

****PUBLIC NOTICE****



PLANNING & ZONING COMMISSION

Monday, March 25, 2024 at 6:30 PM

City Hall | 3300 Corinth Parkway

View live stream: www.cityofcorinth.com/remotesession

AGENDA

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. PLEDGE OF ALLEGIANCE

C. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

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 the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on February 26, 2024.
2. Consider and act on a request by the applicant, Rak Real Estate Equities-Corinth, LLC, for approval of a Final Plat for the Corinth 35 Distribution Center Subdivision, being \pm 6.249 Acres generally located at 2950 W Shady Shores Road. Case No. FP24-0001 - Corinth 35 Distribution Center
3. Consider and act on a request by the applicant, Platinum Construction, for approval of a Final Plat for the Assured Self Storage of Corinth Subdivision, being \pm 7.02 Acres generally located at 5417 S I-35E. Case No. FP24-0002 – Assured Self Storage of Corinth
4. Consider and act on a request by the applicant, Kimley Horn, for a Replat of Lot 1, Block A of the Village Square at Corinth Subdivision, being \pm 7.533 Acres generally located north of Walton Drive, west of Victory Way, and south of Orion Place. Case No. RP24-0003 - Village Square at Corinth

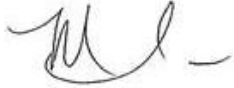
E. DIRECTOR'S REPORT

F. 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: **Friday, March 22, 2024 at 12:00 PM.**



Melissa Dailey, AICP
Director of Planning and Development Services
City of Corinth, Texas

March 22, 2024
Date of Notice

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
PLANNING & ZONING COMMISSION
REGULAR SESSION

Monday, February 26, 2024, at 6:30 PM

City Hall | 3300 Corinth Parkway

On the 26th day of February 2024, the Planning & Zoning Commission of the City of Corinth, Texas, met in Regular Session at the Corinth City Hall at 6:30 P.M., located at 3300 Corinth Parkway, Corinth, Texas.

Commissioners Present:

Chair Alan Nelson
Vice-Chair Mark Klingele
KatieBeth Bruxvoort
Adam Guck
Crystin Jones
Chris Smith

Commissioners Absent:

Rebecca Rhule

Staff Members Present:

Melissa Dailey, Director of Planning and Development
Michelle Mixell, Planning Manager
Miguel Inclan, Planner
Matthew Lilly, Planner
Deep Gajjar, Planner

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Alan Nelson called the meeting to order at 6:29 PM.

B. ESTABLISH VOTING MEMBERS AND DESIGNATE ALTERNATES

Commissioner Jones was designated as a voting member.

C. PLEDGE OF ALEGIANCE

D. CONSENT AGENDA

1. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on January 22, 2024.
2. Consider the approval of minutes for the Planning & Zoning Commission Workshop and Regular Session held on February 5, 2024.
3. Consider and act on a request by the Applicant, Ridinger Associates, for a Preliminary Plat for the Hillside of Corinth Subdivision, being ±24.189 acres located at 1909 Post Oak Drive. (Case No. PP24-0001)

4. Consider and act on a request by the Applicant, Rockbrook Development, for a Preliminary Plat for the Quarry Townhomes Addition Subdivision, being ± 9.0007 acres located at 3000 Parkridge Drive. (Case No. PP24-0002)
5. Consider and act on a request by the Applicant, Vazquez Engineering, for a Replat of the Corinth 2499 Corners Subdivision, being ± 5.299 acres located at the southwest corner of FM 2181 (Teasley Lane) and FM 2499 (Village Parkway). (Case No. RP24-0001)
6. Consider and act on a request by the Applicant, Mark Brandon Chynoweth, for a Replat of the Holman Addition Subdivision, being ± 2.188 acres located 3408 Parkridge Drive. (Case No. RP24-0002)

Vice-Chair Klingele made a motion to adopt the consent agenda, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

E. BUSINESS AGENDA

7. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicants, Goddard School and Skorburg Company, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, for the purpose of expanding the boundaries of the Oak Ridge Park Planned Development District 68 (PD-68) to incorporate the approximately ± 1.9 acre tract immediately adjacent and located at 2600 Lake Sharon Drive (Tract 2) into the boundaries of PD-68 for the purpose of zoning Tract 2 to permit the single family or Licensed: Child Care Center use development. (Case No. ZAZPD24-0002 PD-68 Amendment)

Michelle Mixell, Planning Manager, provided a presentation and explained that rather than expanding the boundaries of PD-68, it was determined to establish a separate planned development for the subject site. She stated that this proposal identified two different concept plans; one for a licensed child care facility and one for a single-family development and recommended approval as presented.

Commissioner Guck asked if the standards for the childcare use were based off standards for other childcare uses or if it was based off the single-family zoning.

Mixell explained that they had referenced existing childcare uses but that standards had been adjusted to better coexist with the adjacent single-family properties.

Chair Nelson asked if any screening requirements were required between the child care facility and single-family properties.

Mixell stated that residential adjacency standards would apply, and landscape screening would be required.

Chair Nelson asked what the accessory building would be used for.

Mixell stated that there was some flexibility regarding this standard, as an accessory structure was not being requested by the Applicant and the provision did not need to be included in the PD development standards.

Chair Nelson asked if the term accessory building could apply to a playground or similar structure.

Mixell explained that the term was meant to apply towards a shed or storage structure.

Chair Nelson asked if any taller lights would be included in the parking lot.

Mixell stated that only bollards would be permitted.

Chair Nelson stated that he felt taller lights would help with safety and functionality.

Director Dailey stated that the decision to only permit bollards was based on complaints from a similar facility with standard parking lot lighting. She explained that the proposed bollards would be designed to provide sufficient lighting for the parking lot.

Chair Nelson asked if the density of the Oak Ridge Park development would increase with Option B.

Mixell stated that this option would not impact the density of PD-68 given that it is a standalone PD.

Chair Nelson asked if there were any plans for a drive thru covered drop off area for the day care.

Jeremy Aune, Applicant, stated that there were not any plans for a drive thru drop off area.

Chair Nelson opened the Public Hearing at 6:49 PM.

Chair Nelson closed the Public Hearing at 6:50 PM.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD24-0002 – 2600 Lake Sharon Drive as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

8. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on a request by the Applicant, Wolverine Interests LLC, to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by rezoning approximately ± 4.6 acres generally located at the southeast corner of N. Corinth Street and Walton Drive from PD-21, a Planned Development with a base zoning district of C-2 Commercial, to a Planned Development with a base zoning district of MX-R Mixed Use Residential, for the development of a mixed-use development. (Case No. ZAPD22-0009 – Corinth City Center)

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson asked what was hoped to be achieved by the LOMR.

Mixell stated that the Agora Park performed a CLOMR and as such, the City Engineer waived the need for a CLOMR on the subject site and that the LOMR for the subject site would be submitted at the same time as the park's LOMR.

Chair Nelson asked if this drainage channel would normally be dry or if this would be a water feature.

Mixell stated that this channel would have water in it, with a box culvert provided on the north and south side.

Nadia Christian, Applicant, stated that the intent was to preserve this area as an amenity/open space.

Chair Nelson asked if the parking garage would be required to have a total of 495 spaces at a minimum.

Christian stated that they were working with Staff to determine how the parking requirement included in the 380 Agreement would be accommodated in the parking garage.

Chair Nelson asked if the general intent was to have an approximately 500-space parking garage.

Christian confirmed this.

Commissioner Guck asked who would own and maintain the promenade area.

Mixell stated that once the improvements are in place and the property has been purchased, the Applicant would own and maintain this area.

Chair Nelson opened the Public Hearing at 7:09 PM.

Jill Kriesten, 3654 Corinth Parkway, stated that she was pro-development but that she had concerns with traffic in the area.

Austin Ortega, 2801 Custer Drive, stated that he had concerns with adding a train stop in the downtown area.

Chair Nelson closed the Public Hearing at 7:14 PM.

Commissioner Bruxvoort asked if Staff could walk through the general road improvements in the area.

Mixell stated that Shady Shores Road was planned to be widened, that the widening of I-35E was anticipated to begin in the next few years, and that Walton Drive would be widened with on-street parking being added. She stated that Staff was in the process of looking into additional improvements along N. Corinth St as well as the possibility of traffic calming measures along Corinth Parkway.

Chair Nelson asked if a TIA had been performed for the area as a whole.

Mixell stated that she would have to speak with Engineering to confirm this.

Commissioner Guck asked if they could go over the minimum unit size and maximum density.

Mixell stated that the 300 unit minimum was established by the EDC and that the site as a whole was constrained in terms of horizontal growth so vertical growth was the only option.

Commissioner Guck asked if the unit size was being reduced from 800 SF to 650 SF.

Mixell stated that the 800 SF minimum was from a more suburban district and that they were scaling from the most similar district to this proposal.

Vice-Chair Klingele made a motion to recommend approval of Case No. ZAPD22-0009 – Corinth City Center PD as presented, seconded by Commissioner Bruxvoort.

Motion passed unanimously: 5-for, 0-against.

9. Conduct a Public Hearing to consider testimony and act on a rezoning request to amend the Zoning Ordinance and Zoning Map of the City of Corinth, each being a part of the Unified Development Code, by amending the boundary of PD-21, as adopted by Ordinance No. 99-03-18-05, to remove approximately ± 4.6

acres generally located at the southeast corner of N. Corinth Street and Walton Drive. (Case No. ZAPD23-0004 PD-21 Boundary Amendment)

Michelle Mixell, Planning Manager, provided a presentation and recommended approval as presented.

Chair Nelson opened the Public Hearing at 7:22 PM.

Chair Nelson closed the Public Hearing at 7:22 PM.

Vice-Chair Klingele made a motion to recommend approval as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

10. Conduct a Public Hearing to consider testimony and make a recommendation to the City Council on City initiated text amendments to Section 2.06.02. – MX-C, Mixed Use Commercial of the City of Corinth Unified Development Code. (Case No. ZTA24-0003 – MX-C Zoning Amendments)

Melissa Dailey, Director of Planning and Development, provided a presentation and recommended approval as presented.

Commissioner Guck asked what kind of incentives could be offered for the environmentally sensitive design elements.

Dailey stated that this could take a number of forms including TIRZ funding.

Commissioner Smith asked if there were any requirements for sustainability certifications such as LEED.

Dailey stated that there were not currently any requirements. She stated that Staff was hoping funding would be provided in the next year to overhaul the UDC and that criteria and incentives for environmentally sensitive designs could be incorporated.

Commissioner Smith asked if wall art would be considered as signage and if this would affect signage maximums.

Dailey stated that wall art would not be considered as signage.

Chair Nelson asked if LED changeable signs would fall into the same category as cabinet signs.

Dailey stated that this would be allowed as a type of sign copy and is addressed in the proposed text.

Vice-Chair Klingele asked if LED signs would be permitted as a window sign.

Dailey stated that neon type signs were permitted as window signs.

Chair Nelson asked if larger style signs would be permitted.

Dailey stated that language could be incorporated to allow for discretion regarding creative signs.

Chair Nelson asked if most of the requirements were to encourage more subjectivity.

Dailey stated that there are objective requirements included but that the overall intent was to encourage creative signage that was compatible and is compatible with the scale and architecture.

Chair Nelson asked how disputes regarding the Planning Director's determination would be handled.

Dailey stated that this would depend on the scenario. A variance is an option.

Commissioner Smith asked if murals were included in the signage section.

Dailey stated that murals and signs were considered separately and that there were not any specific regulations pertaining to murals in the code.

Chair Nelson opened the Public Hearing at 7:57 PM.

Daniel Drews, 3616 Lynchburg Drive, stated that he was pro development but that his main concern was with excessive drainage into Lynchburg Creek.

Chair Nelson closed the Public Hearing at 8:00 PM.

Commissioner Smith recommended that tattoo parlors and vape and paraphernalia shops be listed as prohibited uses.

Chair Nelson asked if a convenience store selling vapes would be permitted.

Dailey stated that permitted uses were based on the primary use and that this scenario would be permitted as a convenience store use.

Commissioner Guck made a motion to recommend approval of Item 10 with the stipulation that vape and vape paraphernalia shops be added to the list of prohibited uses, seconded by Vice-Chair Klingele.

Motion passed unanimously: 5-for, 0-against.

11. Conduct a Public Hearing to consider and provide a recommendation to the City Council on a request to amend Section 1, "Provisions and Procedures," and Section 3, "Subdivision Regulations," of the City's Unified Development Code to 1) allow for the administrative approval of certain plat applications by the Director of Planning & Development, 2) allow for Applicants to request multiple 30-day extensions of the time for plat approval, and 3) remove requirement for a new application and new application fee should a plat application be disapproved. (Case No. ZTA24-0002 UDC Platting Amendments)

Miguel Inclan, Planner, provided a presentation and recommended approval as presented.

Commissioner Guck stated that currently plats are approved publicly as part of public record and asked how approval of plats by Staff would enter the Public Record.

Inclan stated that a Staff Report would still be generated with the approval of each plat and that a Record of Action would be provided to the Applicant when the plat is approved or denied. He explained that the public could access the City's Development Dashboard to view current projects.

Commissioner Guck asked if there were any requirements as to how often the dashboard is updated.

Inclan stated that Staff updates the dashboard as regularly as possible and that the goal is to update the Dashboard weekly.

Commissioner Guck stated that he had concerns with accessing decisions on plats by the public.

Chair Nelson stated that public input would still be taking place during the zoning process and that generally plats do not include a public hearing and do not require input from the public.

Inclan confirmed this.

Chair Nelson asked if plats had ever been approved by default by not meeting the 30-day shot clock.

Inclan stated that this had not happened in Corinth but that he had witnessed this happen in other cities. He explained that this also works the other way, where if a proposed plat is submitted and is in good form, Staff could approve it faster administratively rather than waiting for the next P&Z meeting.

Chair Nelson opened the Public Hearing at 8:19 PM.

Chair Nelson closed the Public Hearing at 8:19 PM.

Vice-Chair Klingele made a motion to approve Item 11 as presented, seconded by Commissioner Guck.

Motion passed unanimously: 5-for, 0-against.

F. DIRECTORS REPORT

Director Dailey thanked Chair Nelson and Commissioner Bruxvoort for attending the Downtown Visioning Workshop held on February 9th and stated that Staff was in the process of preparing a report based on this workshop for the Commission and City Council to review.

G. ADJOURNMENT

There being no further business before the Commission, the Regular Session was adjourned at 8:21 PM.

MINUTES APPROVED THIS _____ DAY OF _____, 2024.

Alan Nelson, Planning and Zoning Commission Chairman



CITY OF CORINTH Staff Report

Meeting Date:	3/25/2024	Title:	Final Plat: Corinth 35 Distribution Center (FP24-0001)
Strategic Goals:	<input checked="" 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		

Item/Caption

Consider and act on a request by the applicant, Rak Real Estate Equities-Corinth, LLC, for approval of a Final Plat for the Corinth 35 Distribution Center Subdivision being \pm 6.249 Acres generally located at 2950 W Shady Shores Road. (Case No. FP24-0001 - Corinth 35 Distribution Center)



Aerial Location Map

Item Summary

The purpose of this Final Plat is to create a one (1) lot subdivision and dedicate right-of-way for the development of an industrial property and the construction of a public street. The Property is zoned I - Industrial.

Background/Prior Action

A Site Plan for the development of a \pm 66,300 sq. ft. distribution center at the subject property is currently under review. Additionally, a request for Alternative Compliance for Tree Removal was approved on October 19, 2023. As part of this request, the City Council, in consideration of furthering economic development and promoting the principles of the Comprehensive Plan, approved a Building Footprint exclusion. Through this exclusion, trees located within the proposed

building footprint were not counted towards the required tree mitigation for the project. To receive this exclusion, the Applicant offered to preserve 20.1 % of tree caliper inches on-site to create a buffer along North Corinth Street and portions of the north and south of the property, as well as to dedicate right-of-way and construction a public street on what is currently known as Hondue Lane through a Development Agreement.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

The Development Review Committee has reviewed the Replat, and it generally conforms to Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat Criteria for Approval, which requires that a plat conform to the city’s application checklists and UDC regulations.

Staff Recommends approval of the Final Plat as presented subject to the standard conditions required by UDC Subsection 3.03.03 H.4:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Final Plat.
- c. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- d. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- e. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to take action at this meeting to comply with the state-mandated 30-day deadline. After the conditional approval of a plat, the applicant may submit a written response that satisfies each condition for the conditional approval provided. The City may not establish a deadline for an applicant to submit the response.

Motion

“I move to conditionally approve Case No. FP24-0001 – Corinth 35 Distribution Center, as recommended by Staff”

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may:

- Add additional conditions of approval
- Disapprove the Application

Attachments

1. Proposed Final Plat



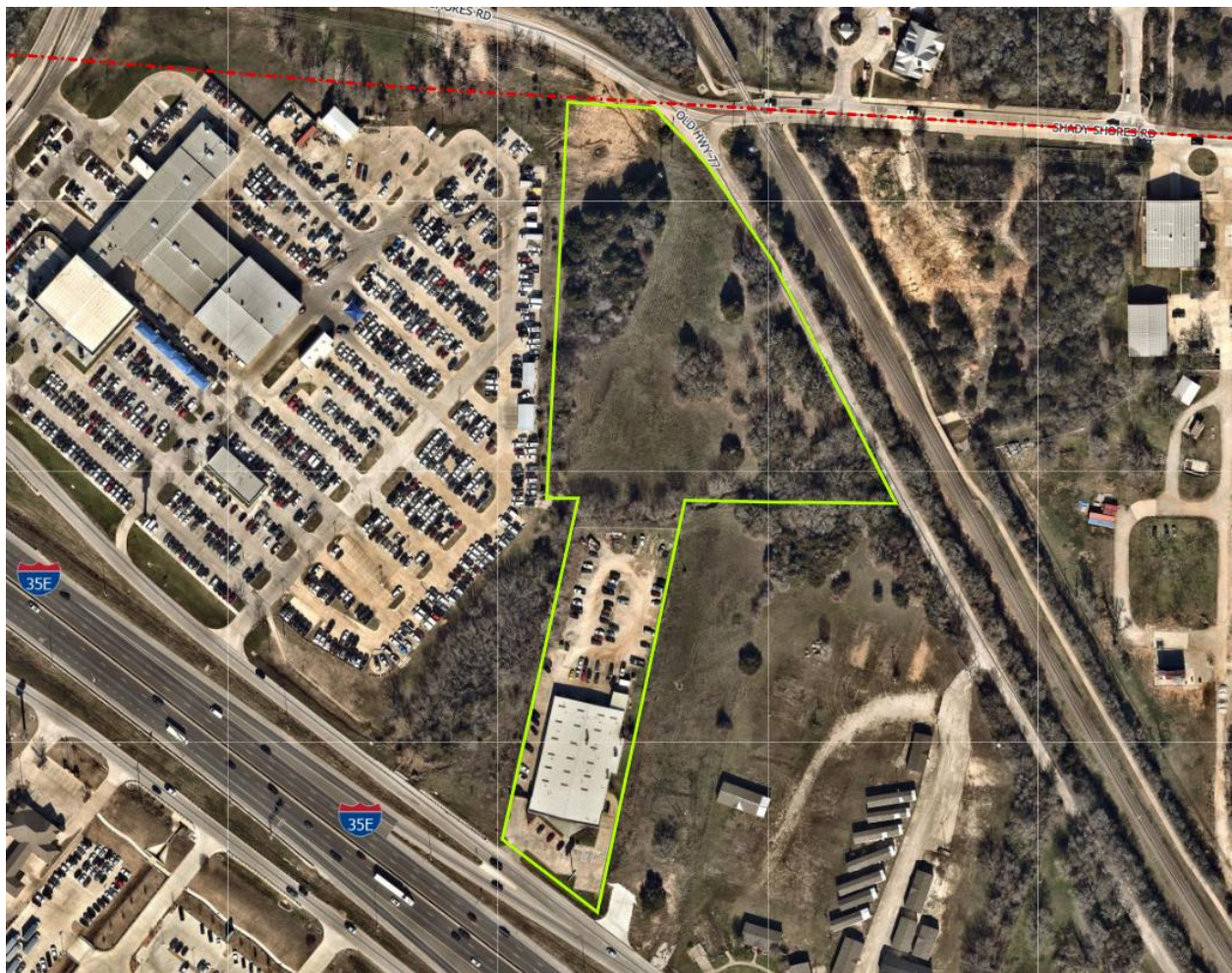
CITY OF CORINTH

Staff Report

Meeting Date:	3/25/2024	Title:	Final Plat: Assured Self Storage of Corinth (FP24-0002)
Strategic Goals:	<input checked="" 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		

Item/Caption

Consider and act on a request by the applicant, Platinum Construction, for approval of a Final Plat for the Assured Self Storage of Corinth Subdivision, being ± 7.02 Acres generally located at 5417 S I-35E. (Case No. FP24-0002 – Assured Self Storage of Corinth)



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Final Plat is to create a one (1) lot subdivision and dedicate right-of-way for the development of a self-storage facility. The Property is zoned under Planned Development No. 33 – Assured Self Storage.

A Site Plan for the development of the self-storage facility at the subject property is currently under review.

Financial Impact

None

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

The Development Review Committee has reviewed the Replat, and it generally conforms to Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff Recommends approval of the Final Plat as presented subject to the Applicant addressing outstanding comments, the standard conditions required by UDC Subsection 3.03.03 H.4, and the additional conditions outlined by Staff:

- a. All covenants required by ordinances have been reviewed and approved by the City.
- b. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the Final Plat.
- c. All required abandonments of public rights-of-way or easements that must be approved by the City Council and the abandonment ordinance numbers shown on the plat.
- d. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
- e. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.
- f. STAFF CONDITION: Provide purpose statement.
- g. STAFF CONDITION: Provide standard plat notes, including datum, flood zone statement, and other applicable plat notes.

Motion

"I move to conditionally approve Case No. FP24-0002 – Assured Self Storage, as recommended by Staff."

Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may:

- Add additional conditions of approval.
- Disapprove the Application

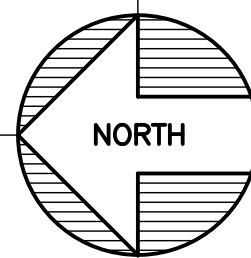
Attachments

1. Proposed Final Plat

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	547.19'	22°28'47"	214.69'	S 38°35'42" E	213.31'

SEE PAGE 2 FOR EASEMENT ANNOTATIONS

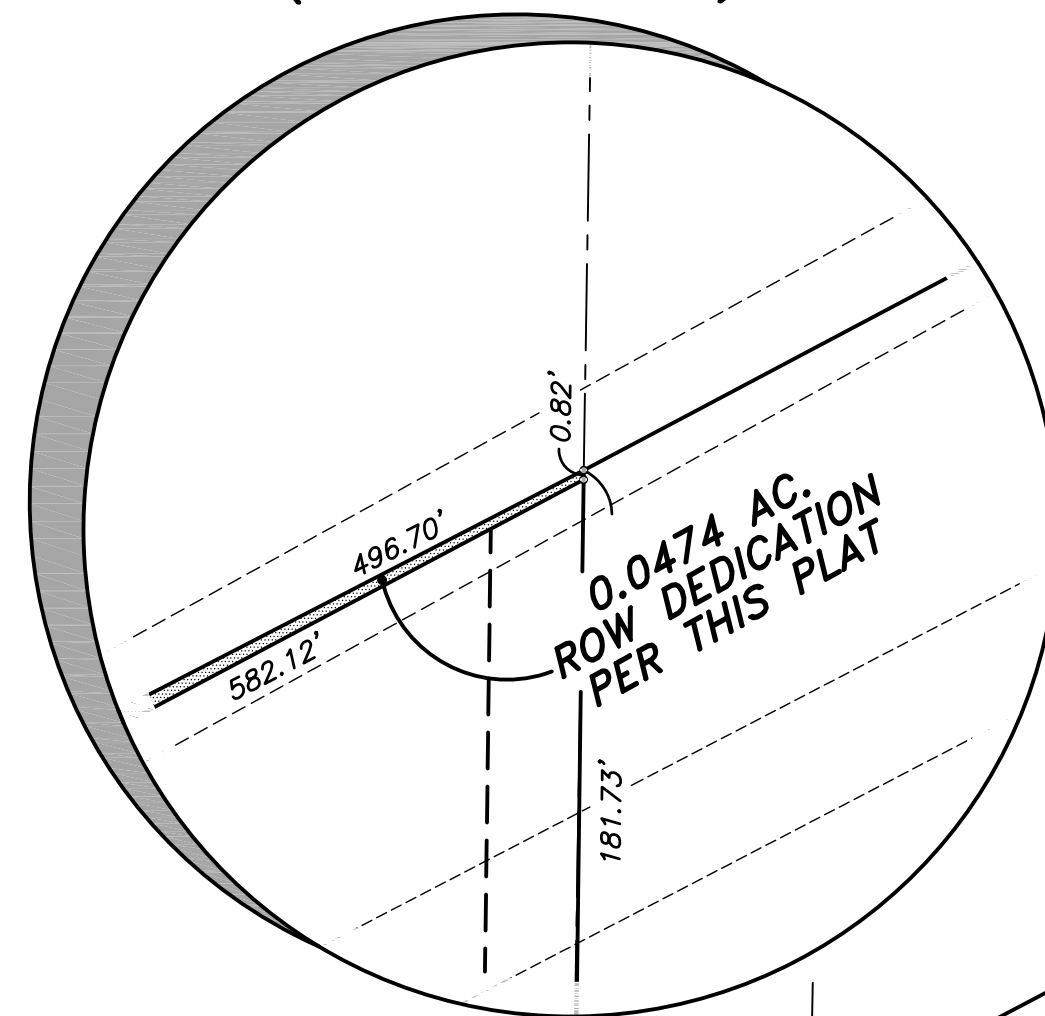


0 25' 50' 100'
GRAPHIC SCALE: 1"=50'

LEGEND

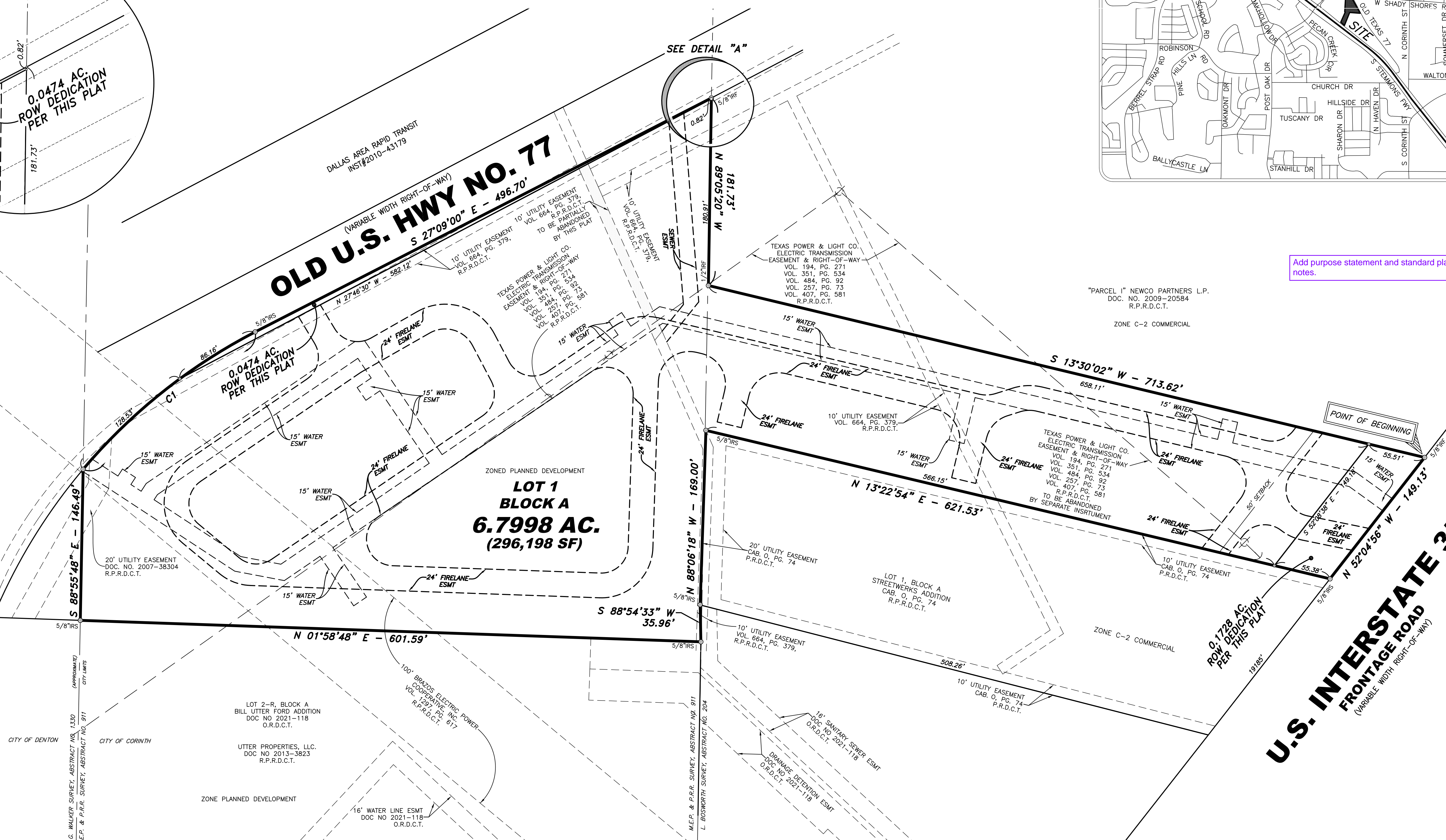
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DETAIL "A"
(NOT TO SCALE)



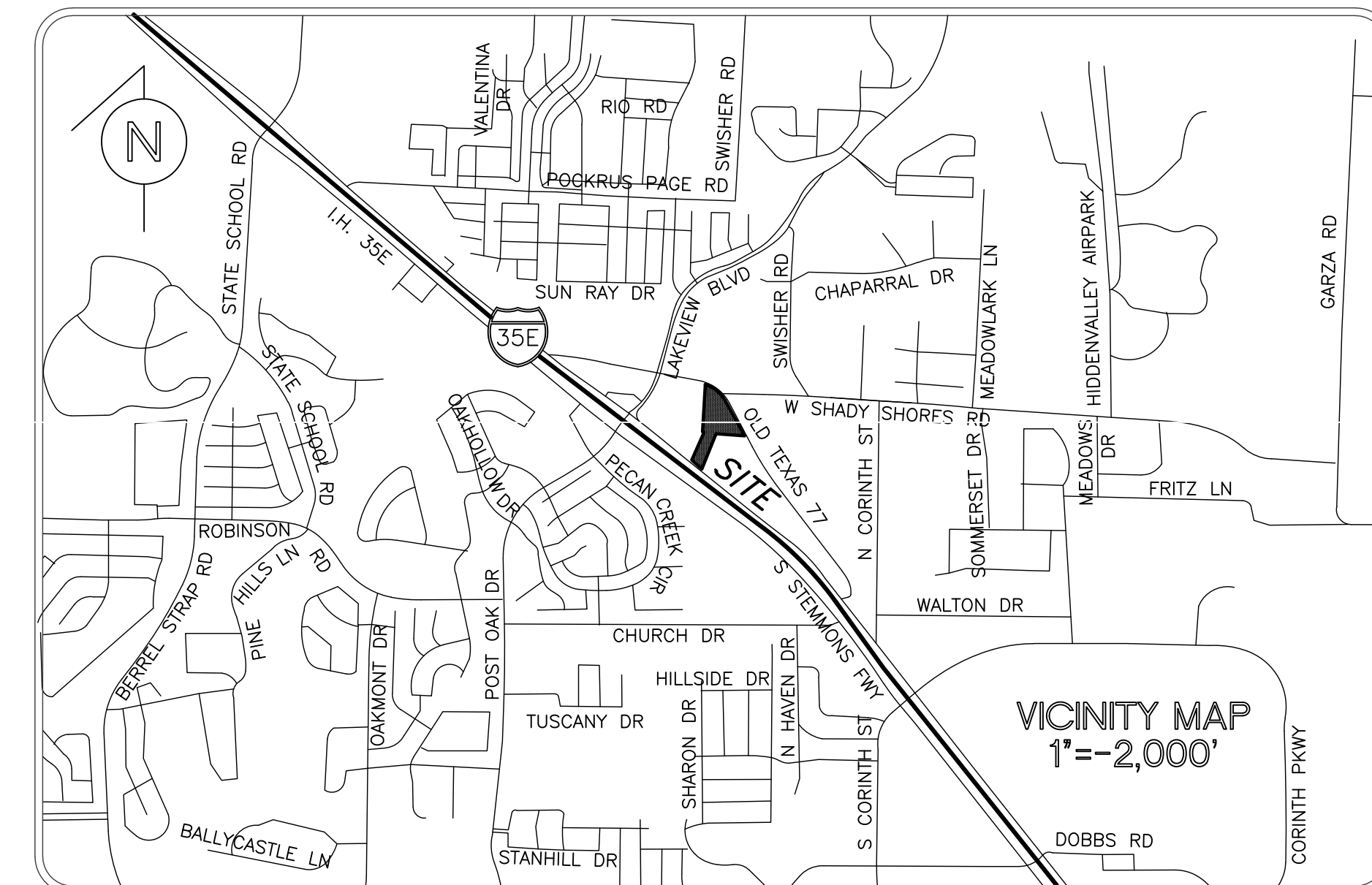
OLD U.S. HWY NO. 77
(VARIABLE WIDTH RIGHT-OF-WAY)
S 27°09'00" E - 496.70'

SHADY SHORES ROAD
(OLD U.S. HWY No. 77)
(VARIABLE WIDTH RIGHT-OF-WAY)



"PARCEL 1" NEWCO PARTNERS L.P.
DOC. NO. 2009-20584
R.P.R.D.C.T.
ZONE C-2 COMMERCIAL

Add purpose statement and standard plat notes.



FINAL PLAT ASSURED SELF STORAGE OF CORINTH

LOT 1 BLOCK A
6.7998 ACRES
(7.0200 COMPOSITE)
ZONED PLANNED DEVELOPMENT NO. 33
SITUATED WITHIN THE
M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 911
THE L.H. BATES SURVEY ABSTRACT NO. 204
G. WALKER SURVEY ABSTRACT NO. 1330
CITY OF CORINTH, DENTON COUNTY, TEXAS,

DECEMBER 7, 2023
CITY CASE NO. FP24-0002

SURVEYOR

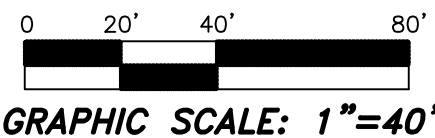


Corinth\Corinth-Plat-2023.dwg

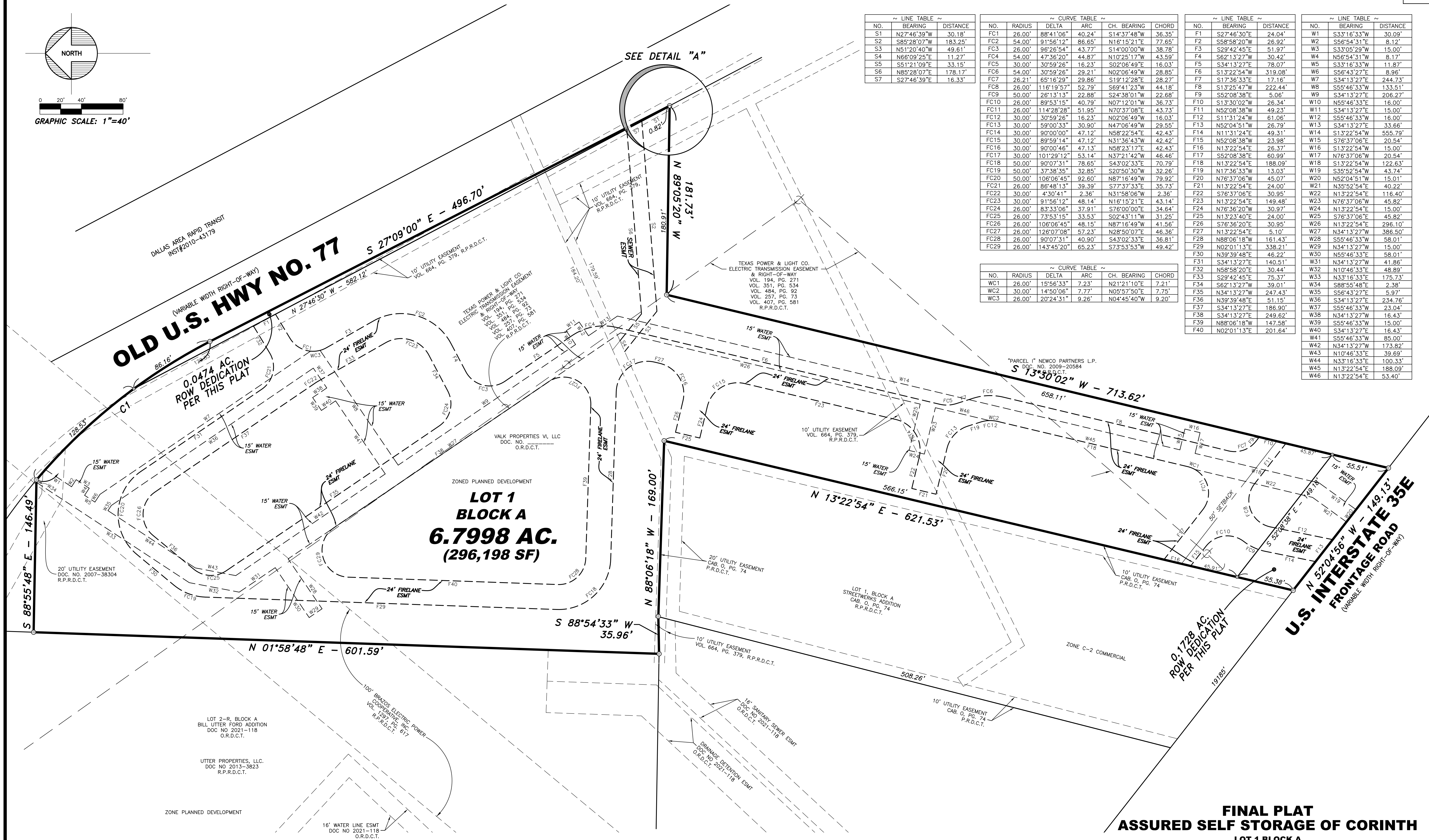
BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION NO. 10105700

OWNER

VALK PROPERTIES VI, LLC
1450 S TL TOWNSEND, SUITE 100
ROCKWALL, TEXAS 75082
CONTACT: RON VALK
PHONE: (214) 668-6947



~ LINE TABLE ~		
NO.	BEARING	DISTANCE
W1	S35°16'33"W	30.09'
W2	S56°54'31"E	8.12'
W3	S35°03'29"W	15.00'
W4	N56°54'31"W	8.17'
W5	S35°16'33"W	11.87'
W6	S56°43'27"E	8.96'
W7	S34°13'27"E	244.73'
W8	S55°46'33"W	133.51'
W9	S34°13'27"E	206.27'
W10	N55°46'33"E	16.00'
W11	S34°13'27"E	15.00'
W12	S55°46'33"W	16.00'
W13	S34°13'27"E	33.66'
W14	S13°22'54"W	555.79'
W15	S76°37'06"E	20.54'
W16	S13°22'54"W	15.00'
W17	N76°37'06"W	20.54'
W18	S13°22'54"W	122.63'
W19	S35°52'54"W	43.74'
W20	N52°04'51"W	15.01'
W21	N35°52'54"E	40.22'
W22	S13°22'54"E	116.40'
W23	N76°37'06"W	45.82'
W24	S13°22'54"E	15.00'
W25	S76°37'06"E	45.82'
W26	N13°22'54"E	296.10'
W27	S34°13'27"W	386.50'
W28	S55°46'33"W	58.01'
W29	S34°13'27"W	15.00'
W30	N55°46'33"E	58.01'
W31	S34°13'27"W	41.86'
W32	N10°46'33"E	48.89'
W33	S33°16'33"E	175.73'
W34	S88°55'48"E	2.38'
W35	S56°43'27"E	5.97'
W36	S34°13'27"E	234.76'
W37	S55°46'33"W	23.04'
W38	S34°13'27"W	16.43'
W39	S55°46'33"W	15.00'
W40	S34°13'27"E	16.43'
W41	S55°46'33"W	85.00'
W42	S34°13'27"W	173.82'
W43	N10°46'33"E	39.69'
W44	S33°16'33"E	100.33'
W45	N13°22'54"E	188.09'
W46	N13°22'54"E	53.40'



**LOT 1 BLOCK A
6.7998 ACRES
(7.0200 COMPOSITE)
ZONED PLANNED DEVELOPMENT NO. 33
SITUATED WITHIN THE
M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 911
THE L.H. BATES SURVEY ABSTRACT NO. 204
G. WALKER SURVEY ABSTRACT NO. 1330
CITY OF CORINTH, DENTON COUNTY, TEXAS,**

DECEMBER 7, 2023
CITY CASE NO. FP24-0002

BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

VALK PROPERTIES VI, LLC
1450 S TL TOWNSEND, SUITE 100
ROCKWALL, TEXAS 75032
CONTACT: RON VALK
PHONE: (214) 668-6947

OWNERS'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, **VALK PROPERTIES VI, LLC**, A TEXAS LIMITED LIABILITY COMPANY, ARE THE OWNERS OF THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE M.E.P. & P.R.R COMPANY ABSTRACT NO. 911 AND THE L.H BATES SURVEY ABSTRACT NO. 204 AND IN THE GIDEON WALKER SURVEY NO. 1330 IN THE CITY OF CORINTH, DENTON COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED TO VALK PROPERTIES VI, LLC, RECORDED IN DOCUMENT NUMBER 20230420000425 OF THE OFFICIAL RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET IN THE NORTH LINE OF INTERSTATE HIGHWAY NUMBER 35-E (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTHWEST CORNER OF THAT TRACT CONVEYED BY DEED TO NEWCO PARTNERS L.P. AS RECORDED BY DOCUMENT NO. 2009-20584, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED VALK PROPERTIES TRACT;

THENCE NORTH 52° 04' 56" WEST AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NUMBER 35-E FOR A DISTANCE OF 149.13 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE SOUTH LINE OF LOT 1, BLOCK A OF STREETWERKS ADDITION, AN ADDITION TO CITY OF CORINTH, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET O, PAGE 74 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG SAID LOT 1 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. NORTH 13° 22' 54" EAST FOR A DISTANCE OF 621.52 FEET TO A 5/8" IRON ROD SET FOR CORNER;

2. NORTH 88° 06' 18" WEST FOR A DISTANCE OF 169.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTHEAST CORNER OF AFORESAID STREETWERKS ADDITION;

THENCE SOUTH 88° 54' 33" WEST FOR A DISTANCE OF 35.96 FEET TO A 5/8" IRON ROD SET, SAID POINT BEING THE NORTHEAST CORNER OF THAT TRACT CONVEYED BY DEED FROM DEE ANN WOOD TO UTTER PROPERTIES LLC RECORDED UNDER DOCUMENT NUMBER 2013-3823, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND THE SOUTHWEST CORNER OF BILL UTTER FORD ADDITION LOT 2 BLOCK A AS RECORDED IN VOLUME 44586 PAGE 2227, OF REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING THE MOST NORTHWESTERLY CORNER OF THE AFORESAID VALK PROPERTIES TRACT;

THENCE NORTH 01° 58' 48" EAST AND FOLLOWING ALONG THE EAST LINE OF SAID UTTER PROPERTIES, LLC FOR A DISTANCE OF 601.591 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE NORTH CITY LIMITS LINE OF THE CITY OF CORINTH, AND BEING ON THE SOUTH CITY LIMITS LINE OF THE CITY OF DENTON;

THENCE SOUTH 88° 55' 48" EAST AND FOLLOWING ALONG THE NORTH CITY LIMITS LINE OF THE CITY OF CORINTH, AND THE SOUTH CITY LIMITS LINE OF THE CITY OF DENTON FOR A DISTANCE OF 146.59 FEET TO A 5/8" IRON ROD SET FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF OLD U.S. HIGHWAY 377 (A VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 547.19 FEET WITH A CENTRAL ANGLE OF 22° 28' 47" AND A CHORD BEARING OF SOUTH 38° 35' 42" EAST AT A DISTANCE OF 213.31 FEET, AND CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID OLD HIGHWAY 377 FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. SOUTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 214.69 FEET TO A 5/8" IRON ROD SET;

2. SOUTH 27° 09' 00" EAST FOR A DISTANCE OF 496.70 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN "PARCEL 1" OF DESCRIBED IN DEED FROM PALM HARBOR HOMES INC. TO NEWCO PARTNERS L.P., RECORDED UNDER DOCUMENT NUMBER 2009-20584, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND CONTINUING ALONG THE COMMON LINES OF SAID AFORESAID VALK PROPERTIES TRACT AND NEWCO PARTNER LP TRACTS FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. NORTH 89° 05' 20" WEST FOR A DISTANCE OF 181.70 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

2. SOUTH 13° 30' 02" WEST FOR A DISTANCE OF 713.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 305,790 SQUARE FEET OR 7.0200 ACRES.

DESIGNATED HEREIN AS **ASSURED SELF STORAGE OF CORINTH** 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 THE STREETS, THOROUGHFARES, ALLEY, 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/AUTHORIZED REPRESENTATIVE SIGNATURE _____ DATE _____
PRINTED NAME: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

MY COMMISSION EXPIRES ON _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A FIRE LANE IN ACCORDANCE WITH THE FIRE CODE AND CITY STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES IN ACCORDANCE WITH THE REQUIREMENTS OF CITY ORDINANCE(S). THE FIRE LAND EASEMENT SHALL BE KEPT FREE OF OBSTRUCTIONS IN ACCORDANCE WITH THE CITY ORDINANCE(S). THE MAINTENANCE OF PAVEMENT, IN ACCORDANCE WITH CITY ORDINANCE(S), UPON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER SHALL IDENTIFY THE FIRE LAND IN ACCORDANCE WITH CITY ORDINANCE. THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANE AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

OWNER/AUTHORIZED REPRESENTATIVE SIGNATURE _____ DATE _____
PRINTED NAME: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID R. PETREE, DO HEREBY CERTIFY THAT I HAVE 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 PLATTING RULES AND REGULATIONS OF THE CITY OF CORINTH.

DAVID R. PETREE, RPLS 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID R. PETREE, 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.

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

NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF APPROVAL

APPROVED THE _____ DAY OF _____, 2024.

DIRECTOR OF DEVELOPMENT SERVICES

CITY SECRETARY

SURVEYOR



Corinth\Corinth--Plat--2023.dwg

BLUE SKY SURVEYING
& MAPPING CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
DAVID PETREE, RPLS 1890
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER

VALK PROPERTIES VI, LLC
1450 S TL TOWNSEND, SUITE 100
ROCKWALL, TEXAS 75032
CONTACT: RON VALK
PHONE: (214) 668-6947

**FINAL PLAT
ASSURED SELF STORAGE OF CORINTH**

**LOT 1 BLOCK A
6.7998 ACRES**

(7.0200 COMPOSITE)

ZONED PLANNED DEVELOPMENT NO. 33

SITUATED WITHIN THE

M.E.P. & P.R.R. CO. SURVEY ABSTRACT NO. 911

THE L.H. BATES SURVEY ABSTRACT NO. 204

G. WALKER SURVEY ABSTRACT NO. 1330

CITY OF CORINTH, DENTON COUNTY, TEXAS,

DECEMBER 7, 2023

CITY CASE NO. FP24-0002



CITY OF CORINTH

Staff Report

Meeting Date:	3/25/2024	Title:	Replat: Village Square at Corinth (RP24-0003)
Strategic Goals:	<div><input checked="" type="checkbox"/> Resident Engagement <input type="checkbox"/> Proactive Government <input type="checkbox"/> Organizational Development</div> <div><input type="checkbox"/> Health & Safety <input type="checkbox"/> Regional Cooperation <input checked="" type="checkbox"/> Attracting Quality Development</div>		

Item/Caption

Consider and act on a request by the Applicant, Kimley Horn, for a Replat of Lot 1, Block A of the Village Square at Corinth Subdivision being ±7.533 Acres generally located north of Walton Drive, west of Victory Way, and south of Orion Place. Case No. RP24-0003 - Village Square at Corinth



Aerial Location Map

Item Summary/Background/Prior Action

The purpose of this Replat is to dedicate new easements necessary for the development of Lot1, Block A as a Multi Family development.

The Property is zoned PD-65 with a base zoning of MF-3 Multi-Family Residential. The site plan for Phase 1 of the Village Square at Corinth development was administratively approved on 1/9/2024, final construction documents were stamped by Public Works on 2/13/2024, and the development was released for construction on 2/28/2024.

Applicable Policy/Ordinance

- Unified Development Code
- Texas Local Government Code

Staff Recommendation

The Development Review Committee has reviewed the Replat, and it generally conforms to Unified Development Code (UDC) Subsection 3.03.03.I, Final Plat (Replat) Criteria for Approval, which requires that a plat conform to the city's application checklists and UDC regulations.

Staff recommends approval of the Replat subject to the following conditions:

1. All the conditions outlined in UDC Subsection 3.03.03 H.4:
 - a. All required fees shall be paid.
 - b. All covenants required by ordinances have been reviewed and approved by the city.
 - c. On-site easements and rights-of-way have been dedicated and filed of record and properly described and noted on the proposed plat.
 - d. 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.
 - e. Abandonment documents for all other easements not requiring City Council approval have been filed of record and properly described and noted on the plat.
 - f. Original tax certificates have been presented from each taxing unit with jurisdiction of the real property showing the current taxes are paid.
 - g. Staff is authorized to approve any additions and/or alterations to the easements, dedications, and plat notes included in the Final Plat.

Per Texas Local Government Code Chapter 212, the Planning & Zoning Commission is required to take action at this meeting to comply with the state-mandated 30-day deadline. After the conditional approval of a plat, the applicant may submit a written response that satisfies each condition for the conditional approval provided. The City may not establish a deadline for an applicant to submit the response.

Motion

"I move to conditionally approve Case No. RP24-0003 - Village Square at Corinth, as recommended by Staff."

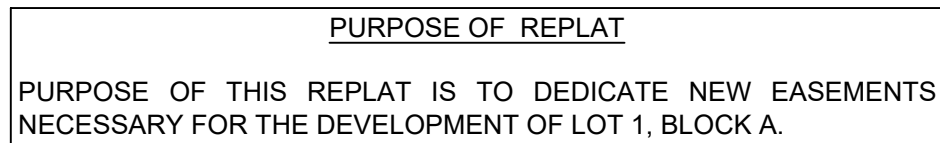
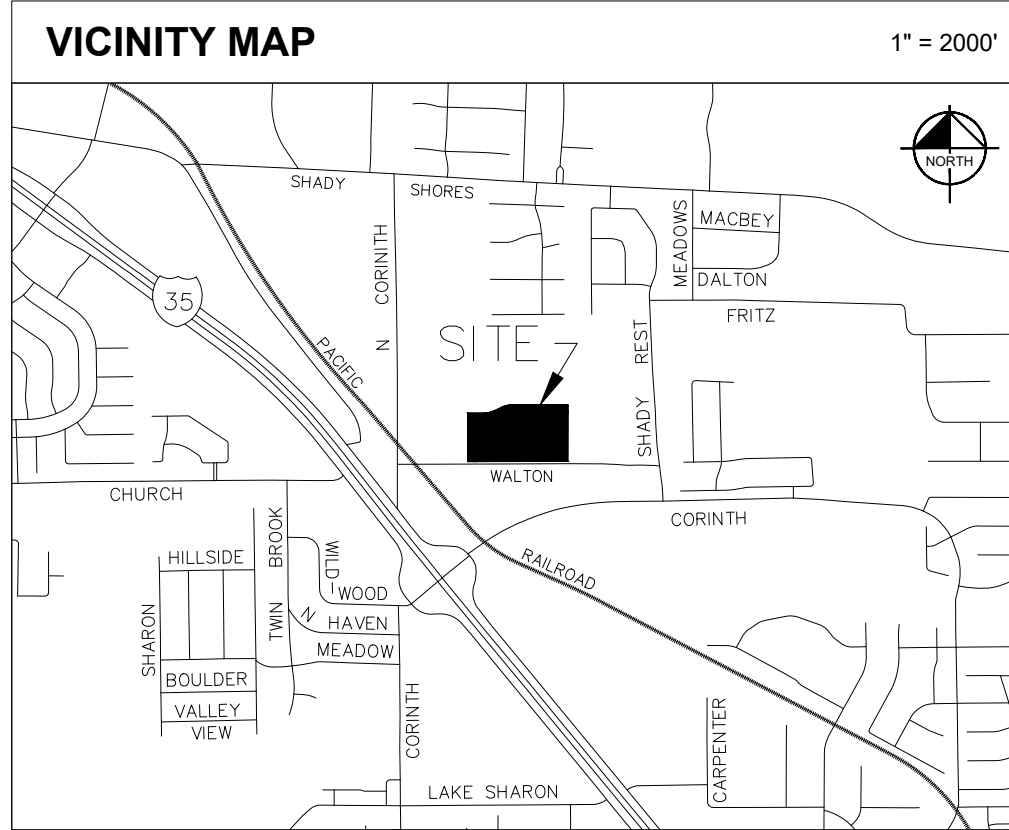
Alternative Action by the Planning and Zoning Commission

The Planning and Zoning Commission may:

- Add additional conditions of approval
- Disapprove the Application

Attachments

1. Proposed Replat



**REPLAT
VILLAGE SQUARE AT CORINTH,
LOT 1R, BLOCK A**

BEING A REPLAT OF LOT 1, BLOCK A OF VILLAGE SQUARE AT
CORINTH, AS RECORDED IN DOCUMENT NO. 2023-376 OF
THE PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS
CASE NO. RP24-0003

Kimley»»Horn

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
" = 50'	SG	KHA	MARCH 2024	064508525	1 OF 1

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
260 East Davis Street, Suite 100
McKinney, TX 75069
P 469-301-2594
Contact: Rachel Korus, P.E.

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°30'27"	26.00'	13.39'	S14°35'33"W	13.24'	C16	90°00'00"	26.00'	40.84'	S45°09'41"E	36.77'
C2	90°00'00"	52.00'	81.68'	N44°50'19"E	73.54'	C17	90°00'00"	26.00'	40.84'	S45°09'41"E	36.77'
C3	90°00'00"	26.00'	40.84'	S44°50'19"W	36.77'	C18	90°00'00"	26.00'	40.84'	N44°50'19"E	36.77'
C4	90°00'00"	26.00'	40.84'	S45°09'41"E	36.77'	C19	90°00'00"	26.00'	40.84'	N45°09'41"W	36.77'
C5	90°00'00"	26.00'	40.84'	N44°50'19"E	36.77'	C20	90°00'00"	26.00'	40.84'	N44°50'19"E	36.77'
C6	90°00'00"	26.00'	40.84'	S44°50'19"W	36.77'	C21	28°40'22"	26.00'	13.01'	N14°29'51"W	12.88'
C7	90°00'00"	26.00'	40.84'	N45°09'41"W	36.77'	C22	90°00'00"	26.00'	40.84'	S44°50'19"W	36.77'
C8	90°00'00"	26.00'	40.84'	S44°50'19"W	36.77'	C23	90°00'00"	26.00'	40.84'	N45°09'41"W	36.77'
C9	14°39'19"	26.00'	6.65'	S07°29'20"E	6.63'	C24	90°00'00"	26.00'	40.84'	N44°50'19"E	36.77'
C10	15°40'57"	26.00'	7.12'	N07°47'49"E	7.09'	C25	90°00'00"	26.00'	40.84'	S45°09'41"E	36.77'
C11	90°00'00"	26.00'	40.84'	N44°50'19"E	36.77'	C26	24°32'11"	10.00'	4.28'	N12°25'45"W	4.25'
C12	17°46'24"	26.00'	8.07'	N09°17'00"W	8.03'	C27	13°40'47"	3.00'	0.72'	N36°40'43"E	0.71'
C13	30°01'08"	26.00'	13.62'	S14°50'35"W	13.47'						
C14	90°00'00"	52.00'	81.68'	N44°50'19"E	73.54'						
C15	90°00'00"	26.00'	40.84'	S44°50'19"W	36.77'						

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
B.L. = BUILDING LINE
D.E. = DRAINAGE 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.R.D.C.T. = PUBLIC RECORDS OF DENTON COUNTY, TEXAS

1. 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 0.999849329.
2. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48121C0393 H, 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.
3. All corner set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.



OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

We, **CARLETON-MR CORINTH PARTNERS I, LP**, 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 J. P. Walton Survey, Abstract No. 1389, City of Corinth, Denton County, Texas, and being all of Lot 1, Block A of Village Square at Corinth, an addition to the City of Corinth, Denton County, Texas, according to the Replat thereof recorded in Document No. 2023-38094 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 1, common to the southeast corner of Lot 2, Block A of said Village Square at Corinth, same being on the northerly right of way line of Walton Drive, a variable width right of way;

THENCE departing the northerly right-of-way line of said Walton Drive and along the westerly line of said Lot 1 and the easterly line of said Lot 2, the following courses and distances:

North 00°01'34" West, a distance of 378.20 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 89°58'26" East, a distance of 79.98 feet a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner;

North 00°01'34" West, a distance of 213.97 feet an "X" cut in concrete found for the northwest corner of said Lot 1 and the northeast corner of said Lot 2, same being on the southerly right of way line of Orion Place, a 50' wide right-of-way as dedicated in Walton Ridge, an addition to the City of Corinth, Denton County, Texas, according to the final plat thereof recorded in Document No. 2022-340 of the Plat Records of Denton County, Texas;

THENCE South 89°42'20" East, along the common line of said Orion Place and said Lot 1, a distance of 506.41 feet to a MAG nail found for the northeast corner of said Lot 1, same being an ell corner of said Walton Ridge;

THENCE South 00°15'57" West, along a westerly line of said Walton Ridge and along the easterly line of said of said Lot 1, a distance of 587.97 feet to a 5/8 inch iron rod with plastic cap stamped "RPLS 4838" found for the southeast corner of said Lot 1, common to the southernmost southwest corner of said Walton Ridge, same being on the northerly right-of-way line of aforesaid Walton Drive;

THENCE South 89°50'19" West, along the northerly right-of-way line of said Walton Drive and the southerly line of said Lot 1, a distance of 583.39 feet to the **POINT OF BEGINNING** and containing 7.533 acres (328,124 square feet) of land, more or less.

And designated herein as the **VILLAGE SQUARE AT CORINTH, LOT 1R, BLOCK A** 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.

CARLETON-MR CORINTH PARTNERS I, LP, a Texas limited partnership

By: _____

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 _____, 2024.

Notary Public, State of Texas

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that they shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and City standards and that they shall maintain the same in a state of good repair at all times in accordance with the requirements of City Ordinance(s). The fire lane easement shall be kept free of obstructions in accordance with the City Ordinance(s). The maintenance of pavement, in accordance with City Ordinance(s), upon the fire lane easements is the responsibility of the property owners. The owners shall identify the fire lane in accordance with City Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and obstructed at all times for fire department and emergency use.

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

CONSTRUCTION AND MAINTENANCE STATEMENT

Developer will design, construct, operate, use and maintain the following:
- Private water storage facility (detention and retention ponds) and associated private drainage easements.
- Private access easements and associated improvements.
- Private storm water drainage systems and associated private easements.
- Storm water treatment facility or identified best management practices for storm water quality and associated easements (collectively hereinafter referred to as "improvements"). The City of Corinth is not responsible for the design, construction, operation, maintenance, or use of the improvements developed and constructed by developer or its predecessors or successors. The developer's maintenance responsibility includes, but not limited to, construction and maintenance in accordance with approved designed slope, grade, contour, and volume, including any structures, frequent mowing and routine maintenance, removal of debris, and repair of erosion. No facilities will be allowed within the improvements areas without the advance written permission of the Director of Public Works.

Developer will indemnify, defend, and hold harmless the City of Corinth, its officers, employees, and agents from any direct or indirect loss, damage, liability, or expense and attorney's fees for any and all damages, accidents, casualties, occurrences, or claims which arise out of or result from the design, construction, operation, maintenance, condition or use of the improvements, including any non-performance of the foregoing. Developer will require any successor in interest of all or part of the property, including any property owners association, to accept full responsibility and liability for the improvements. The covenants shall include the full obligation and responsibility of maintaining and operating said improvements. If the property is further subdivided, developer shall impose these covenants upon all lots abutting, adjacent or served by the improvements. All of the above obligations shall be covenants running with the land. Access to the improvements is granted to the City for any purpose related to the exercise of governmental services or functions, including but not limited to, fire and police protection, inspection and code enforcement.

Owner (Printed Name): _____

Owner (Signature): _____

Date: _____

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____

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 _____, 2024.

Notary Public, State of Texas

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.

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

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 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 _____, 2024.

Notary Public, State of Texas

CERTIFICATE OF APPROVAL

Approved this, the _____ day of _____, 2024.

Director of Development Services

City Secretary

PURPOSE OF REPLAT

PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS
NECESSARY FOR THE DEVELOPMENT OF LOT 1, BLOCK A.

REPLAT
VILLAGE SQUARE AT CORINTH,
LOT 1R, BLOCK A

BEING A REPLAT OF LOT 1, BLOCK A OF VILLAGE SQUARE AT CORINTH, AS RECORDED IN DOCUMENT NO. 2023-376 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS
SITUATED IN THE
WILLIAM WILSON SURVEY, ABSTRACT NO. 1383
CITY OF CORINTH, DENTON COUNTY, TEXAS
CASE NO. RP24-0003

Kimley»Horn

6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	SG	KHA	MARCH 2024	064508525	2 OF 2

OWNER:
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P 972-980-9810
Contact: Printice Gary

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
260 East Davis Street, Suite 100
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P 469-301-2594
Contact: Rachel Korus, P.E.