OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
  - [Symbol] = STREET NAME CHANGE

**LINE TYPE LEGEND**

[Solid Line]	BOUNDARY LINE
[Dashed Line]	EASEMENT LINE
[Dotted Line]	LOT LINE
[Dash-dot Line]	ADJOINER LINE
[Thick Dotted Line]	BUILDING SETBACK

**PRELIMINARY PLAT  
TAYLOR ESTATES**

- BLOCK A, LOTS 1X, 1-10;
- BLOCK B, LOTS 1-2;
- BLOCK C, LOTS 1X, 1-18;
- BLOCK D, LOTS 1X, 1-14;

44 RESIDENTIAL LOTS AND 3 OPEN SPACES  
BEING 9.6526 ACRES  
OUT OF THE  
E. MARSH SURVEY, ABSTRACT NO. 833,  
M.E.P. & P.R.R.Co. SURVEY, ABSTRACT NO. 915,  
E. WILSON SURVEY, ABSTRACT NO. 1383  
IN THE  
CITY OF CORINTH, DENTON COUNTY, TEXAS

CASE NO. PP22-0002, ZONING PD-62

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200  
www.kimley-horn.com

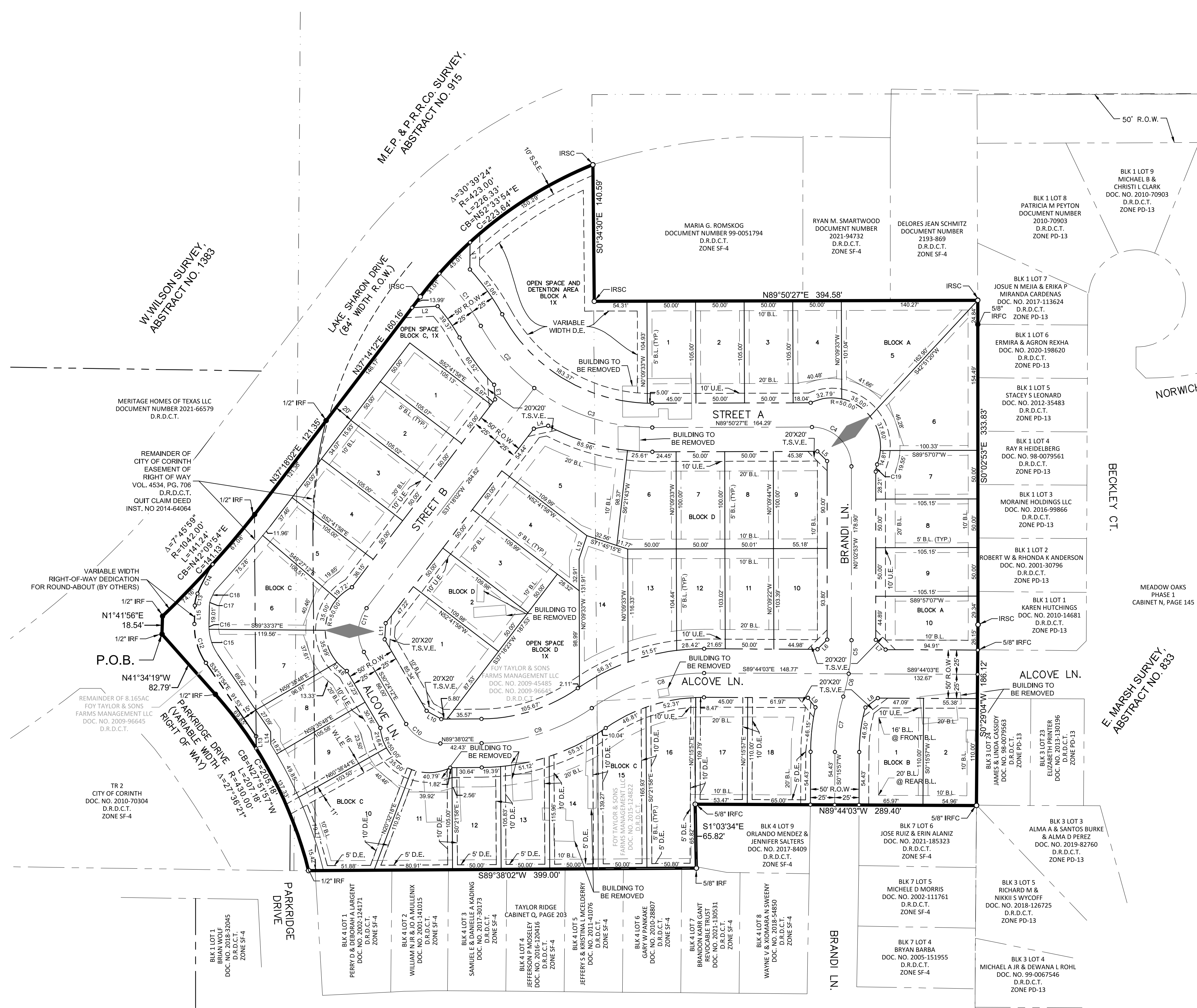
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	KHA	May, 2022	069309069	P-1

**OWNER**  
FOY TAYLOR & SONS FARMS  
MANAGEMENT LLC  
C/O RICKIE TAYLOR  
PO BOX 1388,  
LAKE DALLAS, TX 75065  
P 940-783-3309

**DEVELOPERS**  
TDTGP, LLC  
15441 KNOLL TRAIL, SUITE 150  
DALLAS, TX 75248  
CONTACT: STEPHEN DAVIS  
P 972-404-8500

**ENGINEER:**  
KIMLEY-HORN AND ASSOC. INC.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Tel. No. (469) 501-2200  
Contact: Lori Lusk, P.E.  
Email: lori.lusk@kimley-horn.com

**SURVEYOR:**  
KIMLEY-HORN AND ASSOC. INC.  
400 N. Oklahoma Dr., Suite 105  
Celina, Texas 75009  
Tel. No. (469) 501-2200  
Contact: Sean Patton, RPLS  
Email: sean.pattton@kimley-horn.com



**LINE TABLE**

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°18'36"W	27.85'	L11	S03°26'55"W	16.61'
L2	N86°35'55"E	26.36'	L12	S18°08'03"W	25.28'
L3	S03°56'06"E	15.04'	L13	S00°26'19"W	12.54'
L4	S78°24'44"W	15.07'	L14	N00°26'19"W	12.87'
L5	S45°06'13"E	14.13'	L15	S01°24'55"W	19.01'
L6	S45°06'32"W	14.10'			
L7	S44°53'28"E	14.18'			
L8	S53°13'21"W	15.96'			
L9	S38°13'18"E	12.45'			
L10	N60°23'05"W	17.32'			

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	19°46'45"	200.00'	69.04'	N38°22'31"W	68.70'
C2	24°21'08"	200.00'	85.01'	S40°39'42"E	84.37'
C3	37°19'17"	200.00'	130.28'	S71°29'55"E	127.99'
C4	90°06'40"	40.50'	63.70'	N45°06'13"W	57.33'
C5	9°55'49"	200.00'	34.66'	S04°55'01"W	34.62'
C6	6°56'21"	200.00'	24.22'	S13°21'08"W	24.21'
C7	16°33'20"	200.00'	57.79'	S08°32'37"W	57.59'
C8	35°13'41"	200.00'	122.97'	S72°39'07"W	121.04'
C9	34°35'46"	200.00'	120.76'	N72°20'09"E	118.94'
C10	59°57'46"	40.50'	42.39'	S60°23'05"E	40.48'

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	67°42'14"	40.50'	47.86'	S03°26'55"W	45.12'
C12	35°46'50"	68.00'	42.47'	S16°28'29"E	41.78'
C13	21°51'59"	33.00'	12.59'	S12°20'55"W	12.52'
C14	8°10'14"	238.00'	33.94'	S27°22'01"W	33.91'
C15	30°12'53"	53.00'	27.95'	S19°15'28"E	27.63'
C16	5°33'57"	53.00'	5.15'	S01°22'03"E	5.15'
C17	21°51'59"	18.00'	6.87'	S12°20'55"W	6.83'
C18	2°30'26"	223.00'	9.76'	S24°32'07"W	9.76'
C19	21°47'12"	20.00'	7.61'	S10°50'43"W	7.56'

**LOT AREA TABLE**

BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE	BLOCK	LOT	SQ. FT.	ACRE
A	1	5250	0.121	C	4	5250	0.121	D	1	8591	0.197
A	2	5250	0.121	C	5	5445	0.125	D	2	5499	0.126
A	3	5250	0.121	C	6	8200	0.188	D	3	5499	0.126
A	4	5129	0.118	C	7	6830	0.157	D	4	6077	0.140
A	5	9757	0.224	C	8	5069	0.116	D	5	9325	0.214
A	6	10244	0.235	C	9	5339	0.123	D	6	5579	0.128
A	7	5204	0.119	C	10	8930	0.205	D	7	5000	0.115
A	8	5258	0.121	C	11	6247	0.143	D	8	5000	0.115
A	9	5257	0.121	C	12	5255	0.121	D	9	5478	0.126
A	10	5749	0.132	C	13	5495	0.126	D	10	5656	0.130
A	1X	24681	0.567	C	14	6318	0.145	D	11	5161	0.118
B	1	7043	0.162	C	15	7704	0.177	D	12	5159	0.118
B	2	6069	0.139	C	16	8693	0.200	D	13	5469	0.126
C	1	5255	0.121	C	17	5881	0.135	D	14	6700	0.154
C	2	5252	0.121	C	18	7230	0.166	D	1X	10570	0.243
C	3	5250	0.121	C	1X	15261	0.350				

FIELD NOTE DESCRIPTION

9.6526 ACRES

BEING a tract of land situated in the E. Marsh Survey, Abstract Number 833, M.E.P. & P.R.R.Co. Survey, Abstract Number 915 and the W. Wilson Survey, Abstract Number 1383 City of Corinth, Denton County Texas and being all that 4.690 acre tract of land, all that 0.0189 acre tract of land and a portion of that 11.187 acre tract of land conveyed to Foy Taylor & Sons Farms Management LLC, according to the document filed of record in Document Number 2009-45485 and being all that 0.402 acre tract of land conveyed to Foy Taylor & Sons, L.P., according to the document filed of record in Document Number 2015-124822, and being a remainder of that tract of land conveyed to FF Taylor Farms, LP, according to the document filed of record in Document Number 2009-96645, all being recorded in the Real Property Records of Denton County, Texas (R.P.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the south end of a corner clip in the east intersection of Lake Sharon Road and Parkridge Drive for a west corner of this tract;

THENCE North 1°41'56" East, with said corner clip, a distance of 18.54 feet to a 1/2" iron rod found in the southerly line of said Lake Sharon Road, at the beginning of a non-tangent curve to the left having a central angle of 7°45'59", a radius of 1042.00 feet, a chord bearing and distance of North 42°09'54" East, 141.13 feet;

THENCE with said southerly line the following four (4) courses and distance:

With said curve to the left, an arc distance of 141.24 feet to a 1/2" iron rod found for corner;

North 37°18'02" East, a distance of 121.35 feet to a 1/2" iron rod found for corner;

North 37°14'12" East, a distance of 160.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a tangent curve to the right having a central angle of 30°39'24", a radius of 423.00 feet, a chord bearing and distance of North 52°33'54" East, 223.64 feet;

With said curve to the right, an arc distance of 226.33 feet to a 5/8" iron rod with plastic cap stamped KHA set for the most northerly corner of this tract, same being common with the northwest corner of that tract of land conveyed to Maria G. Romskog, according to the document filed of record in Document No. 99-0051794 Deed Records, Denton County, Texas (D.R.D.C.T.);

THENCE South 0°34'30" East, leaving the above mentioned southerly line, with the west line of said Romskog tract, a distance of 140.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for an interior "ell" corner of this tract;

THENCE North 89°50'27" East, with the north line of the above-mentioned Meritage Homes tract, same being common with the south lines of said Romskog tract and that tract of land conveyed to Ryam M. Smartwood, according to the document filed of record in Document No. 2021-84732 (D.R.D.C.T.), and that tract of land conveyed to Dekores Jean Schmitz, according to the document filed of record in Document No. 2193-869 (D.R.D.C.T.), a distance of 394.58 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in the west line of Meadow Oaks Phase 1, an addition to the City of Corinth, according to the document filed of record in Cabinet N, Page 145 Plat Records, Denton County, Texas (P.R.D.C.T.), for the northeast corner of this tract;

THENCE South 0°02'53" East, with the west line of said Meadow Oaks, same being common with the east line of this tract, passing at a distance of 24.84 feet a 5/8" iron rod with plastic cap stamped "Carter Burgess" and continuing for a total distance of 333.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

THENCE South 0°29'04" West, passing through at a distance of 26.15 feet a 5/8" iron rod with plastic cap stamped "Carter Burgess" and continuing for a total distance of 186.12 feet to a 5/8" iron rod with plastic cap stamped "Carter Burgess" found in said west line, for the southeast corner of this tract, same being common with the northwest corner of Taylor Ridge, an addition to the City of Corinth, according to the document filed of record in Cabinet Q, Page 203 (P.R.D.C.T.);

THENCE North 89°44'03" West, with the common line of said Taylor Ridge and this tract, a distance of 289.40 feet to a 5/8" iron rod with plastic cap stamped "ANA" found for an interior "ell" corner of this tract;

THENCE South 01°03'34" East, continuing with said common line, a distance of 65.82 feet to a 5/8" iron rod found for the most southerly southeast corner of this tract;

THENCE South 89°38'02" West, continuing with said common line, a distance of 399.00 feet to a 1/2" iron rod found in the east line of Parkridge Drive for the southwest corner of this tract at the beginning of a non-tangent curve to the left, having a central angle of 27°36'21", a radius of 430.00 feet, a chord bearing and distance of North 27°51'57" West, 205.18 feet;

THENCE With said easterly line and curve to the left, an arc distance of 207.18 feet to a 1/2" iron rod found for corner;

THENCE North 41°34'19" West, continuing with said easterly line, a distance of 82.79 feet to the POINT OF BEGINNING and containing 9.6526 acres or 420,467 square feet of land.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That FOY TAYLOR & SONS FARMS MANAGEMENT, LLC, does hereby adopt this plat designating the hereinbefore described property as TAYLOR ESTATES, an Addition to the City of Corinth, Denton County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Corinth, Texas.

BY: FOY TAYLOR & SONS FARMS MANAGEMENT, LLC, A TEXAS LIMITED LIABILITY CORPORATION

By: \_\_\_\_\_ Signature

STATE OF \_\_\_\_\_ § COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ of FOY TAYLOR & SONS FAMRS MANAGEMENT, LLC., 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 consideration therein expressed.

Given under my hand and seal of office this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

FLOOD STATEMENT:

According to Map No. 48121C0389H, dated June 19, 2020 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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 personal supervision, in accordance with the subdivision regulations of the City of Corinth, Texas.

Sean Patton Registered Professional Land Surveyor No. 5660 Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr., Celina, Texas 75009 Phone 469-501-2200

PRELIMINARY

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

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL:

APPROVED the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the Planning and Zoning Commission of the City of Corinth, Texas

\_\_\_\_\_  
Director of Planning & Development  
\_\_\_\_\_  
City Secretary

PRELIMINARY PLAT TAYLOR ESTATES

BLOCK A, LOTS 1X,1-10; BLOCK B, LOTS 1-2; BLOCK C, LOTS 1X,1-18; BLOCK D, LOTS 1X,1-14;

44 RESIDENTIAL LOTS AND 3 OPEN SPACES BEING 9.6526 ACRES OUT OF THE E. MARSH SURVEY, ABSTRACT NO. 833, M.E.P. & P.R.R.Co. SURVEY, ABSTRACT NO. 915, E. WILSON SURVEY, ABSTRACT NO. 1383 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS

CASE NO. PP22-0002, ZONING PD-62

Kimley»Horn

400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

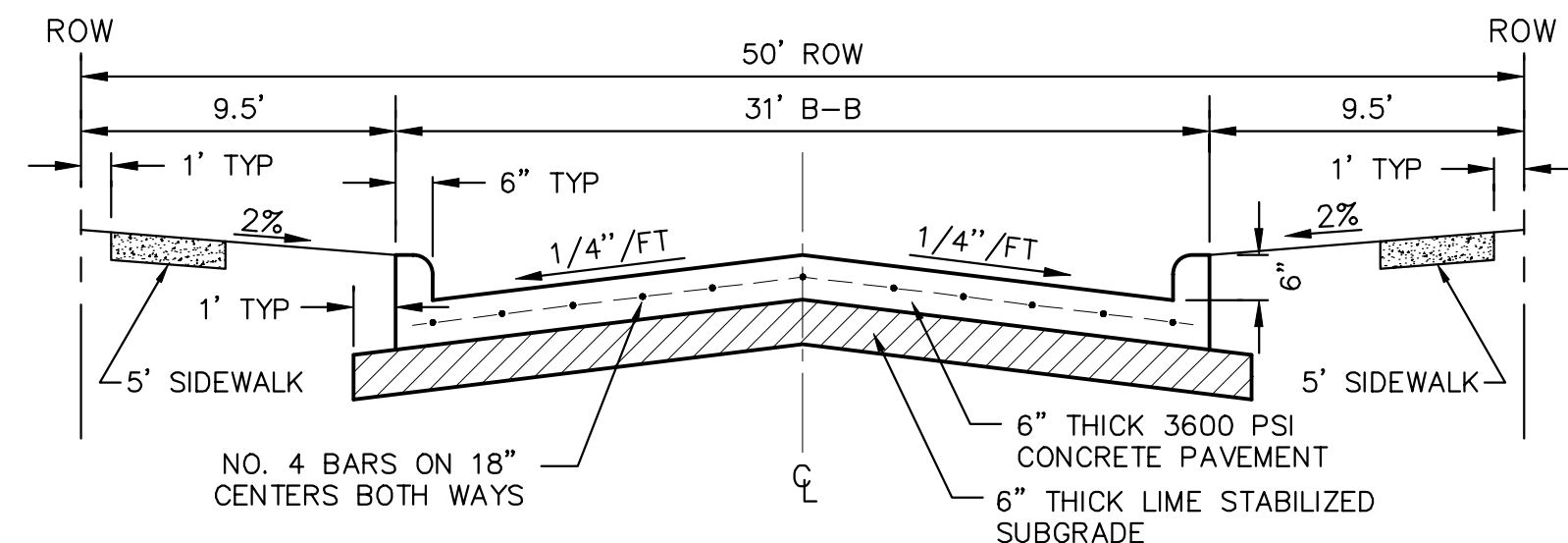
Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No. Values: N/A, SPA, KHA, May, 2022, 069309069, P-2

OWNER FOY TAYLOR & SONS FARMS MANAGEMENT LLC C/O RICKIE TAYLOR PO BOX 188, LAKE DALLAS, TX 75065 P 940-783-3309

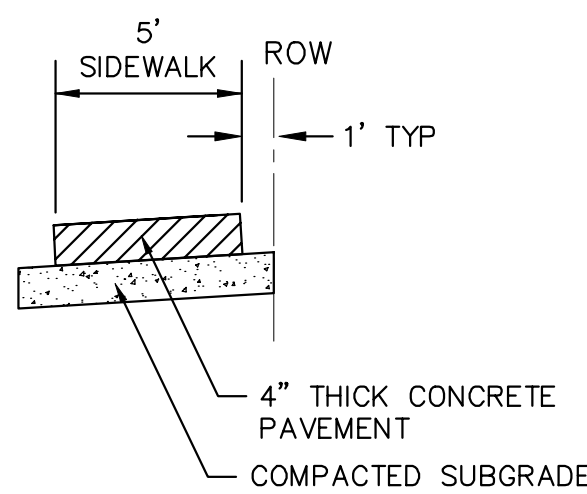
DEVELOPERS TDTP, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 CONTACT: STEPHEN DAVIS P 972-404-8500

ENGINEER: KIMLEY-HORN AND ASSOC. INC. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 Contact: Lori Lusk, P.E. Email: lori.lusk@kimley-horn.com

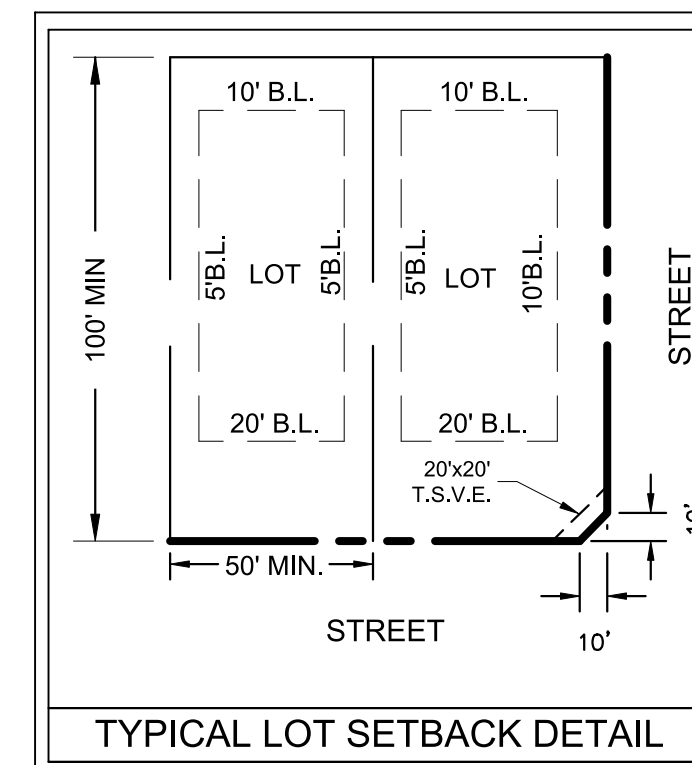
SURVEYOR: KIMLEY-HORN AND ASSOC. INC. 400 N. Oklahoma Dr., Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 Contact: Sean Patton, RPLS Email: sean.patton@kimley-horn.com



LOCAL STREET TYPICAL PAVING SECTION FOR 50' ROW - 31' B-B NTS



5' SIDEWALK TYPICAL PAVING SECTION NTS







**CITY OF CORINTH**  
**Staff Report**

<b>Meeting Date:</b>	5/23/2022	<b>Title:</b>	FP22-0004 – E. Blount Subdivision Replat Ashford Park Phase 2 Final Plat
<b>Ends:</b>	<input type="checkbox"/> Resident Engagement <input checked="" type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development <input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development		
<b>Governance Focus:</b>	<i>Focus:</i> <input checked="" type="checkbox"/> Owner <input checked="" type="checkbox"/> Customer <input checked="" type="checkbox"/> Stakeholder		
	<i>Decision:</i> <input type="checkbox"/> Governance Policy <input checked="" type="checkbox"/> Ministerial Function		

**Item/Caption**

Consider and act upon a Replat of E. Blount Subdivision Lot 3R Block A and a Final Plat for Ashford Park Phase 2, consisting of 160 residential lots and five (5) open space lots, being ±25.588 acres of land generally located north of the intersection of Lake Sharon Drive and Parkridge Drive, and south of Valley View Drive. (Case No. FP22-0004)

**Item Summary/Background/Prior Action**

The purpose of the Replat and Final Plat is to subdivide an existing subdivision and unplatted properties into a new subdivision with 160 residential lots and five (5) open space lots. The property is zoned Planned Development 57: Ashford Park (PD-57). An aerial location map is attached for reference.

The Replat and Final Plat document is in conformance with PD-57 and City development standards.

**Staff Recommendation/Motion**

Staff recommends approval of the Final Plat subject to the following conditions:

1. All covenants required by ordinances have been reviewed and approved by the City.
2. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers are shown on the plat.
3. Staff approval of all additions and/or alterations to the easements and dedications included in this plat.

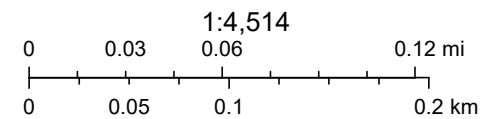
Staff recommends the following motion: **Motion to approve the Replat and Final Plat as presented subject to the conditions requested by Staff.**

**Attachments**

1. Aerial Location Map
2. Replat and Final Plat

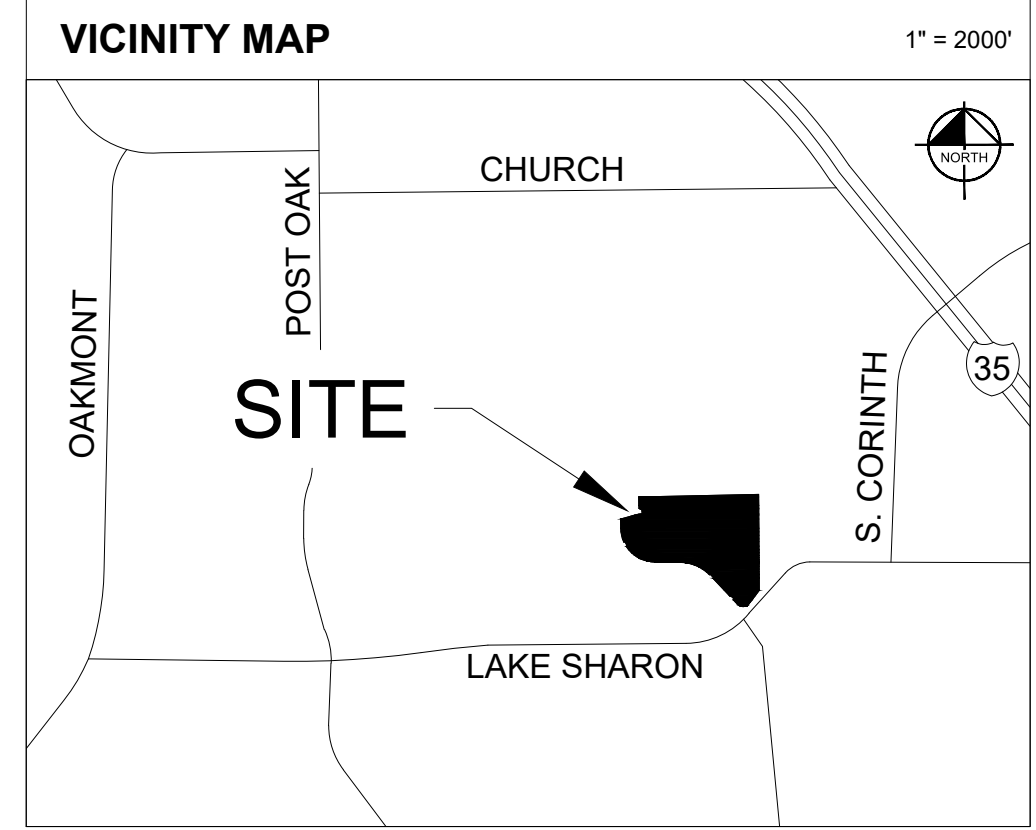
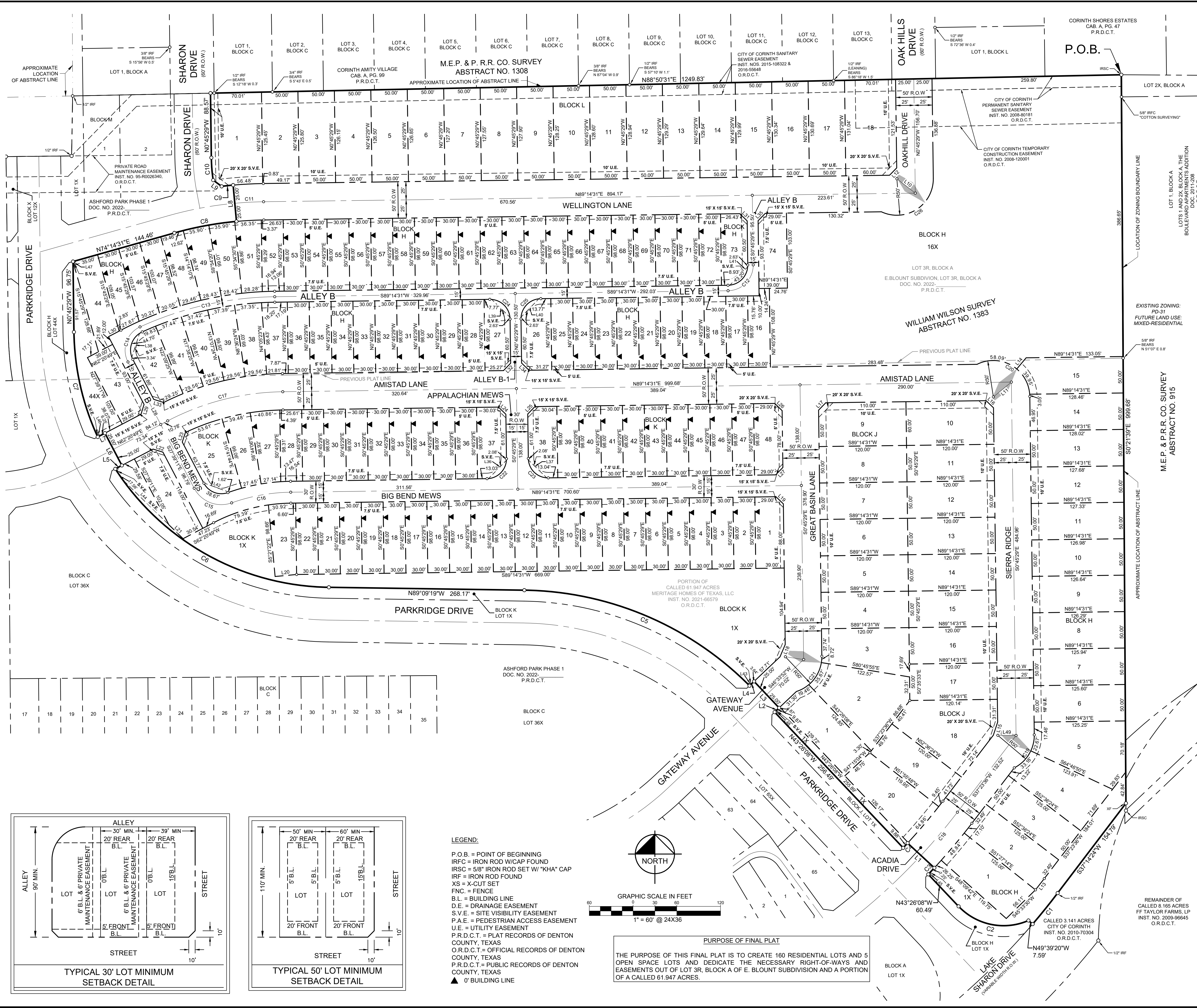


5/19/2022, 1:43:46 PM



Esri., Inc., City of Naperville, Illinois





- NOTES:**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99849329.
  - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 481210389H, for Denton County, Texas and incorporated areas, dated June 19, 2020, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
  - See Sheet 2 for lot table.
  - All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
  - Retaining wall on shared property line to be maintained by property owner on high side of retaining wall.
  - All open-space lots and tree preservation lots shall be owned and maintained by the HOA.
  - Park and Trail dedication to comply with Section 3.05.10 of Unified Development Code as approved in PD-57.
  - Per PD-57 Section D.1, tree caliper inches required by Section 2.09.01.2 B(a)(1) for front yard shade tree plantings within the 30' Cottage lots may be permitted to be planted within the Mews Open Space Lots along Parkridge Drive and around the perimeter of open space detention areas, and in such cases, will not be required to be located within the front yards of 30' Cottage lots provided that mix of ornamental trees, shrubs, and shade trees are planted in a manner that creates variety and rhythm along the cottage home lot streetscape through variation in dwelling setbacks and/or products placement to afford the planting of a minimum one (1) shade tree for every three lots along the Cottage Home Lot blocks.

**Phase 2**  
 Lots: 160 (PD-57)  
 Gross Acreage: 25.588  
 Net Acreage (-) R.O.W.: 20.476  
 Density: 7.81 D/U/AC

**REPLAT  
 E. BLOUNT SUBDIVISION  
 LOT 3R, BLOCK A  
 AND  
 FINAL PLAT  
 ASHFORD PARK PHASE 2**

**160 RESIDENTIAL LOTS**  
 BLOCK H LOTS 1-74; BLOCK J, LOTS 1-20;  
 BLOCK K, LOTS 1-48; BLOCK L, LOTS 1-18;  
**AND 5 OPEN SPACE LOTS**  
 BLOCK H, LOT 1X, 16X, & 44X; BLOCK J, LOT 1X; BLOCK K, LOT 1X;

BEING TOTAL OF 25.588 ACRES SITUATED IN THE  
 WILLIAM WILSON SURVEY, ABSTRACT NO. 1383  
 CITY OF CORINTH, DENTON COUNTY, TEXAS  
 CASE NO. FP22-0004

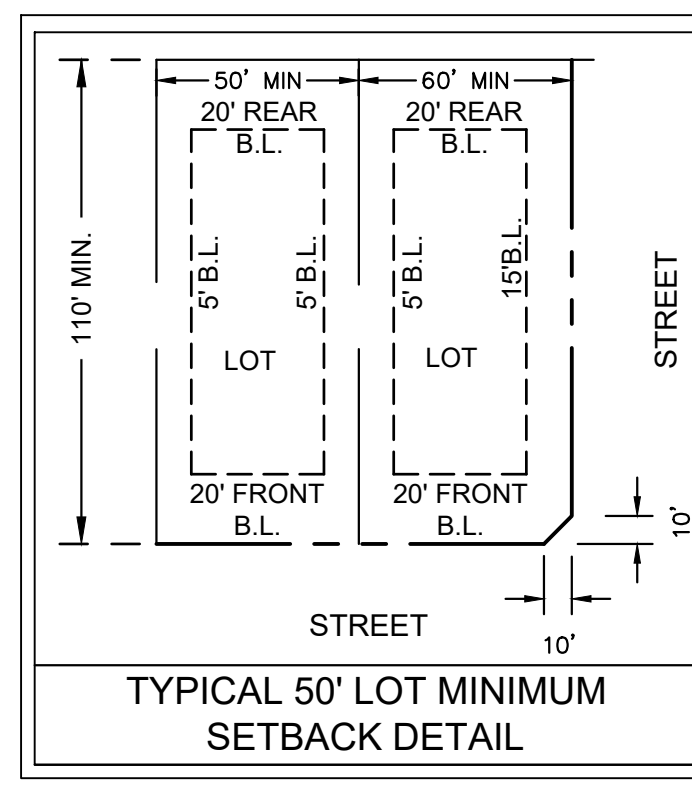
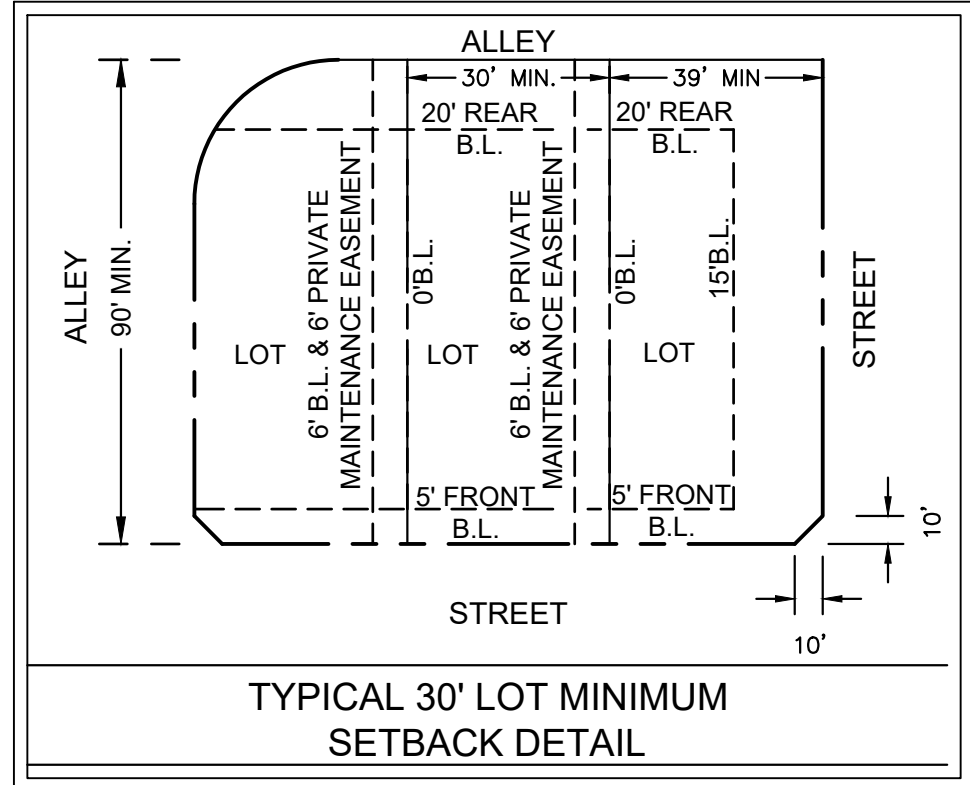
**Kimley»Horn**

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

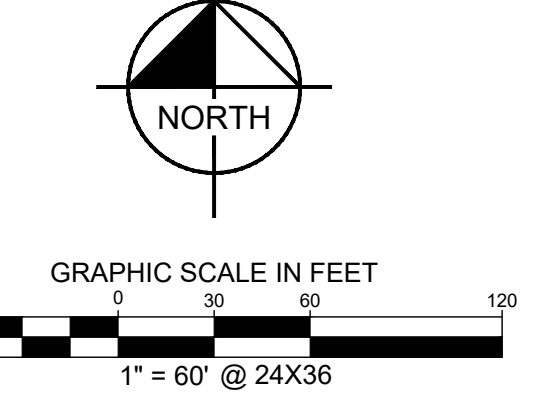
Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	MAY 2022	061179290	1 OF 2

**ENGINEER / SURVEYOR:**  
 Kimley-Horn and Associates  
 State of Texas Registration No. F-928  
 13455 New Road  
 Two Galleria Office Tower, Suite 700  
 Dallas, TX 75240  
 P (972) 770-3300  
 F 972-580-6302  
 Contact: Bryan Moody, P.E.

**OWNER / APPLICANT:**  
 Meritage Homes of Texas, LLC  
 8840 Cypress Waters Blvd.  
 Dallas, TX 75242  
 P 972-580-6302  
 Contact: Steven Cook



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
  - IRFC = IRON ROD W/CAP FOUND
  - IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
  - IRF = IRON ROD FOUND
  - XS = X-CUT SET
  - FNC = FENCE
  - B.L. = BUILDING LINE
  - D.E. = DRAINAGE EASEMENT
  - S.V.E. = SITE VISIBILITY EASEMENT
  - P.A.E. = PEDESTRIAN ACCESS EASEMENT
  - U.E. = UTILITY EASEMENT
  - P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
  - O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
  - P.P.R.D.C.T. = PUBLIC RECORDS OF DENTON COUNTY, TEXAS
  - ▲ = BUILDING LINE



**PURPOSE OF FINAL PLAT**  
 THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 160 RESIDENTIAL LOTS AND 5 OPEN SPACE LOTS AND DEDICATE THE NECESSARY RIGHT-OF-WAYS AND EASEMENTS OUT OF LOT 3R, BLOCK A OF E. BLOUNT SUBDIVISION AND A PORTION OF A CALLED 61.947 ACRES.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, MERITAGE HOMES OF TEXAS, LLC, the undersigned, owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a tract of land situated in the William Wilson Survey, Abstract No.1383, City of Corinth, Denton County, Texas and being a portion of a called 61.947 acre tract of land as described in a Special Warranty Deed to Meritage Homes of Texas, L.L.C. as recorded in Instrument No. 2021-66579 of the Official Records of Denton County, Texas, and all of Lot 3R, Block A as described in E. Blount Subdivision, Lot 3R, Block A, according to the Replat thereof recorded in Document No. 2022-\_\_\_\_\_ of the Plat Records of Denton County, Texas, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Lot 3R, Block A, common to the northwest corner of Lot 2X, Block A of The Boulevard Apartments Addition, according to the Final Plat thereof recorded in Document No. 2011-208 of the Plat Records of Denton County, Texas, same being on the southerly line of Corinth Shores Estates, according to the plat thereof recorded in Cabinet A, Page 47 of the Plat Records of Denton County, Texas;

THENCE South 00°21'39" East, departing the southerly line of said Corinth Shores Estates, along the easterly line of said Lot 3R, Block A, the easterly line of said 61.947, and the westerly line of said Boulevard of Apartments Addition, a distance of 999.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 61.947 acre tract, being on the northerly right of way line of Lake Sharon Drive, a variable width right of way;

THENCE South 37°14'24" West, along the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive, a distance of 154.79 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right with a radius of 958.00 feet, a central angle of 03°16'04", and a chord bearing and distance of South 38°52'26" West, 54.63 feet;

THENCE continuing along the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive and in a southerly direction, with said tangent curve to the right, an arc distance of 54.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Ashford Park Phase 1, according to the Final Plat thereof recorded in Document No. \_\_\_\_\_ of the Plat Records of Denton County, Texas;

THENCE departing the southerly line of said 61.947 acre tract and the northerly right of way line of said Lake Sharon Drive, and along the easterly line of said Ashford Park Phase 1, the following:

North 49°39'20" West, a distance of 7.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 85.00 feet, a central angle of 70°13'39", and a chord bearing and distance of North 78°32'58" West, 97.78 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 104.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°26'08" West, a distance of 60.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 450.02 feet, a central angle of 00°49'29", and a chord bearing and distance of North 43°11'43" East, 12.23 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 12.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°13'01" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 800.00 feet, a central angle of 00°38'23", and a chord bearing and distance of South 43°06'10" West, 8.93 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 8.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°26'08" West, a distance of 256.49 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 46°33'52" East, a distance of 8.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°26'08" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°33'52" West, a distance of 8.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 445.00 feet, a central angle of 44°17'57", and a chord bearing and distance of North 67°00'21" West, 335.55 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 344.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°09'19" West, a distance of 268.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 355.00 feet, a central angle of 56°19'21", and a chord bearing and distance of North 60°59'39" West, 335.00 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 348.97 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°20'49" East, a distance of 10.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 27°39'11" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°20'49" West, a distance of 11.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 355.00 feet, a central angle of 23°59'48", and a chord bearing and distance of North 12°45'23" West, 147.60 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 148.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°45'29" West, a distance of 96.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°14'31" East, a distance of 144.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 475.00 feet, a central angle of 10°28'20", and a chord bearing and distance of North 79°28'41" East, 86.70 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 86.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 05°17'09" West, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 525.00 feet, a central angle of 01°43'37", and a chord bearing and distance of South 83°51'03" West, 15.82 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 15.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 53°43'21" West, a distance of 14.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 225.00 feet, a central angle of 07°52'32", and a chord bearing and distance of North 04°41'45" West, 30.90 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 30.93 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°45'29" West, a distance of 88.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said Ashford Park Phase 1, common to the northwest corner of aforesaid Lot 3R, Block A, same being on the southerly line of Corinth Amity Village, according to the plat thereof recorded in Cabinet A, Page 99 of the Plat Records of Denton County, Texas;

THENCE North 88°50'31" East, along the northerly line of said Lot 3R, Block A and the southerly line of said Corinth Amity Village, and the southerly line of aforesaid Corinth Shores Estates a distance of 1,249.83 feet to the POINT OF BEGINNING and containing 25.588 acres (1,114,630 square feet) of land, more or less.

And designated herein as the E. BLOUNT SUBDIVISION, LOT 3R, BLOCK A AND ASHFORD PARK PHASE 2 Subdivision to the City of Corinth, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority in and for The State of 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 considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Table with 4 columns: LINE TABLE, LINE TABLE, LINE TABLE, LINE TABLE. Each column contains 16 rows of bearing and length data for lots L1 through L16.

Table with 2 columns: CURVE TABLE, CURVE TABLE. Each column contains 12 rows of curve data including delta, radius, length, chord bearing, and chord.

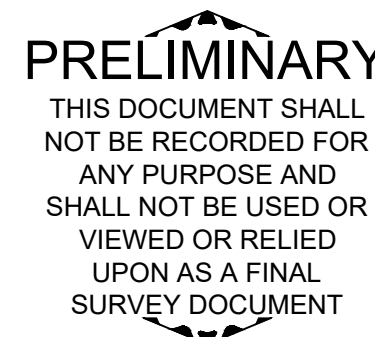
Grid of lot tables. Each lot table contains columns for Lot No., Acres, and Sq. Ft. for lots B through K and L.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylvania Gunawan, the undersigned, a Registered Professional Land 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.

Sylvania Gunawan Registered Professional Land Surveyor No. 6461 Kimley-Horn and Associates, Inc. 6160 Warren Parkway, Suite 210 Frisco, Texas 75034 Phone 972-335-3580 Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by the Planning and Zoning Commission of the City of Corinth, Texas.

\_\_\_\_\_ Director of Planning & Development

\_\_\_\_\_ City Secretary

REPLAT E. BLOUNT SUBDIVISION LOT 3R, BLOCK A AND FINAL PLAT ASHFORD PARK PHASE 2

160 RESIDENTIAL LOTS BLOCK H LOTS 1-74; BLOCK J, LOTS 1-20; BLOCK K, LOTS 1-48; BLOCK L, LOTS 1-18;

AND 5 OPEN SPACE LOTS BLOCK H, LOT 1X, 16X, & 44X; BLOCK J, LOT 1X; BLOCK K, LOT 1X;

BEING TOTAL OF 25.588 ACRES SITUATED IN THE WILLIAM WILSON SURVEY, ABSTRACT NO. 1383 CITY OF CORINTH, DENTON COUNTY, TEXAS CASE NO. FP22-0004

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

Table with 6 columns: Scale, Drawn by, Checked by, Date, Project No., Sheet. Values: N/A, CDS, KHA, MAY 2022, 061179290, 2 OF 2

ENGINEER / SURVEYOR: Kimley-Horn and Associates State of Texas Registration No. F-928 13452 Neal Road Two Galleria Office Tower, Suite 700 Dallas, TX 75240 P (972) 770-3300 Contact: Bryan Moody, P.E.

OWNER / APPLICANT: Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd. Dallas, TX 75092 P 972-580-6302 Contact: Steven Cook